



MEMORANDUM

To: Alisa Petterson, City of Chandler
From: Brennan Ray
Date: September 26, 2023
RE: **PLH22-0044 Chandler Farms
Housing Impact Statement**

1. *A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.*

RESPONSE: This proposed development will have a positive impact on housing costs in the area. Given the current housing shortage, additional units are needed to bring down costs of renting and owning.

2. *A description of any data or reference material on which the proposed zoning ordinance or text amendment is based on.*

RESPONSE: The proposed zoning is based on the entire Site not being viable for a large-scale commercial development. The highest and best use of the land is to develop it with multi-family housing and neighborhood commercial uses. This decision is based on good, well-founded planning principles.

3. *A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.*

RESPONSE: The development will be constructed using cost-appropriate materials and construction techniques. Where appropriate for a high-quality development, less costly or less restrictive methods will be used.



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