
**SUMMARY
OF
CITIZEN PARTICIPATION MEETING FOR WARNER ENCLAVE**

A meeting was held at 6:30 p.m. on January 17th, 2017 at the American Leadership Academy. The location was 4507 S. Mountain Road, Mesa, which is within one-half mile from the proposed Warner Enclave subdivision. This is also the location which the surrounding Homeowner's Association typically meets. The date, time and location of the meeting were specifically chosen due to the circumstance that a regular Homeowner's Association meeting was also scheduled for 7:00 p.m. at the same location.

Prior to the meeting, calls were received from two residents. They were inquiring about the nature of the development. They reported that emails and Facebook postings were circulated to neighbors which indicated that the proposed low-income Section 8 housing project would destroy property values.

There were 221 letters mailed to property owners with an invitation to the Citizen's Participation meeting. Approximately 36 people attended the meeting, with 23 of them signing an attendance sheet (attached).

The neighbors expressed the following interests:

- They nearly unanimously preferred that the site be developed as commercial.

It was stated by several that they did not have a gas station nearby or other commercial facilities. They stated that they had purchased their home with the understanding that this parcel would be commercial.

The owner responded that there is not enough traffic for a commercial use at this location. It is effectively at the end of any traffic circulation and that no commercial use would be able to financially survive this location at this time, or in the foreseeable future.

- They were interested in the size of the proposed homes.

Some live in homes in excess of 3,000 square feet. They were concerned that the proposed homes would be smaller.

The owner responded that the smallest home would be nearly 2,000 square feet, and that the largest would be approximately 2,500 square feet.

- They expressed concern about the price of the proposed homes.

Initially, they had been told that the project was low-income Section 8 housing.

The owner could not precisely quote pricing at this time. Although somewhat premature, it was felt that they would be in the \$250,000.00 to \$280,000.00 range. He stated that since financing is currently difficult for many buyers, his price point is sensitive to FHA financing limits.

- They were concerned about their property values being decreased.

Several mentioned concerns of the proposed quality of construction and the size and pricing of the homes.

The owner could only assure the neighbors that the housing would be of substantial quality, and that the overall impact to them should not be negative.

- They were interested in who would be constructing the homes.

A couple of the neighbors asked if the owner would consider selling the parcel to a national home builder.

The owner stated that he may build the homes himself; partner with another builder; or sell the improved lots to another builder entirely. Those were all options that he could not deny, but it was most likely that he would build on the lots himself, or in partnership with a homebuilder.

- They asked about the setbacks of the proposed homes.

There was some concern expressed about the interior 5 foot side setbacks.

The owner had no specific comment regarding the side setbacks.

The meeting adjourned at approximately 7:45 p.m., at which time only 6 neighbors remained.

Warner Enclave
Citizens Participation Meeting
January 17, 2017
6:30 p.m.
American Leadership Academy
4507 S. Mountain Road, Mesa, AZ 85212

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5 Daniel Dargatz	4548 South Chatham. 85212		
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15 Tyler Lively	11538 E. Sebring Ave Mesa AZ 85212		
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