HOUSING ELEMENT‡

Since incorporating in 1951, Scottsdale's housing and neighborhoods have shifted and evolved in response to marketplace trends, evolving community character, and family lifestyle preferences. Scottsdale pioneered creative housing solutions in Arizona, such as townhomes, master-planned communities, downtown urban living, and custom single-family desert homes.

In general, Scottsdale maintains higher housing costs and values than comparable housing in other valley communities because of the community amenities, services, and quality of life. Although this is beneficial for property and resale values, housing for the full spectrum of Scottsdale's citizens, service workers, entry-level homeowners, seniors on limited incomes, and citizens with special social or physical needs, has become more difficult.

Scottsdale is a community of choices. As such, the community embraces a variety of housing options that blend contextually with our neighborhoods. At projected build-out in 2055, Scottsdale's population is expected to reach 316,700 residing in 157,034 housing units.‡ While single-family homes will continue to be the predominant housing type in Scottsdale, an increasing number of people, from young professionals to retirees, seek an urban lifestyle or need more affordable and diverse housing options. As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale's multiple generations.

The goals and policies of the Housing Element encourage future housing options in Scottsdale to include a wide range of opportunities for people living and working in Scottsdale, as well as people at different life stages, income levels, and social and physical abilities.

Goals and Policies

Goal H 1 ‡

Support diverse, safe, resource-efficient, and high-quality housing options.

Policies

H 1.1   Maintain Scottsdale's quality-driven development review standards for new development. *[Cross-reference Character & Design Element]*

H 1.2   Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction. *[Cross-reference Character & Design Element]*

H 1.3   Ensure community dialogue during zoning and the development review processes to encourage context-appropriate development designs. *[Cross-reference Community Involvement and Character & Design Elements]*

H 1.4   Support the creation of mixed-use projects, primarily in Growth and Activity Areas, to increase housing supply within walking distance of employment, transportation options, and services. *[Cross-reference Land Use and Growth Areas Elements]*

H 1.5 ‡   Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth. *[Cross-reference Character & Design Element]*

H 1.6 ‡   Maintain, improve, and create high-quality and safe housing for all citizens. *[Cross-reference Safety and Healthy Community Elements]*

H 1.7   Coordinate across city departments to ensure homes in Scottsdale are safe, resource-efficient, and high-quality. *[Cross-reference Safety and Conservation, Rehabilitation, & Redevelopment Elements]*

H 1.8   Encourage developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality. *[Cross-reference Character & Design and Open Space Elements]*

H 1.9   Foster healthy indoor environments by working to improve conditions that may adversely affect indoor air quality. *[Cross-reference Environmental Planning Element]*

H 1.10 ‡   Work with property owners to rehabilitate or rebuild any sub-standard housing in the community.

Goal H 2 ‡

Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

Policies

H 2.1 Establish incentives for the development of high-quality, durable, and resource-efficient housing that accommodates workforce and low-income levels.

H 2.2 Support programs aimed at increasing homeownership among entry-level and moderate-income households. *[Cross-reference Neighborhood Preservation & Revitalization Element]*

H 2.3 Reduce government financial and regulatory constraints, and whenever possible, offer expeditious processing of development proposals and building permits to enhance housing affordability.

H 2.4 Encourage the development and preservation of affordable housing types, including smaller units and older housing stock. *[Cross-reference Arts, Culture & Creative Community Element]*

H 2.5 Leverage State and Federal funding opportunities to create and preserve high quality, safe, energy-efficient, and affordable housing.

H 2.6 Support partnerships and initiatives whereby builders and/or major employers help provide housing options for employees. *[Cross-reference Economic Vitality Element]*

H 2.7 Encourage the development of workforce housing with the new development and/or expansion of hotels, resorts, and other generators of service-level employment. *[Cross-reference Economic Vitality Element]*

H 2.8 ‡ Support adjustments to the housing mix based on demographic needs and economic changes within the city. *[Cross-reference Land Use Element]*

H 2.9 Protect the affordability of units at risk of losing State or Federal subsidies.

H 2.10 Seek to provide quality short-term housing options that accommodate those in need of immediate temporary shelter.

Goal H 3 ‡

Provide housing options that allow for all generations of Scottsdale residents to continue to live here, regardless of life stage or ability.

Policies

H 3.1   Develop the full spectrum of senior housing options in locations served by public transportation or within reasonable walking distance to health services and community facilities. *[Cross-reference Circulation and Healthy Community Elements]*

H 3.2   Promote housing opportunities and accessible living environments that allow seniors to age-in-place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community. Sensitively integrate and connect these facilities into neighborhoods. *[Cross-reference Healthy Community Element]*

H 3.3   Encourage intergenerational interaction by linking housing with community facilities. *[Cross-reference Healthy Community and Public Buildings Elements]*

H 3.4   Support use of local, State, and Federal matching funds, in partnership with non-profit and social agencies, to acquire and rehabilitate multi-family housing. *[Cross-reference Conservation, Rehabilitation, & Redevelopment Element]*

H 3.5   Partner with and support nonprofit agencies and organizations that provide shelter, housing, and services for homeless and vulnerable populations. *[Cross-reference Public Services & Facilities Element]*

H 3.6   Identify regional partners and, as appropriate, use regional solutions for housing options for all generations and abilities. *[Cross-reference Healthy Community Element]*

H 3.7   Encourage universal design in new and rehabilitated housing units to support all life stages and abilities. *[Cross-reference Character & Design Element]*

Goal H 4

Abide by regulations that prevent housing discrimination practices toward any person, as required by local, State, and Federal laws.

Policies

H 4.1 ‡   Comply with local, State, and Federal laws prohibiting discrimination in housing and support fair and equal access to housing regardless of race, color, sex, creed, familial status, economic level, or ability. *[Cross-reference Healthy Community Element]*

H 4.2   Continue to monitor and partner with local agencies, non-profits, and businesses to provide fair housing information, legal services, foreclosure prevention assistance, and anti-predatory lending assistance.