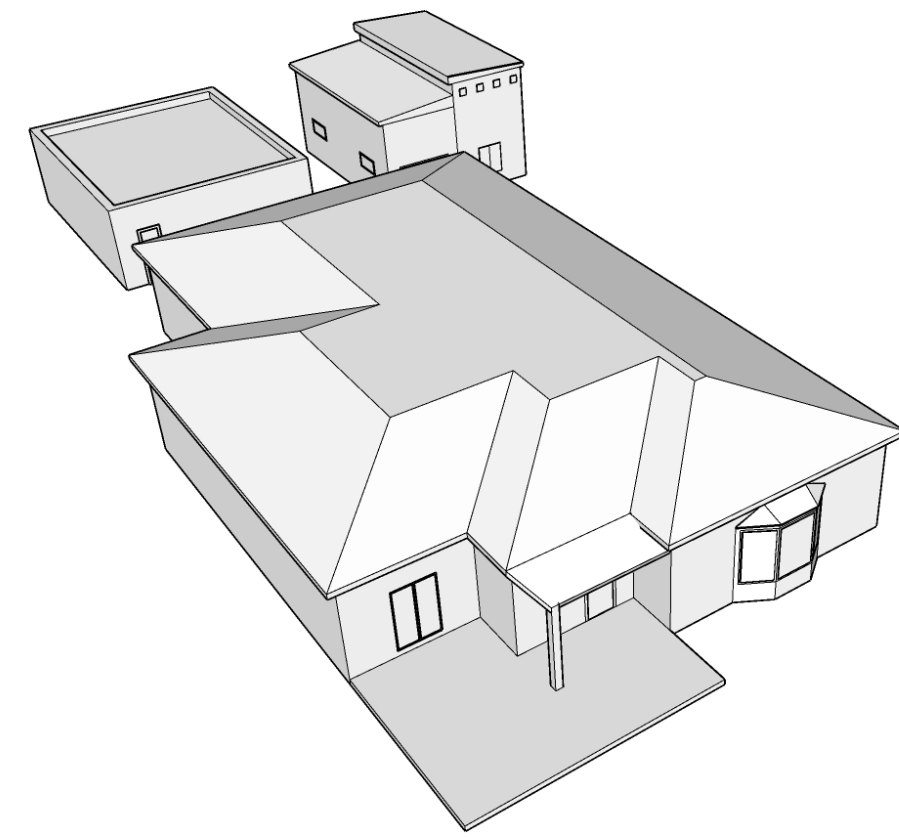




Housing Types



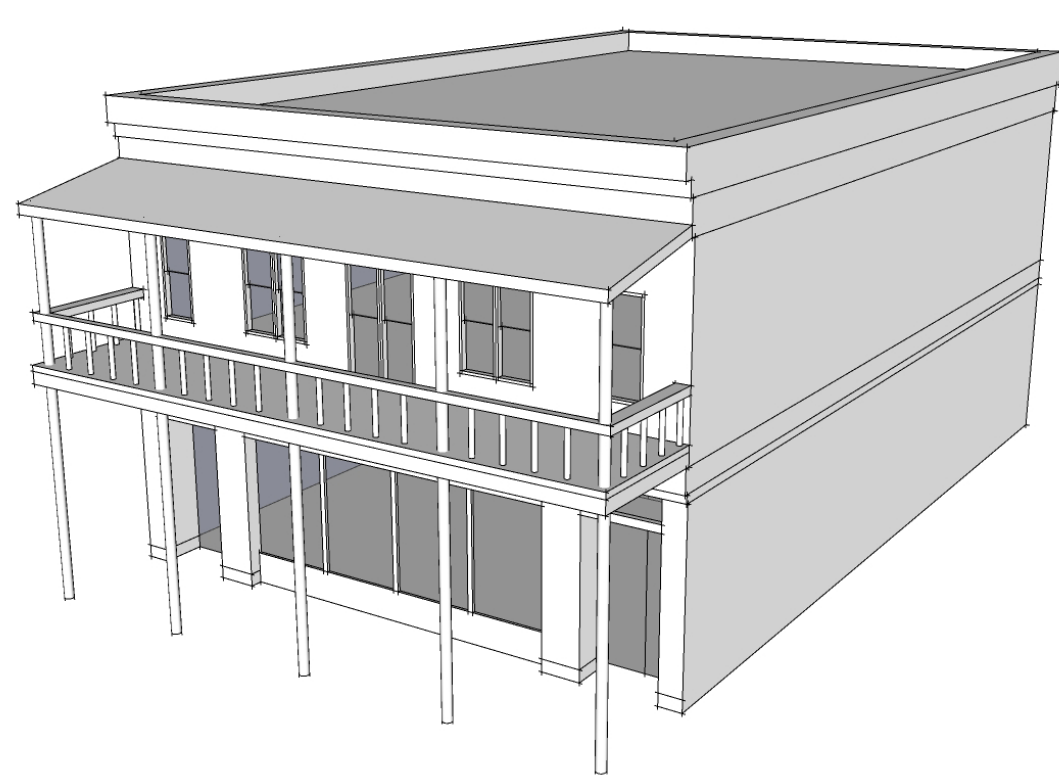
Accessory Dwelling Unit (ADU)



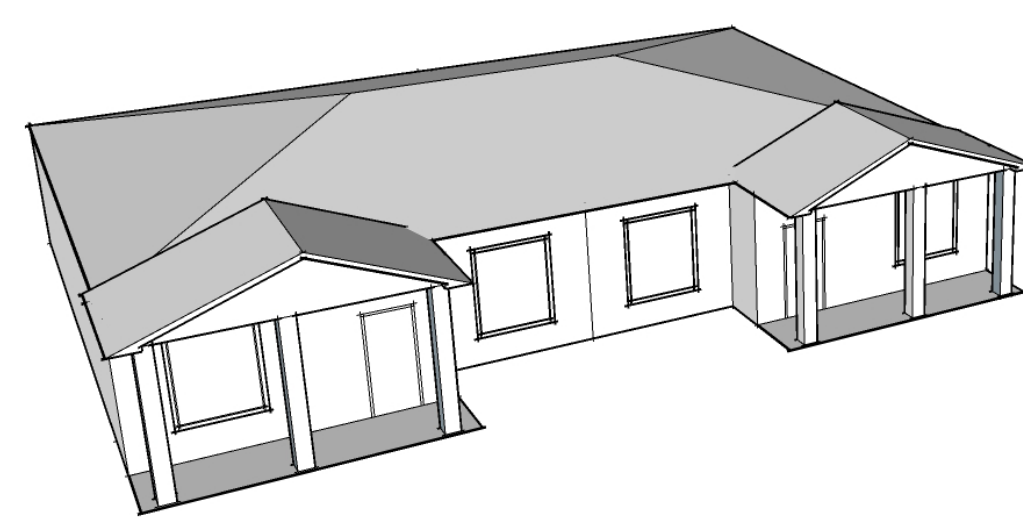
Apartment Mid-Rise



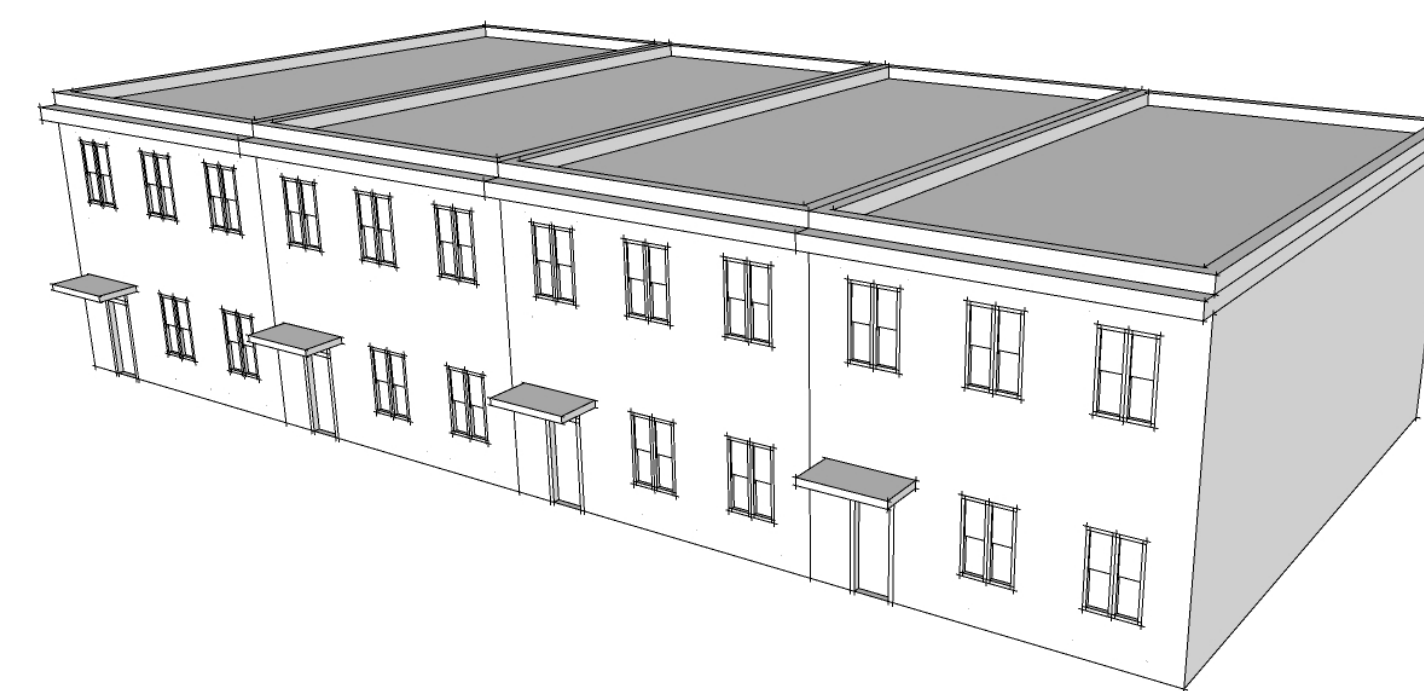
Apartment Small



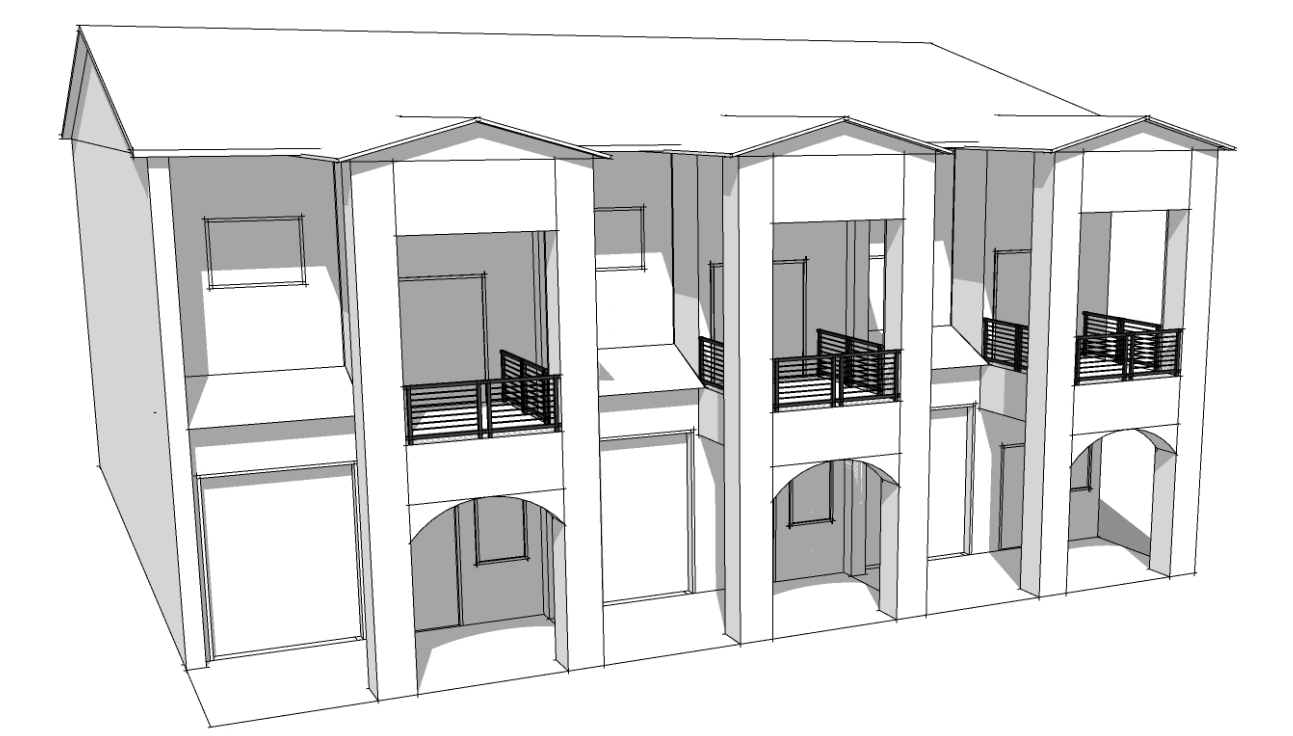
Live Work



One Story Duplex



Townhouse Row House



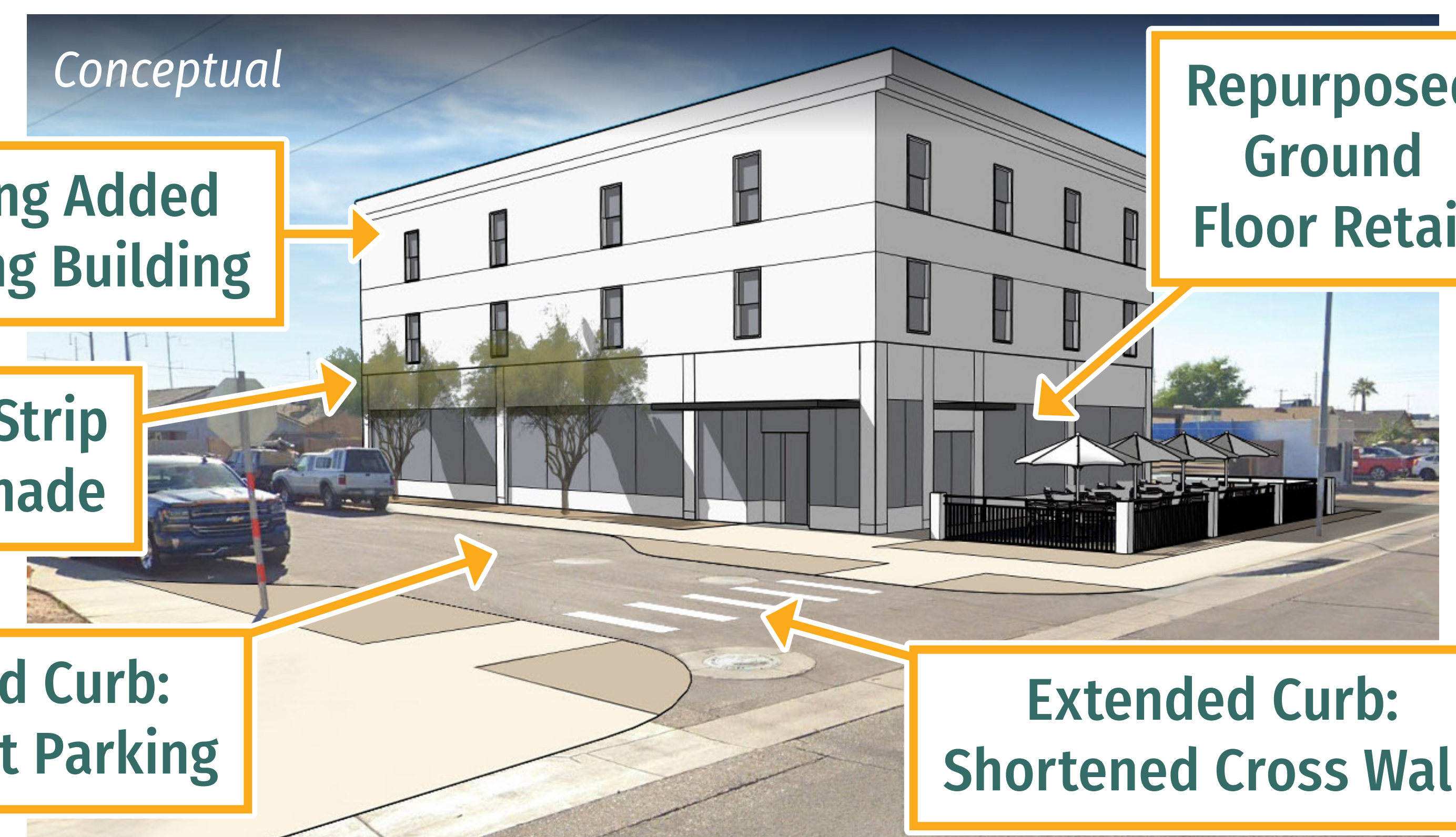
Triplex

North

The North area is envisioned as a neighborhood-scale residential and commercial area with a mix of single-family homes, duplexes, and other compatible infill housing types.



Existing
Location: 3rd Avenue and Mohave Street
Zoning: C-1



Conceptual
Character Area: Transitional Commercial
Transect: T5:2

New Housing Added to an Existing Building

Landscape Strip for Trees/Shade

Extended Curb: New Street Parking

Repurposed Ground Floor Retail

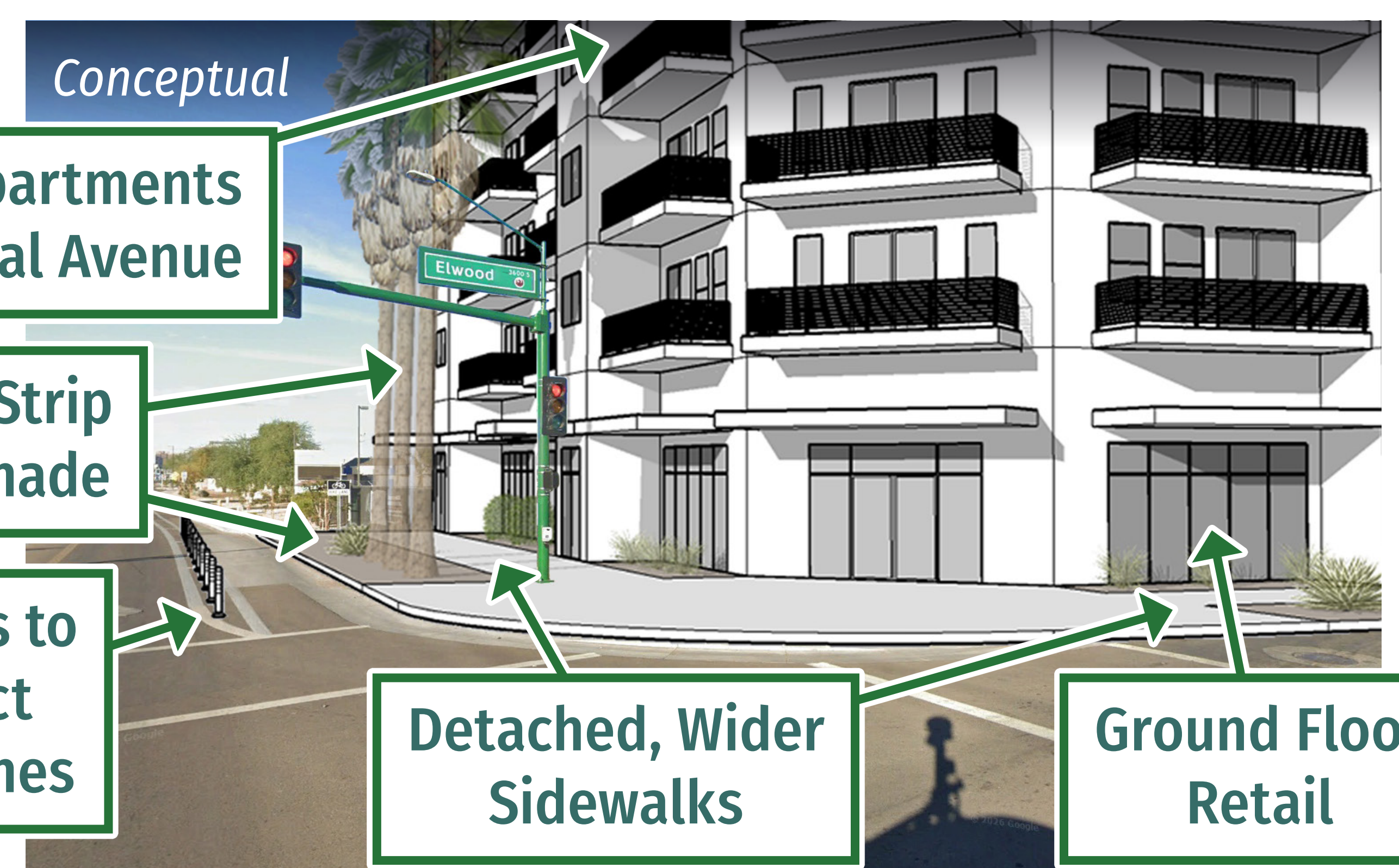
Extended Curb: Shortened Cross Walk

Rio Salado

Rio Salado is being positioned as a mixed-use, transit-oriented corridor with a range of housing options, including apartments and other residential types tied to nearby jobs, services, and public space.



Existing
Location: Elwood Street and Central Avenue
Zoning: C-3



Conceptual
Character Area: Mixed-Use Employment
Transect: T5:3

Mid-Rise Apartments along Central Avenue

Landscape Strip for Trees/Shade

Bollards to Protect Bike Lanes

Detached, Wider Sidewalks

Ground Floor Retail



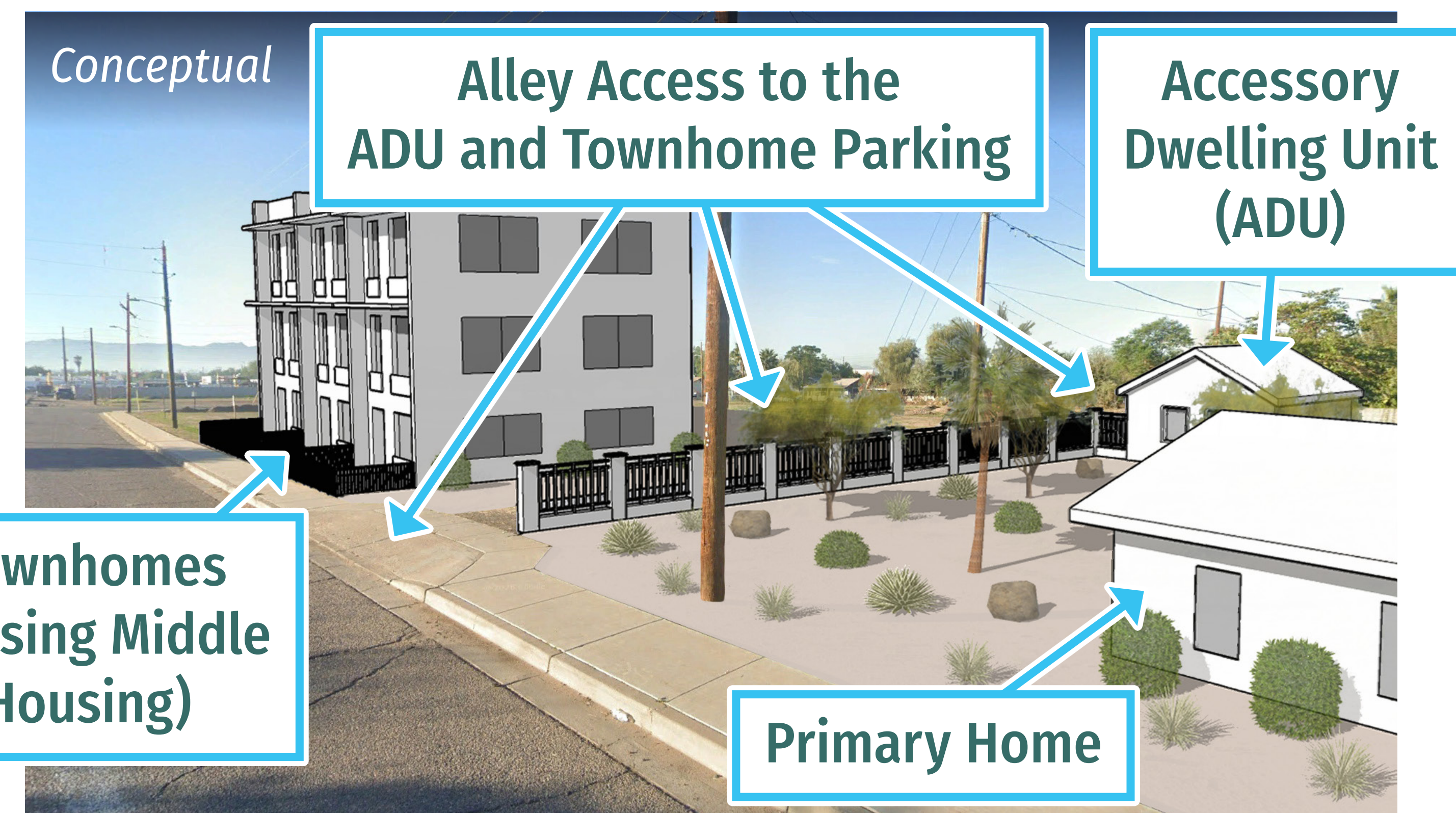
Housing

South

The South area is centralized hub of the South Central Corridor with a more flexible, transition-oriented area that can accommodate a broader mix of housing types, including multifamily and infill options.



Location: 3rd Street and East Riverside Street
Zoning: R-4



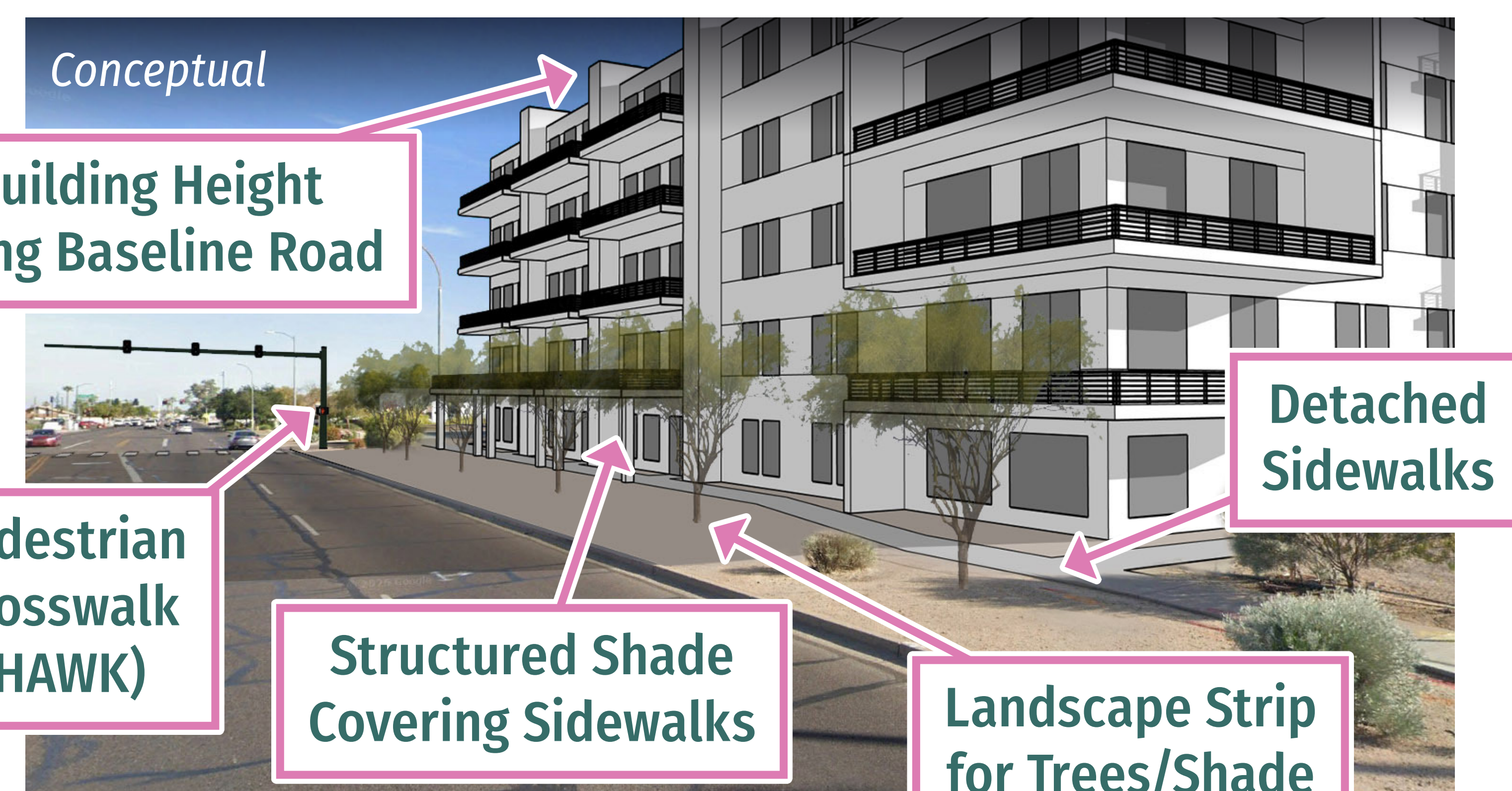
Character Area: Established Residential Neighborhood
Transect: T4:3

South Mountain

The South Mountain area is envisioned as a neighborhood hub with a mix of housing types, including affordable apartments, townhomes, and other small-scale infill options.



Location: Baseline Road and East Mardian Way
Zoning: C-2



Character Area: Mixed-Use Employment
Transect: T5:2

How Do We Implement These Recommendations?

Incentives

- Development incentives for senior and affordable housing, tied to income limits. Qualifying developments will be able to receive building height bonuses, parking reductions, reduced setbacks, & increased lot coverage allowances, as well as financial incentives like tax credits and tax deferral/abatement. *Such incentives lower the cost of building housing that supports the community and encourages housing that addresses identified community needs.*

Partnerships

- Partnering with nonprofits and community land banks can *support pathways to affordable homeownership*, through shared equity models.
- Employer-assisted housing initiatives*, such as downpayment and rental assistance programs and bulk leasing agreements will ensure that people can live near their places of work.

Policy Changes

- Updates to current development standards, including financing, reduced setbacks, reduced parking, lot frontage increases, and lot coverage increases, to lower development barriers and enable diverse housing types. Alongside updates to the Middle Housing Overlay and to zoning allowances, *these policy updates promote transit-oriented and vibrant neighborhoods and support the development of attainable missing middle housing like duplexes, townhomes, and ADUs.*
- New programming aims to *support housing preservation, mitigate displacement pressures, and enable aging in place.*

Community Involvement

- Continuing to work with the community will help to *refine strategies over time and inform residents of housing opportunities and initiatives.*



Prioritization

Please place your stickers in order of priority, with 3 being your highest priority and 1 your lowest.

Prioritize Programming	New Programming
	Mobile Home Relocation Plan Program \$\$\$\$
	Displacement Mitigation Program \$\$\$
	Inventorying & Marketing Developable Parcels \$\$\$
	ADU Pilot Program with Pre-Approved Designs \$\$\$
	Financial Incentives for Housing Development \$\$
	Housing Preservation & Rehabilitation Programming \$\$\$
	Public Land Inventorying & Usage for Housing \$\$
	Technical Assistance for Developers \$\$
	Landlord Incentives for Accepting Housing Choice Vouchers \$\$\$
Prioritize Partnerships	Partnerships
	Fast-track Review & Permitting for Missing Middle & Affordable Housing \$\$
	Affordable Housing Proposal Guidelines \$\$



Prioritization

Please place your stickers in order of priority, with 3 being your highest priority and 1 your lowest.

Prioritize Zoning Updates	Zoning Updates
	Updated Residential Parking Requirements \$
	Middle Housing Overlay to Enable Cottages, Courtyard Apartments, Multiplexes, etc. \$\$
	ADU Updates to Permit Larger ADUs & ADUs on Duplex/Triplex Lots \$
	Neighborhood Commercial/Accessory Commercial Units (ACUs) \$\$
	Updates to Development Standards to Enable Diverse Housing \$\$
	Incentives for Affordable & Senior Housing \$\$\$
	Transit-oriented Upzoning \$\$
Prioritize Procedural Updates	Procedural Updates
	Senior Housing Accessibility Standards \$\$\$
	Tracking Housing Production & Preservation \$\$