



City Council Work Session

Monday, May 23, 2022
4:30 p.m.

Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Work Session



Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a WORK SESSION open to the public on Monday, May 23, 2022, at 4:30 p.m., in the Chandler City Council Chambers Conference Room, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Agenda

Call to Order

Discussion

1. **Presentation and discussion on Chandler housing affordability, types, definitions, current conditions and future options.**

Adjourn



City Council Memorandum Development Services Memo No.

Date: May 23, 2022
To: Mayor and Council
From: Derek Horn, Development Services Director
Subject: Presentation and discussion on Chandler housing affordability, types, definitions, current conditions and future options.

Attachments

Housing Affordability Presentation

Housing Affordability

Part 2

City Council
Work Session
May 23, 2022



Meeting Intent






- Review Housing Types
- What Are We Missing?
- Take a Virtual Tour
- Discuss Housing Affordability Options

The background is a high-resolution aerial photograph of a city, likely Los Angeles, showing a dense grid of streets, buildings, and green spaces. A semi-transparent red overlay covers the entire image. In the center, the text "Let's Review..." is written in a white, sans-serif font.

Let's Review...






Housing Continuum



\$79,000 Maricopa County Gross Median Income 2020 (4 ppl HH)	<30% AMI \$23,700 - Below	31%-50% AMI \$26,501-\$39,500	51%-80% AMI \$39,501- \$63,200	81% -100% AMI \$63,201- \$82,000	Over 100% AMI \$82,000 - Higher
Total HH By Income Estimate: 96,300 HH	6,400	6,100	11,900	8,300	63,600
Estimated Price of Housing Afforded at Household Income Levels	\$130,000 Max Home Price \$875 Max Monthly Rent	\$184,999 Max Home Price \$1,249 Max Monthly Rent		\$279,999 Max Home Price \$1,874 Max Monthly Rent	\$369,999 Max Home Price \$2,499 Max Monthly Rent
General Description	Homeless People with Service Needs People Exiting Out of Incarceration	Working poor People with Episodic Housing Crisis and Service Needs	People who are low income and limited by location choice	Workforce housing	Market Rate Housing
Housing Type	 Shelter + Transitional	 Assisted Housing	 Federally Subsidized, Affordable Housing LIHTC	 First Time Home Buyer, Rent/Income Restricted	 Non-Subsidized Housing






Affordable Housing



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Workforce/Attainable Housing



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Market Rate Housing



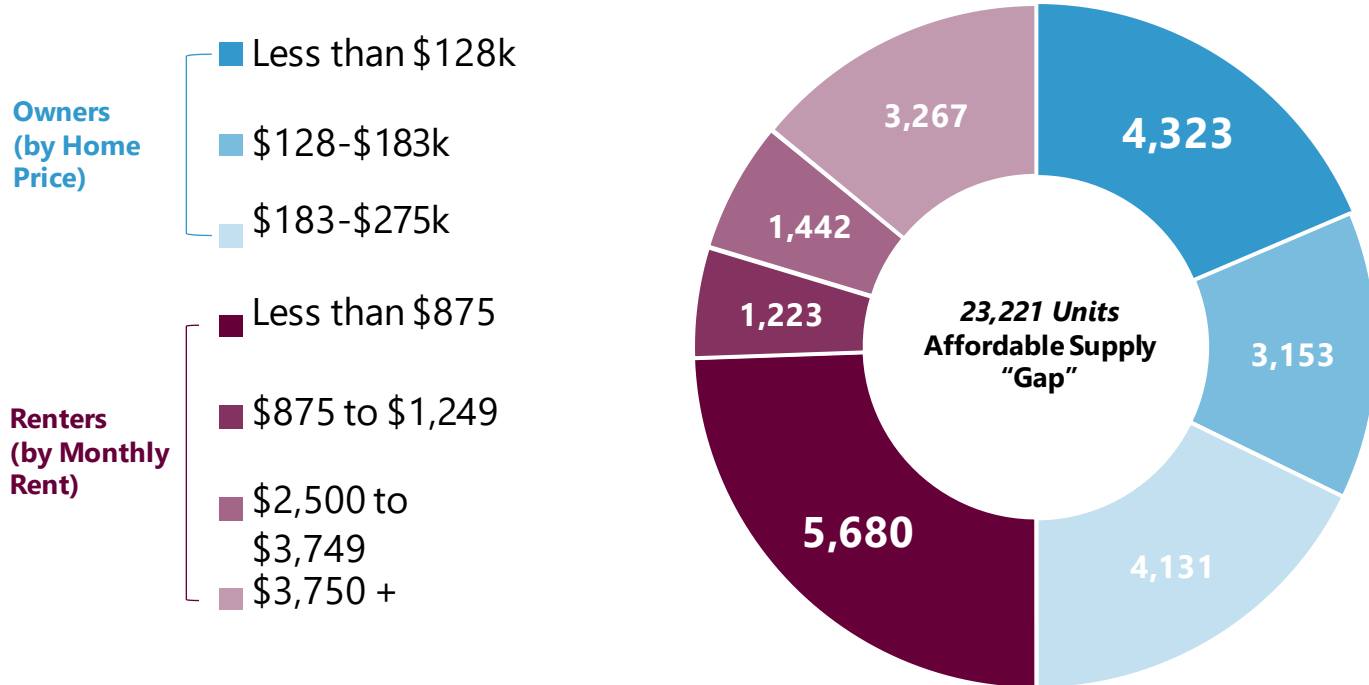
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An aerial photograph of a city grid, overlaid with a semi-transparent red filter. The image shows a dense arrangement of buildings, streets, and green spaces. The text "What Are We Missing?" is centered in white, bold, sans-serif font. The red overlay is not uniform; it has darker, more saturated areas in the center and lighter, more transparent areas towards the edges, creating a sense of depth and focus on the central text.

What Are We Missing?

Diminishing Housing Affordability

Current Affordability “Gap Analysis” for Chandler



Note: Renters in higher price brackets can also afford units affordable to lower incomes (e.g., a household that can afford \$2,500 in monthly housing cost can also afford units in the \$1,250 to \$1,874 price bracket).

Source: Gruen Gruen + Associates

Constraints and Limitations

1. Chandler nearing buildout, limited land available for housing options
2. State law prohibits municipalities from implementing controls on home pricing and rent charges
3. State law prohibits municipalities from requiring affordable housing as a condition of zoning
4. Housing projects often take several years before units become available

An aerial photograph of a city grid, overlaid with a dark red, semi-transparent filter. The image shows a dense pattern of streets and buildings, with some areas appearing more developed than others. The text is centered over the middle of the image.

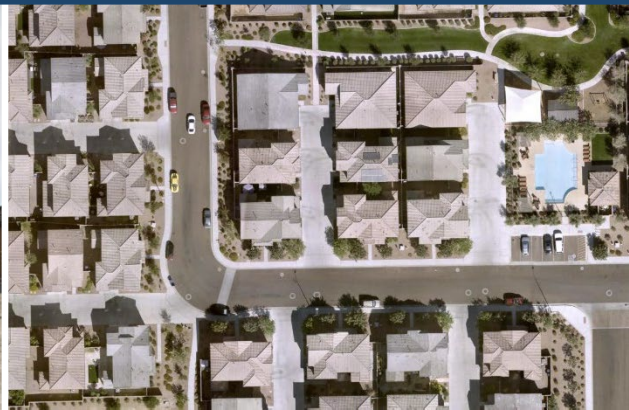
Addressing Housing Affordability, One Site at a Time...

Housing Types

Low Density Residential (2.5-3.5 du/ac)

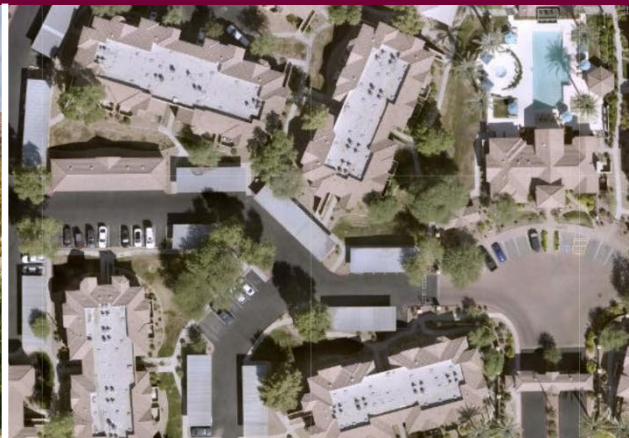


Medium Density Residential (3.6-12 du/ac)



Housing Types

High Density Residential (13-18 du/ac)



Urban Residential (18+ du/ac)



An aerial photograph of a city grid, overlaid with a dark red, semi-transparent filter. The image shows a dense pattern of streets and buildings, with some areas appearing more developed than others. The text is centered over the image.

Housing: Build-Out, Build-Up and Infill

Let's Take a Tour...

Site Location Criteria for Affordable Housing

1. Sites along High Capacity Transit Corridor (Arizona Ave, Chandler Blvd, & Rural Rd)
2. Infill parcels with non-traditional shapes
3. Sites with mixed-use development opportunities
4. Publicly owned land
5. Sites that are buffered from existing low-density neighborhoods

Example #1: Sites along High Capacity Transit Corridor



- Southwest corner of Chandler Blvd and 56th St
- Zoned I-1 Planned Industrial and PAD for Commercial
- Adjacent to Industrial and Commercial

Example #1: Sites along High Capacity Transit Corridor



- Along High Capacity Transit Corridor
- Within Loop 202/I-10 Growth Area
- Appropriate location for Mixed Use; Urban Residential and Commercial to support Employment area

Example #2: Infill Parcels with Non-Traditional Shapes



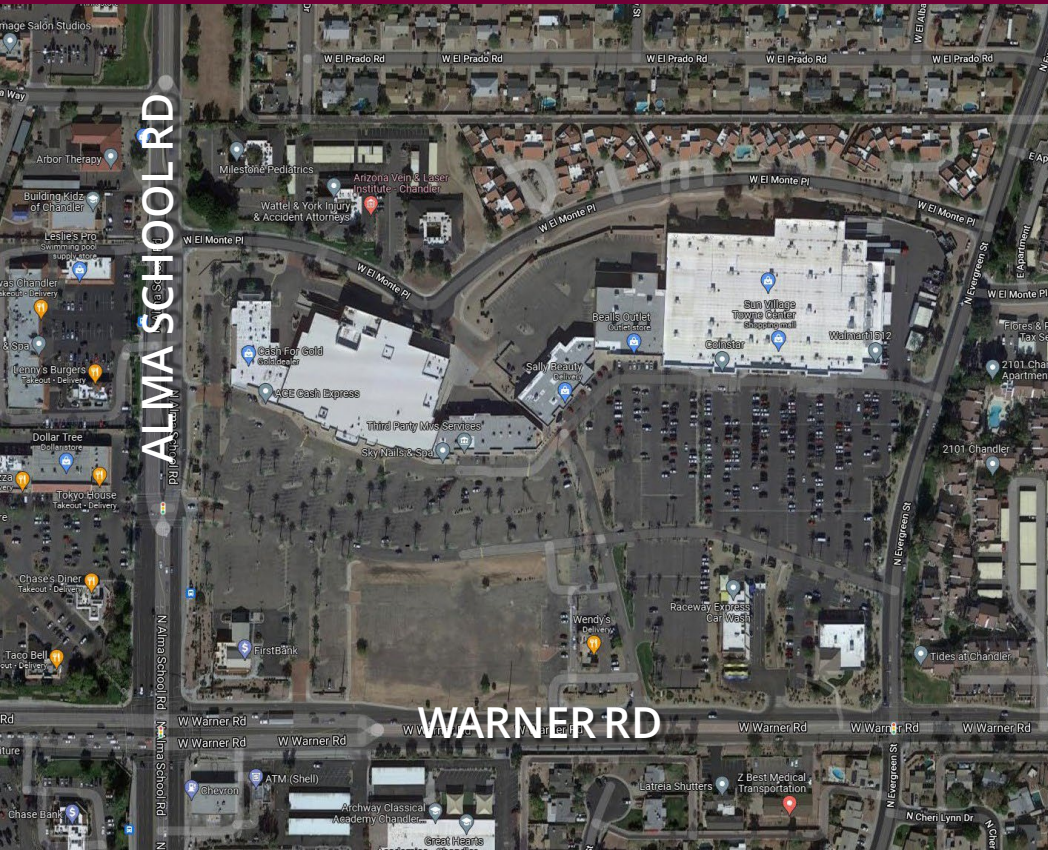
- Southwest corner of Arizona Avenue and Germann Road
- Zoned PAD Commercial in 1998, PDP in 2004
- Adjacent Multi-Family, gas station, drive-thru restaurant and car wash

Example #2: Infill Parcels with Non-Traditional Shapes



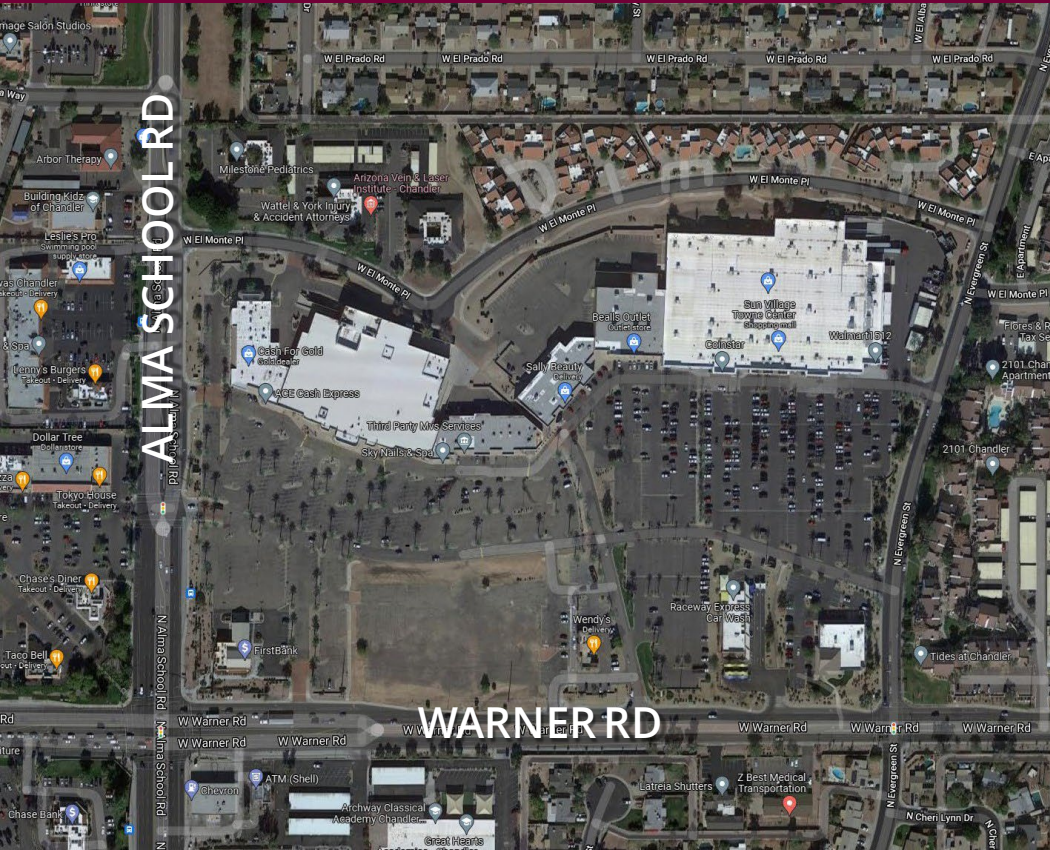
- Along High-Capacity Transit Corridor
- Appropriate location for High Density - Urban Residential Density

Example #3: Sites with Mixed-Use Development Opportunities



- Northeast corner of Alma School and Warner roads
- Zoned PAD Commercial in 1991, Former Fry's grocery store currently vacant
- Adjacent Multi-Family, office, retail and restaurant uses

Example #3: Sites with Mixed-Use Development Opportunities



- Located within Infill Area
- Excellent Arterial Road access
- 4-Corners Report
- Appropriate location for Mixed-Use; Urban Residential & Commercial

Example #4: Publicly Owned Land



- West side of Hamilton St just north of Frye Rd (East of Downtown)
- Owned by Chandler Unified School District
- Zoned I-1 (Planned Industrial)
- Adjacent light industrial, and High Density across Hamilton St

Example #4: Publicly Owned Land



- Urban residential under construction to the northwest
- Parcel to the west submitted a preliminary technical review application for urban residential
- Appropriate location for High Density to Urban Residential due to proximity to downtown

Example #5: Publicly Owned Land



- Northeast corner of Alma School and Ray roads
- City-owned and private property
- Zoned C-2 Community Commercial and MF-2 Multiple-Family Residential
- Adjacent Single-Family, Church, Retail and Multi-Family

Example #5: Publicly Owned Land



- Located within Infill Area
- 4-Corners Report
- Appropriate location for Medium Density to High Density Residential

Example #6: Sites that are buffered from existing low-density neighborhoods



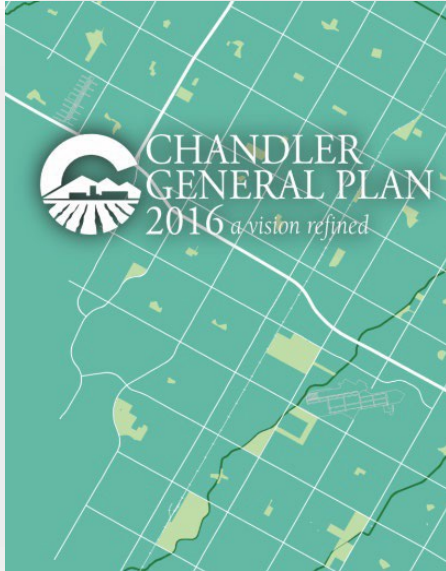
- Southwest corner of Arizona Avenue and Pecos Road
- Zoned PAD for Retail, Office, Hotel
- Adjacent Loop 202 Freeway, Multi-Family, Regional Commercial

Example #6: Sites that are buffered from existing low-density neighborhoods



- Along High Capacity Transit Corridor
- Entryway to Downtown
- Appropriate location for Mixed Use; Urban Residential, Office and Commercial

Next Steps



- Continue Repositioning of Public Housing to Increase Availability of Units
 - RAD Development Agreement anticipated summer 2022
- When sites meet affordable housing criteria, use planning tools and incentives to stimulate private sector solutions
- Updates codes and area plans to reflect need for more housing options
- Support State and Federal efforts to address housing strategies and affordability

Housing Affordability

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