

PUBLIC MEETING AGENDA

Sustainability & Resilience Commission

MEETING DATE

Monday, May 20, 2024
4:30 pm – 6:00 pm

MEETING LOCATION

Tempe Transportation Center
Don Cassano Room
200 E. 5th St. Tempe, AZ 85281

PUBLIC VIRTUAL ACCESS

[Click here to join the meeting](#)
Meeting ID: 225 486 248 85
Passcode: opUGKh
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Conference ID: 821 904 6#

AGENDA ITEM	PRESENTER	ACTION or DISCUSSION
1. Welcome and SRC Mission	Shawn Swisher, Chair (4:30 – 4:35 pm)	
2. Public Appearances The Sustainability Commission welcomes public comment for items listed on this agenda. There is a <i>three-minute time limit</i> per citizen.	Shawn Swisher, Chair (4:33 – 4:35 pm)	
3. Review of Meeting Minutes The Commission will be asked to review meeting minutes from the April 15, 2024 meeting.	Shawn Swisher, Chair (4:35 – 4:37 pm)	Action
4. Diversion Program Update	David Tavares, Deputy Municipal Utilities Director (4:37 – 4:57 pm)	Discussion
5. Accessory Dwelling Unit (ADU) Letter of Support	Shawn Swisher, Chair Brienne Fisher, Climate Action Manager (4:57pm – 5:20pm)	Action
6. Sustainability and Resilience Commission Vice Chair	Shawn Swisher, Chair Brienne Fisher, Climate Action Manager (5:20 – 5:25 pm)	Action
7. Joint Meeting with Neighborhood Advisory Commission	Shawn Swisher, Chair (5:25pm-5:35pm)	Discussion
8. Sustainability and Resilience Commission Dates of Interest Calendar	Brienne Fisher, Climate Action Manager (5:35pm-5:40pm)	Discussion
9. Sustainability and Resilience Office Updates and Housekeeping	Eric Iwersen, Transportation and Sustainability Director (5:40 – 5:50 pm)	Discussion
10. Future Agenda Items - Commission may request future agenda items.	Shawn Swisher, Chair (5:50 – 6:00pm)	Action

According to the Arizona Open Meeting Law, the Sustainability Commission may only discuss matters listed on the agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-2775 (voice) or 350-8400 (TDD) to request an a

Our Charge

To **research**, **advise**, and **recommend** to the city council policies and programs that advance sustainability in Tempe...



Tempe

Our Scope

...with particular attention to sustainability in the following areas:

- Energy management
- Climate Action Plan
- Local food & agriculture
- Livable neighborhoods & happy communities
- Land use & development
- Building practices
- Purchasing practices
- Economic development
- Solid waste, recycling, & hazardous waste
- Water & wastewater management
- Transportation
- Dark skies
- Air quality
- Environmental justice
- Preparedness and resiliency



Our Objective

- **Assist city departments in executing approved policies and programs;**
- **To support education and outreach** related to the city's sustainability practices;
- **To identify potential sustainability partnerships** with public, private and educational entities; and
- **To recommend for city council consideration a comprehensive sustainability plan with measurable goals and benchmarks** to ensure year-to-year progress (Ord. No. O2015.24, 6-25-15)



Mission Statement

To be a culture-catalyst.

To provide leadership, education, and guidance on sustainability programs and policies to City Council and for our entire community to transform Tempe into a healthy and resilient city that inspires the region, the nation, and the world.



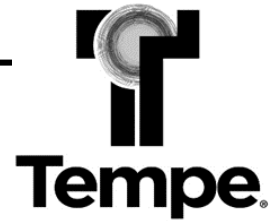
Tempe.

Strategic Priorities

Council Priority: Implementing sustainable growth and development strategies, including improving Tempe's public transit system to meet future needs, by actively seeking innovative technologies and leading the way in creating a more sustainable community

- **Priority #1: Roadmap for CAP Highlights**
- **Priority #2: CAP 2021 Public Engagement**
- **Priority #3: Monitor and recommend**





Minutes

City of Tempe Sustainability Commission April 15, 2024

Minutes of the Tempe Sustainability Commission meeting held on Monday, April 15, 2024, 4:30 p.m. in person at Tempe Transportation Center, Don Cassano Community Room, 200 E. 5th Street, Tempe, Arizona.

(MEMBERS) Present:

Shawn Swisher (Chair)
Kendon Jung (Vice Chair)
Barbie Burke
Morgan Winburn
Erin Boyd
Jake Swanson

Taylor Conley
Ben Paulat
Joshua Randall
Jacob Bethem

(MEMBERS) Absent:

City Staff Present:

Eric Iwersen
Brienne Fisher
Ambika Adhikari
Lucas Jensen
Helen Track
Shauna Warner
Dawn Ratcliffe
Ryan Levesque
Maddie Mercer
Carissa Fowler
Evelyn Brumfield
Jessica Wright

Guests Present:

Agenda Item 1 – Welcome and SRC Mission

Chair Swisher called the meeting to order at 4:31 p.m. and read the commissions' charge and mission.

Agenda Item 2 – Public Appearances

No public comments were shared.

Agenda Item 3 – Review of Meeting Minutes

The minutes of the March 18, 2024, meeting were accepted.

Motion: Commissioner Ben Paulat

Second: Commissioner Barbie Burke

Voted to Approve: 9-0

Agenda Item 4 – ADU Accessory Dwelling Units (ADU) – Approved by Voters

Ryan Levesque and Lucas, Community Development, presented Accessory Dwelling Units (ADU). He explained that an accessory dwelling unit is an independent rentable dwelling unit located on the same lot of single-family standalone home. Sometimes they are a detached unit from the back of a property, an above second story level from a garage or even a basement level, a converted garage carport or part of the interior space that's now subdivided. It's independently function as its own rentable unit subordinate from the main residence. Tempe adopted an ADU ordinance back in 2019 allowing a few multi-residential zoned with existing single-family properties to have ADUs. There are around eight or nine that have been permitted and mostly are located in Maple Ash or Wilson Arts, Arts and Gardens neighborhood.

Community Development has been conducting research related to ADUs, gathering information and talking to other cities, municipalities for a potential code amendment. The objective in the proposed code amendment is to evaluating all single-family zoning districts since we have a wide range of different zoning classifications. They are looking at ADUs as a way to address affordable housing options for the city, looking at providing extra income opportunities for homeowners and facilitating our multi-generational living that's becoming an expensive endeavor. They are also taking into consideration state legislature efforts underway, specifically House Bill 2720. This bill is currently under drafted and it would require municipalities with 75,000 population or more to adopt an ADU regulation where single-family dwellings are allowed.

The current development standards for the ADUs are maximum 800 square feet of a livable area, one ADU per lot with no additional parking requirements and no more than two bedrooms. The multi-family zoning districts don't require the second ADU unit to comply with multi-family design standards or design review. It allows owners to retain single family use status while having the

second unit on the site. It's been proven to be very beneficial for preserving some of those more historic older properties.

The public input process started in the fall last year. A survey was sent out, they had public meetings in October, met with the Neighborhood Advisory Commission and presented the information at a City Council Work Study Session in November. City Council directed to proceed with additional research and public outreach.

The feedback received from the public input was that ADUs can help support the housing supply, it provides opportunities for income streams for property owners. There are some concerns of possible investors, disruption in the neighborhood traffic and short-term rentals. From the survey 67% were supportive, 70 to 72% said will help improve our housing affordability.

Lucas Jensen, Community Development, explained as part of the additional research requested by City Council, interviews with other municipalities were conducted. They talked to Phoenix, Tucson, Raleigh and Provo. Phoenix is our neighboring city and recently adopted their code in late 2023. Tucson, Raleigh and Provo are all small to medium sized cities, college towns that recently adopted accessory dwelling unit codes, parallel to Tempe in that respect. Roughly, every year these cities were seeing on average 60 to 80 ADU permitting numbers.

Currently, city code requires multi-family residential zoning, no restriction for short-term rental, maximum 800 sq. ft, cannot have both ADU and Guest Quarters on one lot, no owner or occupancy requirement. They are proposing:

- Properties can be either single-family or multi-family residential zoning to allow an ADU per lot,
- The city does have the ability to restrict and allow ADUs short-term rental,
- Parking requirements based on the number of bedrooms on the lot,
- Property must be owned by the same owner for the preceding three years,
- Guest Quarters allowed in Agricultural zoning districts.

Ryan shared a map showing the potential of ADU eligible lots that are single family use. There are approximately 23,800 lots throughout the city excluding properties within homeowners' association because CCNR regulations.

The survey to collect feedback about the proposed draft code provisions has been open since March 27th and it'll close on May 1st. They had four public meetings, presented to various committees and commissions, and will compile all feedback to draft the final ADU code update. In June, they will release the final proposed language and collect public input. On June 20, at City Council Study Session, they will report the follow-up. If Council gives direction to move forward, they will start draft ordinance hearing process as early as September.

Questions:

- Chair Swisher mentioned that he shared his thoughts on that to Mayor, City Manager, and Council Member Chin. He thinks ADUs are a great way of increasing access to the public in the city and highly recommends that path moving forward.

He also recommended some of those pre-approved plans incorporating the IGCC. It could be a good testing ground for seeing how we would implement it at the residential level. It gives residents an opportunity to make better choices for developing projects making them more energy efficient, water efficient and more. So would encourage as part of that pre-approved plan process to stick out architects that would be able to develop plans that could utilize the IGCC.

Ryan explained they will be looking at alternate construction types like prefabricated homes, modular homes, or even tiny homes. They are looking at alternate codes this ADUs provision that would allow these housing types to be built on different types of construction.

- Chair Swisher asked if in their research there is any evidence of speculative construction by developers, or other folks for ADUs that has been shown to be any real market out there?

Lucas said most people that are building ADUs do not intend to rent them, they are for mothers-in-law or others. They have not come across any research that shows the majority of ADUS are being constructed by large investment firms, but it does remain a common concern.

Chair Swisher suggested, in future presentations to the Council or public, to show stats on the development of these ADUs, who is typically occupying them at what capacity. He thinks it could alleviate some concerns of the public. Also on the parking impact, he suggested showing what an ADU is likely to bring in a parking spot, or vehicular traffic in general, versus say some other form of development.

Chair Swisher mentioned to Brienne since they have the Neighborhood Advisory Commission joint meeting, and this is a critical point for this project, it is the Commission desire to talk with them, and potentially craft something, whether in support on, or shaping the policy in way we think would value the community.

- Commissioner Jung suggested in addition to separating out the effect of ADUs on traffic and parking, see the possibility to work with the transportation office to separate the additional traffic that is the result of people cutting through Tempe.

He also asked about the city's relationship with those that would be applying for these. What tools, or incentives might the city use to build a relationship with these future applicants in a way that they can promote good users and dissuade the abusers that may be taking advantage of this change.

Ryan said there's an opportunity upfront when they create documentation of this process, get people involved, be willing to share the information after the fact, what are they renting these as, what is the cost, what has their experience been through the permitting process

and learn from this process. This will be a two phases approach. One is getting towards the goal of an adoption that expands the allowance of the regulation. And the second one is looking at ways to evaluate and discuss initiatives, or incentives that might help either streamline the process, or overall, just looking at cost saving measures on what the city can do to help promote the program. That would be a long-term goal and objective and see if the program is heading in the right direction. The goal is to provide more opportunities for more affordable rental income products.

- Commissioner Jung said some initial ideas will be folks, and students especially, looking for low-income housing, or lower affordable housing. Is there an opportunity for those that have gone through this process, or have jumped onto the program, to promote their affordable housing unit to those that are searching to more quickly get those places filled? As an example, if mother-in-law is moving into the back of some unit, is there an automatic trigger the city or owner can leverage with the city to bring elderly support to these, creative ways to really address some of the needs that these groups might be using?
Ryan said there is an opportunity to collaborate with other departments throughout the city and working with housing services. And if there's an opportunity where they could dedicate some money that might ensure some a long-term affordability into this program, that's certainly something that they are willing to explore. We even met with our Historic Preservation Commission, and they are aware of this bonding initiative for historic preservation. And they also see the value in this program, as well as helping to preserve those existing single family housing stock. They want to keep preserving the existing house, and then build the accessory dwelling unit to get some additional income for the property. This is a benefit of preserving Tempe's history, and providing some opportunities for grant funds that might be available for our program.
- Commissioner Randall Josh asked if there will be an increase of energy costs for renters, and the distinction between who's living there. There is a difference between a mother living there, as opposed to somebody you don't know living in the same house. How the energy bills and things like that will be addressed? Are there ways to integrate new construction that would be ADU terms, focusing specific on the energy implications that come with all the different ways that ADUs can present.
Ryan said it is very possible to create a code that does have incorporation of some energy efficient requirements. The best approach might be looking at the streamline process, and how can we create some templates, or ready to issue permits that are green code qualified. Incorporated these in some of those plans so they become desired initiative to select, or maybe exclusive.

Questions from the chat

-If the AZ State bill would pass, how this impact Tempe's draft code?

There are a couple of different areas, but the biggest one would be limiting cities and municipalities from regulating additional parking requirements. It is still up to the property owner if they want to provide their own parking, but the state would limit municipalities from requiring it as a part of the process. Other elements have to do with design review. There were some suggestions from the committee members conveying that some members of the community didn't like the idea of two-story ADUs. Possibly some restrictions on that. But if the state were to adopt something, we'd still have to allow the ability to process a second story for ADUs. We are not looking into design review, but some communities, or neighborhoods like HOA's do have the ability to regulate design review. These are some of the concerns we've heard there. What's the housing product type, and do we have the ability to maintain some of the characteristics in the ADUs. The state would limit some of that ability. They would relax some of the setback standards of five feet on all sides and rear. Some different provisions they would have to evaluate and explain to the City Council about what we can or can't do if the House bill moved forward.

-Jake asked, is the three-year ownership requirement an incentive for less speculation on ADUs development?

Ryan said it is to slower roll the process, and if you're here in Tempe today, and you've owned your property, you're automatically eligible. And those interested in buying into Tempe, they would establish yourself, have ownership of the property, before becoming eligible to add a rentable income unit for the property. The concern is when someone wanted to just come in, buy three single family properties in Tempe, and add three ADUs units on it. They've just turned three rentals into six rentals. The goal is not to maximize rentership value that might drive some of the costs associated with housing in general.

- Chair Swisher asked how ownership is verified.

Ryan said it is verified through the title. If it's ownership name, or if the name is within the trust list people of eligible as property owners listed as members, that would qualify for ownership.

-Ben asked if there is a way to limit the cost of construction through code rather than length of ownership.

Ryan said they have some industry averages cost of ADUs around \$140,000. They talked to local builders and a lot of their clients are elderly. They're paying anywhere from \$160,000 up to \$210,000. They've tried to standardize some models to build in some affordability, but every time they do that owners want some other custom element to it. We can certainly do some further exploration on how to lower the cost, but introducing other alternate housing construction types like prefab, manufactured homes placed on a permanent foundation will bring some different levels of affordability. Amazon and even Walmart are getting into the ADUs business. They've some affordable products for like \$4800 to buy ADUs kit.

- Commissioner Burke mentioned an incentive using more energy efficient code requirements, perhaps to the IGCC, or an amendment to the IECC. A sort of a credit could be provided to those that might wish to increase their energy efficiency in the ADUs beyond the code requirement.

Chair Swisher said they we will follow up with additional questions via e-mail.

Agenda Item 5 – Resilience Hub Network and Heat Relief Update

Carissa Fowler, Transportation and Sustainability Department, and Jessica Wright, Human Services Manager, gave an overview of the May 2 Work Study Session Presentation to City Council on the Resilience Hub Network initiative.

The Resilience Hubs are intended to support the community through heat relief, and this initiative has opened the opportunity to add three additional cooling centers in the City of Tempe, for the next three years. The heat relief season runs from May 1st until September 30th. There has been consistent discussion about expanding it for two weeks at either end. Last year, Maricopa County Public Health report showed a 52% increase, 645 heat-associated death, and 45% of those were individuals experiencing homelessness.

The City of Tempe collaborates with Maricopa Association of Governments in the Heat Relief Network to ensure that we are up to date on best practices, coordinating signage, how to move forward on heat relief and cooling centers. They also make sure the city sites and every site listed in the county are part of regional interactive heat relief map. On May 1st, when the heat relief season starts, that map will be accessible for everybody to see heat relief cooling centers, respite centers or any of the different heat relief locations available no matter what city you're in.

During this year heat relief season, the city is having six cooling centers operating throughout community centers, seven days a week, between 6:00am through 8:00pm. Hope Team will also run Jenny's trailer heat relief, a mobile cooling trailer, Wi-Fi powered with air conditioning, refrigerator, cold water and electricity for folks to be able use the space. Jenny's Trailer will be out on Tuesdays, or Thursdays, to different sites throughout the city based on encampment reporting tool from the engagement application. Priority locations will also be added on a weekly basis. They also secured from Maricopa County Public Health \$1.1 million in funding for the next three years, allowing the city to set up three cooling centers in multiple locations with easier access points to the community.

Last summer, Envision Center was running as a cooling center with 100% occupancy. This year, instead of having the Envision Center as one large center, separate locations through Arizona Faith Network will be operating for the full summer, seven days a week from 9:00 AM to 7:00 PM. The University Presbyterian Church will be operating for the full summer. Tempe Church of Christ and Church of Epiphany will be running the first half of the summer and Community Christian Church for the second half of the summer. There is an opportunity for another church or faith

center that might be interested in operating for the second half of the summer, and they are looking for cooling center partners. The funding allows participating cooling centers to receive a stipend for their utilities. Information about the Care and Hope line will also be distributed in those locations and the Hope team will be very active at the cooling centers.

Resilience Hub initiative targets three Tempe performance measures: community health and well-being, community carbon neutrality and municipal carbon neutrality. The goal of this initiative is to align and coordinate community needs with community agencies that exist. There are some gaps in providing heat relief during the summer that we're really seeing our current Resilience hubs stepping up and filling that. The Hubs work with all kinds of hazards and disruptions, looking to mitigate and build resilience throughout the community. With higher temperatures comes hazards like heat waves, residential neighborhood fires and power outages which can result in the displacement of Tempe residents. Last summer, there was a power outage in North Tempe that affected over 400 residents during 110 plus degree day, and shelter was set up in the North Tempe Multi Generation Center to provide cooling. Research shows that in the summertime 911 calls increase, with heat related calls for service mostly happening in Northern Tempe.

To improve collective resilience to hazards, and ensure that everyday challenges are mitigated, they are tapping into community agency, faith organizations and nonprofits to help coordinate resilience building efforts, across the city, through this concept of resilience hubs. Resilience Hubs are trusted community facilities, designed to assist residents in their daily lives, respond effectively during emergencies and aid in recovery. The Hubs are the physical infrastructure of community social capacity building by offering trusted spaces for networks to be formed, relationships to be built and for that agency to flourish. The idea is to have a network of these resilience hubs that serve their community daily, and during disruptions in different ways. The Sustainability Division is offering mini grants to expand or start programs and services like expanding food bank or hygiene services, fund social capital building events, fund resilience hub community engagements or emergency preparedness trainings.

The second focus area they have been working with is Fire Medical Rescue, to develop a Community Disruption Response Plan. This plan will help to map out communities, assets, connections, and skills that can be utilized during a disruption. By this approach, they are planning with the community, and not for the community. For instance, if there was a power outage, a resident will be aware that two neighborhoods in the community need extra support since they have medication and need refrigeration. The resident will also know that Jim down the street has a generator that's hooked up to his fridge during outages. This is the type of knowledge that the neighborhood already has and this is the type of knowledge that the neighborhood already has and that these plans are designed to tap into.

Third focus area comes down to the physical infrastructure of these buildings. Last Council meeting, council approved a contract that will be developing Tempe's Resilient Energy Hub master plan. This plan looks at 30 Tempe facilities from our first responders to our community centers, and our faith-based organizations that do community work. The master will look at our facilities to be backed up with solar and battery storage, to maintain essential service operations, even if there is a power outage. The Hubs are community driven. The city's role is just to provide resources, tools, and coordination so the community can have space to leverage their own agency and assets, when needed. They have already seen the benefits of this work and the engagement done with the Resilience hubs. Four churches volunteered to be cooling centers.

During the next five months, Resilience hub will be focused on ensuring that heat relief goes smoothly, and all needs are met from May through September. They will be doing some internal work with each Resilience hub to explore more of what this concept can look like for them and their community.

The City of Tempe worked with other regional municipalities for a regional application, EPACPRG grant. A large portion of Tempe's ask was to fund the Resilience of project, which includes building out the solar and battery for several Community Center buildings.

Questions:

- Commissioner Kendon asked are there any municipal buildings that are part of this Resilience network, or is it only community at this time?
Carissa said at this time it's only community. We have our city buildings participating in the Micro Grid assessment, but we're still working with them to explore what this Resilience Hub concept can look like for them. They obviously checked a lot of boxes, but right now they are just really focusing on the community buildings.
- Commissioner Jung also mentioned that part of this initiative while creating a community benefit, it was also meant as a tool for the city to gain access to better tariffed rates for solar generation and on storage, currently unavailable to municipal users. The Resilient Energy Hub Master Plan map is fantastic, and that part of the partnership in getting this off the ground with the utilities was meant for that additional goal in all of this.
- Commissioner Conley asked how residents know who they should contact during this kind of emergency or disruption. How did the residents in North Tempe know who to contact when the outage happened bring them into cooling centers.
Carissa said it was Care Seven team, which is our community response team, and emergency managers. When there was an outage, the city was alerted, and the Care Seven team went out to that neighborhood, made sure that people had a place to go, and they realized about 15 of them did not place to go. They decided to open North Tempe

Multi Generation Center to house them until power came back on, which was about from noon until 12:00 AM, so about 12 hours.

- Commissioner Morgan noticed that a lot of the cooling centers are depending on more technology. Is there any thought for creating natural cooling areas that have good shade canopy, naturally cooler in case technology is not available?

Jessica said this is something they want to explore in the future. As of right now, the city took the direction that outdoors centers are essentially a water pickup location, a water hydration station. There are indoor cooling centers where people can hydrate and get cooled down, including Jenny's trailer. There are also respite centers where folks can cool down and sleep. The city opted to go with the opportunity to do cooling centers. There's always a chance for them to expand and explore. The key to it is making sure that we have the power to ensure everybody's safety in the outside heat for long term, and day-to-day practice.

Brianne added that with Carissa's work with Resilience Hub participants, the mini grant series, and other initiatives, at some point, when we have a more established program, a strong network, more funding, we can do a larger grant series. We would be funding additional shade for walkways and for waiting areas since we want a heat relief area, we want to have people outside and still be cool. Those are the types of things that we would like to fund, or be able to point to resources, look for other funding mechanisms for these resilience hubs to invest in.

Jessica also mentioned what Karissa presented is separate from Maricopa County Public Health Department funding, allocated to the cooling centers. There is a lot of data collection built into these grants. It took Human Services almost two years to collect, specifically in homeless solutions. They are collecting data yearly, to find out what and how they are doing, what are the outcomes from it. Based on it, this has given them an idea of what is working and not working. It is exactly like Brianna said, look at our data, it is showing exactly what we are doing, it is working, we want to expand, therefore give us the funds.

- Chair Swisher asked if the City Council was updated on this commission's actions plan on resilience hub last year, which is a different work of what has been presenting here. It ties to what Morgan was discussing, the different ways of imagining the resilience hub, especially cooling centers, and heat relief areas. Thinking about ways that are not just tech based, but maybe some built elements, constructed elements, like some reshaping of the of the landscape, and green storm water infrastructure could be valuable in the conversation. Another valuable thing is the map you showed. Besides describing the current targets for cooling centers and resilience hubs, maybe integrate future targets based off your research.

He also asked if a future program could be implemented at the Resilience hubs, to assist Tempe residents and their vulnerability to heat issues. Primarily, their cooling equipment at home. People that might be in older homes, with poor insulation, older equipment, equipment working poorly. Could the city assist with improving the energy efficiency of their homes, improving equipment by updating, replacing, or repairing them. Provide another way to support, and have a more sustainable network that actually find ways to actively relieve the potential load of people coming to these calling centers in the future.

Carissa said they are now just exploring and starting to build those relationships with the Resilience Hub. And these are some of the things they can talk about in the future, when thinking about everyday programming and assistant programs. The first step would be ensuring who is vulnerable to heat in your neighborhood. Going back to that community response plan, have the knowledge of who you would need to check on during those times, and then going from there on making their living situation a little bit better. Andy is working on those programs.

Agenda Item 6 – S&RO Grant Activity Update

Brianne introduced Helene Tack. She works for two different departments, Transportation & Sustainability, and Innovation Management. Helene is helping set up the grant management system citywide, and is also working with the Sustainability division, specifically on grant work, as well as policy. She is a leader in the Climate Pollution Reduction grant regional effort.

Helen gave an overview of the Sustainability Grants. Her role in the Strategic Management and Innovation office is to be responsible for development of city-wide grants. Her focus is on grants management policy and procedures for the city across departments. Tempe, like many other cities, has had a decentralized approach to grants, where departments are kind of on their own to research, apply and develop grant management strategies. Working citywide on streamlining that a little bit and getting procedures that are equal across city departments. Her other role there is the implementation of eCivis software program for grant management, which she will be offering technical assistant to teams as far as education and trainings. She is also the lead on the tribal gaming grant program which is something that Tempe participates in. They accept external applications for that grant from nonprofits across the city and also departments apply to those tribal gaming grants.

On the Sustainability side, she is responsible for the grants that are specific to the Sustainability department, assisting the team that is doing a ton of work on research and applications and grant management. She is also working on the regional, state and federal level. She shared some of the grants that they have received and that are active right now.

The Growing Together grant is a USDA grant that they partnered with ASU on the Growing Together. There's another Growing Together grant that they got a Department of Forestry and Fire Management as well. State Farm is a grant they have been doing some tree planning with it.

The Grow Local Planning grant is just wrapping up and the Tribal Gaming grant again for Urban Forestry. Most of these grants are focused on greening tree planning and food systems.

There are some pending grant applications that we have either submitted or we're working on. The first one is the Department of Energy and Efficiency Community Block Grant that would support weatherization, and focus on mobile homes energy efficiency, as well as replacement of HVAC and reducing some of that energy burden on vulnerable citizens. The EPA Community Change Grant something they are working on in partnership with ASU, and it would support the micro grid work at the Envision center, the technology piece as well as the programming piece. The Tribal Gaming Grant submitted for Carissa's work will allow her to continue to grow out the Resilience Hub network. The USDA Grow Local Tempe Implementation grant is following up on the planning grant that they will be wrapping up in the summer, and if awarded, they will see some of the actual implementation of the ideas that came out of that grant. The Resilient Food Systems Infrastructure grant is looking at build out the community kitchen and programming at the Envision Center. The EPA Climate Pollution Reduction Grant, we've worked with the City of Tempe who was the lead on this grant, the State of Arizona, City of Mesa and Maricopa County all submitted projects for this grant. It is very competitive grant. It was a great experience to work with the other cities and you know brainstorm ideas. The goal behind this grant is greenhouse gas reductions over a shorter period of time. The first of the three projects submitted is our energy efficiency and micro grid project on three city properties. These are all municipal centers chosen due to their proximity to areas of the city that experienced extreme heat, or are designated as disadvantaged communities. It also includes energy audits, energy retrofits, solar and battery design consulting and installation. The second one submitted is for 10 battery electric buses and charging infrastructure. And last one was for five electric vehicles for our municipal fleet.

We have had some unsuccessful grants as well for charging and fueling infrastructure. That grant is coming up again, and they will reapply. There are two grants for ADEQ that did not get funded on waste mitigation and circular economy. Citywide strategic grant management program is looking at four buckets of work: technology system, which is the eCivis program, developing citywide policies and procedures, technical assistance for departments working on grants, and operations, which is mainly the tribal, tribal gaming grants.

Questions

- Chair Swisher asked how frequently would be reasonable to be getting an update on these grants? Should we look for one each quarter or something to that effect just to see what's going on?
Helene said she can get a list of when some of the announcements will be made.

Agenda Item 7 – LEED for Cities Update

Brianna shared that the city received a golden standard LEED Award. LEED for cities is an U.S. Green Building Council program where they award LEED building in platinum, gold, silver categories. They also developed a program to compare best practices and national standards for cities. We started the process about two years ago, and finally with the help of a lot of different staff, they were able to pull it across the finish line. The program has changed the standards, curriculum, and criteria has changed over time. The threshold was a total of 110 points, Tempe attempted 63 and earned 61 points. The areas we received most of points were energy and greenhouse gas emissions 21 out of 30 points, quality of life 13 out of 20 points, innovation 5 out of 6 points.

Questions

- Chair Swisher thanked Commissioner Burke for all the work that she has done on this. This process began before he came over, and Commissioner Burke brought it up every meeting he attended. He was disappointed to see the water efficiency, materials and solid waste categories punctuation. Hopefully, this Commission can start addressing some of those issues in particular the waste category. He asked if there is a recertification process available to try a higher level? If we continue to improve on these measures, are we able to resubmit and say achieve platinum or Something in the future?
Helene explained that every five years we can get recertified and the goal is to go through the results, and see where we can improve, and how we can get to the platinum level.
- Commissioner Jung commented that this a fantastic opportunity for the reason being that staff have already identified waste prior to this as an area of intentionality, and the water rate study will be coming up relatively soon. He is thrilled with the ranking since it will put so much more emphasis behind the score in those areas. It will also put more emphasis behind the work that they have yet to do, which is already calendared up for then to tackle. He also said, as much as ratings drive a lot of organizational work and change, as thematic reminder, they are tools on what to check for, and criteria for those that are not in the space to be reminded. We shouldn't teach to the test or teach to the certification. It is a fantastic platform to build a camaraderie, to build support around these topics that are separated out to these different departments, to bring more people into the fold. Again, could not sing the praises enough.
- Commissioner Burke said she appreciates everyone putting up with that. She is very proud of it and I will be definitely sharing with everybody and other cities around the Valley have LEED certifications too.

Brianna mentioned they will attend a City Council meeting at the end of this month to recognize this great achievement. She would love to have you all there and I will send out the information and get it on the calendar. She encouraged everybody to be there.

Agenda Item 8 – Sustainability and Resilience Commission Dates of Interest Calendar

Calendar Brianna, included the Earth Month calendar, which showcases what is happening in April. Bike tour is on April 24, Wednesday afternoon and will be talking about the components to the rain roots. May 13 City Council and DRC has a joint meeting and since there has been interested the cooling of our future and reduction of greenhouse, it might be a great meeting to attend it.

- Chair Swisher asked about working towards a Joint Commission meeting with the Neighborhood Advisory Commission, and looking at potential timing for greatest impact regarding ADUs conversations. From the presentation earlier, they were looking in June for finalizing language in August, September for actually getting it adopted by council. May or June would be a great time to have a meeting prior to the finalization of the of the of the language.

Brianna said she talked to the neighborhood services and that May would be a good time to meet with NAC. She will keep everyone posted

Agenda Item 9 – Sustainability and Resilience Office Updates and Housekeeping

Eric Iwersen, Sustainability and Transportation Director, emphasized the Earth Month. This Thursday, Andy Escobar and Brienne will be presenting the Climate Justice Advisory Group update to council. On May 2nd, the presentation or a version of the presentation that Carissa Fowler and Jessica presented today will go to the council. Those are two council meetings coming up that may be good to pay attention to. Wednesday, is our Bike to Work day and Mayor's Ride from Kiwanis Park to downtown Tempe. There's free T-shirts and it is part of our initiatives. He mentioned that we are seeing as is evidenced, with all of our busy Commission meetings, all the work that you all have been talking about for years is coming to fruition. We continue to grow as a team, as an office and with all of the merger with transportation and being an even bigger department, I feel like that's even accelerating more. He congratulated the team, especially Brienne Fisher, who's really leading the sustainability and resilience division.

Agenda Item 10 – Future Agenda Item

There are no items

Commissioner Jung motions to adjourn the meeting at 6:12 p.m.

Motion: Commissioner Jung

Second: Commissioner Burke and Conley

Decision: Approved 8-0

The meeting was adjourned at 6:13pm.

Prepared by: Carla Sidi
Reviewed by:

Diversion Update

Sustainability and Resilience
Commission Meeting

May 20, 2024



Tempe

Making waves in the desert

Performance Measure 4.04

Target Solid Waste Landfill Diversion Goals by FY 2025/2026 and Current Status:

- 25% Residential (single family)
- 15% Commercial (commercial & multi-family residential)
- 20% Citywide



Sustainable Growth
and Development

Diversion as Percentage of Refuse, 2023 in Tons



■ Landfilled ■ Diverted

Municipal Solid Waste Challenges

- Confusion of what materials can be recycled
- Recycling infrastructure that has not kept pace with today's diverse and changing waste stream
- Reduced markets for recycled materials
- Includes more than recycling but other items such as electronics, textiles, concrete, etc. all building a "circular economy"

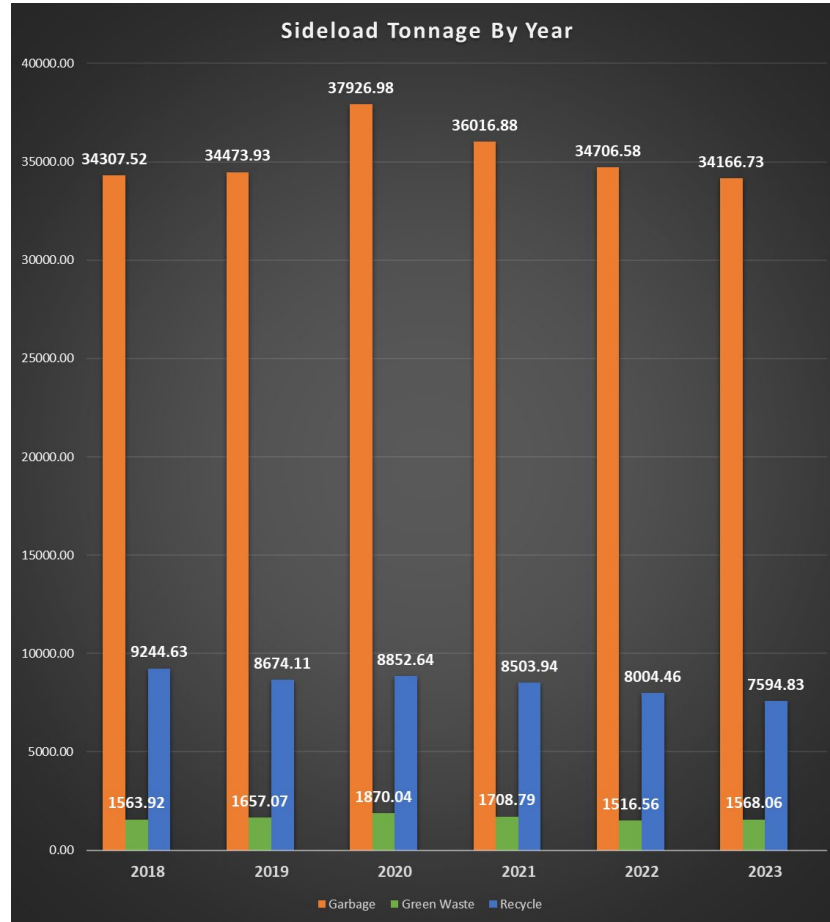
CIRCULAR ECONOMY



LINEAR ECONOMY



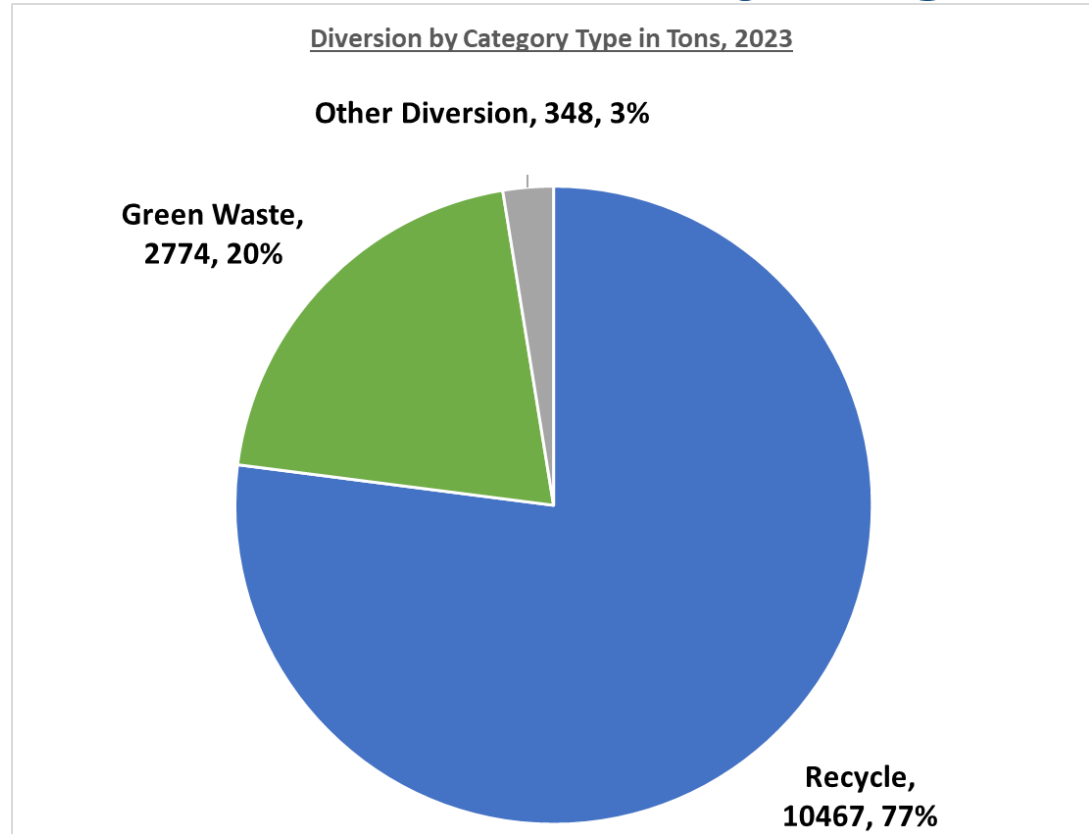
Municipal Solid Waste Tonnage





Commingled and Green Waste Recycling

- Total Diversion 2023
 - Commingled recycling
10,467 tons
 - Green Waste
2,774 tons





Commingled Recycling



- Commingled recycling includes materials:
 - OCC- Old Corrugated Containers
 - ONP-SRPN- Old Newspaper and Residential Paper
 - PET – HDPE- Plastics
 - Aluminum
 - Tin/Steel
 - Glass

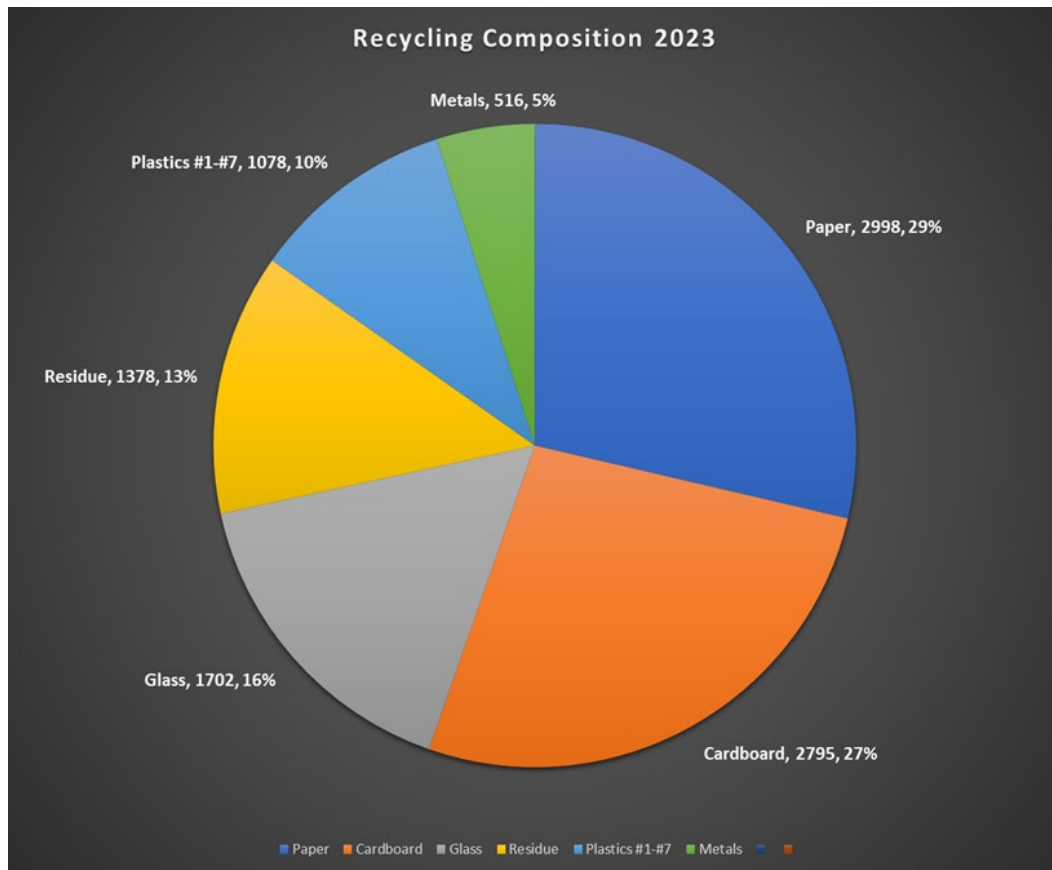




Commingled Recycling



- Recycling composition of materials:
 - Paper
 - Cardboard
 - Glass
 - “Residue”
 - Plastics
 - Metals





Commingled Recycling



- Commingled recycling consist of materials collected:
 - Residents
 - Commercial Businesses
 - Multi-family dwelling units
 - Schools
 - City of Tempe buildings
 - Special Events





Green Organics



- Residential Green Organics collection: 2,774 tons (2023)
- Set out rate approximately 39%
- Each Zone for bulk receives 6 pickups
- Expansion of the program to new areas

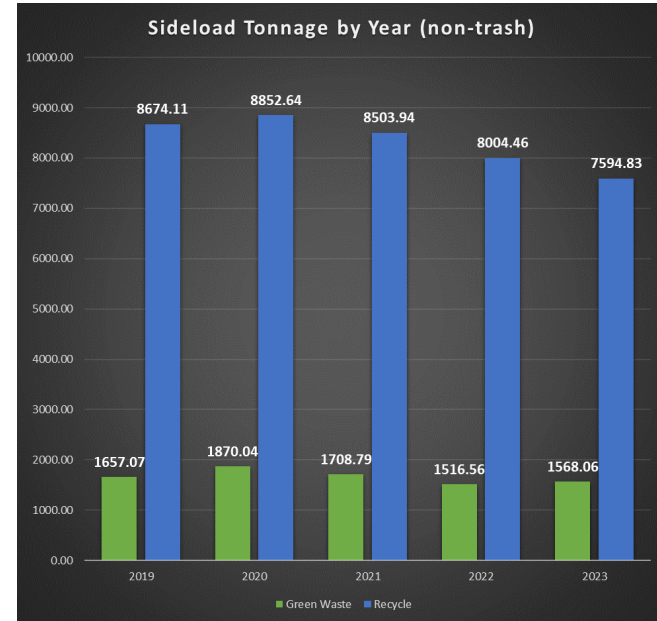
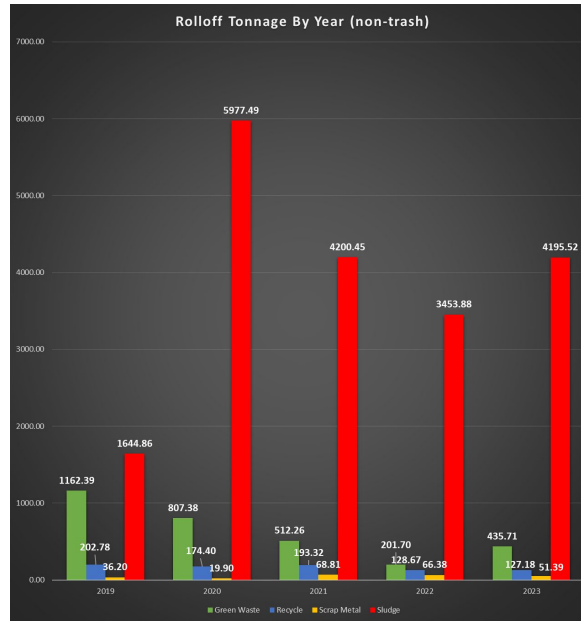
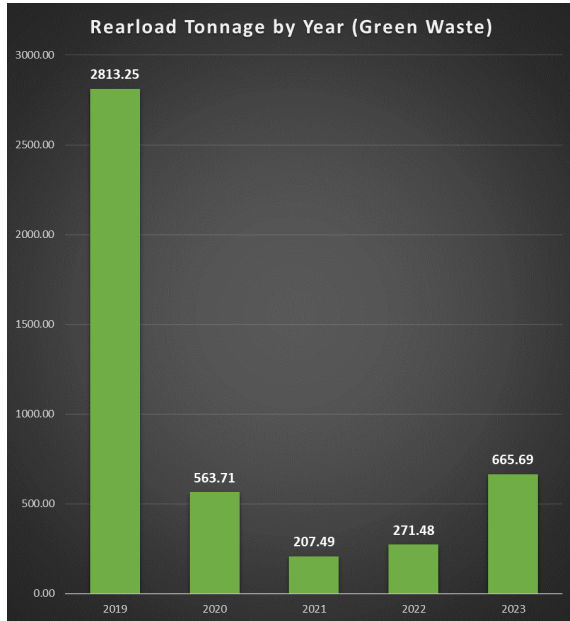




Green Organics



- Residential Green Organics collection: 2,774 tons (2023)



Inert Recycling

- Water treatment sludge from the City of Tempe Water Treatment Plants (JGMWTP and SWTP)
 - 24% of total weight from Roll-off contributions
 - Average 4,000 tons a year since 2019



Inert Recycling

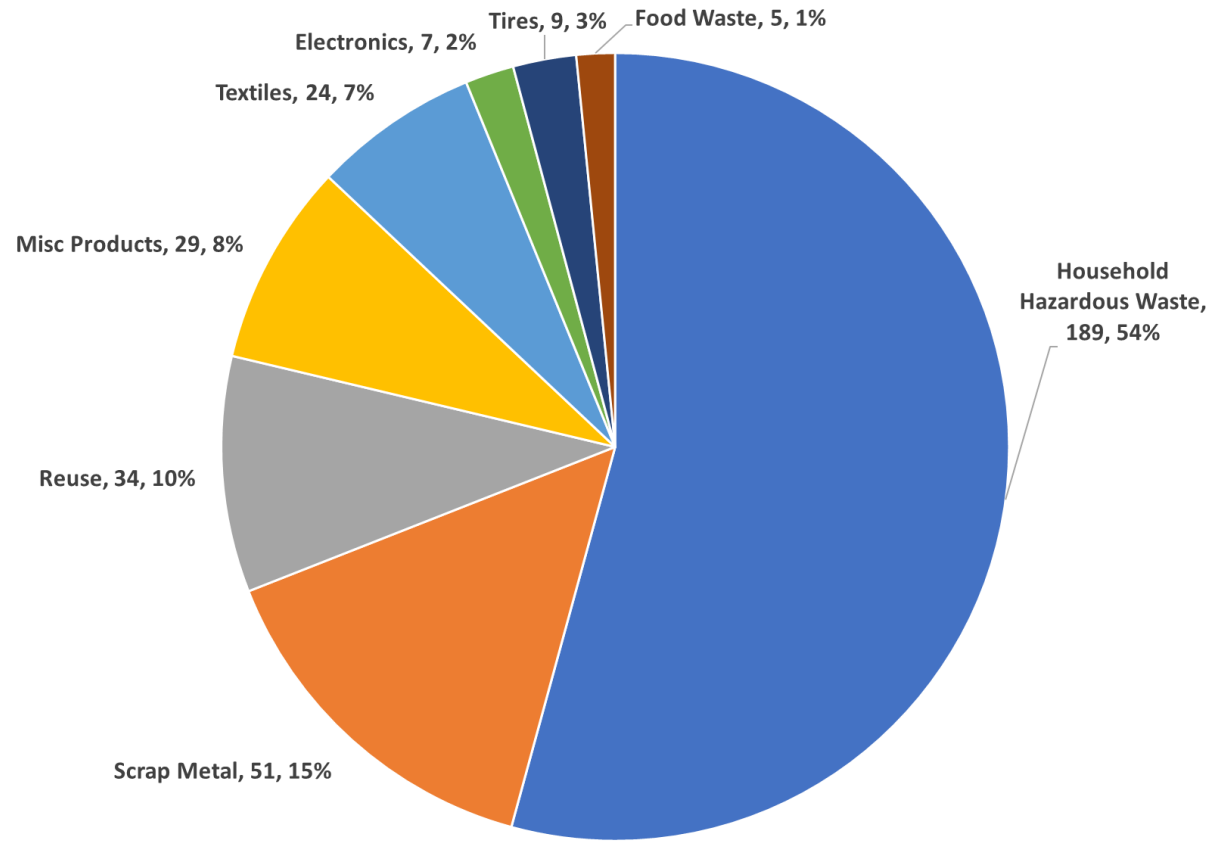


- Inert recycling for residential and commercial projects (debuted May 2024)
- Adoption of IgCC for city construction waste management





Other Diversion by Category Type, 2023



Other Diversion Programs by Category Type in Tons



Household Hazardous Waste (HHW) and Zero Waste Day Events

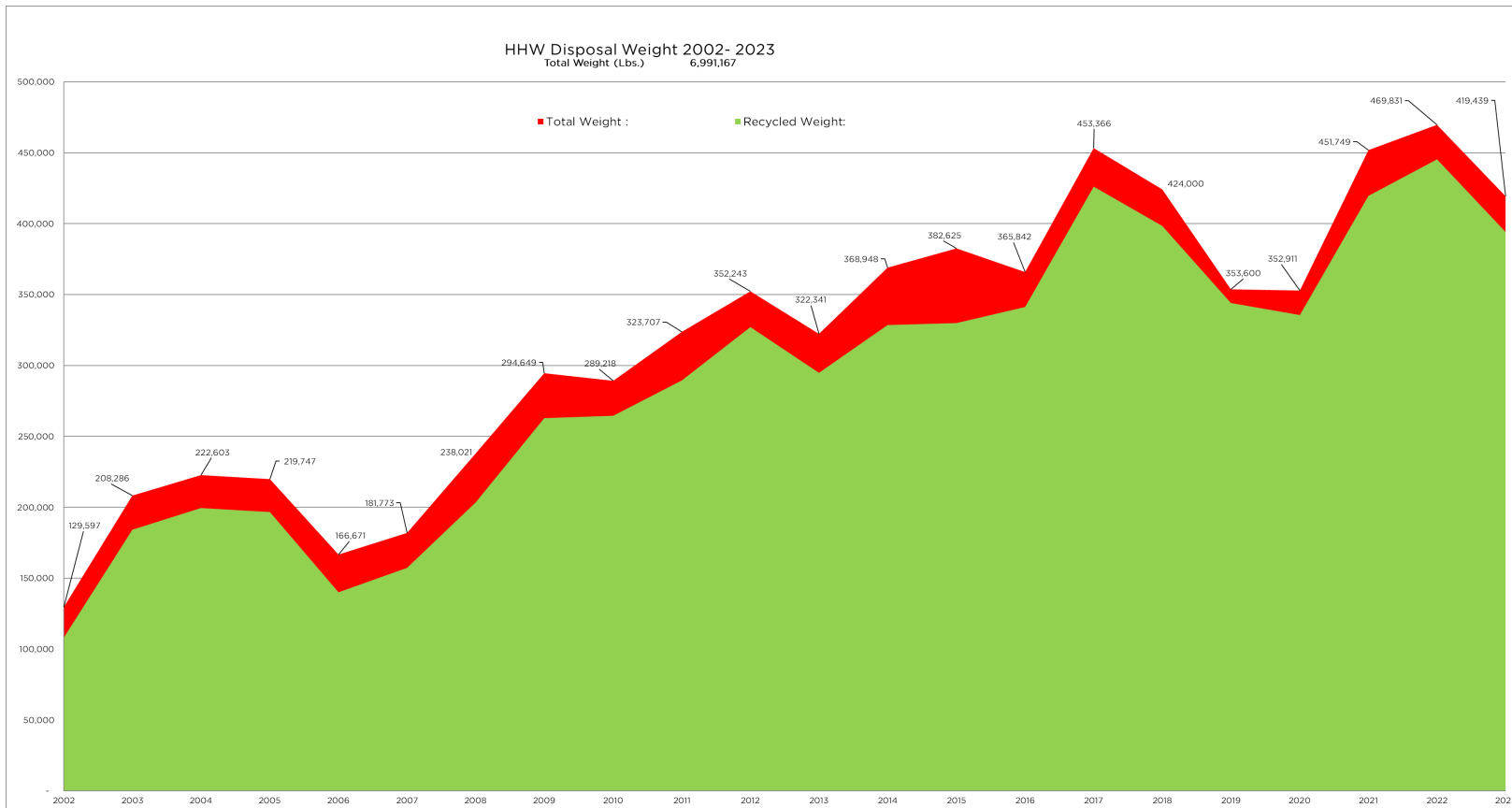


- 90%+ Recycle, Reuse, Repurpose, or Waste to Energy Use
- 189 tons collected in 2023 at the Household Products Collection Center (HPCC)





Total HHW Collected Since Opening





Special Events and Tempe Diablo Stadium Spring Training



- Special Events Recycling: expand recycling efforts by adding composting
- Tempe Diablo Stadium Spring Training Diversion: 15 tons (2024)



Snapshot of Other Diversion Programs



- Restaurant Food Composting: 5 tons (2023)
- Shredded Paper: 94 tons (2023)
- Goodwill (Textile Containers and PD Intake): 27 tons (2023)
- Surplus Property (Sierra Auctions): 28 tons (2023)
- Scrap metal: 51 tons



Public Works Department

Field Operations

David Tavares

Deputy Public Works Director

480-350-2819

david_tavares@tempe.gov



Tempe

Making waves in the desert

May 20, 2024



City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8225

Dear Mayor and Council,

The Sustainability & Resilience Commission is writing to express support for the development of Accessory Dwelling Units (ADU) within the Zoning and Development Code. Our Commission has recently agendaed and reviewed the ADU code proposal and we feel it demonstrates a significant step forward in shaping a more sustainable and inclusive future for our city. We recognize the State Legislature has moved a bill forward that will heavily dictate how the city implements our code. While we do not support the states preemptive approach on this legislation, the Sustainability and Resilience Commission believe it is important to communicate the potential of how ADU's can encourage a more resilient, diverse, and beautiful built environment. Specifically, point No. 2 becomes even more important to provide residents options that match the neighborhood character and architectural compatibility. We believe the two points below are worth emphasizing during the development and implementation of this policy:

1. **Additional and Diverse, Appropriately Scaled Density:** We commend Council's commitment to the integrity of Tempe's neighborhoods. We also recognize Council's desire for additional and diverse housing stock. ADU's can serve a variety of incomes and household sizes. ADU's can support aging in place and providing families affordable opportunities to support an aging population. Additionally, preferences are changing, shifting away from the traditional car-centric suburban lifestyle towards more walkable communities. ADU's help to fulfill this gap of "missing middle" housing, while maintaining density appropriate for the neighborhood scale.
2. **Pre-Approved Plans and Sustainable Built Environment:** We are encouraged to see the interest from Tempe City Council about use of pre-approved plans for ADU's. This approach is proven to make implementation more affordable and an easier process for applicants. We believe pre-approved plans also have the opportunity to model sustainability in the built environment by ensuring elements of the voluntary International Green Construction Code (IgCC) are part of the design of the pre-approved plans. For instance, the Energy Efficiency Chapter within the IgCC could be incorporated into a pre-approved plan which ensures affordable utility bills and supports Council performance measure 4.18 Community Carbon Neutrality. Holding a competition with local architect firms can tap into the expertise and engagement from the professional community. This would allow the City of Tempe to have visuals to communicate with residents on what ADU's could look like and how they can function, for the betterment of their neighborhood.

The adoption of ADU's is a clear strategy for Tempe's sustainable development. We understand there is pending State legislation that may dictate specific aspects of this policy, however we believe it is important to remember that ADU's provide for additional density, appropriate for the neighborhood scale. There is a strong opportunity to enhance the benefits of ADU's especially when encouraging pre-approved plans with sustainability elements embedded. For these reasons, the Sustainability & Resilience Commission urges you to adopt the Accessory Dwelling Unit code adoption.

We are grateful for past and current decision makers that have created such a desirable place for people to live. It is upon current decision makers to continue to manage the growth of this community.

We thank you for your dedication to the well-being of our city and its residents, and are confident that, with the implementation of ADU's, our city will continue to be a beacon of sustainable, innovative, and resilient development in the Southwest.

Sincerely,

Sustainability and Resilience Commission

Shawn Swisher, *Chair*

Kendon Jung, *Vice Chair*

Monday, May 20, 2024

Agenda Item #6 Sustainability and Resilience Commission Vice Chair

Purpose:

Commissioners will vote for a Vice Chair during the May 20, 2024 Commission meeting that will be implemented starting at the October 21, 2024 Commission meeting.

Background:

During the December 15, 2023 meeting, Commissioners voted and approved Kendon Jung for Vice Chair. Commission Jung will serve as Vice Chair through September 2024 but due to unforeseen career opportunities, Commission Jung will be unable to participate in real time starting in September 2024 for approximately 9 months. Commissioner Jung will continue to participate virtually on the Sustainability and Resilience Commission to complete his term as a Commissioner, however it is critical to reappoint a current Commissioner to serve as Vice Chair moving forward.

The Chair and Vice Chair have discussed with Commissioner Boyd on the opportunity to serve as Vice Chair starting in October 2024.

Action:

I move to appoint Erin Boyd as Vice Chair of the Sustainability and Resilience Commission beginning on the October 21, 2024 Commission meeting.

Month	SRC Agenda	City of Tempe Calendar
January	<ul style="list-style-type: none"> • Local First Composting Pilot Program • Neighborhood Awards • Calendar Events • S&RO Updates <ul style="list-style-type: none"> • January 18 SRP Solar Choice Select Agreement • January 20 recap • Commission composition <ul style="list-style-type: none"> ○ Feb 1 - 1st hearing ○ Feb 15 - 2nd hearing 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • January 18 RCM SRP Solar Choice Select Agreement • January 30 South Tempe Candidate Forum <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • January 20 EnVision Open House & Community Food Showcase • January 22 Mill Avenue Refresh
February	<ul style="list-style-type: none"> • SRP Solar Canals • Solarize Tempe (Mayor Proclamation + Outreach) • Neighborhood Award Selection 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • Feb 1 RCM Commission Composition 1st hearing • Feb 7 Kiwanis Club Candidate Forum • Feb 15 Commission Composition 2nd hearing • Feb., 21 at noon Resilience Hub Initiative Update to HSCS Council Committee • Feb 22 WSS Financial Forecast and Intro for CIP <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • Feb., 6 at noon via Zoom - virtual budget forum • Feb., 6 at 6pm Tempe History Museum - in person budget forum • Feb., 12 at noon via Zoom - virtual Resilience Hub Initiative Public Meeting • Feb., 12 at 6pm at EnVision - Resilience Hub Public Meeting • Feb. 13 at 5-6pm at Virtual - Sustainability Candidate Forum

<p>March</p>	<ul style="list-style-type: none"> • General Plan 2050 Update • Character Area 6 Planning Process (Ambika and Jacob) • S&RO Budget Overview (CIP) • Growing Together (ASU+DFFM) (Maddie + Richard) 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • March 7 - Growing Together grant funding accepted by Council • March 12 - Tempe Election • March 25 WSS Tree & Shade Canopy Strategies Overview • March 25 WSS CIP And Acceleration Strategies <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • March 8 Growing Together Press Release
<p>April</p>	<ul style="list-style-type: none"> • ADU Community Development (Ryan and Brenda) • Heat Relief Communications/Cooling Center Plan • S&RO Grant Updates <ul style="list-style-type: none"> • Climate Pollution Reduction Grant (Helene) • Growing Together • Gaming Grant • EECBG • CFI/Charging & Facility Infrastructure • Composting/Circular Economy • LEED for cities 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • April 4 RCM - Earth Month Proclamation • April 12 Council Retreat • April 12 Sustainability and Economic Vitality Council Committee presentation on Growing Together Grant • April 18 WSS Operating, CIP and Acceleration Strategies • April 18 WSS Energy Equity Program Overview <p><u>Public Meetings/Events:</u></p> <ul style="list-style-type: none"> • April 6 at 8am Neighborhood Award Celebration at Kiwanis Park • See Earth Month Events Calendar • EARTH MONTH CALENDAR
<p>May</p>	<ul style="list-style-type: none"> • Waste Diversion and Composting • ADU Letter of Support • Vice Chair Action 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • May 2 WSS Budget Review Operating and CIP (if needed)

	<ul style="list-style-type: none"> • Joint Meeting w NAC • B&C Event 	<ul style="list-style-type: none"> • May 2 WSS Resilience Hub Initiative Overview • May 9 - Heat Awareness Week Proclamation • May 13 Joint Council and DRC Meeting • May 21 <ul style="list-style-type: none"> ◦ Special Budget Meeting (adoption) ◦ Mayor's Monarch Pledge Proclamation <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • May 1 at 5:30pm Rain to Roots Ambassador Program • May 17 <ul style="list-style-type: none"> ◦ Board and Commission Celebration ◦ Sustainability and Economic Vitality Council Committee - Growing Together • May 16 at 2pm Resilience Hub Network Monthly Meeting
June	<ul style="list-style-type: none"> • JOINT MEETING W/ NAC <ul style="list-style-type: none"> • ADU's • Rain to Roots • Valley Metro Streetcar Extension Study 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • June 6 Special Budget Meeting CIP and Property Tax Levy 1st Hearing • June 20 Council discusses ADU Proposal • June 27 Final Property Tax Hearing <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • First Wednesday of the Month at 5:30pm Rain to Roots Ambassador Meeting • Third Thursday of the Month at 3pm Resilience Hub Network Monthly Meeting
July		<p><u>Council:</u></p>

		<u>Public Meetings:</u>
August	<p>RETREAT</p> <ul style="list-style-type: none"> • Highlight Actions Progress Report • CPRG ? 	<p><u>Council:</u></p> <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • Energy Equity Roadmap • Grow Local Tempe Roadmap (Maddie)
September	<ul style="list-style-type: none"> • TMA/TDM/MH • Grow Local Tempe Roadmap Approved by Council 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • Water, Wastewater, Stormwater and Solid Waste Rate Study <p><u>Public Meetings:</u></p> <ul style="list-style-type: none"> • Energy Equity Roadmap draft recommendations
October	<ul style="list-style-type: none"> • Energy Equity Roadmap draft recommendations 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • Grow Local Tempe Roadmap Approved by Council • National Clean Energy Month Proclamation <p><u>Public Meetings:</u></p>
November	<ul style="list-style-type: none"> • IgCC Status Report 	<p><u>Council:</u></p> <ul style="list-style-type: none"> • Energy Equity Roadmap draft recommendations <p><u>Public Meetings:</u></p>
December		<u>Council:</u>

		<ul style="list-style-type: none"> WSS IgCC Voluntary Program Update <p><u>Public Meetings:</u></p>
<p>PARKING LOT:</p>	<ul style="list-style-type: none"> Intro new Green Codes Plan Reviewer Climate Emergency Declaration/Proclamation Desert Conservation Plan Apache Central Developers // Mosaic Developers Council Forums - Sustainability next election year Cross jurisdictional commission meet up Site visits to initiatives Water Legislation Update Matt Salenger/Regenerative Design Updating Sustainability Neighborhood Grant 	<p>KEY: WSS - Work Study Session (starts at 4pm) RCM - Regular Council Meeting (starts at 6pm) Green Highlight - S&RO Specific Initiative</p> <p>Resources: Tempe Channel - Watch Tempe Council meetings live (cannot participate) City Council Comment Card How to join and speak virtually at a Council Meeting Council Chambers Address - 31 E 5th St, Tempe, AZ 85281</p>