

## COGS Candidate Questionnaire

Instructions: Please fill out the information requested and return it by **May 4, 2022 midnight** via email to: [info@cogsaz.net](mailto:info@cogsaz.net) Upon receipt of your completed questionnaire, you will be contacted to schedule an appointment for an interview with the COGS Board of Directors..

*Your complete and unedited responses will be posted on the informational COGS website for public review, along with those of the other candidates. Please keep your answers brief.* However, if you need more space the box will expand to accommodate you. If needed, please continue on an additional page.

No.	Question	Response
1.	<b>DEMOGRAPHICS</b>	
1.a.	Name	Raoul Zubia
1.b.	Address	7307 E Villa Way, Scottsdale, AZ 85257
1.c.	Phone	480-242-3312
1.d.	Years living in Scottsdale	62
1.e.	When did you register to vote in Scottsdale? Have you failed to vote in any Scottsdale or General Election since you registered?	1978, No
1.f.	Have you been elected or appointed to City positions including City Task Forces, Boards, Committees or Commissions? If so, please list.	Human Services Commission, Commissioner 2010-2016, 2020-2021; Chair 2014-2016, 2021-2022
1.g.	Please list any Civic Activities or organizations you belong to.	<ul style="list-style-type: none"> <li>- Scottsdale Leadership Graduate &amp; Hodges Alumni Achievement Award Winner</li> <li>- Partners for Paiute, Board Member and Chair</li> <li>- Charros Foundation, Board Member</li> <li>- Coronado Promise Campaign Member</li> <li>- Parada del Sol Committee Member</li> </ul>
1.h.	Education/Training	University of Phoenix, BS, Public Administration Coronado High School
1.i.	Current Occupation or Pre-Retirement	Business consultant, former banker
1.j.	Other personal information that you would like to share:	Dad to two rescue labs, Moose & Giovanni
2.	<b>CAMPAIGN INFORMATION</b>	
2.a.	Address	P.O. Box 1082, Scottsdale, AZ 85252
2.b.	Phone	Same
2.c.	Fax	N/A
2.d.	<b>Web-site address**<i>important</i>*</b>	Zubiaforscottsdale.com
2.e.	E-Mail address	Raoul.Zubia@ZubiaForScottsdale.com
2.f.	Endorsements	Pending

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3.	Why have you decided to become a candidate for City Council?	As a lifelong south Scottsdale resident and community volunteer, I love my community and want to be a force for positive change that ensures that Scottsdale is special, vibrant and financially strong.
4.a	Identify 3 major issues facing the Council.	<ul style="list-style-type: none"> <li>- <b><u>Protect neighborhoods.</u></b> Scottsdale is our home. We must ensure the quality and safety of neighborhoods.  Short-term rentals threaten neighborhoods. We must enforce existing ordinances, seek common sense reforms and continue lobbying the state legislature for more protections and local control.  Development must be sensitive to surrounding neighborhoods and consideration should be given to the impacts of height and traffic on neighbors.</li> <li>- <b><u>Provide workforce housing.</u></b> Healthy communities provide a variety of housing options across many price points. It is important to provide housing for young people who want to build lives in the town where they grew up, for young families, for young professionals, for people who work in our community and for seniors.  Housing prices are skyrocketing, and many can no longer afford to live here. We must provide housing options to remain a strong, vibrant community.  To accomplish this, new projects should be encouraged to provide attainable housing options. City policies should encourage investment in housing.</li> <li>- <b><u>Keep Scottsdale financially strong.</u></b> We must ensure that we keep taxes low, that residents get value for their tax dollars, that quality of services are high and that our decisions strengthen our financial security.  A large part of our financial strength comes from the strength of our business community. Our strong, diverse business community provides high-paying jobs and contributes significant tax revenue. Job creators choose Scottsdale because of the ample economic opportunity and the ability to attract top talent.  Our quality of life and our strong business community are interdependent. Our quality of life attracts businesses, and our businesses pay significant taxes that support our quality of life.</li> </ul>
4.b	Identify 3 major issues facing the City.	Same as above question 4a
5.	If elected, what would you like to accomplish?	Same as above question 4a

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6.	<p>Are there matters that may come before the City Council in which you would have a Conflict of Interest?</p> <p>If yes, what would the conflicting issues be?</p>	<p>X No <input type="checkbox"/> Yes</p>
7.	<p><b>Identify citizen/city processes that you believe need to be:</b></p>	
7.a.	<p>Created</p>	<p>Support the creation of the short term rental enforcement unit.</p>
7.b.	<p>Improved</p>	<p>We must continue to seek ways to improve the City's ability to get information to residents and to provide better ways for residents to provide feedback to the City</p>
7.c.	<p>Reduced</p>	
7.d.	<p>Eliminated</p>	
8.	<p><b>Please state your position and/or action on the following zoning and land use issues:</b></p>	
8.a	<p>What is your position on citywide rezoning requests, text amendments, and General Plan Amendments that significantly change land use or increase height and/or density, especially in proximity to low-scale residential neighborhoods?</p>	<p>Each zoning request should be considered on its merit.</p> <p>We must preserve the rural character of our northern neighborhoods and the suburban character of our central and southern neighborhoods.</p> <p>Projects must be sensitive to surrounding neighborhoods and consideration should be given to the impacts of height and traffic on neighbors. At the same time, we need to balance the need to invest in aging parts of town and find ways to improve housing affordability.</p>
8b	<p>Typically, zoning entitlements are granted based on a promise to build to a specified development plan, with defined stipulations, that presumably provides specific Public Benefit. Once granted, if the property is sold, the new owner does not have to build what was originally promised in exchange for the entitlements.</p> <p>Do you support Conditional Zoning approvals that have time limits for construction to begin and/or unless an amended project, the approved zoning would revert back to the original zoning?</p>	<p>All zoning and entitlements go with the land and do not change when a property changes hands. A property owner is not required to build a project but if they do build a project than it must adhere to all the stipulations. If the property owner wants to change anything about the current zoning, they are required to go through the public and City Council approval process.</p> <p>Time limits for construction would create an incentive to move projects forward quickly and expedite improvements. I am supportive of time limits.</p>

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8.c	<p>Recently, Scottsdale Fashion Square redevelopment was granted significant increases in height, without the location(s) for the height increase being identified. What is your opinion of this type of open-ended provision?</p> <p>Scottsdale Fashion Square contributes about \$13 million and 7% of the sales tax collected in Scottsdale. What are your recommendations to maintain its viability and tax revenue stream?</p>	<p>The Fashion Square rezoning included allowable heights along with specifically prescribing what percent of the parcel may be how tall, the percent of open space required as well as defining the setbacks and step backs requirements. Providing flexibility within these restrictions ensures the quality of the project while giving the Fashion Square the flexibility they need to respond to clients' needs.</p> <p>The Fashion Square is successful while other shopping malls are going dark. The rezoning gave them the flexibility to respond to changing market trends that will ensure their future success.</p>
8.d	<p>In "The Outpost" project, rezoning case, Rural land was rezoned to commercial adjacent to residential large- lot Rural lands, against staff recommendations, breaking with a longstanding policy prohibiting such rezoning.  What will be your position on similar future rezoning case?</p>	<p>We should consider each case on its own merits. We should be especially sensitive to rezoning single family residential for commercial purposes. In the case of the Outpost, the zoning required setbacks greater than required on neighboring parcels as well as architectural design and landscaping details that buffered it from its neighbors. The parcel is also located on a busy intersection between a church and commercial operation and would have little impact on surrounding neighborhoods.</p>
8.e.	<p>What is your position on the prompt and precise enforcement of the conditions and stipulations prescribed in a Conditional Use Permit?</p> <p>What is your position on the revocation of a Conditional Use Permit whose holder was not in compliance with all major CUP conditions and stipulations that negatively impact neighbors?</p>	<p>If permit holders are not meeting the conditions of their permits, they should be held accountable. If they have been notified of a violation and have not come into compliance, then their permit should be revoked.</p>

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8.f.	<p>Should the city government have any role in the increased housing costs that are resulting in essential city workers and young families not being able to live within city limit</p> <p>How would you describe the effects upon the city with the addition of numerous multi-family apartment complexes citywide and the rezoning of single-family parcels into multi-family parcels?</p>	<p>Yes. Government has a role to play in housing affordability.</p> <p>Housing affordability is a supply and demand issue. Scottsdale homes have long commanded premiums over similar homes in other communities but today, as demand outstrips supply, the premiums have skyrocketed.</p> <p>Economists tell us that in Scottsdale, and across the region, housing starts have not kept pace with our population growth, and it will take years for us to catch up with demand. This phenomenon – the lack of housing supply and extremely high prices – threatens our financial stability and ultimately our quality of life.</p> <p>Businesses are important to our economic strength. They pay taxes that support services and provide jobs. As businesses look to expand or locate, access to talent is an important consideration. We must be able to provide housing at a reasonable price for all their workers to help make Scottsdale an attractive place for businesses.</p> <p>Multifamily housing is one way to help increase the supply of housing and improve the supply and demand imbalance. While few new multifamily projects might be considered affordable, recent projects have proposed an element of affordability – either affordable units or discounts. In addition, as new projects are added, older projects will try to compete by becoming more affordable.</p> <p>I am not aware of any rezoning of single family residential to allow for multifamily, nor would I support any such rezoning.</p> <p>Rezoning for multifamily projects have converted commercial properties into multi-use properties that allow both commercial and residential uses.</p> <p>Putting multifamily housing in areas of already intense use and close to jobs ensures that there will be minimal impact on neighborhoods and provide housing for workers.</p> <p>We must continue to support quality projects that provide more housing options, both for sale and for rent, across many price points. For our seniors, who are being priced out of their homes, the City should look at federal grants to help.</p>
8.g.	<p>Would you support a designated Entertainment District with its own unique Noise and Event Ordinances?</p>	<p>I am always open to exploring ways to protect neighborhoods.</p>

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8.h.	In your opinion will the new city Short Term Rental controls and fines improve the neighborhood experience?	The controls will help us address the properties that are disturbing neighborhoods. The additional police staff will also help with enforcement. We should continue to look for common sense solutions and continue to lobby the legislature for more local control over short term rentals.
8i	Should all new projects be required to meet Green Building standards or offered bonuses (i.e. increased height or density or other amended standards)?	We should encourage all projects to meet Green Building standards. Projects that request amended standards should be required to provide community benefits, like meeting Green Building standards
8.j	Up-zoning increases the intensity of land use and density. Under what conditions do you support Up-zoning?	We should look at community needs. Up-zoning should replace tired old buildings or create in-fill on a vacant parcel. It should provide housing options.
9.	<p>There are not enough Preserve tax funds remaining to allow acquisition of all the remaining land within the voter approved McDowell Sonoran Preserve Boundary.</p> <p>Should the city council determine if citizens want to complete the Preserve and if so how to pay for it?</p> <p>If not, how do you propose utilizing the remaining and future dedicated Preserve funds?</p>	<p>I support the formation of a citizen task force to discuss the future needs and desires of the community. Additional funds could come from extending the sales tax.</p> <p>The remaining Preserve Tax would not be enough to buy all the land within the study boundary but there may be enough to do some small acquisitions.</p> <p>I would also support going back to the voters to ask for permission to use the remaining preserve tax to fund operations and maintenance. Now that we have this wonderful asset, we ensure that we protect what we have preserved.</p>

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10.	Please state your position on city council Homeless policy and the current COS programs.	<p>As a member of the Human Service Commission, I have been very involved with the City's efforts to address homelessness.</p> <p>The City contributes to and invests in successful programs that provide services to the homeless.</p> <p>Social workers and police collaborate to work with the homeless to connect them with services and programs that will address their immediate needs for a safe place to sleep and eat, as well as to provide services to address the underlying reasons for their homelessness.</p> <p>When City staff reach out to homeless individuals, they don't always accept the help. In that case, we respect their legal right to use public spaces. City staff will then be diligent and make frequent contact with these individuals in the hope of building trust and that they will eventually accept help.</p> <p>We must continue to work with our regional partners for ways to address homelessness.</p>
10.a	What is your vision for the city? What should Scottsdale look like in 10, 20, or 30 years from now?	Scottsdale will be a beautiful, safe place to live, work and play. We will continue to be a world-class tourism destination with great amenities. We will be financially strong with the lowest tax rates and the strongest home values.
10.b	What is your position on the merchants' proposed Construction Mitigation Plan ordinance that requires downtown projects to park their supplies and employee vehicles off public streets?	I support exploring how we might enhance our construction mitigation ordinances to see if there are ways that we can reduce the impact of construction on local businesses.
11.	<b>Please state your position and/or</b>	<b>action on the following finance issues:</b>
11.a	<p>The COVID-19 pandemic has taken a severe toll on Scottsdale's finances, businesses, and tourism industry. While an exact dollar figure is not yet available, we know it is in the millions.</p> <p>At the April 26<sup>th</sup>, 2022, city council meeting the Fiscal Report by the city treasurer outlined current financial status. What is your opinion on the current financial sustainability of our city?</p>	<p>Financially, the City is in a good place but we need to be continue to be fiscally responsible. Inflation is a concern and economists warn of an impending recession. The state flat tax and changing population growth puts state shared revenues at risk.</p> <p>Over the long term, housing affordability may impact our financial strength. If businesses cannot attract talent to work in Scottsdale because of affordability issues, they might choose to locate elsewhere.</p> <p>In short, we are in good shape today but we must be vigilant.</p>

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11.b	Do you support using taxpayer funds to subsidize or enter private-public partnerships for private sector investments such as buildings, stadiums, promoted events, etc.?	<p>Our City Charter does not allow us to fund anything that does not have a public benefit.</p> <p>In terms of stadiums and events, the voters approved the bed tax to be paid by visitors and to be used to market Scottsdale as well as to invest in places and events to make Scottsdale an attractive place to visit. Stadium enhancements and events are consistent with the voter mandate created when voters approved the tax.</p>
11.c	<p>At present, the City has awarded multimillion-dollar contracts to the Scottsdale Cultural Council and Experience Scottsdale without going through a bid process.</p> <p>Are you for or against continuing this practice and why?</p>	<p>Scottsdale Arts and Experience Scottsdale have histories of outstanding service to our community. Their history and knowledge would be hard to replace. I believe we should continue our contracts with them and make sure that we have clear performance measures that hold them accountable for delivering success and operating efficiencies,</p>
12.	<b>Please state your position and/or</b>	<b>action on the following transportation questions:</b>
12.a.	The Transportation Master Plan was approved by city council at the April hearing. What decisions in that document would you encourage to change in the future?	The Transportation Action Plan is a roadmap for staff to plan future improvements. All the projects in the plan require additional review and approval for funding. As each project comes forward, we will have an opportunity to review and hear citizen feedback before proceeding so if there are changes that need to be made, we will have the chance to make them.
12.b	<p>Within the Downtown area, the city has approved under-parked projects by charging in-lieu parking fees at the last rate approx. \$13,000/space which is under current value of \$50K to \$60K to construct.</p> <p>This fund was to be used to build public parking facilities in the future. Staff reported that funds have been used for non-garage funding and is too small an amount for land purchase or garage construction.</p> <p><b>How do you propose to deal with Downtown parking issues and the use of in-lieu parking fees?</b></p>	<p>During on the 2020 Work Study on Parking, staff reported that since the inception of the program, 496 in-lieu parking credits have been created and the credits paid for 855 new spaces. The funds were used as intended and created new parking spaces.</p> <p>Going forward, the Council's recent changes to increase parking requirements – as requested by downtown merchants – should help meet parking needs. In addition, the bond included money for another parking garage.</p>
13.	<b>Please state your position and/or</b>	<b>action on the following questions:</b>
13.a.	What steps would improve Public Safety to reduce impaired driver/pedestrian traffic deaths in our downtown?	Improving the lighting downtown and adding cameras will allow police the opportunity to more easily monitor a larger area and to quickly identify opportunities to intercede and keep everyone safe.



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13.b.	Residents citywide have expressed concern about the lack of responsiveness or fine enforcements by of the Code Enforcement department. Additionally, the COS Audit 2021 for that department summarized sub-standard performances.  <b>How would you improve this situation?</b>	Staff accepted the Audit Reports and have been working on implementing the recommendations for improvement. As a Councilmember, I will investigate and review resident concerns, like those identified with Code Enforcement, and work with City Leadership to ensure that service improvements are made and departments are working efficiently.
13.c.	<b>Do you believe that the mindset of your supporters and contributors is representative of Scottsdale residents' values and vision?</b>  <b>If so, why?</b> <b>If not, why?</b>	I believe that we need to listen and respect all voices. The outcome of the election will tell me if my supporters and I represent the vision and values of the broader population.
14.	<b>Identify city services that you believe need to be:</b>	
14.a.	Created	N/A
14.b.	Improved	N/A
14.c.	Reduce	N/A
14.d.	Eliminated	N/A
15	<b>Identify city revenue sources that should be:</b>	
15.a	Created	N/A
15.b	Increased	N/A
15.c.	Reduced	N/A
15.d	Eliminated	N/A
16.	Is there anything in your background that you would not like publicized on the front page of local newspapers?	X No <input type="checkbox"/> Yes (If yes, please explain)
17.	Additional Comments:	

Signature \_\_\_\_\_ *Raoul Gabia* \_\_\_\_\_

\_\_\_\_\_ Date 5/1/2022 \_\_\_\_\_

Please type your name for your electronic signature.

Thank you for your time and careful consideration of each response.

Please email your completed questionnaire **by May 4, 2022 midnight** to: [info@cogsaz.net](mailto:info@cogsaz.net)

**ALL completed candidate's questionnaires will be posted on the COGS website at [www.cogsaz.net](http://www.cogsaz.net)**

## COGS Candidate Questionnaire

*Thank you for taking your valuable time to complete this questionnaire.*

*The COGS - Coalition of Greater Scottsdale—Board of Directors*

*Andrew Scheck, Jim Davis, Howard Myers, Marilyn Atkinson, Chris Schaffner, Stan Morganstern, Copper Phillips and Sonnie Kirtley*