

Appendix A. Survey Form and Cover Letter

Land-Use Policies and Housing: A National Survey on Local Residential Development Regulation

This survey seeks important information about planning and zoning in communities with over 10,000 residents in the 25 largest metropolitan areas in the United States. Please answer all the questions to the best of your ability. While accuracy is important to us, your time is also important, so please **provide your best estimates for any information that is not readily available**. If you wish to comment on any questions or qualify your answers, feel free to use the space in the margins; there is also space for comments on the back of the survey form. Your comments will be read and taken into account.

Thank you very much for your help.

Institute of Urban and Regional Development
316 Wurster Hall
University of California at Berkeley
Berkeley, CA 94720

Nº 2327

Name of respondent: _____
Title: _____
Telephone number: (____) _____ Fax: _____
Name of community: _____ State: _____ Zip: _____
Date of response: _____

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A. Planning and Zoning

The first two questions concern overall regulations, including comprehensive planning and zoning, that are currently in force in your community. (Some states do not require their communities to adopt a plan or zoning ordinance.)

1. Does your community have a comprehensive (master, general) plan?
____ No.
____ Yes.
2. Does your community have a zoning ordinance?
____ No.
____ Yes.

If you answered "no" to questions 1 and 2, please skip to section C.

B. Zoning for Housing

The next few questions concern the availability of land in your community for development of multi-family housing. Even if your community does not allow multi-family housing development, please answer the questions.

3. What is the theoretical maximum number of dwelling units that may be constructed per net acre in your community, in areas zoned in the **highest residential density category**?
____ less than 8
____ 8-15
____ 15-30
____ more than 30
4. How has the maximum permitted density **changed since 1988**?
____ Stayed approximately the same (within 10%)
____ reduced more than 10%
____ increased more than 10%
____ don't know

5. Please indicate the approximate amount of undeveloped land as specified below. (By undeveloped, we mean areas either entirely without structures and areas that have farm buildings, small storage buildings, shacks, or sheds on them.) **If you cannot provide exact figures, please give us your best estimate.**
- _____ undeveloped acres zoned in the highest residential density category.
- _____ undeveloped acres in other zones where housing may be built at 15 or more units per net acre without a rezoning (including mixed-use, commercial, office, or other zones where housing is a permitted use).
- _____ total acres of undeveloped land, except park land, public school land, or permanently protected open space in the hands of a local, regional, state, or federal park district.
6. Does your community require a **popular vote** (ballot measure) **of the community's residents as a precondition to a rezoning** that would allow the construction of multi-family housing?
- _____ No.
- _____ Yes.

C. Community Expansion Potential

These questions will help us understand whether development in your community can expand into undeveloped areas at or beyond the community's current boundaries.

7. Is your jurisdiction a county?
- _____ No.
- _____ Yes. (If you answered yes, please skip the next three questions and proceed to question 11, on the next page.)
8. Which of the following statements is most accurate?
- _____ My jurisdiction is surrounded entirely by other incorporated jurisdictions or states and/or bodies of water. (If you chose this answer, please skip to question 11 on the next page, regarding urban growth boundaries.)
- _____ More than two-thirds of my jurisdiction's boundary consists of other incorporated jurisdictions or states and/or bodies of water.
- _____ Less than two-thirds of my jurisdiction's boundary consists of other incorporated jurisdictions or states and/or bodies of water.

9. Is a popular vote required as a precondition to annexation in your community?
(Please answer "no" if the only vote required is that of landowners or residents in
the area to be annexed.)

- No.
 Yes, a **binding** referendum has been required since _____ (year).
 Yes, an **advisory** referendum has been required since _____ (year).

10. Please choose the statement that best describes your elected officials' position on annexation since 1985.

- Elected officials in this community have consistently taken **explicit policy decisions not to annex** outlying unincorporated areas.
 Elected officials in this community have consistently taken **explicit policy decisions encouraging annexation**.
 Elected officials in this community have **shifted between explicit policies supporting and opposing annexation**.
 Elected officials in this community **have not stated their policy** regarding annexation.

11. Does your community have an "urban limit line" or other growth boundary, imposed by such policies as decisions to limit extension of urban services or designation of a "greenbelt" of open space around it?

- No.
 Yes; urban growth boundary in place since _____ (year).

D. Other Regulations Pertaining to Housing

The next few questions concern other local regulations that your community uses for the management of residential growth, including growth (rate) controls, moratoria, and adequate public facilities ordinances.

12. Does your community currently have a measure that explicitly restricts the pace of residential growth?

- No.
 Population growth limited to ___ percent per year, adopted _____ (year)
 Residential building permit issuance limited to ___(number) per year, adopted ___ (year)

13. Does your community currently have a moratorium on issuance of new residential building permits or the processing of subdivision maps covering all or part of the jurisdiction's geographic area? (Please include moratoria imposed by either your community or another unit of government or utility district.)

No.

Yes; a **jurisdiction-wide moratorium**.

Moratorium in force since ____ (year)

Moratorium will expire ____ (year)

Moratorium does not have a definite expiration date.

Yes; a **moratorium covering part of the jurisdiction** (specific zoning districts, geographic areas, environmental zones, etc.).

Moratorium affects **less than half** of the city's undeveloped land area.

Moratorium affects **more than half** of the city's undeveloped land area.

Moratorium in force since ____ (year)

Moratorium will expire ____ (year)

Moratorium does not have a definite expiration date.

If you answered no to both question 12 and question 13, please skip the next question and go on to question 15.

14. Does your current residential growth control or moratorium offer exemptions or incentives for affordable housing? ("Affordable housing" has controls that maintain it for at least five years at levels affordable to people earning less than 120 percent of the area median income.)

No.

Projects that consist mostly (more than 50%) of affordable units are exempt from the control.

The permit allocation system gives preference to affordable housing.

15. **Apart from any residential-growth limiting measures currently in force**, has your community had **other growth-limiting measures** that lasted for more than a year since 1980?

No.

Don't know.

Growth rate or building permit cap from ____ (year) to ____ (year)

Permit or subdivision moratoria (including moratoria imposed by either your community or another unit of government or utility district)

jurisdiction-wide moratorium from ____ (year) to ____ (year)

moratorium in part of the jurisdiction from ____ (year) to ____ (year)

16. Does your community have an "adequate public facilities ordinance" or some other ordinance that requires **off-site** public facilities (schools, roads, public safety facilities, water and wastewater facilities, parks, etc.) to meet or exceed specified levels of service (capacity levels) as a precondition of residential development?

- No.
- We do not have a formal ordinance, but we review projects on a case-by-case level and impose conditions of approval to ensure that projects mitigate their off-site impacts through fees or construction.
- We have a formal ordinance that applies to (check all that apply):
 - schools
 - transportation facilities (roads, highways, transit)
 - public safety facilities (police, fire stations)
 - water and/or wastewater treatment, supply, delivery, and/or storage facilities
 - parks, recreation, and/or open space facilities
 - other: _____

E. Affordable Housing

The final questions are on "affordable housing" in your community. (We define affordable housing as units guaranteed to remain affordable for at least five years to families earning less than 120 percent of the area median income.)

17. Does your jurisdiction use any incentives or requirements to encourage **private-sector builders to develop affordable housing**?

- No.
- We have an ordinance that awards a residential density bonus to developers of market-rate housing who agree to provide affordable housing units.
- Developers of market-rate housing are required to include affordable housing units in their developments.
 - At least ___ percent of the units must be affordable.
 - Developers may satisfy this requirement by paying a fee instead of building housing on site.
- We provide "fast-tracking" for builders who agree to provide some affordable housing.
- Other: _____

18. What **other programs** does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation? (Please check all that apply.)
- We use city funds or provide staff to support local non-profits.
 - We work with the public housing authority to build new affordable housing and/or substantially rehabilitate existing uninhabitable units.
 - We arrange for purchase of existing private-sector units for conversion to long-term affordability.
 - We have adopted an ordinance providing for waivers of planning or development impact fees on affordable housing projects.
 - Other programs in place:

19. Approximately how many affordable housing units, assisted by either the public or the private sector, are there in your community (see definition above)? **If you cannot answer this question, please indicate the name and telephone number of someone who can.**

- There is no government-assisted affordable housing in this community.
- # built or substantially rehabilitated by the public housing agency or a non-profit with federal, state, or local subsidies (including existing private-sector units bought and made affordable)
- # built or substantially rehabilitated by private-sector developers as a result of a local government regulatory incentive or requirement (condition of approval)
- # total
- Number of these housing units built between 1980 and 1994 (inclusive)
- Please call _____ at _____ to obtain this information.

Thank you for your assistance. Please feel free to write additional comments or questions about the survey on the back page.

Is there anything else we should know about planning and zoning for residential development in your community? If so, please use this space for that purpose.

We very much appreciate your contribution to this effort. If you would like a summary of our results, please print your name and address on the **back of the return envelope**. We will see that you get a summary.

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INSTITUTE OF URBAN AND REGIONAL DEVELOPMENT

BERKELEY, CALIFORNIA 94720

April 5, 1994

Mr. Phil Testa
Development & Community Services Director
City of Chandler
125 E. Commonwealth
Chandler, AZ 85525

Dear Mr. Testa:

Growth issues and housing affordability are both influenced by local land-use planning and zoning. Our knowledge of current local land-use planning practices remains limited, however. To broaden understanding about the state of the art in U.S. land-use planning, we are asking you to complete the enclosed brief survey about the City of Chandler's land-use, growth-management and housing policies.

Your response is very important to us, because we are trying to compile a detailed and complete picture of planning and housing policies in each of the 25 metropolitan areas we survey. Without a response from your jurisdiction, our results will not accurately reflect how planning occurs in metropolitan Phoenix.

Gerald Stricklin, President of the Arizona Chapter of the American Planning Association, is looking forward to reviewing the results of our survey. We have agreed to share our results with your state's APA chapter to allow wider knowledge of local land-use planning practices in Arizona. We will be issuing a brief publication—probably in September 1994—with information compiled from the survey about local planning practices, housing programs, and growth management policies, and will also make the complete dataset available to your APA chapter.

The survey should require about 15 minutes. After you complete it, please return it in the enclosed stamped, self-addressed envelope. If you would like to obtain a copy of the publication on our results, please write your name and address on the back of the return envelope. If you have any questions, please call me at 510/526-5102. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Rolf Perdall".

Rolf Perdall
Research Associate