

Exhibit 4 - Open House Question and Response

Date	No.	Question/Comment	Response
3/10/2025	1	Why is this amendment proposed?	Residents in communities are saying that the units they can buy do not allow for flexibility. Some would like the option for conventional build to allow for more permanence and customization.
	2	How does this affect taxes?	Should not have a significant impact. Determined by the tax assessor.
	3	Is modular considered manufactured?	Modular is regulated under IRC similar to conventional construction.
	4	Why would we make these lot types harder to come by?	The lots will still have the same rights to have manufactured homes and RVs. This will give the homeowner another housing option.
	5	Do setbacks and lot coverage still apply?	The setbacks per each subdivision would still be applicable in addition to limiting the height to 1 story.
	6	My subdivision already has stick build, why is that?	Some subdivisions have sections that allow for stick build, this amendment would apply to those areas where the housing type is limited to manufactured homes.
	7	Will communities be able to prohibit conventional build?	CCR's can still prohibit conventional construction if you have an HOA
	8	Would this change the tax designation for our subdivision?	n/a
	9	How tall is one story?	Technically a single story could go up to 30 ft. Staff will evaluate further.
	10	Would a mezzanine count as a second story?	It would depend, a roof structure could make it a second story
	11	Would an RV garage with a loft be considered a second story?	Yes, but it would depend on how the building code is applied.
	11	Are there rules regarding putting a second manufactured home on your lot?	Yes, manufactured home lots are limited to one unit per lot.
	12	With the new ADU allowances, can you have conventional construction home and ADU?	Yes. Either one manufactured home with a conventional construction ADU, or a conventional home with a conventional ADU.
3/13/2025	13	What is the schedule for these amendments?	More direction on the timeline will be available after the committee hearing. Hope to go to City Council before they go to break in July.
	1	What is the schedule for these amendments?	More direction on the timeline will be available after the committee hearing. Hope to go to city council before they go to break in July.
	2	Are people already getting permits for conventional construction?	Building official allowed minor changes over the counter and over time the scope has increased. Until this is passed those modifications are not permitted.
	3	Will it be an issue that I have a septic system?	Code would require a connection to the sewer system.
	4	Does the city have samples of the types of homes that can be built?	Refer to matrix.
	5	Can Arizona rooms continue to be constructed as they previously have been?	Text amendments define additions as accessory structures to allow for livable additions in addition to the Arizona Rooms.
	6	Who controls the size of the homes?	Units will need comply with setbacks and building code. The HOA can apply more restrictions or even outright ban conventional construction.