

11/11/2025

To: Supervisor Scott, Kate Hiller, Tom Drzazgowski, Chris Poirier, Anita McNamara.

Subject: ADU Ordinance 18.03.020 U

Thank you for incorporating many of the changes that address our concerns regarding the proposed ADU Ordinance 18.03.020 U.

The increased side and rear setback requirement of section 6.b was very important for CFA, as well as the 10 feet distance to main structures – section 6.c.i. That change will surely help to control grading of native vegetation and maintain the Sonoran Desert landscape that we all cherish.

We especially appreciate the addition of section 10 requiring that the owner of a vacation rental or short-term rental of 30 days or less must reside on the property if it contains an accessory dwelling unit. We believe the addition of this section will discourage investors from purchasing single-family residences for rental income property.

We also very much support the requirement that the addition unit allowed on parcels one acre or greater in size must be restricted affordable (section 4). This is in harmony with the stated goal of the State statute that Accessory Dwelling Units should increase the amount of affordable housing.

However, we are concerned that “restricted affordable” is not clearly defined in the Pima County Ordinance. Shouldn’t the county ordinance include a definition similar to – or even identical to – the State Statute?

State Statute 810.01.5 "Restricted-affordable dwelling unit" means a dwelling unit that, either through a deed restriction or a development agreement with the county, is rented to households earning up to eighty percent of the area median income.

CFA is equally concerned about the enforcement of section 4.

- Who will be responsible for ensuring that the renters’ household income is 80% of the area median income?
- Does Pima County have a standard “development agreement” to be used with every restricted affordable unit?
- What department will place a deed restriction on the property to ensure owner abides by the agreement in perpetuity. Will this be similar to the deed restrictions currently placed on properties by the Pima County Flood Control District?

We thank you for your collaboration with Pima County stakeholder groups in these matters and look forward to reviewing any changes in the ordinance before it goes to the Board of Supervisors on November 18.

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Sincerely,

Catalina Foothills Association P&Z Committee

Fred Fiastro, Tom Pew, Bill Read, Linda Mayro and Diana Freshwater