

## Plan Sedona Comment Database: Housing



The following are public comments about housing that have been organized according to the topic. These are the more substantive comments; and does not include brief comments such as “need more affordable housing.”

Source: 2022 Household Survey and comments from the 9/7/22 Community Forum and 4/19/23 Housing Workshop. Comments from the April Workshop are in blue.

| <b>Importance of Housing 4/19/23</b>  |
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| <i>Answers to the question:<br/>“Why is it important to have affordable housing in Sedona?”</i>   |
| Avoiding increased gentrification   |
| So I can continue to live here  |
| Accessibility   |
| Without affordable housing the community will decline due to social stratification, lack of youth entering, and general economic alienation. For the future of Sedona to be prosperous. These issues must be addressed with great fervor                              |
| Are employers willing to increase wages to offset the cost of housing?  |
| The workforce has a better quality of life when living a short commute away   |
| Teachers, police officers, firefighters, grocery clerks should live nearby  |
| So employees have a place to live   |
| I know people from lots of income brackets and most of them in the lower brackets live elsewhere. I co-own a gallery and none of our sales staff can afford to live in town or couldn’t work for us because they couldn’t find housing anywhere in commuting distance |
| Realistic pathways to ownership for the workforce   |
| Tourism is main industry, but staff for that industry is not affordable here! Commuting is now a problem too - solutions??  |
| So service industry staff has somewhere to live   |
| Families are healthier when they have stable housing  |
| Families build communities  |
| Diversity of ages, incomes, interests makes a beautiful community   |
| Young families will be able to live here and help shape a thriving community  |
| Sedona is a town not Disneyland   |
| We will be less diverse in many ways  |
| Become tourist spot (no community)  |
| Everyone needs a place to live  |
| Most of my children’s friends (and teachers) go to school in Sedona but can’t afford to live there so it affects their ability to socialize and build lasting relationships   |
| Community will be stronger when housing is affordable; more diversity   |
| Create a community where everyone can live/work/play rather than spend half the day commuting   |
| Diversity of income levels, ages, experiences in life   |
| More families   |
| If Sedona is not to become a beautiful place where people (with money) come to die, we must address housing costs for younger people  |
| To support multi-generation residency   |

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| More families and young people to add to the community - not just retirees  |
| Innovative talent adding to property values by enhancing the community  |
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| <b>General Housing Comments 4/19/23</b>   |
| I am hugely supportive of affordable housing, but please please do not allow development on flood plains, we must do everything we can to preserve the most sacred spaces in Sedona, which are Creekside. I know engineering can solve some floodplain problems but it is NOT WORTH IT!   |
| I like multi-use commercial/housing options   |
| Sedona is changing - I doubt single family housing will be viable   |
| Love the ideas of rezoning  |
| The housing need (1600) is based on estimated new employment (4200). Can Sedona really grow this much? Isn't the Council vision to keep visitation to 2019 conditions. This all seems presided on GROWTH. What about sustainable limits growth.   |
| Also 16% of housing in uptown is multi-family. The rest of Sedona is very low.  |
| Affordable housing is not possible in Sedona<br>- Cost of land<br>- Permit/approval process   |
| Create and promote housing that residents can BUY not rent only. Renting does not help people create investment vehicles. Ownership provides the ability to have so much more than renting does.  |
| No garage rule! It is so unfair, expensive and unnecessary to require me to build a garage. I don't need, want, or have space to build a garage.  |
| Q: Doesn't it make sense on land publicly owned annexation and working with individuals with the like-minded objectives to create affordable housing  |
| I am against upzoning   |
| More affordable housing, less STRs  |
| We need ecological housing too  |
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| <b>General Housing Comments 2022</b>  |
| We are in an absolute crisis in terms of housing in our community. Those of us that rent are terrified of what will happen when our leases come up each year - the rent increases are out of control, and there are no viable options for the working class of the city. If we can't find a way to curb this problem and offer more housing solutions for the local workforce, all the local economy will suffer for it.  |
| We need some kind of employee housing. We need apartments/entry level living (RV parks?) that are not for AirBnB rentals. We have owned and operated a restaurant in the VV for the last 21 years. It has never been so difficult to find employees. The wages are not the issue (my dishwashers start at 18/hour, my managers earn around 65k/yr for a 40 hr work week). They cannot find housing, let alone "affordable housing". I have 3 Airbnbs just on my block, about 60 in my neighborhood (Chapel area). The rentals that housed our staff in the past are now AirBnBs. We will never get rid of that, so we need to work on adding entry level housing like apartments and even RV parks. The old curmudgeons that do not care about employee housing, "NIMBYs", are also that ones that complain about service, hours and prices. We need to find a balance. We need to address entry level housing options. |

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| Affordable housing has been a hot topic for YEARS, and yet nothing has been done. An attractive, well-constructed apartment building (or two or three) would make a big difference. But the prices need to be actually affordable. It doesn't help if the rent for an apartment is \$1,500. A studio shouldn't cost more than \$600, for example.  |
| Housing for locals, doctors, nurses, teachers, firefighters, police officers, multiple income levels / we need workforce housing ASAP / Diversified housing - with lower pricing for workers, families and retirees / Establish low-cost housing apartments for local 30-40 hour a week workers / Housing for locals that is not in million \$ range / more quality housing options for people who aren't wealthy. |
| Aggressively seek senior living developments so that as people age they're able to stay in Sedona / Need affordable housing which includes apartments and senior housing, try to eliminate so many STRs like Airbnb.   |
| Affordable housing has begun to be recognized and addressed. But more is needed.   |
| A priority placed on affordable housing over new hotel development.  |
| The argument that Sedona wanting affordable housing is smashed just by the high costs of building/ impact fees/ water-sewer connection fees/ APS fees.   |

| <b>Suggested Strategies 4/19/23</b>   |
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| Large housing outside City with transportation  |
| build above the mall in the village   |
| Offer reduced or waived sewer hook-up fees for residents  |
| Should have talked about cultural park capacity for LI (low income) housing. And also the Dells. And also legal/other challenges to contributing to efforts to build on county land (for example at Elmerswille rd/Michaels Ranch rd) and should have addressed options for transfers from the forest services and how the federal government views the need to help cities with challenges like Sedona - vis a vis transfers from FS |
| Im interested in adding another dwelling on my property as either a rental or a way to downsize and rent my larger dwelling   |
| Use the cultural park to build 2-3 story affordable housing   |
| Where 41 total acres - cultural park. Make it a self sufficeint community, work/live housing - definitley support   |
| Put 2nd floors on some of the existing businesses - strip malls, put apartments   |
| Airport acreage?  |
| Tiny homes - subdivision for 55+  |
| Agree with the last comment about redevelopment, we did it in Annapolis, MD - it worked well  |
| I do support missing middle redevelopment and reduced parking requirement with increased transit use  |
| The city should investigate identifying a developable FS parcel (perhaps near the sewer plant) to incorporate into the city for affordable housing and having the citizens vote on it.  |
| Change zoning in harmony high park to multi-family<br>- Deed restrict - no STRS<br>- Reduce/subsidize impact fees   |

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| In order to help solve the housing crisis I would like to see RVs allowed on a home's property. I understand the issue is safety. Can you please implement a new permit for homeowners to prove they have the correct safety/electricity plugs from the RV to hook up to so there is not a loud generator?  |
| Please change building code to allow for tiny homes (non plastic) and adobe on dome-style homes   |
| ADU, Tiny house, Sewer hookup, fees for multi   |
| Cultural Park: 3 stories and/or 4 stories. Reduce the open space % and increase height limit  |
| Housing 2 stories at the airport  |
| Allow more diversity of building materials and styles   |
| Village of Oak Creek Incorporation - agree  |
| Is there a way to incentivize deed restrictions especially in new developments  |
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| <b>Suggested Strategies 2022</b>  |
| ZONING/CODE: Streamline permit process / Zoning code change, permit more housing on existing lots. / Affordable housing, which can only occur if zoning and rules for building are loosened   |
| Effect a zoning change to allow residents to convert a room in their house for workers. Provide subsidies to help with the conversions.   |
| Get rid of single family zoning "?" Getting rid of single-family zoning doesn't mean we ban single-family homes   |
| DENSITY: Enable higher densities. / Increased density w/ lower cost housing needed for teachers, and many others, who serve our community increased! / Look at areas in the city limits where higher density housing could be placed / Pursue affordable housing, including increased density where appropriate / High density zones.   |
| ADU (Accessory Dwelling Unit): After local control is restored to limit STRs, re-allow ADUs w/ incentives (deed) restrictions for long-term rental of ADUs / Allow ADU unit to be rent short term if owner occupied primary. / Bring back the ADU program and grant ADUs to long-term rentals   |
| Continue to require home builders that plan new communities to have at least 15%-20% of the properties available to be rented to local workers..could be done a number of ways ..insist a portion always be available for rent without purchase so there is a reliable turnover and availability of apartments at said percentage rate without the apartments being sold for Airbnb rentals.  |
| I've lived here over 10 years and worked for the school system in the area for that time. When I walk up and down Rt. 89A I consistently see commercial properties (i.e. offices) that are vacant.<br><br>Why can't the city partner with these landlords and to find funding to convert these commercial suites to affordable apartments/housing for people to live in. They are attractive, near businesses, the Verde Valley Transit stops and would be a win/win for landlords and renters. |
| In Village of Oak Creek at Big Park School there is an effort underway to convert the unused school to teacher housing  |
| Perhaps a cooperative could be formed to support local aspiring homeowners who actively contribute to the vibrance of the local economy, much like what the also beautiful town of Telluride, Colorado has done.  |

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| Investor incentives to build affordable housing units  |
| ALTERNATIVE HOUSING: Pocket properties, tiny homes, sustainable housing for housing crisis / Printed houses / Flexible housing. BOXABL based in Las Vegas / Make mobile home parks   |
| Co-housing is in the code but not used / Use co-housing for smaller parties(?) / Use co-housing! Allow for less than 1 acre use!   |
| TINY HOMES: Explore tiny home options / Develop tiny home communities where the residents can own the land. Make it an HOA to avoid conversion to STRs / Planned community of Tiny (~400 sqft) homes / incentives for tiny home planned communities / Tiny home zoning.  |
| Rental control / Put rent control on rent prices on new rent permit for low-income housing   |
| Pay owner to rent to locals  |
| Set rental rates and STR rates but share an AirBnB between both types of housing throughout year   |
| Buy up vacant lots and infill with pre-fab ADUs or other affordable housing options.   |
| City buy land and build affordable housing   |
| don't build the garage in Uptown use land for affordable housing   |
| Create an affordable housing community between here and Cottonwood on 89A  |
| CULTURAL PARK: Repurpose cultural park / Agree with repurpose the cultural park. Contact developers to look at city + their thoughts and suggestions / Utilize areas at cultural park for building affordable housing / Build workforce housing on the edge of the Cultural Park along 89A while preserving the rest as it was intended. Creative architects can make 4 unit buildings that look like beautiful luxury homes |
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| <b>Suggested Strategies - Employee Housing</b>   |
| Consider offering subsidies to firefighter and law officers, medical workers   |
| Put workers on the city fringes and give them bus transportation to jobs in the middle - add people not cars   |
| Business owners band together to build workforce housing   |
| City owned and developed employee housing projects   |
| Business owners - take responsibility for employee sustainability. Better pay, living allowance, work conditions   |
| Dorm-like housing for seasonal workers   |
| Give teachers a bonus to help pay for high-priced housing  |
| Grants for teachers, healthcare workers, essential workers   |
| Lack of long-term rentals, lack of affordable housing. Aspen, Colorado has had employee housing for many years, if they can do it why can't Sedona?  |
| Thank you for the positive steps to build apt. workforce housing. We need longer [larger?] units so outside city limits would be nice  |
| Demand/encourage hotels to offer housing to employees  |
| Geographically spread out low and middle income housing for the support staff for the tourism industry, schools, independent business owners.  |
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| <b>Housing &amp; Economy</b>   |
| Not enough housing for those who work here, leading to staffing shortages at many businesses.  |

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| Affordable homes & rental housing for all the needed employees to keep Sedona in existence, otherwise we are on the way to drying up.  |
| Affordable Homes! I work in Sedona and the rent is absolutely impossible to find! Please limit vacation homes as the airbnb community is rapidly changing the local residences. If we don't have affordable homes for Sedona's work force, how will we run a town full of tourism? I know one to many people who have contributed to the community in amazing and beautiful ways be kicked out of their homes because of airbnb communities taking over. There are plenty of higher paying jobs and affordable housing in other surrounding cities for people to not want to work in Sedona. More than half of the people I work with are either living in cars or airbnbs to work here! This is unsustainable and soon the city will see more and more stores limit their hours due to lack of staff. |
| HOUSING must be available and affordable to those working/living in Sedona. The community cannot survive if no-one can work & live here  |
| Housing. Not having affordable housing for service personnel is causing stores (Walgreens), restaurants (Moon Dogs) and other businesses to close or curtail their hours of operation.   |
| Affordable housing must be addressed in order to house employees who work here. This will affect our local economy with many local businesses under-staffed and unable to keep employees.  |
| Cost of living. We are losing workforce due to the inability to afford to live here or nearby.   |
| Create affordable housing options for the minimum wage/and hourly wage workers who make the Sedona economy run.  |
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| <b>Housing &amp; Community</b>   |
| Affordable long term housing, creating community for all ages  |
| Diversive housing to allow families to grow in Sedona.   |
| Affordable rentals so FAMILIES come back and our schools grow back to what they were.  |
| Keep working on affordable housing so we can get kids and families back.   |
| Housing - maintaining a community that can support its residents and is full of residents of all ages and socioeconomic backgrounds. Includes affordable housing, limitations on vacation rentals, and good jobs.  |
| Affordable housing for workers & young families in Sedona. Workers should be a part of this community & therefore be able to afford housing. Young families be attracted to diversify our population and it is necessary for those starting out to be able to afford housing here.   |
| Yes, all of the above and there needs to be a plan for affordable housing for people who work in Sedona so they can also live near where they work and be invested in this community. It is sad to see Sedona go the way of places like Vail, Jackson Hole, etc. where the people who work there cannot live there.  |
| Housing. Affordable for our residents. Resort houses within residential areas are turning our quiet community into one giant resort.   |
| Long-term housing for rent so that people can stay here and live. With so many airbnb taking over the available housing, many people have had to move away from Sedona and we are losing the diversity of younger people and older people who can't afford to live here anymore. We need more multi-unit dwellings like condos and apartment to rent, but not subsidized.  |

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| Local resident housing and long term rental leases. Affordable real estate for local families purchasing houses in Sedona. Ban out of town real estate buyers and out of town airbnb owners   |
| <b>Housing &amp; Short-Term Vacation Rentals (SDR)</b>  |
| You're villianize short term rentals but demand for vacay homes from a greater population in PHX has change the landscape. As a senior I'm considering that option to fund my long term care and preserve my children's inheritance.  |
| It appears that unless there is state legislation to allow a cap on STRs and creative, more dense building options/zoning changes would be at risk of having more STR housing being built   |
| STR properties displacing local population / Corporate AirBnB bought everything affordable / Reducing STRs to increase long term rentals. / Out of town people owning housing market and turning housing into Airbnb which takes away the housing from the locals / Mitigation of the impact of STRs on overall housing availability and affordability. / AirBnBs are making our seniors and those on fixed income homeless!! / Housing. STRs have been a disaster for our community. We need houses to be available to families not tourists.  |
| GET RID and BAN out of town home owners for using property for AIRBNB. Save real estate for local owners only. / Don't pay STR owners to rent to long-term -- shut down STRs + convert back to long-term rental / stopping STRs to free up housing for long term housing. I have lived here for 36 years and hate what has become of Sedona in the last 5 years   |
| Getting the vacation house rentals back to long term rentals. I have seen quite a few houses for sale advertised as possible investments for vacation rentals. I would like to see the city to get the realtors on board to stop this advertising practice and not encourage this growth of STRs.   |
| Investor housing market is unnaturally driving up prices because economic model allows high return and therefore investors will pay more for a house.   |
| lack of housing due to STRs overtaking the town. STR regulations MUST be put in place ASAP and limited to commercial areas (i.e. 89A, Contractor's Rd, Shelby and the few other places that are commercial use) since STR's are mini-hotels not homes.  |
| The proliferation of STRs, mainly investor-owned, has had the knock-on effect of putting property purchases or rentals out of reach for most of those working in Sedona, who are the younger generations.   |
| The shortage of housing for long-term rental since currently, due to tourism, many homeowners prefer to rent them as airbnb.  |
| This survey talks about the need of housing, we have plenty of housing but all the houses are being used for airbnb rentals. Homes not hotels! Enforce noise ordinances and heavily fine homeowners and guests who do not comply.   |
| STRs - I live in the Chapel area and the number of STRs has mushroomed exponentially. Lots of problems with some but not all STRs (the lower rent homes become Party Central on weekends). We can't undo Ducey's decision in 2017, but we can closely follow what Scottsdale and other communities are doing to stem the tide of out-of-state investors. Read news articles about Telluride CO - residents there are finding it difficult to go out for coffee or dinner - no affordable housing = no workers for low paying hospitality jobs. This is happening all over at high-value tourist destinations. |
| Seriously, the vacation rentals in this town are destroying the quality of life for people who align with the mission and vision of Sedona, and contribute to it in their daily lives. Even with new  |

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| <p>efforts like Sedona’s down payment assistance program, there are no homes available to purchase, and those that are available are economically out of reach for the majority of local workers. Even when the homes become available, they are often scooped up by third-party investors (with ample cash) who see a chance to exploit our beloved home.</p>  |
| <p><b>Alternative Perspectives</b></p>  |
| <p>Alternative housing, I am against that</p>   |
| <p>Effects of high density housing</p>  |
| <p>I don’t think low income housing benefits life in Sedona. Maybe expand the trailer park on W. 89A?</p>   |
| <p>I feel there is affordable housing down towards Cottonwood, Rimrock, etc. Maybe more apartments would be beneficial in the long run but I don't feel low income housing is the answer.</p>   |
| <p>No affordable housing</p>  |
| <p>Low income housing should be outside of Sedona, like Cottonwood or Cornville, NOT in Sedona. Millions\$ houses do not mix with low income housing. When you spend between one and three millions for a house, you do not want to have low income multi-family, multi ethnic neighborhood, with all what it entails.</p>  |
| <p>Restricting multi-family housing</p>   |
| <p>Extend the thinking and planning for affordable housing to include Cottonwood, Camp Verde, and Clarkdale. You can commute to Sedona and live in any of these communities which have more land to develop this level of housing. At the same time, we do support expanding the diversity of housing in Sedona. These are two different things diversity means dwellings other than single family homes such as townhomes or condos not higher density affordable housing.</p> |
| <p><b>Commentary</b></p>  |
| <p>Affordable housing is also an important issue, but if it's going to be funded by tax dollars, affordable housing needs to be restricted to those in need who are working in and/or contributing to this community. What happened at Nepenthe should not be allowed to happen again.</p>  |
| <p>Affordable housing is an oxymoron. Builders will charge what the market will support. Thus sedona housing will never be affordable to average workers in Sedona.</p>   |
| <p>Living in RV's and trailers on city streets, rights of way and on lots zoned for other purposes is not good for the city, and should be stopped..</p>  |
| <p>It’s a known fact that city staff have blocked affordable housing initiatives for decades. Now residents must leave their community in droves—it’s shameful! Now that you’ve lost the staff to work in your million dollar resorts, I guess your choices are finally coming home to haunt you?</p>   |
| <p>more than 50% governmental focus on affordable housing and diversified local economy;</p>  |
| <p>More thoughtful structure regarding housing- vacation rentals, reasonable housing options for the many service workers supporting the Sedona economy</p>   |
| <p>Sedona bureaucrats and the wealthy people here have been talking about AFFORDABLE HOUSING for all income groups for more than 25 years now! Seriously, I remember the issue was front and center 25 YEARS AGO! And it's just been horse hockey!!!! They have been wasting money, lots and lots of money on one survey after another and after another about affordable</p>   |

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| housing for over 25 years now!!!!!!! They just don't want to share with lower income people! Enough with the Bull*%#!.  |
| There is no federal or state definition of "workforce housing"! It's called "affordable housing."   |
| Destruction of the housing market, in terms of individual, long-term residence occupation, by corporate brokerage entities such as Blackrock.   |
| Affordable housing -- I did not say "workforce" housing on purpose. People don't always choose to live where they work. However, housing in this community is not affordable for very many.   |
| Yes! In my backyard be a yimby  |
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| <b>Other Comments from April 19, 2023</b>   |
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| Loved seeing the maps, that was a great idea. But i would love to see a map of all the off-street parking which is also theoretically available for commercial or residential development   |
| The car shares etc. seems to be grooming sedona for Agenda 2030 to 15 minute city status which many oppose.   |
| This meeting's goal seemed to be to convince attendees that we have a housing problem and to get their input on how to solve it. But I don't see how that helps to define the 10-yr vision for hte city. Do we really know where we want to end up? Isn't that the role of the Comm. Plan |
| Interesting and informative presentation. Appreciated Ms. Boone recognizing some of the flawed statistics and data charts that were presented - kudos!!   |
| What's the timeline - when will it get accomplished   |
| Who gets 1st application to the homes   |
| Who runs the property, maintains if sold? Will they turn to STR   |
| Where start - DON'T DELAY   |
| Commercial height   |
| Where is all the \$\$\$ that was given to the City from Santora, CO - to give toward affordable housing?  |
| Where is the \$\$\$ coming from to accomplish the affordable homes?   |
| Any major development must include adequate parking for people who live outside of the city but come to the city to shop.   |
| Great event. Need to host event hours later in the evenings because service industry staff is working during these event hours. Also consider hosting morning event on the same da so it allows those with mornings free to participate   |
| Please do not remove parking lots. I understand the need for more housing and less traffic, but there are other solutions:<br>- License plate stickers limited to drive certain days<br>-Designate car pool requirements (not nec. A lane but a sticker)                                  |
| City council in my opinion gives P&Z guideline or leading input rather than P&Z looking up a plan BEFORE city council for it to continue this way would defeat the purpose of the volunteers to look at plans organically   |
| Monorail  |
| We need more public transit   |
| Raise minimum wage  |

Plan Sedona Housing Comments

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| Where will there be parking   |
| Would be nice to see more granular maps - i.e. what % is zoned for what |
| Must deal with parking and traffic                                      |
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