

5 ● HOUSING



Introduction

Housing is much more than any particular building, street location, and/or neighborhood. Where people live, who their friends are, what quality of schooling their children receive, and what job opportunities are available all influence, and are derived from, their housing situation.

Maintaining existing and developing new housing options are important considerations for planning Southern Scottsdale's future. Southern Scottsdale residents desire a diversity of single and multi-family dwellings, housing options that allow the elderly to age in place, and the development of workforce housing to support major employers in the area. Community members have specifically identified mixed-use development as a primary means for providing a greater range of diverse housing opportunities.

As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices. The following housing goals and policies provide a structure to assist in advancing these diverse housing efforts throughout Southern Scottsdale.

Goals and Policies

GOAL H 1

SUPPORT DEVELOPMENT OF WORKFORCE HOUSING THROUGHOUT SOUTHERN SCOTTSDALE.

- **Policy H 1.1**
Support higher-density, workforce housing options along major arterials, Opportunity and Regional Corridors, Regional Centers, and Activity Areas in Southern Scottsdale.
- **Policy H 1.2**
Provide regulatory flexibility as well as development and fee incentives to encourage the development of affordable workforce housing.
- **Policy H 1.3**
Streamline regulations and expedite review processes to facilitate workforce housing and higher-density development options.
- **Policy H 1.4**
Support the development of workforce housing to ensure that provisions are made for meeting the shelter needs of essential workers such as police, teachers, firefighters, nurses, knowledge and service workers, and others.
- **Policy H 1.5**
Encourage workforce housing to be included in large redevelopment projects.

GOAL H 2

EMBRACE A WIDE RANGE OF HOUSING OPTIONS.

- **Policy H 2.1**
Promote changes to ordinances, policies, and standards that support a greater mix of housing sizes, styles, types, and range of pricing throughout Southern Scottsdale.
- **Policy H 2.2**
Facilitate public and private partnerships to develop new housing options and/or revitalization of existing neighborhood housing stock.
- **Policy H 2.3**
Provide regulatory, policy, and design considerations that focus on accommodating new housing typologies in Southern Scottsdale.
- **Policy H 2.4**
Increase availability of housing choices that meet the living activity requirements of diverse individuals, families, and for persons with disabilities.

- **Policy H 2.5**
Facilitate the assembly of larger building sites for significant residential housing projects to act as catalysts for redevelopment.
- **Policy H 2.6**
Focus coordinated public infrastructure investment and private sector housing development along Corridors and within Regional Centers and Activity Areas.

GOAL H 3

ENCOURAGE REINVESTMENT IN EXISTING RESIDENTIAL PROPERTIES.

- **Policy H 3.1**
Encourage housing revitalization or reinvestment that will advance Southern Scottsdale's design, character and economy.
- **Policy H 3.2**
Support and enhance the existing single and multi-family housing mix located in Southern Scottsdale.
- **Policy H 3.3**
Promote infill projects that include housing on vacant or underutilized land parcels located within Corridors and Centers as Southern Scottsdale reaches build out.
- **Policy H 3.4**
Continue to provide incentives and assistance to property owners to maintain existing housing inventory.
- **Policy H 3.5**
Increase the availability of resources and education concerning housing choices and financial literacy for first-time home buyers.



GOAL H 4

SUPPORT THE OPTION FOR OLDER SOUTHERN SCOTTSDALE RESIDENTS TO REMAIN IN THEIR NEIGHBORHOODS AND “AGE IN PLACE.”

- **Policy H 4.1**
Support older Southern Scottsdale residents’ ability to maintain a desirable lifestyle within their existing neighborhoods.
- **Policy H 4.2**
Encourage older Southern Scottsdale homeowners to remain at home by providing support services, housing maintenance, modification, or adaptation that allow residents to manage their daily life in a familiar community setting.
- **Policy H 4.3**
Foster public, private, and non-profit partnerships to develop a range of elder care programs, services, and housing choices, located on Corridors and at Centers, which support graduated housing/care for older residents who do not want to maintain a home.
- **Policy H 4.4**
Maintain and improve neighborhood mobility options and services for older residents through transit provisions and American with Disabilities Act (ADA) connections.