



# 2025 HOUSING NEEDS ASSESSMENT + SUPPLEMENTS

**IN CONFORMANCE WITH:**

**STATE OF ARIZONA SENATE  
FIFTY-SIXTH LEGISLATURE  
SECOND REGULAR SESSION, 2024**

**SENATE BILL 1162  
ARS 9-469, SUBSECTION A**

**REQUIRED SUBMITTAL DATE: 01/01/2025  
DATE SUBMITTED: 12/30/2024**

# 2025 Housing Needs Assessment

Amendment to the 2022 City of Scottsdale Housing Inventory and Affordability Analysis | Page 1 - 28

**Prepared by Civitas**

## Supplements

### 1. 2022 Housing Inventory and Affordability Analysis | Page 29 - 92

**Prepared by Matrix Design Group**

### 2. Residential Zoning Inventory | Page 93 - 98

A detailed description of the zoning inventory is included for reference.

The inventory is featured in Section VI of the Housing Needs Assessment.

### 3. FY23-24 Community Development Software Data | Page 99 - 135

Tabular data used to calculate City of Scottsdale housing unit information is provided: plans in review, permits, certificates of occupancy; case submittals and decisions; plat cases and plats completed.

The data is summarized in Section VI of the Housing Needs Assessment.

### 4. House Bill 1162 | Page 136 - 144

The House Bill text is included in the report for reference.

# **2025 CITY OF SCOTTSDALE HOUSING NEEDS ASSESSMENT**

## **Amendment to the 2022 Housing Inventory and Affordability Analysis**

**January 1, 2025**

**Prepared for:**

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## Table of Contents

<b><i>I. Executive Summary</i></b> .....	<b>2</b>
Methodology .....	4
Sources .....	5
<b><i>II. Demographic Profile and Projections</i></b> .....	<b>6</b>
Population .....	6
Employment and Job Growth .....	7
Household Income Levels .....	9
<b><i>III. Housing Market Profile</i></b> .....	<b>10</b>
Overview .....	10
Owner-Occupied Housing .....	12
Rental Housing .....	13
<b><i>IV. Housing Market Demand</i></b> .....	<b>14</b>
<b><i>V. Residential Housing Needs</i></b> .....	<b>16</b>
Deficiencies In Housing The Existing Population .....	16
Deficiencies in Housing Existing Workforce .....	18
Total Additional Housing Units Need .....	20
Homeownership Market Projections .....	21
Rental Housing Market Projections .....	22
<b><i>VI. ANNUAL REPORT - Zoning Inventory and Housing Unit Report</i></b> .....	<b>23</b>
Construction Related Housing Unit Information .....	23
Case Related Housing Unit Information .....	24
<b><i>VII. ANNUAL REPORT - Plan to Satisfy Scottsdale Housing Needs</i></b> .....	<b>25</b>

## I. Executive Summary

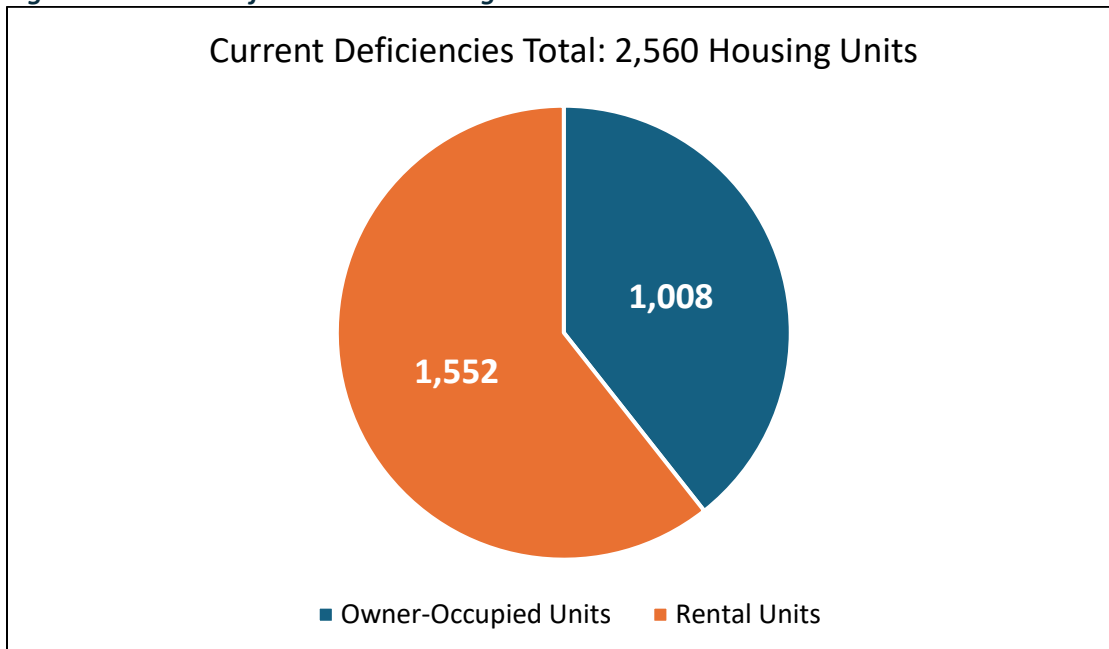
In response to Arizona Senate Bill 1162, which mandates cities to update their housing needs assessments every five years, this Housing Needs Assessment (HNA) serves as an amendment to the Scottsdale 2022 Housing Inventory and Affordability Analysis. By updating key data and analyses as required by SB 1162, this amendment ensures that Scottsdale remains compliant with state regulations intended to address the state and regional housing markets.

The primary objectives of this HNA are to estimate deficiencies in housing the existing population, including workforce housing, to project the number of housing units Scottsdale will require from 2025 to 2029 based on anticipated population growth and the influx of new households; and to evaluate housing needs across various income ranges.

This amendment provides a comprehensive evaluation of Scottsdale’s housing landscape using existing data. Data research and trend analysis have allowed for the forecasting and identification of future housing needs over the next five years. With population growth continuing to outpace the availability of attainable housing, rising home and rental prices are placing increasing pressure on most households, disproportionately affecting low- and moderate-income residents.

The 2022 Housing Inventory and Affordability Analysis determined various shortages in housing units for both homeownership and renting. This amendment highlights continued shortages across multiple income cohorts for both ownership and rental markets. The estimate for additional housing units to meet the **current need is 2,560**. The current deficiency in owner-occupied units is estimated to be **1,008 housing units for purchase** and **1,552 additional rental units** are needed for current rental unit deficiencies (See Tables 13, 14, 15).

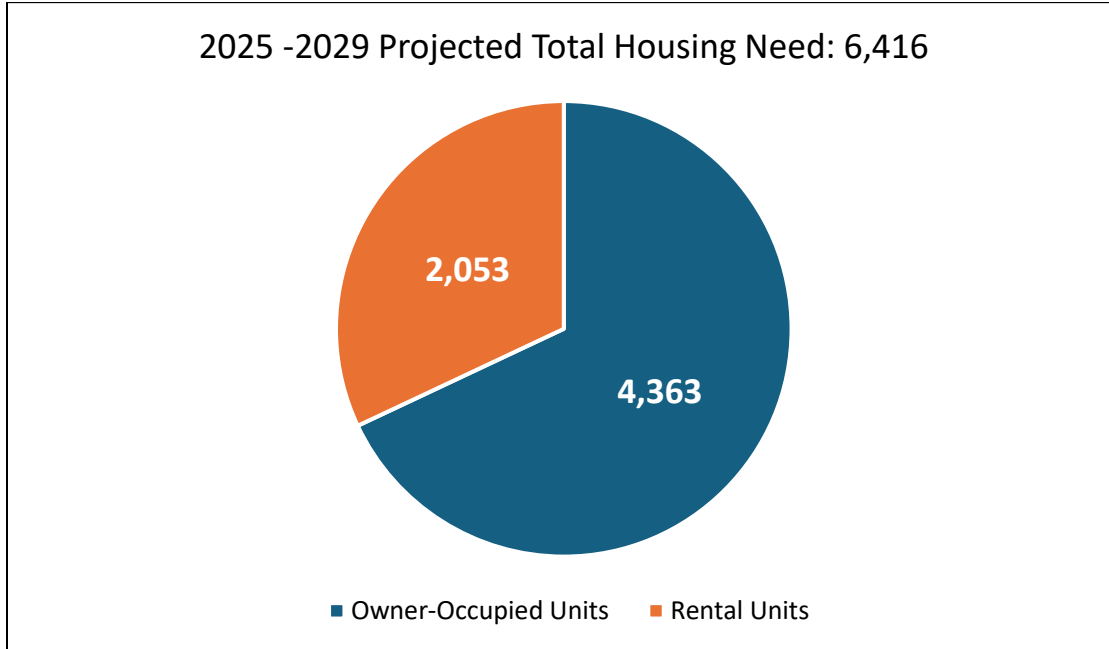
**Figure 1: Current Deficiencies in Housing**



Source: U.S. Census; American Community Survey (multiple years); Civitas, LLC.

Based on population growth alone, the city has a projected demand for a **total of 6,416 housing units** over the next five years, an average of **1,283 units annually** (See Table 12). Assuming minimal changes to the owner/renter division, the total estimate for **future owner-occupied housing is 4,363 units** and **2,053 rental units** between 2025 and 2029.

**Figure 2: Projected Future Housing Needs 2025-2029**



Source: U.S. Census; American Community Survey (multiple years); Civitas, LLC.

The five-year projections indicate that there will be a demand of an additional **924 housing units** for purchase by lower income households (below 80% of median household income) and **1,476 additional units for workforce households** (>80%-120% of MHI) in Scottsdale in the next five years (See Table 16).

Within the rental market, there will be an estimated increase in demand for approximately **393 rental housing units** for low-income households and **818 rental units within the workforce** income range based on population growth projections. In total, an estimated **2,053 units** are needed to meet future growth. (See Table 17). It's important to note that the city does not generally control whether housing units are offered for rent or for sale, and the conversion between rental and ownership status can occur multiple times throughout a property's lifecycle without direct municipal intervention.

As of quarter four of Fiscal Year 2023-2024, Scottsdale has approved and permitted 552 single family and 3,070 multi-family housing units that have yet to be issued certificates of occupancy. Construction of approved and permitted housing units is the most expeditious means of mitigating the housing shortage regionally and statewide.

Housing needs within the City of Scottsdale have and will continue to include not only single-family detached housing but a full array of options to address those needs. To effectively house the growing population and workforce in Scottsdale over the next five years, a variety of strategies are available to the city. These strategies and related actions are presented in Section VII of this assessment. The proposed strategies, implementation actions, and their potential ability to address housing needs are based on a combination of long-term growth policies approved in the General Plan, related recommendations included in the 2024 Maricopa HOME Consortium Analysis of Fair Housing Choice and the Scottsdale 2022 Housing Inventory and Affordability Analysis.

## Methodology

This Housing Needs Assessment amendment builds upon the 2022 Housing Inventory and Affordability Analysis for Scottsdale, AZ, by focusing on updating critical data points required by Senate Bill 1162. The amendment specifically targets four primary objectives to ensure the most pertinent and time-sensitive information is current:

- **Population Growth Projections:** Utilizing the latest demographic data and growth trends, we forecast Scottsdale's total population increase over the next five years (2025-2029), accounting for anticipated household influxes.
- **Job Growth Projections:** By analyzing economic indicators and industry developments, we project total job growth within the same five-year period to understand its impact on housing demand.
- **Residential Zoning Inventory:** We integrate the city-provided residential zoning inventory, distinguishing between single-family and multi-family zoned land, to assess the availability and potential for housing development.
- **Housing Needs Analysis:** This comprehensive analysis quantifies the additional residential units required for both rental and homeownership markets. It addresses existing population housing deficiencies, current workforce housing shortages, projected population, job growth, and housing needs across various income levels as defined by HUD (0-30%, >30-50%, >50-80% of median household income, as well as workforce housing at >80-120% of median household income).

Targeting these four primary objectives will help support informed decision making and strategic planning for Scottsdale's future.

## Sources

Civitas utilized major sources of data for the quantitative analyses in the report and relied heavily on the most recent five-year American Community Survey (ACS). The most recent ACS data available for this report was the 2018-2022 5-year estimates. During the development of this amendment, ACS released 1-year estimates for 2023. When feasible, the updated 2023 data is cited. The analyses also utilize supplementary data sources that offer more current economic and housing data. Below is a list of the data sources Civitas, LLC employed:

- American Community Survey five-year estimates (2018 – 2022 and 2019 - 2023)
- U.S. Census (2010, 2020)
- Redfin
- CoStar
- U.S. Department of Housing and Urban Development (HUD)
- 2021 Comprehensive Housing Affordability Strategy (CHAS)
- Bureau of Labor Statistics
- Maricopa Association of Governments
- Arizona Office of Economic Opportunity
- Arizona Department of Commerce’s Office of Employment
- Matrix Design Group

Estimated data projections and population forecasts came from a combination of Maricopa Association of Governments analysis and the analysis from the Matrix Group in its 2022 Housing Inventory and Affordability Analysis report. Civitas also conducted internal methodologies using ACS data for identifying housing needs and future needs. Since the ACS data does not cleanly align to HUD defined income groups, data manipulation was performed to estimate the number of households and available household stock within an affordable range. Both Median Household Income (MHI) and Area Median Income (AMI) are cited in this report. MHI comes from the ACS and Census estimates. This data is used to analyze historic trends specific to the City of Scottsdale, but often lags. Area Median Income (AMI) is produced by HUD and is generated for the Phoenix Metropolitan Statistical Area to determine low-income housing options, updated yearly. This data point provides more current affordability estimates, but incorporates the greater Phoenix area .



## II. Demographic Profile and Projections

The following section provides a profile of the key demographic, economic, and employment trends in Scottsdale with projections from 2025 through 2029.

### Population

Scottsdale experienced significant population growth from 2010 to 2023 (latest data at time of collection). This trend is expected to continue over the next five years but at a slower pace (see Table 1). In 2010, Scottsdale’s population stood at 217,385 according to the U.S. Census. The city's population grew by 11% between 2010 and 2020, while the number of households increased by an even higher 11.9% during the same period reflecting a decline in the average household size. According to the U.S. Census Bureau's 2019-2023 American Community Survey (ACS) 5-Year Estimates, Scottsdale's population was 239,792 in 2023 and had a total of 117,785 households, with an average household size of 2.04 (2.16 for owner-occupied and 1.79 for renters). These trends were used in the projections but are subject to change. An increase in the average household size could help meet demand with current housing stock.

Scottsdale’s population increased by nearly 24,000 from 2010 to 2020 and is projected to continue increasing at a slightly slower rate adding 8,000 persons and reaching over 254,000 by 2029. This growth creates a continuing demand for new housing for a projected 6,416 additional households as presented in Section IV. This projection is based on the city’s recent population trends from census data and the rate of renter to owner. The Maricopa Association of Governments (MAG) and Arizona Office of Economic Opportunity (OEO) have a slightly different population projection for Scottsdale in 2029 that would necessitate, if reached, a stronger demand for additional housing.

The city’s continued growth over the next five years reflects Scottsdale's quality of life and attractiveness as a suburb of Phoenix and benefits from the broader metropolitan area's expansion. It is worth noting that Scottsdale's growth rate has been lower than that of Maricopa County. Given the historical trend of household growth outpacing population growth, there may be a continued shift towards smaller household sizes. This could influence the types of housing units in demand.

**Table 1: Scottsdale Population and Household Change 2010 – 2029.**

Area / Factor	2010 (ACS)	2023 (ACS)	Est. 2025	Projected 2029	2025 – 2029 Net Change
<b>Scottsdale Population</b>	217,385	239,792	246,400	254,400	<b>8,000 persons</b>
<b>Scottsdale Renter Households (32%)</b>	N / A	38,202	38,651	40,704	<b>2,053 households</b>
<b>Scottsdale Owner Households (68%)</b>	N / A	79,585	82,133	86,496	<b>4,363 households</b>
<b>Scottsdale Households</b>	103,500	117,785	120,784	127,200	<b>6,416 households</b>
<b>Maricopa County Population</b>	3,824,083	4,430,871	4,841,700	5,135,900	<b>294,200 persons</b>

Source: U.S. Census (2010); ACS 2019 – 2023; Civitas, LLC projections using Census rate of growth and rounding. Data note: household estimates used 2.04 and 2.00 persons per household and held renter (32%) and owner-occupied (68%) tenure constant for 2025 and 2029 estimates. The rate of growth was held constant.

**Employment and Job Growth**

Scottsdale’s economy has experienced remarkable growth since the 1990s and is driven by the retail, healthcare and education sectors, which provide stable employment but also include many lower income positions. There were 31,986 companies conducting business in Scottsdale during fiscal year 2023 – 2024. The service industry remains a significant employer. However, there are economic disparities between higher and lower income residents, particularly as housing costs rise. Consequently, lower wage workers especially in retail and hospitality sectors face significant challenges in finding affordable housing within the city boundaries of Scottsdale.

By 2029, the city’s economy is projected to grow steadily to 232,800 jobs according to the MAG and OEO. Scottsdale’s strong employment growth of 22% is projected to exceed the 12.4% employment growth rate of Maricopa County from 2020 to 2030. Scottsdale is projected to add an average of over 4,000 jobs per year through 2029 as Scottsdale’s resort, health care and related commercial business demands continue to meet the growing visitation and population through the balance of the decade. The average median income per year is projected to continue to grow at the same rate as it has from 2020 (\$91,042) to 2023, (\$107,372), of about 6% per year.

***Table 1: 2024 - 2029 Scottsdale Employment Projections***

Employment Level <sup>1</sup>		Annualized Projected Change		Total Projected Change <sup>4</sup>	
2024 Estimate <sup>2</sup>	2029 Projection <sup>3</sup>	Numeric	Percent	Numeric	Percent
218,652	232,800	2,830	1.3%	14,148	6.5%

1 - Employment Level: Represents the total number of jobs in an area, based on place of work rather than worker residence, derived from the Quarterly Census of Employment and Wages (QCEW) data.

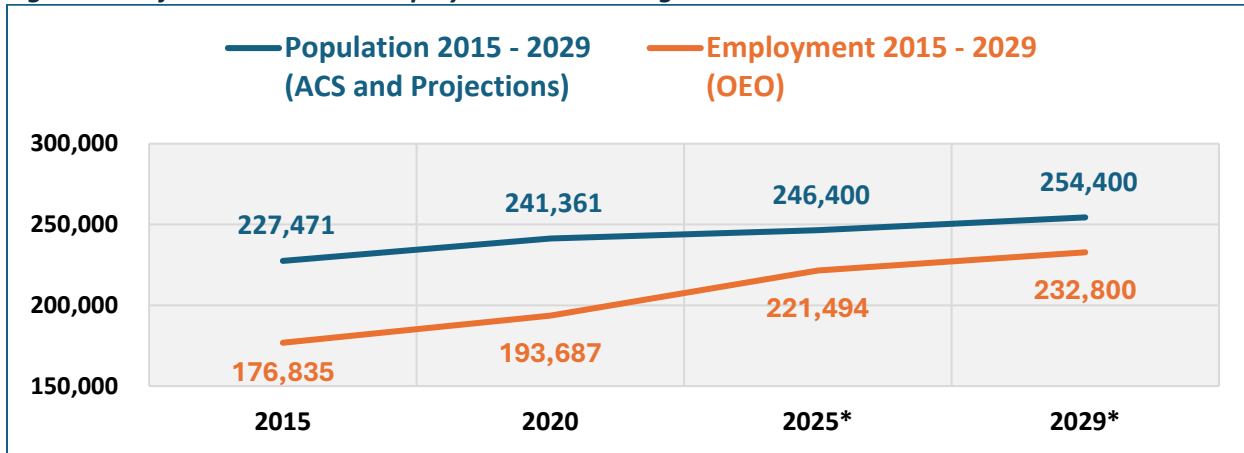
2 - 2024 Estimate: Projected employment for 2024, calculated using annualized growth rates to address data availability lag.

3 - 2029 Projection: Forecasted employment for 2029, reflecting expected growth trends over the five-year period.

4 - Total Projected Change: The numeric and percentage change in employment levels between 2024 and 2029.

Scottsdale had an unemployment rate of 2.8% in October 2024 according to the Bureau of Labor Statistics. With the exception of the pandemic, the city’s unemployment rate has ranged between 2.5% and 6.0% over the past decade. The unemployment rate is forecasted by the state to average around 4% in the future. An analysis of U.S. Census data indicates that a majority of Scottsdale’s population in the labor force commute beyond the city’s borders. This commute pattern for the Scottsdale workforce is common among workers across the communities in Maricopa County.

**Figure 3: Projected Scottsdale Employment and Average Median Household Income 2015 – 2029.**



Source: Population historic estimates: 2015, 2020 ACS; Population Projections: Civita, LLC, based on U.S. Census; Employment Projections: Arizona Office of Economic Opportunity (OEO)  
*Employment Level: Represents the total number of jobs in an area, based on place of work rather than worker residence, derived from the Quarterly Census of Employment and Wages (QCEW) data.*

In Scottsdale, the commute time is relatively short for most residents. The vast majority of residents commute less than 30 minutes with a mean commute time of under 23 minutes. Less than 3% of the population commutes more than 60 minutes to work.

**Table 3: Travel Time To Work**

Time	2023
Workers 16 years and over who did not work at home	88,056
Less than 10 minutes	14.2%
10 to 14 minutes	15.3%
15 to 19 minutes	16.2%
20 to 24 minutes	18.1%
25 to 29 minutes	9.2%
30 to 34 minutes	14.3%
35 to 44 minutes	6.0%
45 to 59 minutes	3.8%
60 or more minutes	2.8%
<b>Mean travel time to work (minutes)</b>	21.7 minutes
Source: ACS 2019-2023	

### Household Income Levels

An analysis of household income offers initial insight into the housing needs of the community. Scottsdale’s median household income (MHI) in 2023 was \$107,372, according to the 5-year ACS estimates. For homeowner households, the MHI was estimated to be \$128,530 and \$80,030 for rental households. A total of 61% of the city’s households were considered middle income or higher.

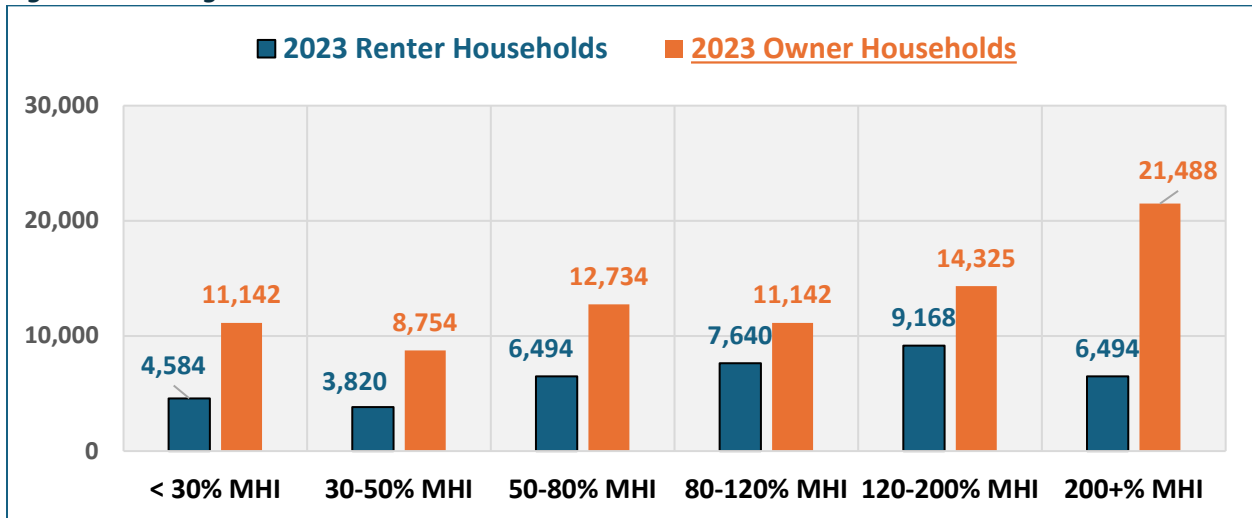
Table 4 documents Scottsdale’s estimated household income distribution by owner- and renter-occupied household income brackets as a percentage of area median income for Scottsdale. Note, some data wrangling was conducted in order to organize ACS income data into HUD categories of income range

**Table 4. Household Income Distribution, 2023.**

Household Income Range	2023 Renter Households		2023 Owner Households	
	Total	Percent of Total	Total	Percent of Total
Less than 30% Median Household Income	4,584	12%	11,142	14%
>30-50% Median Household Income	3,820	10%	8,754	11%
>50-80% Median Household Income	6,494	17%	12,734	16%
>80-120% Median Household Income	7,640	20%	11,142	14%
>120-200% Median Household Income	9,168	24%	14,325	18%
>200%+ Median Household Income	6,494	17%	21,488	27%
<b>Total Households</b>	<b>38,202</b>	<b>100%</b>	<b>79,585</b>	<b>100%</b>
<b>2023 Median Household Income</b>	<b>\$80,030</b>		<b>\$128,530</b>	

Sources: ACS 5-Year Estimates 2019-2023 (S1901, B25119); Civitas, LLC

**Figure 4: Housing Income Distribution 2023.**



Sources: ACS 5-Year Estimates 2019-2023 (S1901, B25119); Civitas, LLC

### III. Housing Market Profile

#### Overview

Scottsdale has over 138,000 housing units in 2024. More than 65% of the city’s units are one-unit detached and attached residential structures. This majority of housing type reflects the city’s suburban character. The largest increase over the past two years were the number of single family detached units and multi-family residential units in projects designed with 20 or more units. Only nine units in the last two years were duplexes or units in projects ranging from three to 19 units, often referred to as the missing middle within the housing industry. The 2023 ACS data estimated an additional 1,764 units since the previous survey.

**Table 5. Scottsdale Housing Profile 2022 – 2024.**

Property Type	2022		Estimated 2024	
	Number of Units	Percent of Total Units	Number of Units	Net Increase 2022 – 2024
1-unit, detached structure	73,006	53.4%	73,738	732
1-unit, attached structure	15,331	11.2%	15,565	134
2 units	1,154	0.8%	1,163	9
3 or 4 units	5,904	4.3%	5,904	0
5-9 units	7,648	5.6%	7,653	5
10-19 units	7,687	5.6%	7,687	0
20 or more units	24,323	17.8%	24,855	532
Mobile Home	1,362	1.0%	1,362	0
Boat, RV, Van, Etc.	250	0.2%	250	0
<b>Total Units</b>	<b>136,665</b>	<b>100%</b>	<b>138,077</b>	<b>100%</b>

Source: American Community Survey 2018 – 2022; City of Scottsdale Planning and Zoning.

New housing construction has declined since its peak in the 1990s. Since 1960, an average of 2,000 total housing units (rental and owner-occupied) have been built annually and an average of nearly 1,100 housing units constructed annually since 2010. Approximately 85% of Scottsdale’s housing stock is in good condition, but approximately 15% of the units, particularly in older neighborhoods, require maintenance or repairs according to the Scottsdale building inspector records.

**Table 6: Average Annual Housing Unit Production.**

Unit Year Built	Number of Units	Annual Average Units Built
Built 2020 to 2024 (thru July)	1,483	494
Built 2010 to 2019	12,772	1,277
Built 2000 to 2009	21,621	2,162
Built 1990 to 1999	34,845	3,485
Built 1980 to 1989	27,199	2,720
Built 1970 to 1979	19,674	1,967
Built 1960 to 1969	12,423	1,242
Built 1950 to 1959	7,679	768
Built 1940 to 1949	235	24
Built 1939 or earlier	491	49
<b>Total / Average since 1960</b>	<b>139,263</b>	<b>2,000 units</b>

Source: ACS 2019 – 2023; City of Scottsdale.

A total of 57.5% of the city’s total units are owner-occupied (owner-occupied makes up 68% of citywide occupied housing). The city’s overall housing vacancy rate is 14.9%. The high residential vacancy rate is impacted by the fact that a large share of the housing stock in Scottsdale is reserved for seasonal use, including as second homes. Short-term rentals (seasonal rentals) such as single-family, condos, or apartment units that serve as hotel alternatives are an element of the Scottsdale housing market. The 2023 ACS data estimated over 12,000 units as seasonal or occasional use. The current city estimate is over 4,000 of these are short-term rentals (with the remaining assessed to be second homes). These rentals remove housing units from the market that would otherwise be occupied by city residents. They also contribute, in part, to higher rental rates. This factor places a strain on housing availability for full-time residents, especially renters. The non-seasonal housing unit vacancy rate includes 1.2% units for owner-occupied units (typically for sale or recently sold), 2.5% units for renter units, and nearly 2,900 other vacant units that usually account for housing unsuitable for occupancy.

**Table 7. Housing Market Summary by Tenure 2023**

Housing Tenure	2023	Percent of Total
<b>Owner-Occupied Units</b>	<b>79,585</b>	<b>57.5%</b>
<b>Renter-Occupied Units</b>	<b>38,202</b>	<b>27.6%</b>
<b>Total Vacant Units (includes seasonal units)</b>	<b>20,635</b>	<b>14.9%</b>
<b>TOTAL HOUSING UNITS</b>	<b>138,422</b>	<b>100%</b>
Source: 2010 and 2020 U.S. Census; American Community Survey 2019 – 2023		

**Table 8: Vacant Units by Type 2023**

Vacant Unit Category	Estimate
For rent	2,631
Rented, not occupied	776
For sale only	936
Sold, not occupied	696
For seasonal, recreational, or occasional use	12,609
For migrant workers	60
Other vacant	2,927
<b>Total:</b>	<b>20,635</b>

Source: American Community Survey 2019 – 2023

### Owner-Occupied Housing

The median value for all homes sold in Scottsdale in 2024 was reported to be \$825,000, including \$1,125,000 for a single-family home and \$617,000 for a townhome according to a national real estate company data. These median values were up by 46.5% to 48.6% since 2020 making home purchases more challenging, especially for lower-income households.

**Table 9: Scottsdale Median Home Values 2020 – 2024.**

Year	All Homes	Single Family Homes	Townhomes
2020	\$563,000	\$767,000	\$415,000
2021	\$710,000	\$866,000	\$498,000
2022	\$773,000	\$1,050,000	\$601,000
2023	\$810,000	\$1,100,000	\$613,000
2024	\$825,000	\$1,125,000	\$617,000
<b>2020 – 2024 Percent Increase</b>	<b>46.5%</b>	<b>46.7%</b>	<b>48.6%</b>

Source: CoStar

Purchasing an average priced home in Scottsdale is a challenge for nearly half of the city’s households. Assuming a 6% interest rate and 20% down payment, the median home purchased in 2024 carries a monthly mortgage payment of \$3,957. Therefore, purchasing an average home in Scottsdale is feasible for approximately 53% of the city’s households. Affordability is defined as housing costs (including insurance, utilities, taxes) under 30% of a household’s income. While the mortgage payment accounts for most of a home’s ownership costs, the addition of property taxes, insurance, and HOA fees will inevitably cause some homeowners to exceed the 30% affordability threshold. Townhomes appear to be the most accessible option for homebuyers. Therefore, the emphasis on constructing more townhomes will offer more home buying opportunities for the city’s households.

**Table 10. Affordability of the Median Home Purchased in 2024.**

Housing Purchase Variable	All Homes	Single Family Home	Townhome
Mortgage Rate	6.0%	6.0%	6.0%
2024 Scottsdale Median Home Value	\$825,000	\$1,125,000	\$617,000
Loan-to-Value Ratio	80%	80%	80%
Monthly Mortgage Payment (30-year term)	\$3,957	\$5,395	\$2,959
Required Annual Income to Afford Scottsdale Median Home Sale Price	\$199,500	\$312,000	\$171,000
2023 Citywide Median Household Income	\$107,372	\$107,372	\$107,372
Affordability for Family Earning Median Household Income	53% of owner households	Less than 50% of owner households	35% of owner households

Source: Department of Housing and Urban Development; Five-Year American Community Survey (2023); Redfin; Matrix Design Group, Inc. Civitas LLC.

## Rental Housing

In Scottsdale, a low-income renter household earning under \$53,700 (50% of the median household income of \$107,372) can afford a two-bedroom unit with monthly rent of no more than \$1,342. However, the median gross rent in 2023 was reported to be \$1,910. According to the same ACS estimates, in 2023 there were less than 6,000 units under \$1,400 per month, while there were an estimated 8,400 renter household below the 50% median income mark. This highlights the severe impact to renter households who earn less than the median household income.

The Fair Market Rent in the Phoenix-Mesa-Scottsdale MSA for a two-bedroom unit in 2023 was \$1,740 per month including utilities. These rental rates are used by HUD to establish payment and rent standards for federal rental assistance programs like the Section 8 Housing Voucher Program. Consequently, 36.2% of the city’s renters were cost burdened (per CHAS Data) and 18.6% were severely cost burdened. When considering the median household income for renters (80,030) is much lower than the citywide median income, the gap of affordable price points is even more pronounced.

**Table 11: Scottsdale Monthly Rental Housing Rates 2023.**

Distribution of Monthly Rental Rates	Number of Units	Percentage of Total
Less than \$500	327	0.9%
\$500 to \$999	1,157	3.1%
\$1,000 to \$1,499	7,002	19.1%
\$1,500 or more	28,252	76.9%
No rent paid	1,464	-
<b>Total Rental Occupied Units</b>	<b>36,738</b>	<b>100%</b>
Median Monthly Rental and Fair Market	Amount	Rate Gap
<b>2023 Scottsdale Median Contract Rent</b>	\$1,768	42.3%
<b>2023 HUD Fair Market Rent for a 2-bedroom unit in Phoenix MSA</b>	<b>\$1,311</b>	<b>29.7%</b>
Source: ACS 2019-2023; HUD; Redfin		

Note: Citing current 2024 FMR rates, the rental costs still remain largely out of reach for low-income households. The 2024 rate for a one-bedroom is \$1,599 and for a two-bedroom unit \$1,877.



## IV. Housing Market Demand

Housing demand for single-family and multi-family rental housing depends on a wide range of demographic and market factors. A five-year housing demand forecast from 2025 to 2029 has been prepared (Table 12 – “Scottsdale Five Year Housing Demand Analysis”).

This housing demand forecast is based on a projected population in Scottsdale and the continued employment growth within the city. (Tables 1 and 2). **The city has a projected demand for 6,416 housing units over the next five years, an average of 1,283 units annually.** This estimate is solely based on population and household growth. It does not take into account housing type, size, or affordability levels.

The rate of construction needed to meet this demand exceeds the city's recent annual construction levels since 2020. In contrast, Scottsdale experienced a robust rate of housing construction from the 1970s through 2010, followed by a moderate but steady pace between 2010 and 2020, before the recent sharp decline, as seen in Table 6. The lower construction rate since 2020 can be attributed, in part, to the slowdown from the pandemic, higher mortgage interest rates since 2021, and increasing construction costs and supply prices. This demand includes 4,363 units for owner-occupied households and a demand for an additional 2,053 units for renter households in the next five years as presented in Table 12. This demand projection also assumes that the ratio of owner-occupied to renter-occupied households continues the same throughout the five-year projection period. The household demand for rental units excludes any future increase for seasonal units. Therefore, it is assumed that none of the additional units will be offered as short-term rentals.

Given that Scottsdale has issued a permit for approximately 838 units and a certificate of occupancy for 1,394 units in FY2023-2024, the construction and offering of these units to the public can satisfy the estimated one year of this demand.

While the mix of for sale single-family units and demand for multi-family rental units is based on the existing mix of owner- and renter-occupied housing, this mix may be influenced by the city's ability to implement the recommendations presented in Section VII (“Plan To Satisfy Housing Needs”) of this report. These recommendations include utilizing low-income housing tax credits and offering incentives for affordable housing development. Moving forward, the goals and policies as adopted in General Plan 2035 should continue to guide housing in Scottsdale, including:

- Goal H 1 Support diverse housing options
- Goal H 2 Provide a variety of housing options
- Goal H 3 Provide generational housing options
- Goal H 4 Prevent housing discrimination

**Table 12. Scottsdale Five Year Housing Demand Analysis.**

<b>Year / Housing Demand Factor</b>	<b>Population</b>	<b>Scottsdale Households (2.04/2.0 ppl/HH)</b>	<b>Owner-Occupied Households (68% of total)</b>	<b>Renter-Occupied Households (33% of total units)</b>
<b>2025</b> (see Table 1)	246,400	120,784	82,133	38,651
<b>Projected 2029</b>	254,400	127,200	86,496	40,704
<b>5-Year Net Projected 2025 – 2029</b>	<b>8,000 People</b>	<b>6,416 Households</b>	<b>4,363 Households</b>	<b>2,053 Households</b>
<b>SUB-TOTAL PROJECTED 5 YEAR HOUSING DEMAND BY TENURE</b>			<b>4,363 owner-occupied units</b>	<b>2,053 rental units</b>
<b>TOTAL 5-YEAR PROJECTED DEMAND</b>				<b>6,416 units</b>
<b>AVERAGE ANNUAL DEMAND 2025 - 2029</b>				<b>1,283 units</b>
Source: U.S. Census; American Community Survey (multiple years; Civitas, LLC.				

These housing demand projections assume that the proposed rental units will be constructed, professionally marketed, managed, and maintained under professional real estate industry standards. It also assumes that the multi-family developments will be built using quality construction practices and materials and that there will be sufficient funds set aside for on-going property management, maintenance and repair for all renter-occupied units.

## V. Residential Housing Needs

### Deficiencies In Housing The Existing Population

To determine the current housing needs of Scottsdale, this analysis focuses on three key areas that reflect present unmet housing demands: overcrowding levels, waitlists for affordable and subsidized housing, and housing market vacancy rates.

Overcrowding provides significant insight of current housing needs. Overcrowding is typically defined as housing with more than one person per room (“severely overcrowded” greater than 1.5 occupants per room). These issues not only affect the quality of life for residents but also have broader implications for public health and community well-being. Overcrowded households (combining moderate overcrowding and severe overcrowding) were included as part of the housing needs analysis. Overcrowding data was distributed across all income cohorts at the same rate HUD has in the 2021 CHAS data set.

Waitlists for public housing and Housing Choice Vouchers provide a concrete measure of unmet housing needs. These lists represent households actively seeking affordable housing options and reflect the significant gap between available units and current demand. For instance, in some cities, thousands of people may be on waiting lists for affordable housing programs, demonstrating the scale of immediate housing requirements.

Vacancy rates offer important context for understanding current housing needs. Tight housing markets with low vacancy rates and rapid price increases suggest that existing households are struggling to secure adequate housing. Vacancy levels were reviewed to determine if additional units were needed to achieve a "healthy" vacancy rate of 5%. Given Scottsdale’s high rate of seasonal, recreational, or occasional use units, these vacant units were **excluded** from this calculation. Since the adjusted vacancy rate was above 5%, no additional units were deemed necessary to address vacancy constraints.

These estimates highlight a current deficiency of 2,560 housing units. The highest need is among the low-to moderate-income levels, with a combined 2,348 units needed for households between 0-80% median household income (MHI).

**Table 13: Current Estimated Deficiency**

Indicator	Estimated Total
Units Needed for Overcrowding Adjustment	1,160
Units Needed for Housing Voucher Waitlist	1,400
Units Needed for Vacancy Rate	0
<b>Total Housing Deficiency</b>	<b>2,560</b>

Source: ACS 2019-2023; CHAS; City Housing Authority

**Table 14: Current Need by Income Cohort and Unit Type**

Income Cohorts	Current Deficiency	Rental	Owner-Occupied
Distribution <30% MHI	803	562	241
Distribution >30–50% MHI	677	474	203
Distribution >50–80% MHI	868	434	434
Distribution >80–120% MHI	117	47	70
Distribution >120–200% MHI	71	28	43
Distribution >200% MHI	24	6	18
<b>Total</b>	<b>2,560</b>	<b>1,552</b>	<b>1,008</b>

Source: ACS 2019-2023; CHAS; City Housing Authority

Data notes: The 1,400 households on the HCV waitlist were distributed exclusively across the <30% MHI, >30–50% MHI, and >50–80% MHI income categories.

The 2022 Housing Inventory and Affordability Analysis determined various shortages in housing units for both homeownership and renting. Households earning less than 120% continue to be challenged by homeownership costs. The lower end of the income spectrum also compete for the shortage of available affordable rental units. As noted in the previous study, a significant portion of Scottsdale's housing is utilized for seasonal purposes, resulting in a predominantly transient and temporary population. This seasonal occupancy contributes to economic fluctuations, creating periods of high and low activity throughout the year.

The oversupply in rental units available for households in the 50%-80% MHI and 80%-120% ranges, along with the shortage in extremely low-income and luxury level indicates the likelihood of a concept known as *Affordable, But Not Available*. In the private market, high-income households often occupy housing that cost less than 30% of their incomes. This practice, while beneficial for those households, creates a significant challenge for lower-income residents.

When higher-income households in Scottsdale occupy rental units that would be affordable to lower-income households, they effectively remove these units from the pool of available affordable housing. This phenomenon is particularly problematic for extremely low-income renters, who must compete not only with their peers but also with all higher-income households for a limited number of affordable units.

This situation creates a cascading effect where the scarcity of truly available and affordable housing becomes more acute than raw numbers might suggest. As a result, extremely low-income renters in Scottsdale face not just a shortage of affordable housing on paper, but a severe shortage of affordable housing available in the marketplace.

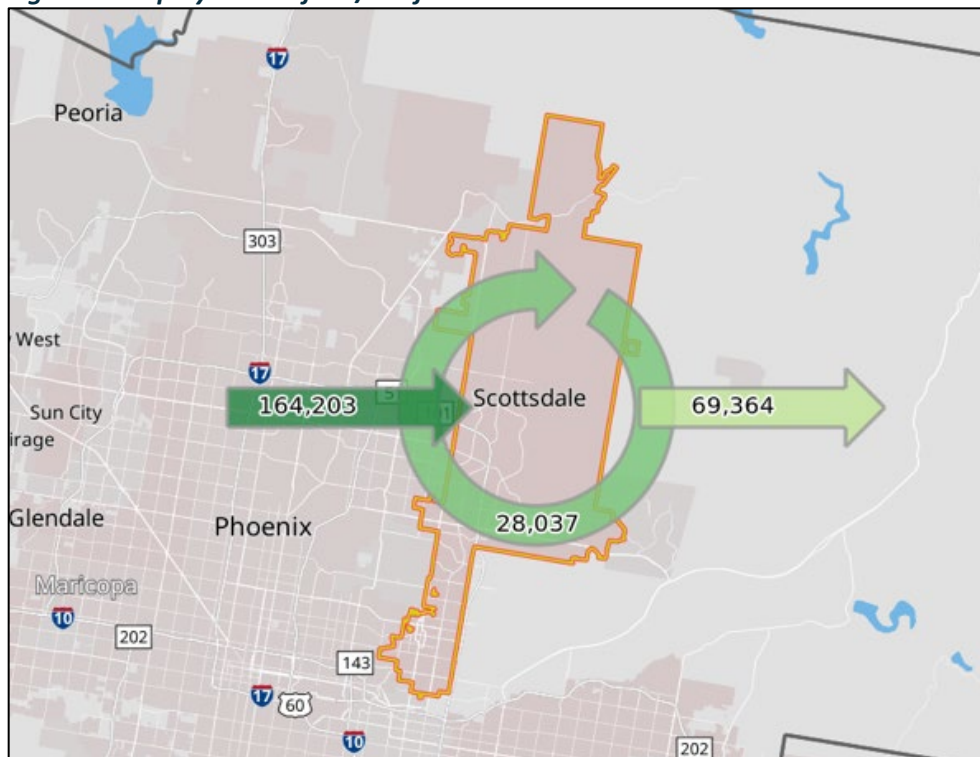
## Deficiencies in Housing Existing Workforce

Workforce housing, although not clearly defined within Arizona State Bill 1162, generally refers to housing options that are affordable to moderate-income working households. While the conventional focus is often on those earning between 80% and 120% of the median household income (MHI), this assessment adopts a somewhat broader lens to also include lower-income households (those below 80% MHI) who nonetheless form a critical part of the local workforce. In other words, for the purposes of this study, “workforce housing” represents the range of housing needed to accommodate workers—across various income levels—who are essential to a well-functioning economy but may struggle to secure adequate, reasonably priced housing within the city itself.

Beyond examining the number of housing units already accounted for in citywide needs detailed above, understanding workforce housing deficiencies requires careful consideration of where people who work in Scottsdale choose—or are forced—to live. A key data point in this regard involves the inflow and outflow patterns of employees: how many workers commute into the city for employment because they cannot find or afford suitable housing near their jobs, and how this challenge influences local housing pressures.

Commuting patterns can provide meaningful insights into the extent of workforce housing deficiencies within a community. According to the 2022 Census Longitudinal Employment Housing Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, out of 192,240 jobs located in the City of Scottsdale, 164,203 (85.4%) are filled by individuals who commute from outside the city. The majority (54%) of these workers are between the ages of 30 and 54—an age group often associated with higher housing demand due to family needs and career stability. Additionally, an estimated 69,364 Scottsdale residents commute out of the city for employment.

**Figure 5: Employment Inflow/Outflow**



Source: U.S. Census Bureau, Center for Economic Studies, LEHD

These figures suggest that a significant share of the city's workforce may be unable to find suitable or affordable housing within Scottsdale's borders. When such a large proportion of workers, particularly those in their prime working and family-forming years, must seek housing elsewhere, it indicates that the existing housing stock may not align with their income levels or preferences. Over time, this mismatch can impact workforce retention, as longer commutes and the associated costs may prompt employees to seek opportunities closer to their homes. Similarly, high outbound commuting patterns can reflect a lack of housing options that meet the salary levels and lifestyle requirements of Scottsdale's resident labor force.

Although these commuting patterns suggest that many workers may be unable to secure suitable housing within the city, it is important to acknowledge that some households may actively choose to live elsewhere for personal or lifestyle reasons.

Insights into workforce housing deficiencies were also captured in key findings from the 2022 Housing Study including:

- There is a lack of housing, both renter- and owner-occupied, for lower-income service and hospitality workers in areas other than the southwestern region of Scottsdale that borders Tempe and Phoenix.
- When labor shortages already exist, particularly in the service and hospitality sector, there should be a prioritization to retain these workers.

**Total Additional Housing Units Need**

The below breakdown aims to combine the current estimated need for additional housing (Table 14) and the projected need based on expected growth (Table 12). The annual yield to address current and future growth is about 1,795 units per year.

**Table 15: Current and Future Need**

<b>Year / Housing Demand Factor</b>	<b>Total Units Needed</b>	<b>Owner-Occupied Units</b>	<b>Renter-Occupied Units</b>
<b>Current Deficiencies</b>	<b>2,560 units</b>	<b>1,008 units</b>	<b>1,552 units</b>
<b>Projected 2025 - 2029</b>	<b>6,416 units</b>	<b>4,363 units</b>	<b>2,053 units</b>
<b>TOTAL NEED</b>		<b>5,371 units</b>	<b>3,605 units</b>
<b>CURRENT PLUS TOTAL 5-YEAR PROJECTED DEMAND</b>			<b>8,976 units</b>
<b>ANNUAL YIELD TO ADDRESS TOTAL HOUSING DEFICIENCY 2025 - 2029</b>			<b>1,795 units</b>
Source: U.S. Census; American Community Survey (multiple years); Civitas, LLC.			

### Homeownership Market Projections

The current projections for 2029 indicate that there will be an additional need for 4,363 housing units for homeownership. This includes 924 affordable homes for lower income households and 1,476 additional units for workforce households and 1,963 for market rate and luxury.

Table 16 documents Scottsdale’s household income distribution projected through 2029 in six household income brackets as a percentage of median household income (MHI) for homeowners Scottsdale. The number of extremely low-income households will decline. By 2029, there will likely be proportionally fewer households in the two categories for the lowest income household ranges. The combined share of >120-200% of MHI and >200%+ of MHI households is expected to remain relatively consistent from 2023 to 2029 while the households categorized as Less than 30% and >30-50% of MHI will decline from 25% in 2023 to 23% in 2029. These projections estimate that there could be an additional 2,400+ households requiring housing between less than 30% and 120% of homeowner MHI from 2025 through 2029.

**Table 16. Homeowner Units by Household Income Distribution 2023 to 2029.**

Average Household Income Range	2023		2025 Estimate		2029 Estimate		2025-2029
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Change
Less than 30% Homeowner MHI	11,142	14%	11,499	14%	11,244	13%	<b>-254</b>
>30-50% Homeowner MHI	8,754	11%	9,035	11%	8,650	10%	<b>-385</b>
>50-80% Homeowner MHI	12,734	16%	13,141	16%	14,704	17%	<b>1,563</b>
>80-120% Homeowner MHI	11,142	14%	11,499	14%	12,974	15%	<b>1,476</b>
>120-200% Homeowner MHI	14,325	18%	14,784	18%	15,569	18%	<b>785</b>
>200%+ Homeowner MHI	21,488	27%	22,176	27%	23,354	27%	<b>1,178</b>
<b>Total Households</b>	<b>79,585</b>	<b>100%</b>	<b>82,133</b>	<b>100%</b>	<b>86,496</b>	<b>100%</b>	<b>4,363</b>
<b>Owner-Occupied Households Median Income</b>	\$128,530	-	\$140,970	-	\$169,580	-	20%

Source: Five-year American Community Survey (2023); Department of Housing and Urban Development; Civitas, LLC.



### Rental Housing Market Projections

The 2029 estimates for rental households and income distribution helps identify the supply of rental units required to meet the future needs based on population and household growth. The following table presents the rental households income distribution projected through 2029 by income cohort. Similar to the owner-occupied, given the declining poverty rates across the state and city, the number of households in the less than 30% of MHI range is expected to slightly decrease. This analysis indicates that in the next five years there will be an increase in demand for approximately 298 rental housing units for households under the 80% renter household median household income range and 788 within the 80% - 120% MHI range. An additional 754 rental units at the >120-200% and >200%+ of MHI price range bring the total estimated need for additional rental housing to 1,840 units by 2029. Some of these gaps may be addressed by the 1,282 multi-family housing units currently under review for permitting by the city.

**Table 17. Rental Units by Household Income Distribution 2023 to 2029.**

Average Household Income Range	2023		2025 Estimate		2029 Estimate		2025-2029
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Change
Less than 30% Renter MHI	4,584	12%	4,638	12%	4,477	11%	-161
>30-50% Renter MHI	3,820	10%	3,865	10%	3,663	9%	-202
>50-80% Renter MHI	6,494	17%	6,571	17%	7,327	18%	756
>80-120% Renter MHI	7,640	20%	7,730	20%	8,548	21%	818
>120-200% Renter MHI	9,168	24%	9,276	24%	9,769	24%	493
>200%+ Renter MHI	6,494	17%	6,571	17%	6,920	17%	349
<b>Total Households</b>	<b>38,202</b>	<b>100%</b>	<b>38,651</b>	<b>100%</b>	<b>40,704</b>	<b>100%</b>	<b>2,053</b>
<b>Renter Households Median Income</b>	\$80,030	-	\$82,629	-	\$94,193	-	14%

Source: Five-year American Community Survey (2023); Department of Housing and Urban Development; Civitas, LLC.

## VI. ANNUAL REPORT - Zoning Inventory and Housing Unit Report

The City of Scottsdale is spread over 184 square miles. More than 60% of Scottsdale, approximately 111 square miles, are zoned residential. Nevertheless, there is a declining amount of vacant land to accommodate additional residential development growth. This decline suggests that higher residential density and mixed-use developments will be increasingly important to satisfy demand for new housing.

The total amount of residentially zoned land (71,249 acres) includes:

- 58,375 acres of single family residential representing 49.4% of the city; and
- 12,874 acres of multi-family representing 10.9% of the city.

### Construction Related Housing Unit Information

As of the date of this housing study, and utilizing the FY2023-2024 housing data, there are 838 units under construction (permits issued) and 1,394 that have been completed (certificates of occupancy issued). Just over 1,700 units (75% being multi-family) are in review, meaning no additional public hearings are required, and construction plans for the project were submitted. Construction plans are under technical review by city staff to ensure requirements and standards are met.

**Table 18. Housing Construction FY2023-2024.**

Status of Residential Units	Single-Family Units	Multi-Family Units	Total Units
<b>Submitted Housing Units in Review (Percent of Total)</b>	424 (24.9%)	1,282 (75.1%)	<b>1,706</b>
<b>Permitted Housing Units Under Construction (Percent of Total)</b>	344 (41.1%)	494 (58.9%)	<b>838</b>
<b>Certificates of Occupancy Issued (Housing Units Completed; Percent of Total)</b>	491 (35.2%)	903 (64.8%)	<b>1,394</b>
Source: City of Scottsdale Planning and Development Department Community Development System. Data Note: FY2023-2024 housing data			

### Case Related Housing Unit Information

Four zoning entitlement cases consisting of 1,222 units were approved in FY2023-2024. 1,198 of these units are associated with multi-family projects. This figure represents a one-year supply based on the city’s average home building construction rate since 2010. Four other multi-family projects were approved by the Design Review Board, and as such, may submit construction plans for a total of 539 housing units. No applications related to new housing projects were denied by the city during this time period. In addition, at least 249 lots were approved for platting, and 267 lots were completed through the platting process (mapped and recorded by Maricopa County Recorder’s Office).

**Table 19: Case Related Housing Applications FY2023-2024.**

Zoning Entitlement	Submitted	Approved*	Denied
Applications	6	4	0
<b>Total Units</b>	<b>3,001</b>	<b>1,222</b>	-
Multi-family	2,934	1,198	-
Single-family	67	24	-
Design Review	Submitted	Approved*	Denied
Applications	6	4	0
<b>Total Units</b>	<b>491</b>	<b>539</b>	-
Multi-family	491	539	-
Single-family**	N/A	N/A	-
Preliminary Plat	Submitted	Approved*	Denied
Applications	5	9	0
<b>Total Lots</b>	<b>35</b>	<b>249</b>	-
Multi-family	20	26	-
Single-family	15	223	-
Source: City of Scottsdale Planning and Development Department Community Development System. Data Note: FY2023-2024 housing data			

\*Cases approved during FY2023-2024 regardless of submittal date.

\*\*Single-family projects do not require Development Review Board approval.

**Table 20. Plat Related Applications FY2023-2024.**

Final Plat	Platted	Lots	Denied
Completed (mapped by Maricopa County Recorder’s Office)	21	267	0
Source: City of Scottsdale Planning and Development Department Community Development System. Data Note: FY2023-2024 housing data			

## VII. ANNUAL REPORT - Plan to Satisfy Scottsdale Housing Needs.

### Approach to Addressing Housing Needs

The demand for new housing construction remains strong as Scottsdale continues to attract residents and commercial interests with its high quality of life and abundant community amenities. To manage growth over the next five to ten years, Scottsdale’s General Plan emphasizes concentrating higher intensity uses within designated Growth and Activity Areas. This approach promotes efficient land use, supports infill development, and ensures that high-density growth is limited to specific areas, and maintains Scottsdale’s land use distribution. In alignment with these goals, Scottsdale is adopting measures mandated by recent State legislation to expand housing options:

- **HB2297 (3-TA-2024,):** Allows up to 10% of commercial, office, or mixed-use spaces to be converted into multifamily units.
- **HB2720 (4-TA-2024):** Permits the construction of accessory dwelling units (ADUs).
- **HB2721 (5-TA-2024, anticipated adoption in 2025):** Requires cities to allow duplexes, triplexes, fourplexes, and townhomes within single-family zones near business districts, with 20% of larger developments incorporating these "middle housing" types.

These legislative updates introduce flexibility in land use for both single-family and multifamily zoning districts, enabling a broader range of housing options. To meet the city’s housing needs over the next five years, Scottsdale must actively implement a combination of strategies. These strategies build upon:

- a. **Housing and Growth Area policies** established in the Scottsdale General Plan 2035,
- b. **Findings** from the 2022 City of Scottsdale Housing Inventory and Affordability Analysis.
- c. **Recommendations** from the 2024 Maricopa HOME Consortium Analysis of Fair Housing Choice, and

The successful implementation of these policies, recommendations and findings is projected to create a mix of housing types and tenures, with a particular focus on addressing the significant shortage of affordable rental housing and for-sale townhomes.

**Table 21: Five Year Housing Unit Plan.**

General Plan 2035 Policies	Description
H 1.5	Encourage a <u>variety of housing densities</u> in appropriate locations to accommodate projected growth.
H 2.1	<u>Establish incentives</u> for high-quality and resource efficient housing that accommodates workforce and low-income households.
H 2.6	<u>Support partnerships</u> and initiatives with builders and/or major employers to provide employee housing options.
H 2.7	Encourage <u>workforce housing with the new development</u> and/or expansion of hotels, resorts, and other service employment.
H 3.1	Develop <u>senior housing options</u> in locations served by public transportation or reasonable walking distance to services.
GA 1.4	<u>Accommodate the highest intensity</u> of development in designated Growth Areas.

**Findings from the 2022 Housing Inventory and Affordability Analysis:**

- Listed Municipal Research and Services Center (MRSC) and National Multifamily Housing Council Recommendations for Affordable Housing Incentives (See Figure 59 in the study, includes Density Bonus, Reduction / Waiver of Fees and Charges, Surplus Public Property, etc.).

**Table 22: Excerpt from 2022 Housing Needs: Recommendations for Affordable Housing Incentives**

<b>Technique/Incentive</b>	<b>Description</b>
<b>Density Bonus</b>	With this incentive, developers can build more units than typically allowed in exchange for providing a public benefit. The developer benefits from increased economic value while the city receives additional affordable housing units.
<b>Reduction / Waiver of Fees and Charges</b>	This incentive reduces or eliminates certain fees associated with construction and can be extended for impact fees, building and planning fees, or infrastructure connection fees. Infrastructure connection fees are often one of the most significant that a developer can face.
<b>Surplus Public Property</b>	Many municipal governments must receive fair market value for the sale of surplus real property; however, this requirement could be waived in transactions with affordable housing developers. Selling public lands below market value can help in reducing development costs.
<b>Reduced Parking Standards</b>	Examples of this incentive offering include reducing parking space requirements or lowering dimensional requirements. Parking is often a cost-prohibitive component for developers, requiring either significant land for surface parking or significant cost for structured parking. This method is especially ideal in areas where public transit is readily available for affordable housing occupants.
<b>Pre-approved Building Plans</b>	Cities can provide developers pre-approved design plans from a licensed architect. This incentive assists affordable housing developers through eliminating the need to perform in-house design on affordable housing units.
<b>Public Funding</b>	This incentive can come in the form of federal, state, or local funds that are directly applied to projects costs, reducing the overall burden on the developer. This is especially useful in areas where rental income is weak, but building costs are high.

## **Draft Strategic Recommendations from the HOME Consortium Analysis of Impediments to Fair Housing Choice**

Maricopa County led a regional fair housing assessment that also presented strategies to mitigate barriers to affordable housing, including a combination of strategic planning, legal and financial actions. The city will explore and consider the following recommended actions. Note, some recommendations have been removed that do not apply to the city or to the scope of this HNA:

### **Action 2: Facilitate Missing Middle and Multi-Family Rental Housing.**

Maricopa County needs to address the missing middle housing due to restrictive zoning laws, local opposition, economic disparities, and investor activities. To overcome the dominant type of single-family housing and the shortage of rental housing, developing more missing middle housing is essential.

The incorporation of zoning regulations for accommodating missing middle housing can provide meaningful opportunities to stimulate new affordable housing. As noted in this assessment, recent legislative efforts in Arizona aim to address the housing shortage by promoting the development of missing middle housing. House Bill 2721, also known as the "middle housing bill," requires cities to allow this type of housing within a mile of their central business districts and in developments over 10 acres.

Conventional zoning regulations and some outdated zoning codes have inadvertently created barriers to enable the design and delivery of missing middle housing. The AARP has recently created a model guide for legislating missing middle housing entitled Re-Legalizing Middle Housing. The AARP guide recommendations include:

- a. Enacting measures to increase affordability that includes incentives or measures to reduce development costs for missing middle housing with smaller units.
- b. Allowing affordable housing more building area than one single family unit. A system based on allowed densities and minimum unit sizes inherently discourages developers from creating residential products in a range of sizes and skews the housing market towards larger, more expensive, high-end units and adversely impacts housing attainability.
- c. Enabling design standards that reduce set back requirements on larger parcels.
- d. Modifying setbacks or height standards if they are non-conforming but can be prohibited from increasing non-conformity.
- e. Reducing minimum parking standards including design and configuration of shared parking. Off-street parking requirements have a significant impact on small-scale residential infill. When parking requirements are higher, this reduces the developable area, and thereby the economic viability of missing middle types. ([www.Missing Middle Housing \(aarp.org\)](http://www.Missing Middle Housing (aarp.org)))

### **Action 3: Increase Funding and Incentives for Affordable Housing and Other Multi-Family Housing.**

The success of new affordable housing development is heavily dependent on available financing. Financing resources include not only banks and the federal government but also the state and local government and private foundations. The use of economic and planning-related incentives to stimulate new affordable housing development are needed to expand housing options. These important actions should include:

1. Continue and expand funding to state Community Housing Development Organizations (CHDOs).
2. Leverage funding from the recently expanded Housing Trust Fund and new state low-income housing tax credit including acquiring multi-family housing.
3. Urge enhanced private and philanthropic financing for affordable housing.

4. Consider supplementing the Low-Income Housing Tax Credit program with additional county funds and other local tax credits which can expand the number of projects and affordable housing units.
5. Establish a density bonus program that encourages developers to reserve a share of units for low-income residents.
6. Allow/promote accessory dwelling units and finance their construction through grants or deferred interest-free or forgivable loans.
7. Reevaluate and relax off-street parking requirements for multi-family development.
8. Support partnerships and initiatives with builders and/or major employers to provide employee housing options.
9. Encourage workforce housing with the new development and/or expansion of hotels, resorts, and other large service employers.

**Action 4: Inventory Surplus Land for Affordable and Workforce Housing.**

Many city and county departments and school districts acquire property for a range of public services and infrastructure. An assessment of available locally owned public lands that have been acquired but not required for future use should be conducted. These lands may be reprogrammed for affordable housing projects by local housing authorities or offered for resale to prospective affordable housing developers. These parcels should be actively marketed on an on-going basis to the real estate and construction industries.

While any one of these recommendations are unlikely to be a solution to affordable housing needs, their combined impact will be substantial and contribute to a reduction in the county's housing shortages. Implementation of these actions and recommendations by Maricopa County and municipal officials will not only build on adopted public policies and housing programs but offer new or expanded actions to stimulate and increase the supply of affordable and workforce housing for existing and future Maricopa County households.

# 2022 HOUSING INVENTORY AND AFFORDABILITY ANALYSIS SUPPLEMENT 1



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# City of Scottsdale

## Housing Inventory and Affordability Analysis

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## Table of Contents

Executive Summary .....	5
Introduction .....	12
Demographic Analysis .....	14
Housing Market Analysis .....	23
Homeownership Market .....	27
Owner-occupied Housing Affordability .....	31
Rental Market.....	34
Housing Market Gaps .....	45
Key Findings and Implications .....	47
Appendix A. Housing Affordability within 1-mile Buffer.....	48
Appendix B. Changes Between 2018 and 2020 Housing Affordability .....	51
Appendix C. Additional Housing Analysis .....	53

## Table of Figures

Figure 1. Number of Housing Units in Affordability Ranges .....	5
Figure 2. Percent of Owner-occupied Housing Units in Affordability Ranges, Scottsdale and Peer Communities	6
Figure 3. Percent of Renter-occupied Housing Units in Affordability Ranges, Scottsdale and Peer Communities	7
Figure 4. Percent of Total Occupied Housing Units in Affordability Ranges, Scottsdale and Peer Communities...	7
Figure 5. Renter Income Required to Afford the Scottsdale’s Median Gross Rent, 2020.....	8
Figure 6. Minimum Income Required (using the 30% minimum requirement) to Afford Varying Rental Housing Sizes in Scottsdale and Across the Peer Communities Using HUD’s Fair Market Rents.....	8
Figure 7. Required Hourly Wage to Afford Varying Rental Housing Sizes in Scottsdale Using HUD’s Fair Market Rent in 2010 and 2020 .....	9
Figure 8. Ownership Affordability Trends, City of Scottsdale 2010 – 2020 .....	9
Figure 9. Housing Affordability for Home Purchase, City of Scottsdale <i>December 2020</i> .....	10
Figure 10. Gaps in the Owner-occupied and Renter-Occupied Market, Scottsdale, 2020 .....	11
<b>Figure 11.</b> Department of Housing and Urban Development, Median Family Income Estimates .....	13
Figure 12. Population Growth, City of Scottsdale and Surrounding Communities, 2000 – 2020 .....	14
<b>Figure 13.</b> Tenure, City of Scottsdale and Peer Communities, 2020 .....	15
<b>Figure 14.</b> Ownership Rate by Census Tract, City of Scottsdale, 2020 .....	16
Figure 15. Household Composition, City of Scottsdale and Peer Communities, 2020 .....	17
Figure 16. Population by Age, City of Scottsdale, 2010 – 2020 .....	18
<b>Figure 17.</b> Population by Age, City of Scottsdale and Peer Communities, 2020.....	18
<b>Figure 18.</b> Median Household Income, City of Scottsdale, 2010 – 2020.....	19
<b>Figure 19.</b> Income Distribution, City of Scottsdale, 2015 and 2020 .....	20
<b>Figure 20.</b> Income Distribution, City of Scottsdale and Peer Communities, 2020 .....	21
<b>Figure 21.</b> Income Distribution by MFI, City of Scottsdale, 2020 .....	22
<b>Figure 22.</b> Housing Occupancy Levels for Scottsdale and its Peer Communities, 2020.....	23
<b>Figure 23.</b> Vacancy Status of Vacant Rental Properties.....	24
<b>Figure 24.</b> Occupied Housing Stock by Type and Tenure, City of Scottsdale, 2020 .....	24
<b>Figure 25.</b> Housing Inventory by Type and Tenure, City of Scottsdale and Peer Communities, 2020.....	25
<b>Figure 26.</b> Age of Housing Stock, City of Scottsdale and Peer Communities, 2020 .....	26
<b>Figure 27.</b> Trends in Home Sale Price, City of Scottsdale and Peer Communities, February 2012 –February 2022 .....	27
<b>Figure 28.</b> Median Home Value All Owner-Occupied Units, City of Scottsdale and Maricopa County, 2010 – 2020 .....	28
<b>Figure 29.</b> Median Home Value, City of Scottsdale and Peer Communities, 2020 .....	29
<b>Figure 30.</b> Median Home Value by Census Tract, City of Scottsdale, 2020 .....	30
<b>Figure 31.</b> Ownership Affordability Trends, City of Scottsdale 2010 – 2020 .....	31
<b>Figure 32.</b> Ownership Affordability Trends, Owners Earning Phoenix MSA Median Owner Income 2010 – 2020 .....	31
<b>Figure 33.</b> Housing Affordability for a New Home, City of Scottsdale December 2020.....	32
<b>Figure 34.</b> Affordable Ownership Inventory, City of Scottsdale, 2020.....	32
<b>Figure 35.</b> Affordable Ownership Inventory, City of Scottsdale and Peer Communities, 2020 .....	33
<b>Figure 36.</b> Median Gross Rent, City of Scottsdale and Peer Communities, 2020 .....	34
Figure 37. Median Gross Rent by Census Tract, City of Scottsdale, 2020.....	35
<b>Figure 38.</b> Gross Rent Distribution, City of Scottsdale and Peer Communities, 2020.....	36
<b>Figure 39.</b> Rental Affordability Trends, City of Scottsdale Residents 2010 – 2020 .....	37

Figure 40. Rental Affordability Trends, Phoenix Metro Area Residents 2010 – 2020.....	37
Figure 41. Cost-burdened Renters, City of Scottsdale and Peer Communities, 2020.....	38
Figure 42. Comparison of Cost-burdened Renters, City of Scottsdale and Peer Communities, 2010 and 2020 .	39
Figure 43. Inventory of Affordable Rental Units by Income, City of Scottsdale, 2020.....	40
Figure 44. Rental Affordability by Census Tract, City of Scottsdale, 2020 .....	41
Figure 45. Affordable Rental Inventory, City of Scottsdale and Peer Communities, 2020 .....	42
Figure 46. Housing Choice Voucher Dashboard, City of Scottsdale.....	43
Figure 47. HUD Resources, City of Scottsdale .....	44
Figure 48. HUD Resources, City of Scottsdale .....	45
Figure 49. Supply/Demand Gaps in the Owner-Occupied Market, City of Scottsdale, 2020 .....	46
Figure 50. Supply/Demand Gaps in the Renter-Occupied Market, City of Scottsdale, 2020.....	46
Figure 51. Scottsdale 1-Mile Buffer Region by Census Tract .....	48
Figure 52. Percent of Housing Stock Affordable by Residents Earning Less than 80% of Median Family Income .....	49
Figure 53. Percent of Housing Units in Affordability Ranges for Scottsdale and the Surrounding Buffer Regions .....	50
Figure 54. Comparison of Scottsdale’s Housing Affordability, 2018–2020.....	51
Figure 55. Housing Affordability by Income Range, Scottsdale, AZ – 2018 .....	52
Figure 56. Supply / Demand Gaps in the Owner-Occupied Market, City of Scottsdale, 2018 .....	52
Figure 57. Supply / Demand Gaps in the Renter-Occupied Market, City of Scottsdale, 2018 .....	52
Figure 58. Map of Eviction Filings by Census Tract in Maricopa County (May – June 2022) .....	59
Figure 59. MRSC and National Multifamily Housing Council Recommendations for Affordable Housing Incentives .....	60

## Executive Summary

In December 2021, the city of Scottsdale retained Matrix Design Group, Inc. to conduct a housing inventory and affordability analysis for the city. The primary purpose of the study is to help the community understand the distribution and categorization of the city's occupied housing stock as it relates to quantity and affordability. The study also compares the city to other similar communities located throughout Arizona and other parts of the country (peer communities) to see how they relate.

### What is the inventory of homes (owner and rental) in Scottsdale and select zip codes by affordability category?

Figure 1 provides a quick snapshot of the total stock of owned and rental housing in existence for various household income ranges as a percentage of Median Family Income (MFI). The zip codes were selected by the city as representative samples of the southern (85250), central (85264), and northern (85266) Scottsdale.

Figure 1. Number of Housing Units in Affordability Ranges

Household Income by Percent of MFI	Scottsdale, AZ	85250	85264	85266
<b>Ownership Housing Stock</b>				
Affordable 0%-30%	1,278	92	50	66
Affordable 30%-50%	1,129	33	46	1
Affordable 50% - 80%	3,514	727	57	5
Workforce 80%-120%	7,950	1,252	22	51
Market Rate 120%-200%	22,117	2,952	75	665
Luxury 200% and up	42,491	1,711	138	4,791
<b>Total</b>	<b>78,480</b>	<b>6,740</b>	<b>388</b>	<b>5,579</b>
<b>Rental Housing Stock</b>				
Affordable 0%-30%	2,550	322	24	68
Affordable 30%-50%	6,703	254	10	3
Affordable 50% - 80%	16,914	1,026	5	11
Workforce 80%-120%	9,947	355	-	13
Market Rate 120%-200%	2,296	61	-	59
Luxury 200% and up	1,084	-	-	26
<b>Total</b>	<b>39,494</b>	<b>2,017</b>	<b>39</b>	<b>180</b>
<b>Total Occupied Housing Stock</b>				
Affordable 0%-30%	3,828	414	74	134
Affordable 30%-50%	7,833	287	56	4
Affordable 50% - 80%	20,428	1,752	62	16
Workforce 80%-120%	17,897	1,607	22	64
Market Rate 120%-200%	24,413	2,986	75	724
Luxury 200% and up	43,576	1,711	138	4,817
<b>Total</b>	<b>117,974</b>	<b>8,757</b>	<b>427</b>	<b>5,759</b>

**Note:** Affordability thresholds restrict housing costs to 33% of household income.

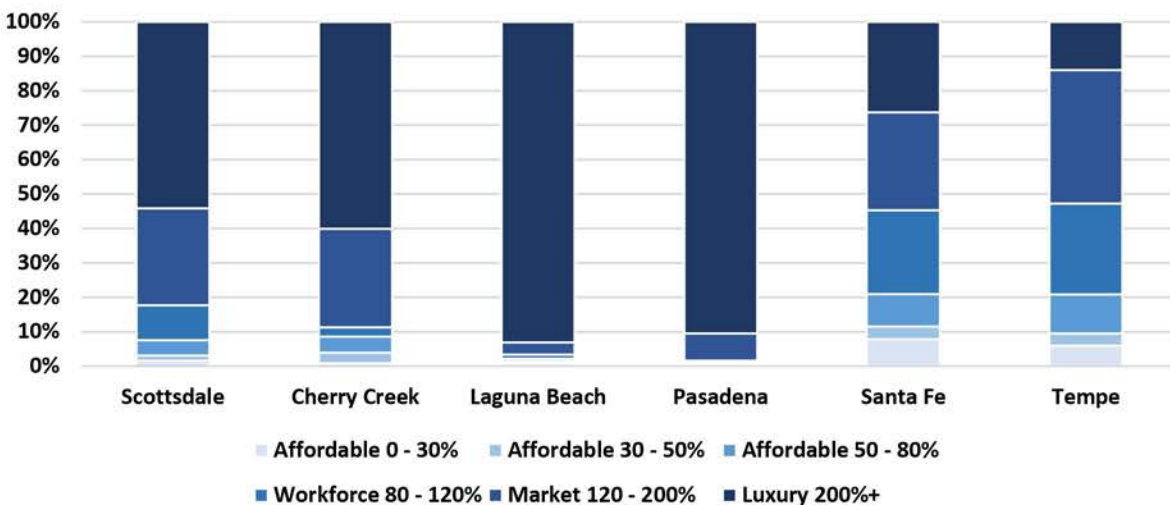
**Source:** 2020 ACS 5-year estimates

## How does Scottsdale compare to peer communities in terms of affordability?

The peer communities were selected by the city of Scottsdale for the purpose of comparison. The peer communities selected include Cherry Creek, Colorado, Laguna Beach and Pasadena, California, Santa Fe, New Mexico, Tempe, Arizona, and Walnut Creek, California. Comparing Scottsdale to other communities helps policymakers and community leaders have a wider frame of reference about the health of their housing programs. For 2020, Scottsdale’s median home value was \$493,200, which was greater than the median home values of Santa Fe (\$290,800) and Tempe (\$287,600), but less than the remaining peer communities. Three of the peer communities are in highly affluent California suburbs, which is a major reason for this disparity. Laguna Beach, Pasadena, and Walnut Creek had median home values of \$1,874,400, \$822,100, and \$814,900, respectively.

Figures 2, 3, and 4 display the proportion of housing units, renter- and owner-occupied, by affordability category for Scottsdale and peer communities. Affordability thresholds were calculated using HUD’s income limits for each peer community. As can be seen from the figures, Scottsdale’s ownership housing stock is skewed upward with over 50% of all owner-occupied units being affordable to only those residents earning greater than 200%+ MFI.<sup>1</sup> Many of the peer communities share this same characteristic, albeit, to an even greater extent. For example, Cherry Creek, Laguna Beach, and Pasadena have even larger shares of owner-occupied units in the 200%+ MFI affordability range. Santa Fe and Tempe had noticeably larger shares of owner-occupied housing units within the 0-120% MFI range.

Figure 2. Percent of Owner-occupied Housing Units in Affordability Ranges, Scottsdale and Peer Communities



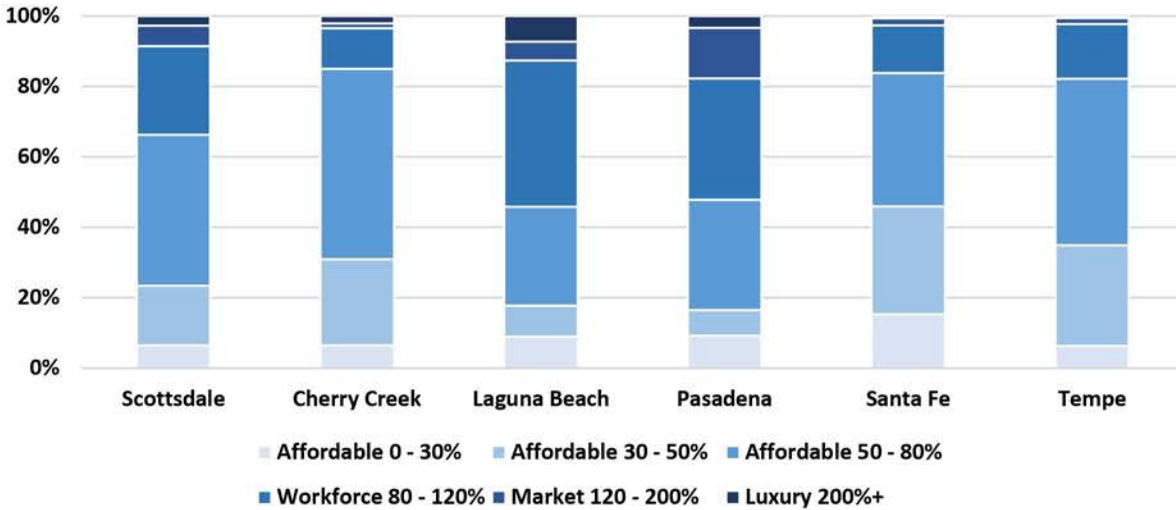
Source: 2020 American Community Survey, 5-year estimates

The rental market for each community is generally found where the low-income housing options are offered. Approximately 66% of Scottsdale’s rental options are affordable to residents earning less than 80% MFI;

<sup>1</sup> Median Family Income produced by HUD differs from Median Household Income from the American Community Survey (ACS) as it is generated for the Phoenix Metropolitan Statistical Area and is used by HUD to determine low-income housing options, where the ACS’ data is for Scottsdale specifically.

however, that number increases to 91% for those earning 120% MFI. The only communities with a greater share of affordable units under 80% MFI are Cherry Creek, Santa Fe and Tempe.

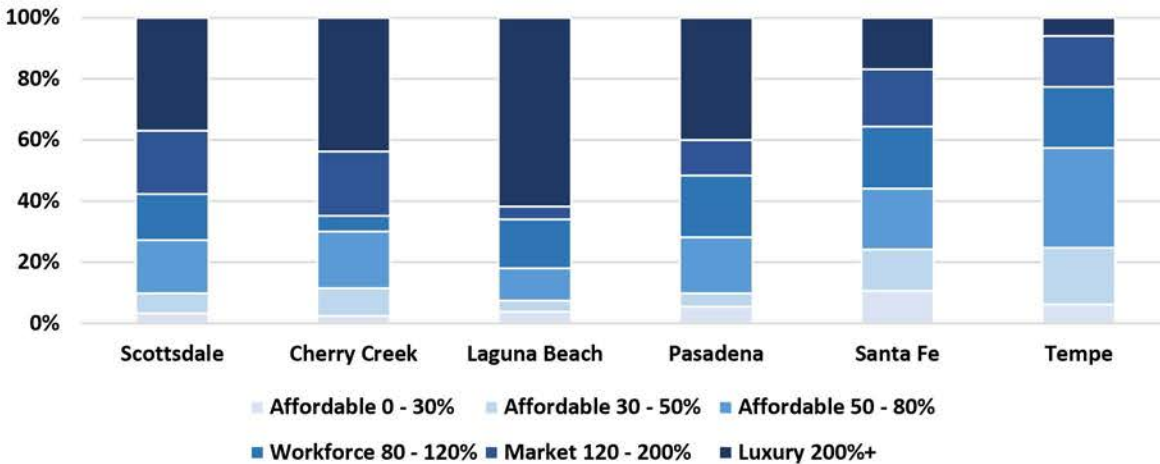
Figure 3. Percent of Renter-occupied Housing Units in Affordability Ranges, Scottsdale and Peer Communities



Source: 2020 American Community Survey, 5-year estimates

When combined, as shown in Figure 4, only 27% of Scottsdale inventory is affordable for those earning 80% MFI. Only Laguna Beach has a lower percentage (18%) of total occupied housing units in an affordability range less than or equal to 80% MFI.

Figure 4. Percent of Total Occupied Housing Units in Affordability Ranges, Scottsdale and Peer Communities



Source: 2020 American Community Survey, 5-year estimates

## How difficult is it for renters to afford the median rental property in Scottsdale?

Figure 5 shows that Scottsdale’s median renters earn \$66,529 annually, while the required income to afford median rent is at least \$58,080. This means the median renter earns roughly 15% more than is minimally required to afford the median rental. Also, looking at the compound annual growth rates for median rent and

median renter income, it shows that from 2015-2020 renter income has grown at a quicker rate than rent, which is good for renters because they stay out of cost-burdened territory and the economy remains efficient.

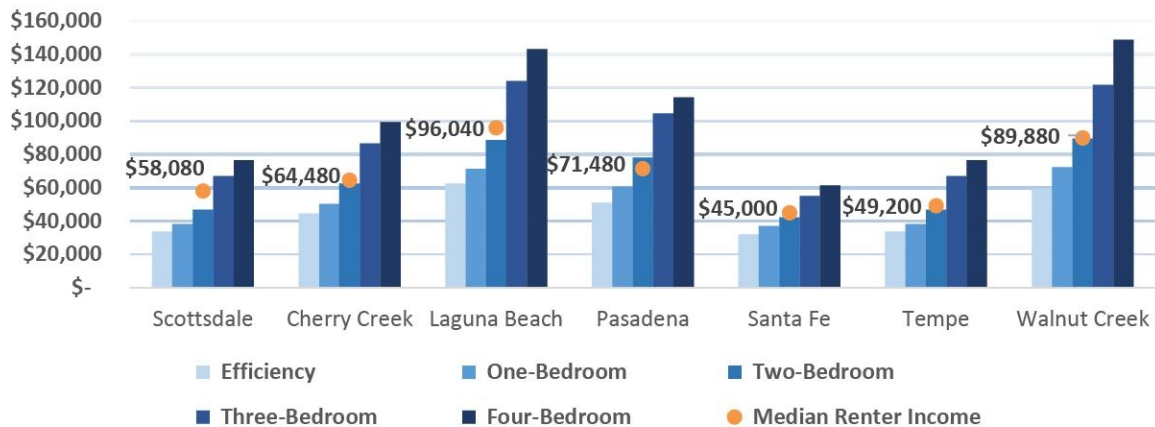
Figure 5. Renter Income Required to Afford the Scottsdale’s Median Gross Rent, 2020

Year	Median Gross Rent	Income Required to Afford Median Rent	Actual Median Renter Income	Compound Annual Growth Median Rent (2015 to 2020)	Annual Growth Median Renter Income (2015 to 2020)
2020	\$1,452	\$58,080	\$66,529	5.0%	5.7%

Source: 2020 5-year Estimates, American Community Survey

Figures 6 and 7 utilize HUD’s Fair Market Rent (FMR) data to determine the required income and hourly wage for different sizes of rental units. HUD’s Fair Market Rents are estimates of 40th percentile gross rents for standard quality units within a metropolitan area or nonmetropolitan county. Figure 6 shows the minimum income required—utilizing a 30% benchmark – to afford a variety of different sizes of rental housing. The vertical axis shows income and each orange point on the graph shows the exact 30% income level using each city’s median gross rent provided by the American Community Survey (ACS). If a bar on the graph extends above the orange dot for that specific city, then it means the cost is exorbitant and places a renter as “burdened” for that size of housing. For Scottsdale, the only renters who reach that 30% threshold are the three- and four-bedroom renters, with three-bedroom renters barely hitting the mark.

Figure 6. Minimum Income Required (using the 30% minimum requirement) to Afford Varying Rental Housing Sizes in Scottsdale and Across the Peer Communities Using HUD’s Fair Market Rents



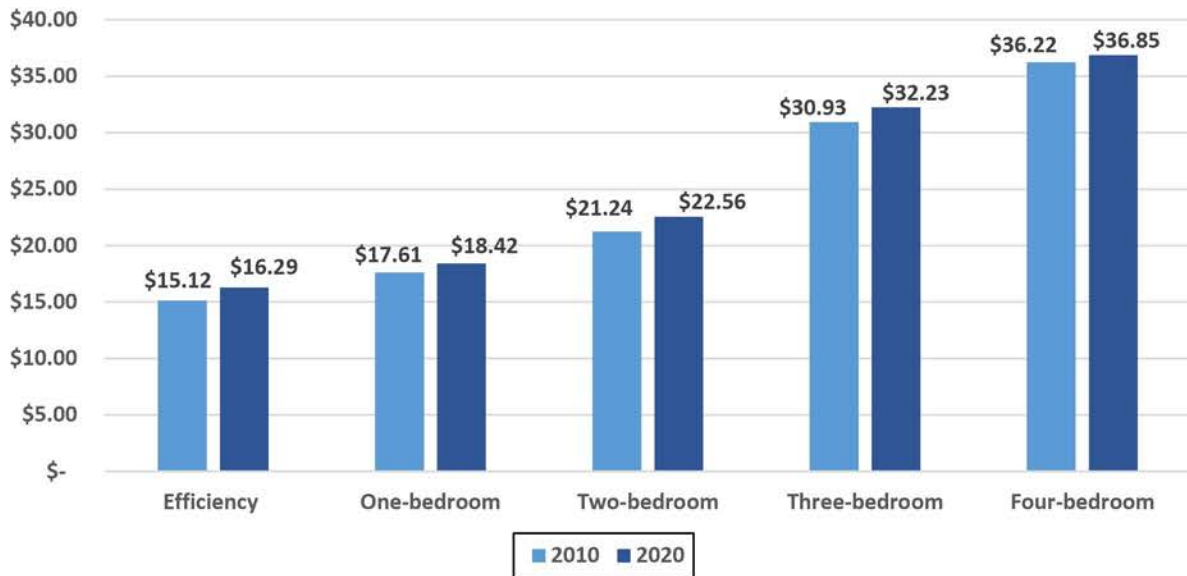
Source: 2020 5-year Estimates, American Community Survey; HUD Fair Market Rent Data (2020)

Using the Fair Market Rent (FMR) data, Figure 7 provides the minimum required hourly wage to afford different rental units by size for 2010 and 2020. The 2010 hourly wages were controlled for inflation, so the 2010 hourly wages are in 2020 dollars. For all rental unit sizes, the 2020 cost is greater than 2010, albeit by a slight margin; however, this does reveal a rental market that is becoming slightly more expensive.

<sup>2</sup> “An efficiency apartment is similar to a studio apartment in that it has no separate room for sleeping quarters and is often small in size compared to apartments that offer one or more bedrooms” (US News).



Figure 7. Required Hourly Wage to Afford Varying Rental Housing Sizes in Scottsdale Using HUD’s Fair Market Rent in 2010 and 2020



Source: HUD Fair Market Rent Data (2020); BLS Inflation Calculator

There was a sizeable jump in the required hourly wage between a two-bedroom and three-bedroom rental unit in both 2010 and 2020, albeit the magnitude of the increase is larger in 2020. Since the FMR estimates the 40th percentile gross rent, it is critical to recognize that for those wanting a more luxurious or expensive rental unit, the required hourly wages will need to increase commensurately. Arizona’s minimum wage was \$12.00 in 2020.

### Does Scottsdale offer affordable housing options for residents interested in purchasing a home?

For Scottsdale residents who already owned a home in 2020, their monthly housing costs were approximately \$1,550 per month (see Figure 8). Assuming a 30% housing cost threshold, the median homeowner needed to earn \$62,000 per year to afford a home in the city. The median owner-occupied income was just over \$111,315 per year, roughly 80% more than the income required to satisfy the 30% housing cost threshold. This means that the market is quite affordable for homeowners already in a home.

Figure 8. Ownership Affordability Trends, City of Scottsdale 2010 – 2020

Year	Median Owner Costs per Month	Income Required to Afford Median Housing Cost	Actual Median Owner Income	Actual Median Owner Income Relative to Required Income
2010	\$1,619	\$64,760	\$86,650	134%
2015	\$1,465	\$58,600	\$90,347	154%
2020	\$1,550	\$62,000	\$111,317	180%

Source: 2020 5-year Estimates, American Community Survey; Matrix Design Group, Inc.

However, this trend did not hold for those households looking to purchase a home in Scottsdale. Figure 9 presents the costs to purchase the median home sold in December 2020. The median home sale that month was \$637,000. Assuming a 3.5% interest rate, 30-year mortgage and a 20% down payment, the median family needed to earn at least \$91,500 to afford the median home sale. For those households currently living in Scottsdale, purchasing a home that month was affordable as they earned a median family income of \$122,100; however, households from the Phoenix MSA looking to move into Scottsdale with a 2020 median family income of \$77,800 were 15% short of the minimum required annual income. Therefore, the owner-occupied housing market was affordable for most Scottsdale residents but unaffordable for the median income Phoenix family looking to move into Scottsdale. Other costs such as homeowner’s insurance, taxes, and other fees (e.g., HOA, utilities, etc.), are other considerations impacting housing affordability, but they were excluded from this analysis.

Figure 9. Housing Affordability for Home Purchase, City of Scottsdale

Category	Value
Mortgage Rate	3.5%
Median Sale Price (December 2020)	\$637,000
Loan-to-Value	80%
Monthly Mortgage Payment (30-year)	\$2,288
Required Annual Income to Afford Scottsdale Median Home Sales Price	\$91,533
Median Family Income - Phoenix Metro Area	\$77,800
Affordability for Median Family Earning Phoenix Metro Area MFI	85%
Median Family Income – Scottsdale	\$122,110
Affordability for Median Family Earning Scottsdale MFI	133%

Source: 2020 5-year Estimates, American Community Survey; Matrix Design Group, Inc.

### What are the current rental and ownership housing gaps in Scottsdale?

Housing gaps are the difference between the housing stock supply and the owner or renter’s demand for housing. If the gap is positive, this denotes a surplus of housing stock where the supply is greater than demand. If the number is negative, the demand for housing is outpacing supply. Municipalities and developers will never precisely match the variety of housing required to satisfy all residents and their income levels, as owners and tenants often have preferences other than price when securing housing. However, a supply/demand gap analysis can assist regional stakeholders with better planning. Figure 10 presents the housing gaps in both the owner and rental markets. When reading the table, a red value surrounded in parentheses indicates a shortage of housing units within that income range, whereas those values in black indicate a surplus. For instance, the first income range (0 – 30% MFI) experienced a shortage of approximately 5,553 owner-occupied housing units and a shortage of 3,294 renter-occupied units in 2020. The owner-occupied segments have a deficit at every income bracket except for 120-200% MFI and 200%+ MFI ranges. The rental market strikes a better balance for those in the 30 – 120% MFI range, although those at the upper and lower bounds still struggle to find sufficient housing supply. Overall, the 50 – 80% and 200%+ MFI ranges have surpluses, while the other income brackets show shortages, and relatively extreme shortages at the 0 – 50% MFI range.

Figure 10. Gaps in the Owner-occupied and Renter-Occupied Market, Scottsdale, 2020

Household Income by Percent of MFI	Owner-Occupied Gap	Renter-Occupied Gap	Total
Affordable 0-30%	(5,553)	(3,294)	(8,847)
Affordable 30%-50%	(5,376)	1,858	(3,518)
Affordable 50% - 80%	(5,392)	9,402	4,010
Workforce 80%-120%	(2,836)	1,645	(1,191)
Market Rate 120%-200%	4,624	(5,428)	(804)
Luxury 200% and up	14,533	(4,183)	10,350

Source: 2020 5-year Estimates, American Community Survey

## Introduction

### Background

In December 2021, the City of Scottsdale retained Matrix Design Group, Inc. to conduct a housing inventory and affordability analysis. The primary purpose of the study is to help Scottsdale staff understand the distribution and categorization of the city's occupied housing stock as it relates to quantity and affordability and how this relates in comparison to several peer communities.

### Methodology

The housing analysis is based on the most current and readily available secondary data for housing markets in Scottsdale and its peer communities. Given delays in Census data dissemination, 2020 is the benchmark year used herein because it is the most recent year available. The primary data sources used in this analysis include:

- US Census and American Community Survey (ACS) 2020 5-Year Estimates (Demographic & Housing)
- Redfin (Real Estate Trends)
- US Department of Housing and Urban Development (HUD)

This analysis utilizes a methodology that will allow for a standardized analysis, creating an “apples-to-apples” comparison in future years. This methodology, developed by the Metropolitan Center at the Florida International University (FIU), uses ACS data from the US Census and was selected because the ACS provides consistent data collection techniques, which greatly reduce analytical and statistical error. Furthermore, to ensure consistency and allow for regions with smaller populations to be analyzed, 5-year ACS estimates were chosen as they generally have smaller margins of error, and 1-year estimates are not provided for geographies with populations less than 65,000, such as zip codes and subdivisions included in the research area.

The analysis includes comparisons to select zip codes in Scottsdale, a one-mile buffer around the city, and peer (comparison) communities. The geographies that were included are:

- |                    |                             |             |
|--------------------|-----------------------------|-------------|
| ➤ Cherry Creek, CO | ➤ Tempe, AZ                 | ➤ Zip 85250 |
| ➤ Laguna Beach, CA | ➤ Walnut Creek, CA          | ➤ Zip 85264 |
| ➤ Pasadena, CA     | ➤ Phoenix/Mesa/Chandler MSA | ➤ Zip 85266 |
| ➤ Santa Fe, NM     |                             |             |

Throughout this study, gap analyses will be presented showing the supply and demand of housing units according to income ranges. Due to an anomaly in the Census data for Walnut Creek, this peer community will be excluded from these analyses. To help the reader better digest each regional comparison, we have included the 1-mile buffer comparison in the appendix affixed to this report. Moreover, several other analyses are included as appendices to provide the reader with different approaches to the analysis.

The income ranges for analysis are based on US Housing and Urban Development (HUD) income data and the Scottsdale's internal income categories. According to HUD, the median family income (MFI) for Scottsdale in 2020 was \$77,800.<sup>3</sup> Figure 11 lists the income ranges for Scottsdale and its peer communities. Income ranges are listed by household income and by percent of MFI. The City of Scottsdale classifies housing categories depending on the household income by percent of MFI, which is shown in Figure 1.

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<sup>3</sup> Many studies on housing affordability utilize the term area median income (AMI) to describe the income statistic used in calculations. This study opts to change this term to median family income (MFI) to match the US HUD description; however, this is purely a name change and not a different statistic.

**Figure 11.** Department of Housing and Urban Development, Median Family Income Estimates

	Scottsdale AZ	Pasadena CA	Santa Fe NM	Tempe AZ	Cherry Creek CO	Laguna Beach CA	Walnut Creek CA
<b>Income Range</b>	MFI = \$77,800	MFI - \$77,300	MFI - \$76,000	MFI - \$77,800	MFI - \$100,000	MFI - \$103,000	MFI - \$119,200
	Max Income Limit	Max Income Limit	Max Income Limit	Max Income Limit	Max Income Limit	Max Income Limit	Max Income Limit
<b>Affordable 0-30%</b>	\$20,730	\$22,410	\$22,800	\$20,730	\$30,000	\$30,900	\$35,760
<b>Affordable 30%-50%</b>	\$34,550	\$37,350	\$38,000	\$34,550	\$50,000	\$51,500	\$59,600
<b>Affordable 50% - 80%</b>	\$55,280	\$59,760	\$60,800	\$55,280	\$80,000	\$82,400	\$95,360
<b>Workforce 80%-120%</b>	\$82,920	\$89,640	\$91,200	\$82,920	\$120,000	\$123,600	\$143,040
<b>Market Rate 120%-200%</b>	\$138,200	\$149,400	\$152,000	\$138,200	\$200,200	\$206,000	\$238,400
<b>Luxury 200% and up</b>	\$-	\$-	\$-	\$-	\$-	\$-	\$-

**Notes:** HUD produces MFI at the metro level, which differs from the Scottsdale-specific MFI produced by the ACS 5-year estimates.

**Source:** 2020 5-year Estimates American Community Survey. Income ranges provided by the City of Scottsdale.



## Demographic Analysis

To provide context for the housing inventory and affordability analysis, this section presents an overview of the demographics for Scottsdale and its comparative regions. The demographic analysis includes trends over time and comparisons to peer communities for population, housing tenure, population by age, and income.

### Population

According to the Arizona Commerce Authority – a public-private economic development organization overseen by the state governor – there were 241,718 residents in Scottsdale in 2020. Since 2010, the city grew by 24,353 residents, which is a population increase of 11%. This growth rate is lagging slightly behind the entirety of Maricopa County, which experienced a 16% increase in population. As of 2020, Scottsdale accounted for 5% of the total county population. Figure 12 lists the total population and population growth for Scottsdale and surrounding communities from 2000 to 2020.

Figure 12. Population Growth, City of Scottsdale and Surrounding Communities, 2000 – 2020

Region	Total Population			Aggregate Percent Change	
	2000	2010	2020	2010	2020
<b>Scottsdale</b>	<b>204,060</b>	<b>217,365</b>	<b>241,718</b>	<b>6%</b>	<b>11%</b>
<b>Maricopa County</b>	<b>3,092,927</b>	<b>3,824,058</b>	<b>4,436,704</b>	<b>24%</b>	<b>16%</b>
Avondale	36,400	76,468	89,480	110%	17%
Buckeye	6,697	51,019	93,629	662%	82%
Chandler	178,398	236,687	277,166	33%	17%
Gilbert	111,250	209,048	268,728	88%	28%
Glendale	219,392	227,217	248,686	4%	10%
Goodyear	19,700	65,404	96,789	232%	48%
Mesa	400,491	439,929	505,447	10%	15%
Phoenix	1,324,016	1,449,242	1,611,162	9%	11%
Surprise	32,667	117,688	144,246	260%	23%
Tempe	158,671	161,974	181,580	2%	12%

Source: 2000/2010 Office of Employment and Population Statistics; 2020 Arizona Commerce Authority, Office of Economic Opportunity.

### Housing Tenure

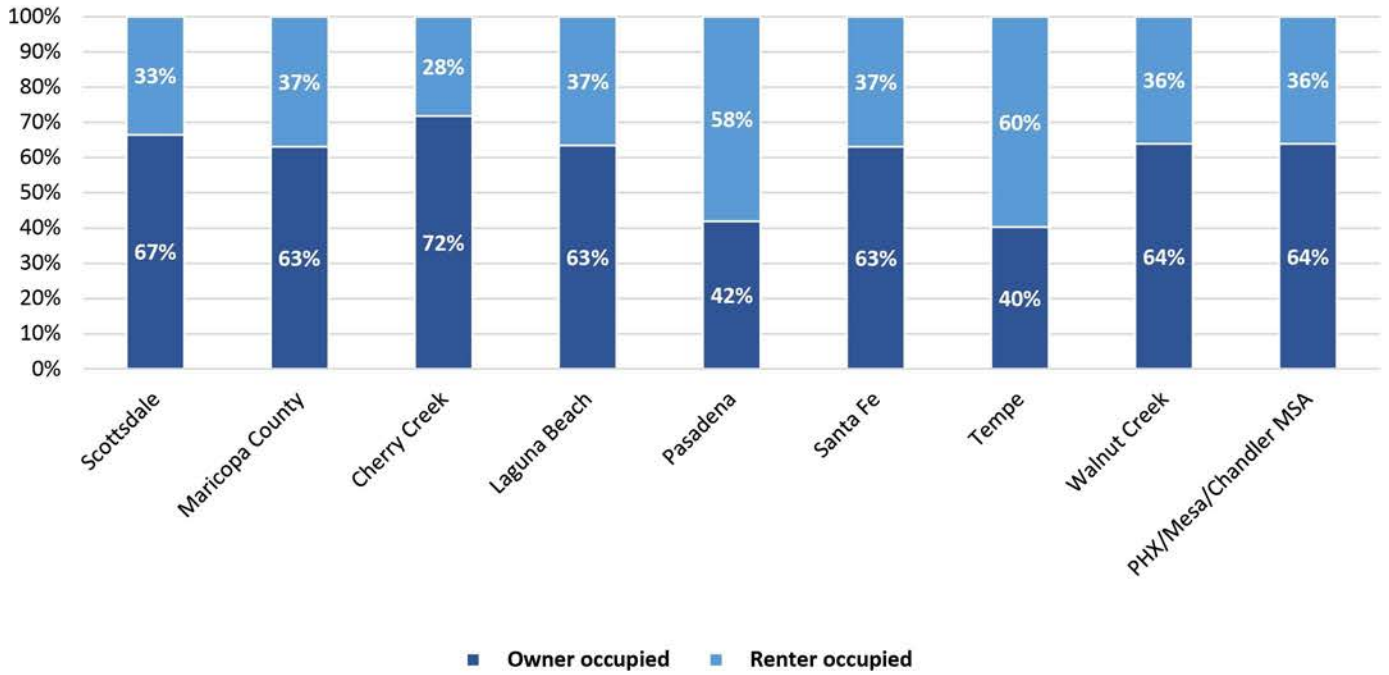
In 2020, the ACS estimates that 67% of Scottsdale households were owner-occupied and 33% were renter-occupied. This proportion of owner- to renter-occupied households is essentially identical to 2015 (66% owner-

# Housing Inventory and Affordability Analysis

occupied and 34% renter-occupied). Figure 13 shows the Scottsdale housing tenure compared to the county and peer communities.

The proportion of owner-occupied households was slightly greater in Scottsdale than Maricopa County (63% owner-occupied and 37% renter-occupied). The Scottsdale tenure breakdown was like Laguna Beach, Santa Fe, and Walnut Creek for 2020. However, Pasadena and Tempe have a greater share of renters than owners. Pasadena and Tempe both have younger populations, which is a major contributor to the larger share of renters.

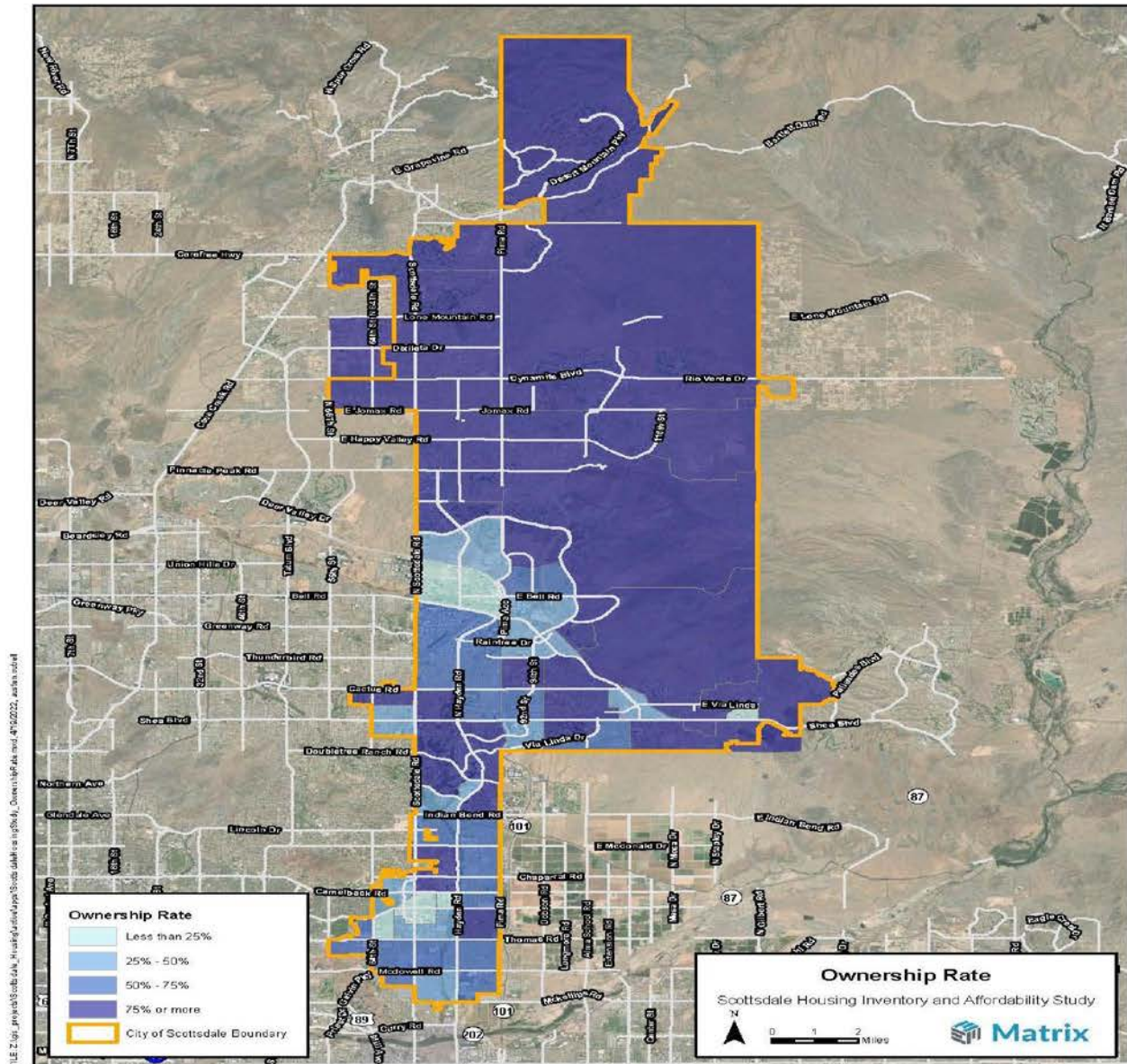
**Figure 13. Tenure, City of Scottsdale and Peer Communities, 2020**



## Home Ownership Rate

Scottsdale's home ownership rates vary by location within the city. Figure 14 is a heat map displaying the concentrations of ownership by tract. Generally, lower rates of ownership (lighter colors) exist around the southern region, which is generally lower income and maintains more rental options. Higher rates of ownership (darker colors) tend to be consistently high throughout Scottsdale other than the southwestern and certain central portions of the city.

Figure 14. Ownership Rate by Census Tract, City of Scottsdale, 2020



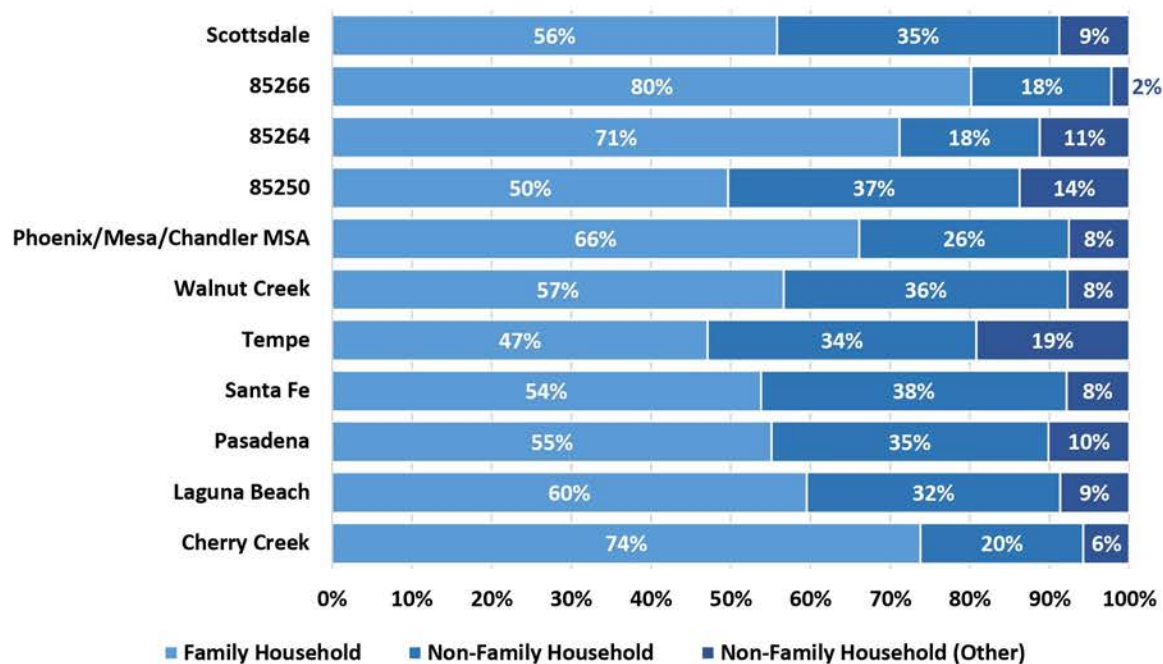
Source: 2020 5-year Estimates American Community Survey; Matrix Design Group, Inc.



## Household Type

Household type describes who was living within households in Scottsdale in 2020. Among the 117,974 occupied housing units, 56% are family households and 44% are non-family households. Figure 15 displays the distribution of household types in Scottsdale (family household, householder living alone, and other non-family households). The figure also provides a comparison to select Zip codes and peer communities. As seen below, zip codes 85264 and 85266 show a much greater percentage of family households than does 85250. Scottsdale has a comparable household composition to Pasadena, Santa Fe, and Walnut Creek. The Phoenix/Mesa/Chandler MSA and Cherry Creek have a greater percentage of family households than Scottsdale and the other peer communities.

Figure 15. Household Composition, City of Scottsdale and Peer Communities, 2020



Source: 2020 5-year Estimates American Community Survey.

## Population by Age

Figure 16 lists the population in Scottsdale by age groups from 2010 to 2020. This data comes from the ACS 5-year estimates. These estimates have the 2020 Scottsdale population stated as 254,995. As the table indicates, the distribution in age groups has remained constant between 2010, 2015, and 2020. The age group making up the greatest percentage of the population between all three years was the 45-64 age range, while the age bracket making up the least percentage of the population was the 20 – 24 age group. There has been a continuous percentage increase in the 65 and older group since 2010. Concurrently, there has been a slight downward trend in the percentage of those under 19 years old, which indicates Scottsdale’s population is aging.

# Housing Inventory and Affordability Analysis

Figure 16. Population by Age, City of Scottsdale, 2010 – 2020

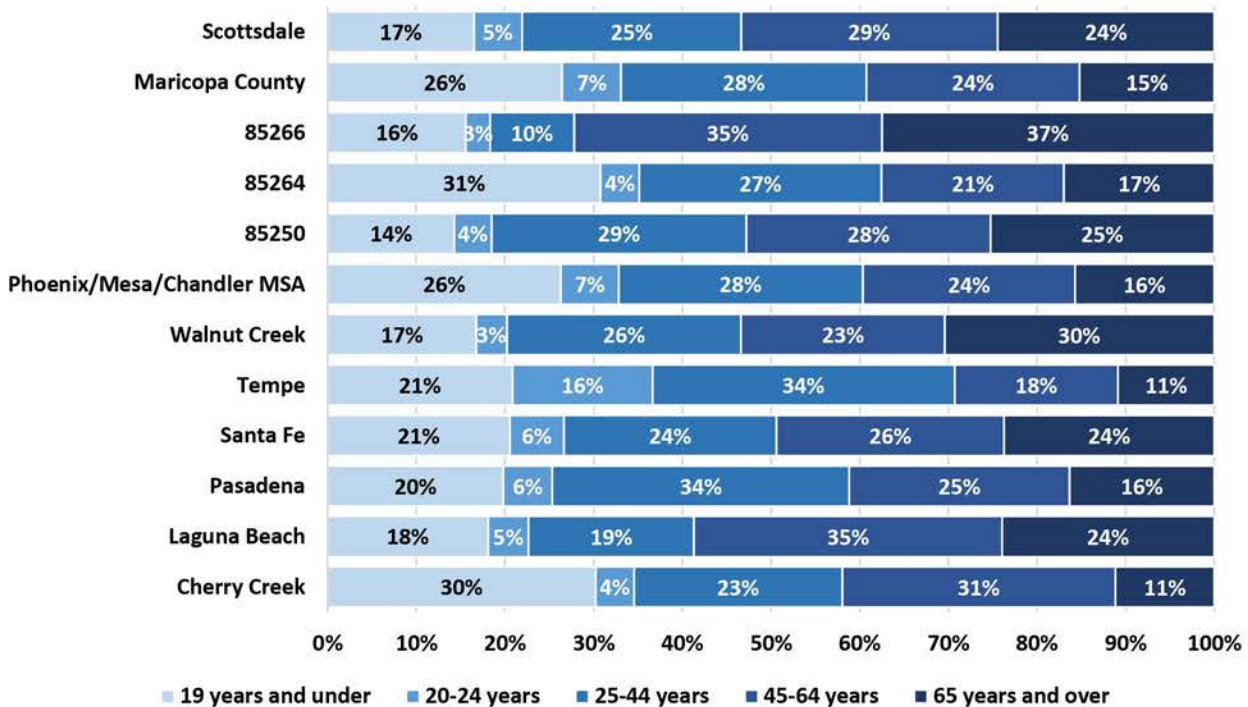
Age Cohort	2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Under 19 years	43,466	20%	42,160	19%	42,080	17%
20 - 24 years	12,499	6%	11,767	5%	13,853	5%
25 - 44 years	54,330	25%	55,868	25%	63,059	25%
45 - 64 years	66,409	30%	67,891	30%	73,717	29%
65 years and over	42,066	19%	49,785	22%	62,286	24%

**Note:** Population total may vary from those reported by the Arizona Department of Commerce.

**Source:** 2010, 2015, 2020 5-year American Community Survey.

Figure 17 shows the age distribution of Scottsdale compared to the zip codes in Scottsdale, Maricopa County, and the peer communities. Generally, Scottsdale had a similar age distribution to Santa Fe. The communities with more mature age demographics tend to have higher property values, which is recognized in other figures in this analysis. To compare the zip codes in Scottsdale, 85264 had a younger population, while the two other comparison zip codes (85266 and 85250) had a larger share of older residents. This greater number of children under age 19 for 85264 most likely indicates a more family-oriented region of Scottsdale.

Figure 17. Population by Age, City of Scottsdale and Peer Communities, 2020



**Source:** 2020 5-year Estimates American Community Survey

## Income<sup>4</sup>

Figure 18 lists the median household income for Scottsdale between 2010 and 2020, with inflation taken into consideration. According to the ACS 5-year estimate, in 2020 the median household income for all households in Scottsdale was \$91,042. This is a 24% increase from 2015 and a 27% cumulative increase from 2010. The change between 2015 and 2020 is significant and indicates a general residential population that is gaining significant purchasing power, all things remaining equal. The median income for renter households was almost 75% that of the median income for owner households at \$66,529 compared to \$91,042.

Income gains between 2010 and 2020 were greater for renter households than for owner households. Between 2015 and 2020, renter incomes increased at a greater rate than between 2010 and 2015. Similarly, the income gains for owner households were greater between 2015-2020 than 2010-2015, albeit at a slower rate of change.

**Figure 18.** Median Household Income, City of Scottsdale, 2010 – 2020

Year	All Households		Owner Households		Renter Households	
	Median Income	Percent Change	Median Income	Percent Change	Median Income	Percent Change
2010	\$71,564	-	\$85,865	-	\$46,265	-
2015	\$73,288	2%	\$90,347	5%	\$50,441	9%
2020	\$91,042	24%	\$111,317	23%	\$66,529	32%
<b>Nominal Change 2010 to 2020</b>	<b>\$19,478</b>	<b>27%</b>	<b>\$25,452</b>	<b>30%</b>	<b>\$20,264</b>	<b>44%</b>

**Note:** Median Income in 2020 differs from Figure 11 because this data from ACS is more specific to Scottsdale; HUD data in Figure 11 is established at the MSA level vice the local level.

**Source:** 2020 5-year Estimates American Community Survey.

Figure 19 lists the income distribution of owner and renter households in Scottsdale in 2015 and 2020. Since 2015, the proportion of owner households with an income between \$25,000 and \$99,999 decreased whereas the proportion of owner households with an income between \$100,000-\$149,999 and \$150,000 or more increased. Among renters, there was an increase in the proportion of renters with a household income over \$50,000 and greater. Both renter and owner households had income growth for those making more than \$150,000.

<sup>4</sup> "The total of the income figures reported for all individuals at the same address is called the **household income**. Persons in households who are related by blood, marriage or adoption constitute family households, and the sum of their incomes is referred to as **family income**" (Missouri Census Data Center). Generally speaking, family income is greater than household income.

**Figure 19. Income Distribution, City of Scottsdale, 2015 and 2020**

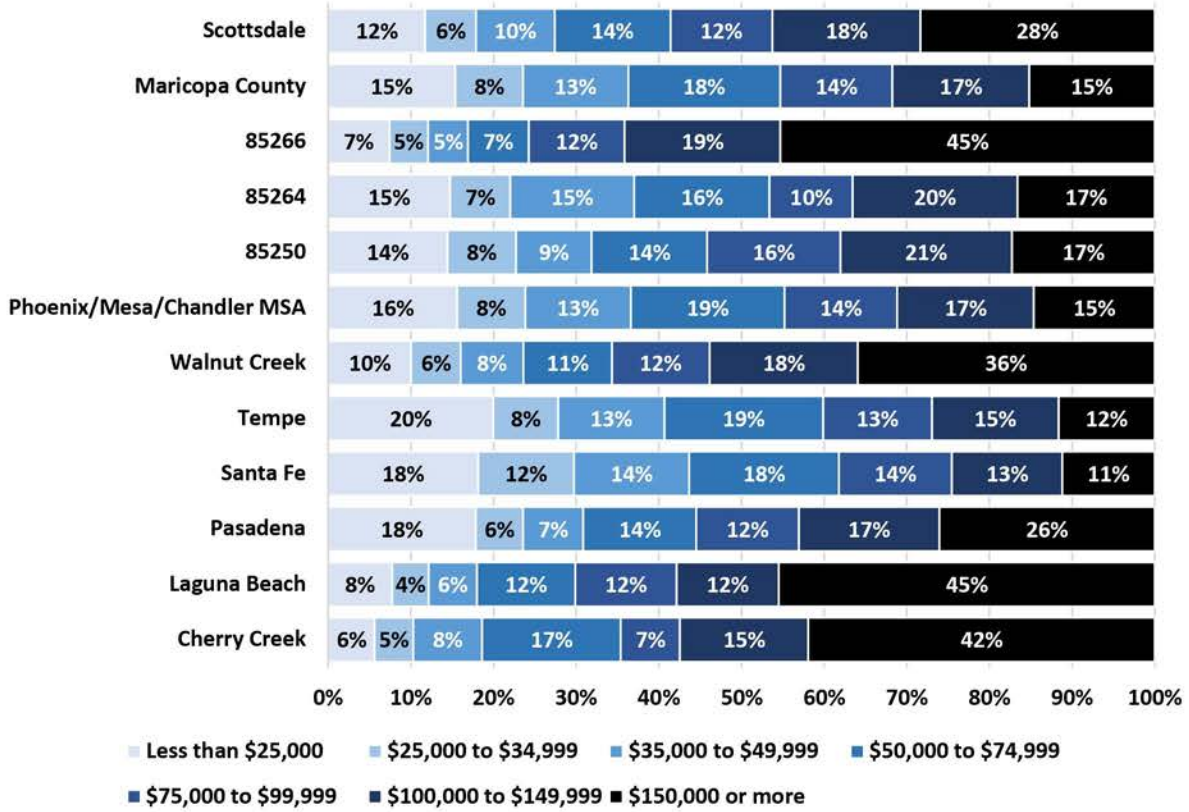
Household Income	Owner Households			Renter Households		
	2015	2020	Difference	2015	2020	Difference
Less than \$5,000	2%	2%	0%	4%	4%	0%
\$5,000 to \$9,999	2%	1%	-1%	3%	2%	-1%
\$10,000 to \$14,999	2%	2%	0%	5%	3%	-2%
\$15,000 to \$19,999	3%	2%	-1%	4%	3%	-1%
\$20,000 to \$24,999	3%	3%	0%	7%	4%	-3%
\$25,000 to \$34,999	7%	5%	-2%	9%	8%	-1%
\$35,000 to \$49,999	9%	8%	-1%	17%	13%	-4%
\$50,000 to \$74,999	14%	12%	-2%	19%	19%	1%
\$75,000 to \$99,999	12%	11%	-1%	11%	16%	5%
\$100,000 to \$149,999	18%	19%	1%	12%	15%	3%
\$150,000 or more	28%	36%	8%	9%	13%	4%

**Source:** 2015, 2020 5-year Estimates American Community Survey.

Figure 20 shows the income distribution of Scottsdale and the peer communities. Compared to Maricopa County, Scottsdale had a relatively similar—yet smaller—proportion of households with a middle income (\$35,000 to \$99,999), but Scottsdale had a significantly greater proportion of higher income households and a smaller share of lower income households compared to Maricopa County. Scottsdale has a noteworthy proportion of its residents who make incomes at the upper-bound of the distribution. While cities like Cherry Creek, Laguna Beach, and Walnut Creek have even greater proportions of residents in this top tier, Scottsdale still maintains a population that is wealthier than many of the peer communities. Zip code 85266 has the largest percentage of those making more than \$150,000 out of the three zip codes that were analyzed.

This distribution of income is important to understand as it influences housing affordability for both renters and homeowners. While higher incomes typically drive up the price of real estate due to the buyers’ purchasing power and desired amenities, the local housing stock can remain affordable to local income earners.

Figure 20. Income Distribution, City of Scottsdale and Peer Communities, 2020



Source: 2020 5-year Estimates, American Community Survey.

Figure 21 lists the estimates of the proportion of renter and owner households by MFI. Most owner-occupied housing units are 200%+ MFI, while only 7% of owner-occupied stock is under 80% MFI. The bulk of rental housing stock is concentrated between 30% and 120% MFI. Since the owner-occupied stock is not abundant at the mid-tier income ranges, the concentration of rental unit supply at these ranges helps to offset any potential hardship some within these income ranges might have in securing housing. The only area that appears lacking for both owner- and renter-occupied stock is the 0-30% MFI range, but this is not unique to Scottsdale. Many cities struggle to supply housing at this range due to a plenitude of factors such as developer profitability, incompatibilities with current city visions, and so on.

Figure 21. Income Distribution by MFI, City of Scottsdale, 2020

Housing Type	Low	High	Total	Owner	Rental
Affordable 0-30%	\$0	\$23,340	3%	2%	6%
Affordable 30%-50%	\$23,340	\$38,900	7%	1%	17%
Affordable 50% - 80%	\$38,900	\$62,240	17%	4%	43%
Workforce 80%-120%	\$62,240	\$93,360	15%	10%	25%
Market Rate 120%-200%	\$93,360	\$155,600	21%	28%	6%
Luxury 200% and up	\$155,600	no limit	37%	54%	3%
Source: 2020 5-year Estimates. American Community Survey.			<b>100%</b>	<b>100%</b>	<b>100%</b>

## Housing Market Analysis

The remaining sections of this study focus on Scottsdale’s housing market. This includes an overview of housing stock, housing type, and the age of housing.

### Housing Stock

Housing stock is very telling of real estate market competition. Vacancy rates are an integral component of the overall picture. Generally, the higher the vacancy rate, the less upward pressure on prices due to a lack of competition. Figure 22 shown below is a breakdown of occupancy and vacancy rates in Scottsdale and peer communities in 2020. This occupancy rate is inclusive of both owner- and renter-occupied units. In 2020, there were 139,189 total housing units in Scottsdale, with 117,974 (85%) being occupied and 21,215 (15%) being vacant. The percentage of vacant units in Scottsdale was greater than the vacancy rate of Maricopa County (10%) and greater than peer communities, other than Laguna Beach (23%) which was the only peer community with a higher vacancy rate than Scottsdale in 2020. Santa Fe had the most similar vacancy rate to Scottsdale. The outlier was Cherry Creek, which had a diminutive vacancy rate of 2%. While a 15% vacancy rate for Scottsdale is relatively high, there is optimism because the vacancy rate has declined by roughly 4% since 2016.

**Figure 22.** Housing Occupancy Levels for Scottsdale and its Peer Communities, 2020

Region	Total Units	Occupancy	Vacancy
Scottsdale, AZ	139,189	85%	15%
Maricopa County	1,765,880	90%	10%
Tempe, AZ	83,039	92%	8%
Cherry Creek, CO	4,263	98%	2%
Laguna Beach, CA	13,033	77%	23%
Pasadena, CA	62,659	91%	9%
Santa Fe, NM	42,142	86%	14%
Walnut Creek, CA	33,689	95%	5%

Source: 2020 5-year Estimates, American Community Survey

### Vacancy Status

Given the relatively high levels of vacancies within Scottsdale, further study is warranted. For all occupied housing units with occupants who, at the time of the ACS survey, claim to be residing there for less than two months, the ACS classifies that unit as Vacant – Current Residence Elsewhere. Figure 23 presents these data for Scottsdale and peer communities. Of the 21,215 vacant properties in Scottsdale during 2020, nearly 64% (13,503 units) were classified as *for seasonal use*, suggesting these may be vacation rentals. If this is true, nearly 10% of the city’s 15% vacancy rate would be made up of vacation rental properties. Laguna Beach, CA has similar characteristics with a 23% vacancy rate of which 13% is driven by vacation rental properties.

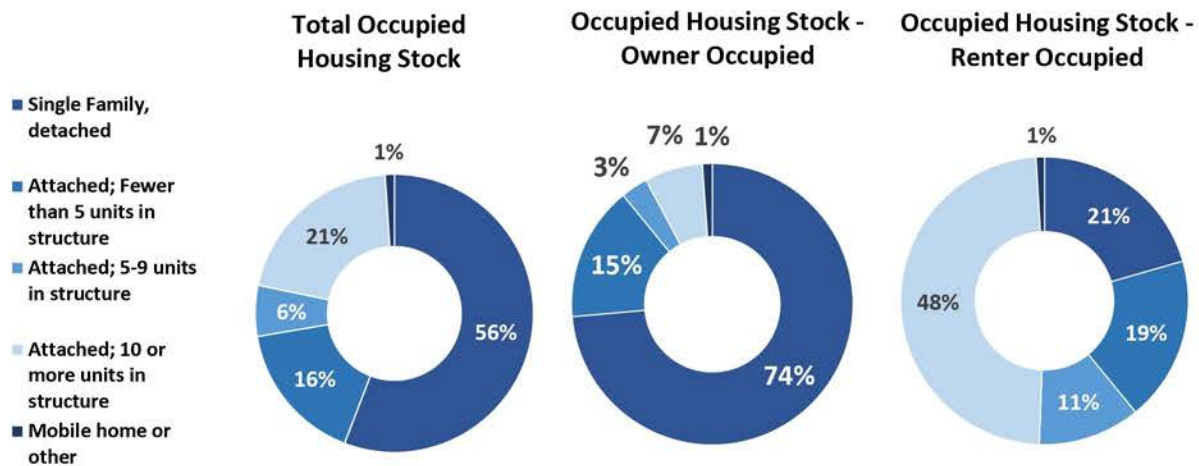
**Figure 23. Vacancy Status of Vacant Rental Properties**

Vacancy Status	Scottsdale	Maricopa County	Tempe	Cherry Creek	Laguna Beach	Pasadena	Santa Fe	Walnut Creek
Total Vacancies	21,215	169,096	6,821	88	2,954	5,941	6,046	1,526
For rent	12%	18%	35%	25%	9%	19%	16%	19%
Rented, unoccupied	3%	5%	6%	39%	2%	4%	3%	7%
For sale only	6%	9%	7%	0%	13%	7%	5%	16%
Sold, not occupied	3%	6%	5%	0%	1%	3%	1%	4%
For seasonal use	64%	42%	10%	36%	57%	7%	55%	13%
For migrant workers	0%	0%	0%	0%	0%	0%	0%	0%
Other vacant	12%	21%	37%	0%	18%	59%	20%	41%

## Housing Type

Housing type is a component of housing diversity and can impact housing affordability. As Figure 24 shows, 56% of the total occupied housing stock was single-family detached. The remainder includes 43% of attached housing and 1% of mobile homes or other type of housing. Diversity in housing stock is highly dependent upon the type of tenant (renter or owner) occupying the unit. Among owner-occupied housing, 74% were single-family detached; in contrast, 80% of renter-occupied housing was attached housing (both townhomes and apartments). As is typical in other markets as well, Scottsdale renters generally rent townhomes or apartments, while owners tend to purchase single-family detached units.

**Figure 24. Occupied Housing Stock by Type and Tenure, City of Scottsdale, 2020**



Source: 2020 5-year Estimates American Community Survey



# Housing Inventory and Affordability Analysis

Figure 25 compares the housing type of owner and rental housing stock in Scottsdale to peer communities. For all occupied housing units, Scottsdale had a similar housing stock distribution as Santa Fe. Similarly, for renter-occupied housing units, Pasadena had a very similar breakdown as Scottsdale. For owner-occupied housing, Pasadena, Santa Fe, and Tempe had similar distributions, particularly for the *single-family detached* category. Pasadena and Walnut Creek had greater proportions of owner-occupied housing stock in the *Attached: 10 or more units in structure* category than Scottsdale or any of the peer communities. The higher percentages suggest that these two peer communities have more diverse housing options for owners than the other peer communities. Additionally, Tempe—being a predominantly student-oriented community—has a larger share of structures with 10 or more units. Regarding affordable housing, the greater variety of rental units available can and likely would be beneficial to those struggling to find reasonably priced housing options because the increase in a diverse supply can satisfy the wide-ranging demands of a modern-day populace.

**Figure 25.** Housing Inventory by Type and Tenure, City of Scottsdale and Peer Communities, 2020

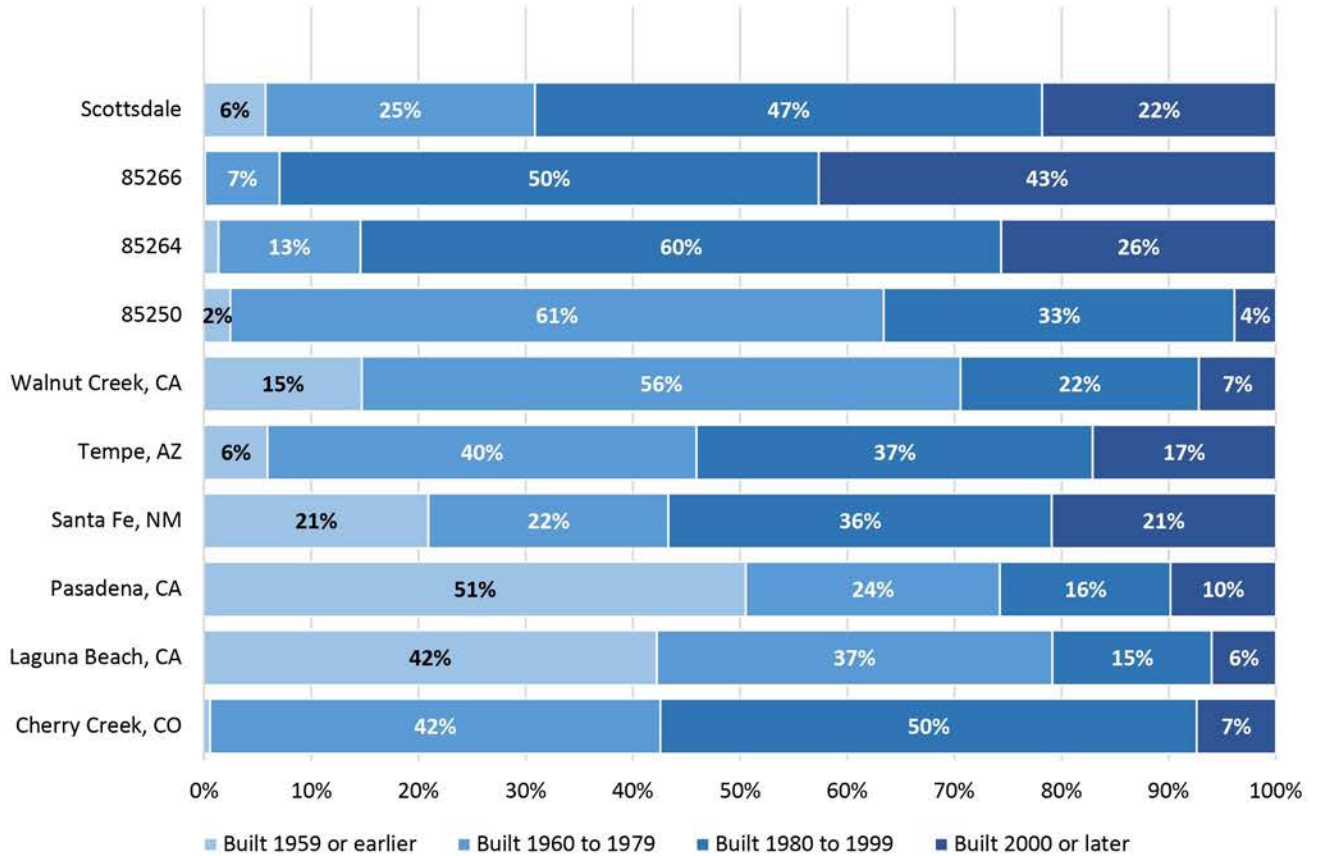
Housing Units	Scottsdale	Phoenix MSA	Tempe	Laguna Beach	Pasadena	Santa Fe	Cherry Creek	Walnut Creek
<b>All Occupied Housing Units</b>								
<b>Housing units</b>	117,974	1,943,813	76,218	10,079	56,718	36,096	4,175	32,163
Single-family detached	56%	65%	41%	70%	43%	59%	68%	38%
Attached: fewer than 10 units	22%	14%	24%	17%	23%	22%	14%	35%
Attached: 10 or more units	21%	14%	32%	12%	34%	9%	18%	27%
Mobile home or other	1%	7%	3%	1%	0%	10%	0.4%	0%
<b>Owner-occupied Housing Units</b>								
<b>Housing units</b>	78,480	1,123,410	30,698	5,853	23,815	22,801	3,000	20,561
Single-family detached	73%	85%	77%	90%	74%	76%	88%	54%
Attached: fewer than 10 units	19%	7%	15%	6%	13%	11%	9%	36%
Attached: 10 or more units	7%	2%	3%	2%	13%	1%	3%	10%
Mobile home or other	1%	7%	5%	2%	0%	12%	0%	0%
<b>Renter-occupied Housing Units</b>								
<b>Housing units</b>	39,494	621,809	45,520	3,679	32,903	13,295	1,175	11,602
Single-family detached	21%	35%	17%	37%	21%	30%	16%	9%
Attached: fewer than 10 units	30%	27%	30%	36%	31%	41%	27%	35%
Attached: 10 or more units	48%	35%	52%	27%	48%	22%	55%	56%
Mobile home or other	1%	4%	1%	0%	0%	7%	2%	0%

Source: 2020 5-year Estimates, American Community Survey

## Age of Housing

The age of housing stock, shown in Figure 26, describes the year in which the housing structure was built. Most housing in Scottsdale (72%) was built between 1960 and 1999. The newest housing in Scottsdale – built in 2000 or later – made up 22% of the housing stock. This proportion was greater than any other peer community. Compared to many of the other peer communities, Scottsdale had a lower amount of housing stock built before 1960.

**Figure 26. Age of Housing Stock, City of Scottsdale and Peer Communities, 2020**



Source: 2020 5-year Estimates, American Community Survey

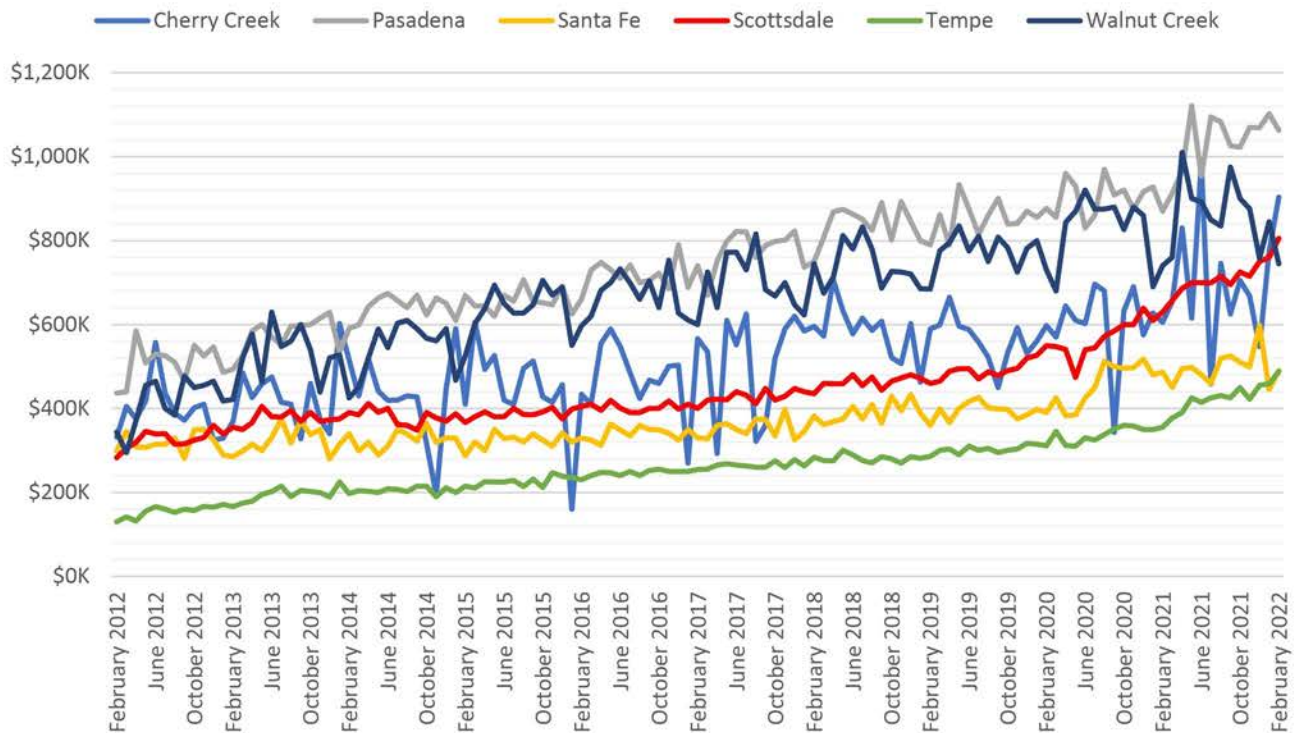
## Homeownership Market

This section provides an overview of the homeownership market in Scottsdale with some comparisons to peer communities, where appropriate.

### Home Sales Trends

The trends in home sales prices in Scottsdale and peer communities were taken from Redfin – a national real estate brokerage – which provides data related to housing sales trends dating back to 2012. For the purposes of an informative data visualization, Laguna Beach was excluded from Figure 27. The City of Laguna Beach was an extreme outlier and ended up distorting the graph’s usefulness. As of February 2022, Laguna Beach’s median home sales prices was hovering around \$3 million, which is more than triple the median home sales price in Scottsdale, which was \$805,000. While there is some fluctuation in housing sale prices in all communities, the trend shows that, overall, housing sale prices are consistently increasing at a steady rate. Scottsdale’s variance was minimal and is shown by the consistent increase in price over time with relatively few peaks and valleys. This lack of fluctuation is undoubtedly an attractive feature to prospective buyers and investors. In February 2012, the median home sales price for Scottsdale was \$283,000, which represents a percentage increase of 185% over a 10-year period.

**Figure 27.** Trends in Home Sale Price, City of Scottsdale and Peer Communities, February 2012 –February 2022



**Source:** Redfin, Median Sale Price, February 2022.

**Note:** Laguna Beach was excluded from this graph due to it being an outlier.

## Median Home Value

Median home values are provided by the American Community Survey. Home value is an estimate of how much the property would sell for if it were for sale. This is different than Figure 27, which presents the actual agreed upon purchase price. According to the 2020 estimates, the median home value in Scottsdale was \$493,200, which was an increase from 2015. Figure 28 shows the median home value in both Scottsdale and Maricopa County decreased between 2010 and 2015. The figure also lists the compound annual growth rate for the median home value. Between 2010 and 2015, the compound annual growth rate for Scottsdale was -3.2%, indicating an average negative rate of growth in home value every year for five years. Between 2015 and 2020, this trend turned around when the Scottsdale and Maricopa County saw an increase in median home values as evident by their growth rates of 4.9% and 8.3% respectively.

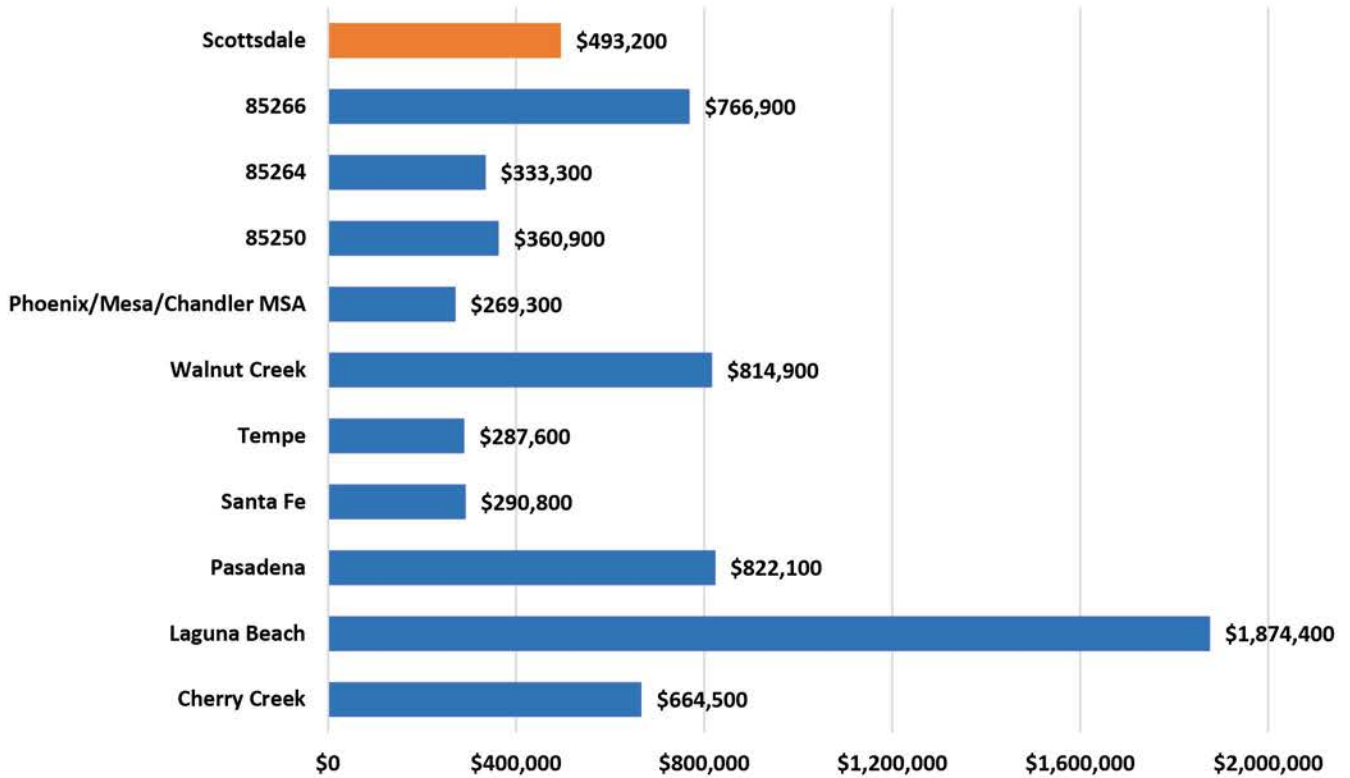
**Figure 28.** Median Home Value All Owner-Occupied Units, City of Scottsdale and Maricopa County, 2010 – 2020

Year	Scottsdale		Maricopa County	
	Median Value	Compound Annual Growth Rate	Median Value	Compound Annual Growth Rate
2010	\$457,700	-	\$238,600	-
2015	\$388,300	-3.2%	\$187,100	-4.7%
2020	\$493,200	4.9%	\$278,700	8.3%
<b>Total change 2010 to 2020</b>	<b>\$35,500</b>		<b>\$40,100</b>	

**Source:** 2010, 2015, 2020 5-year Estimates American Community Survey; Matrix Design Group, Inc.

Figure 29 highlights the median home value of Scottsdale compared to peer communities. As the chart shows, the 2020 median home value in Scottsdale was \$493,200. Scottsdale had a lower median home value than Cherry Creek, Laguna Beach, Pasadena, and Walnut Creek, but Scottsdale had a greater median value than the remaining communities. Within Scottsdale, the 85266-zip code had by far the greatest median home value (\$766,900) of all the zip codes examined in this analysis, which corroborates a widespread view of this zip code being one of the most premier and affluent communities in Arizona. An important note on home value is that it does not capture the fluctuations of the current market. For example, a home could be valued at \$500,000, but due to a limited supply with great demand, the purchase price on the home can be immensely more expensive. However, home value is a good indicator of housing prices without the variability caused by market pressures.

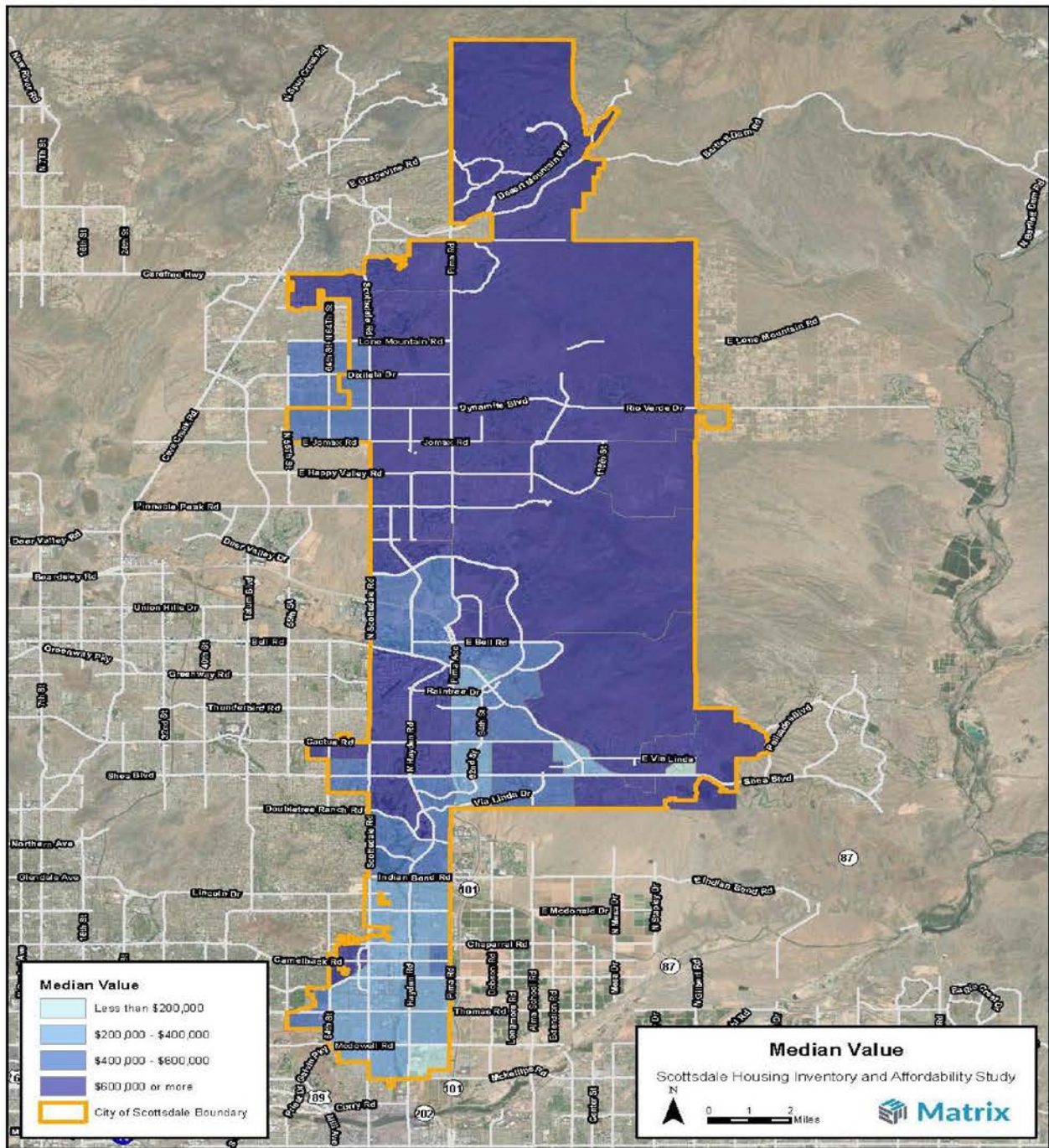
**Figure 29.** Median Home Value, City of Scottsdale and Peer Communities, 2020



**Source:** 2020 5-year Estimates American Community Survey.

The distribution of median home value is provided in Figure 30. As can be seen, the most affordable neighborhoods are in the southernmost region of the city, south of Indian Bend Road. Home values are highest in the north and eastern regions of the city, particularly north and east of the 94<sup>th</sup> Street and Raintree Drive intersection. Those areas have a median home value of \$600,000 and up, while the pockets of lower-value homes to the south and west are largely less than \$400,000

Figure 30. Median Home Value by Census Tract, City of Scottsdale, 2020



Source: 2020 5-year Estimates American Community Survey; Matrix Design Group, Inc.

## Owner-occupied Housing Affordability

This section focuses on the income ranges that were listed in Figure 10 and attempts to delineate an overview of housing affordability in Scottsdale and across the peer communities.

Figure 31 reveals the income requirements for median housing costs from 2010-2020. The table shows that owner income has outpaced housing cost price percentage increases over this time. As of 2020, the required median income to afford median housing costs was 56% of the actual median owner income, which highlights the high level of purchasing power that pervades the Scottsdale owner-occupied housing market. Overall, owners were in a good position when comparing against what is minimally required to own property and avoid being cost-burdened within Scottsdale. The minimum income required assumes the median owner costs per month will not total more than 30% of the annual income each year.

**Figure 31. Ownership Affordability Trends, City of Scottsdale 2010 – 2020**

Year	Median Owner Costs per Month	Income Required to Afford Median Housing Cost	Actual Median Owner Income	Actual Owner Income as a Percentage to Required Income
2010	\$1,619	\$64,760	\$86,650	134%
2015	\$1,465	\$58,600	\$90,347	154%
2020	\$1,550	\$62,000	\$111,317	180%

Source: 2020 5-year Estimates American Community Survey.

For those owners earning the median income for the Phoenix metro area (see Figure 32), the affordability rate is less impressive. But given the income gain between 2010 and 2020, the median owner household in Phoenix could still cover the median housing costs in Scottsdale during 2020, as they earned 33% more than what was minimally required.

**Figure 32. Ownership Affordability Trends, Owners Earning Phoenix MSA Median Owner Income 2010 – 2020**

Year	Median Owner Costs per Month	Income Required to Afford Median Housing Cost	Actual Median Owner Income	Median Housing Cost per Month
2010	\$1,619	\$64,760	\$67,301	104%
2015	\$1,465	\$58,600	\$67,601	115%
2020	\$1,550	\$62,000	\$82,472	133%

Source: 2020 5-year Estimates American Community Survey.

However, these data reflect homeowners who have already purchased a home, not those looking to purchase a home in 2020. For those households who were looking to purchase during 2020, the results were quite different. As shown in Figure 33, during December 2020, the median home sale in Scottsdale was \$637,000. Assuming a 3.5% mortgage rate, 30-year loan, and 20% down payment, the median family residing in Scottsdale

could afford the purchase as they earned 33% more than was required to afford the median home. However, those household earning the median income for the Phoenix metro area were priced out of the Scottsdale market as they earned 15% less than was required to afford a median home at the end of 2020. These calculations only include the mortgage cost. The issue is further exacerbated when one accounts for other ownership costs like property taxes, insurance, HOA fees, etc.

**Figure 33. Housing Affordability for a New Home, City of Scottsdale December 2020**

Mortgage Rate	3.5%
Median Sale Price (December 2020)	\$637,000
Loan-to-Value	80%
Monthly Mortgage Payment (30-year)	\$2,288
Required Annual Income to Afford Scottsdale Median Home Sales Price	\$91,533
Median Family Income - Phoenix Metro Area	\$77,800
Affordability for Median Family Earning Phoenix Metro Area MFI	85%
Median Family Income – Scottsdale	\$122,110
Affordability for Median Family Earning Scottsdale MFI	133%

## Housing Value Distribution by Affordability Ranges

Figure 34 presents the inventory of homes in Scottsdale, Maricopa County, and select zip codes by affordability range.

**Figure 34. Affordable Ownership Inventory, City of Scottsdale, 2020**

Household Income by Percent of MFI	Scottsdale	Maricopa County	85250	85264	85266
<b>Ownership Housing Stock</b>					
Affordable 0-30%	1,278	60,625	92	50	66
Affordable 30%-50%	1,129	43,012	33	46	1
Affordable 50% - 80%	3,514	137,119	727	57	5
Workforce 80%-120%	7,950	267,379	1,252	22	51
Market Rate 120%-200%	22,117	319,353	2,925	75	665
Luxury 200% and up	42,491	181,199	1,711	138	4,791
<b>Total</b>	<b>78,480</b>	<b>1,008,487</b>	<b>6,740</b>	<b>388</b>	<b>5,579</b>
<b>Percent Ownership Stock</b>					
Affordable 0-30%	2%	6%	1%	13%	1%
Affordable 30%-50%	1%	3%	1%	12%	0%
Affordable 50% - 80%	4%	14%	12%	15%	1%
Workforce 80%-120%	10%	27%	19%	6%	1%
Market Rate 120%-200%	28%	32%	43%	19%	12%
Luxury 200% and up	55%	18%	25%	36%	86%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2020 5-Year Estimates American Community Survey



# Housing Inventory and Affordability Analysis

Figure 35 compares the percentage of homes in each affordability category in Scottsdale to peer communities. The affordability thresholds were calculated using HUD's MFIs for each community. As shown in the figure, Scottsdale's owner-occupied housing stock is skewed towards the higher income brackets with 7% of all owner-occupied units being affordable to residents earning less than 80% MFI. The peer communities follow this trend except for Santa Fe, Tempe and the Phoenix/Mesa/Chandler MSA which have larger proportions of owner-occupied housing within the 0-80% MFI range.

Figure 35. Affordable Ownership Inventory, City of Scottsdale and Peer Communities, 2020

Household Income by Percent of MFI	Scottsdale	Cherry Creek	Laguna Beach	Pasadena	Santa Fe	Tempe	PHX/Mesa/Chandler MSA
<b>Ownership Housing Stock</b>							
Affordable 0-30%	1,278	25	48	56	1,777	1,829	77,347
Affordable 30%-50%	1,129	94	44	78	862	1,075	55,394
Affordable 50% - 80%	3,514	139	43	129	2,128	3,481	167,686
Workforce 80%-120%	7,950	79	79	118	5,560	8,119	306,638
Market Rate 120%-200%	22,117	860	229	1,873	6,489	11,896	335,776
Luxury 200% and up	42,491	1,804	5,957	21,561	5,985	4,297	180,570
<b>Total</b>	<b>28,487</b>	<b>3,000</b>	<b>6,400</b>	<b>23,615</b>	<b>22,801</b>	<b>30,698</b>	<b>1,123,410</b>
<b>Percent Ownership Stock</b>							
Affordable 0-30%	2%	1%	1%	0%	8%	6%	7%
Affordable 30%-50%	1%	2%	1%	0%	4%	4%	5%
Affordable 50% - 80%	5%	5%	1%	1%	9%	11%	15%
Workforce 80%-120%	10%	3%	1%	1%	24%	26%	27%
Market Rate 120%-200%	28%	29%	4%	8%	28%	39%	30%
Luxury 200% and up	54%	60%	93%	91%	26%	14%	16%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

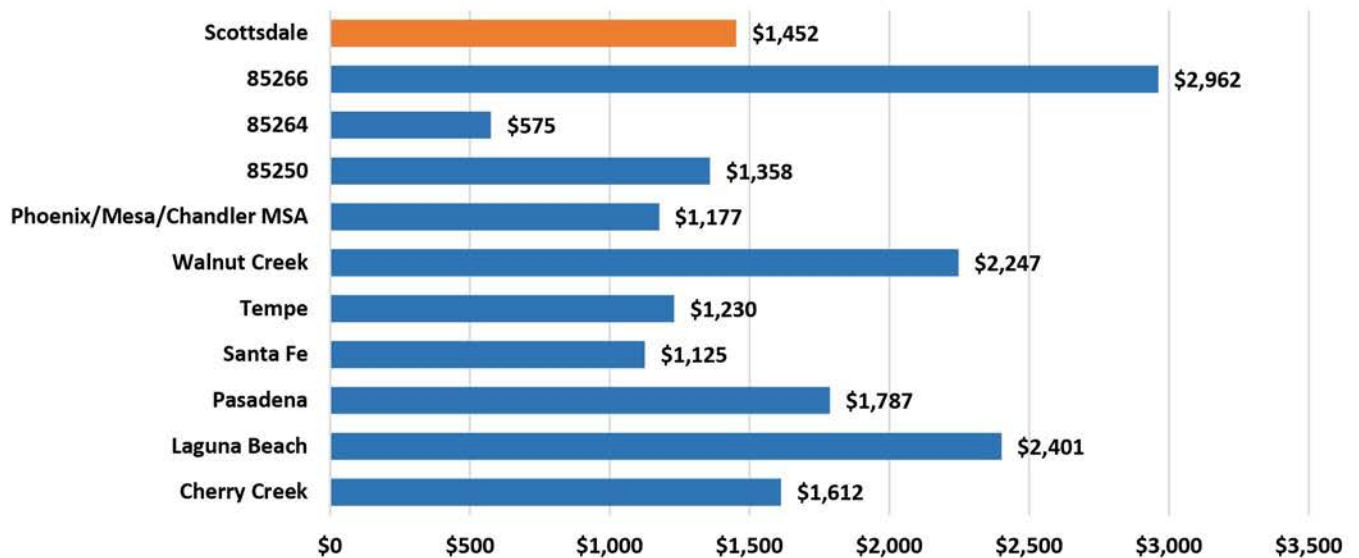
Source: 2020 5-year Estimates, American Community Survey. Median Family Income provided by 2020 HUD income limit

## Rental Market

### Distribution of Rents

In 2020, the median gross rent in Scottsdale was \$1,452 (see Figure 36). This is a 27% increase from the median rent in 2015, which was \$1,140. The median gross rent in Scottsdale is greater than the median gross rent for Maricopa County, which was \$962 in 2020. Compared to peer communities, Scottsdale had a greater median rent than the Phoenix/Mesa/Chandler MSA, Tempe, and Santa Fe, but the median rent was less than Cherry Creek, Laguna Beach, Pasadena, and Walnut Creek. Scottsdale’s median gross rent is not exorbitant, given the number of peer communities with much greater median rents than Scottsdale and the median income of its residents, but it is more expensive when compared to the Phoenix/Mesa/Chandler MSA and Tempe. This corresponds with Scottsdale’s higher incomes compared to the MSA’s in general.

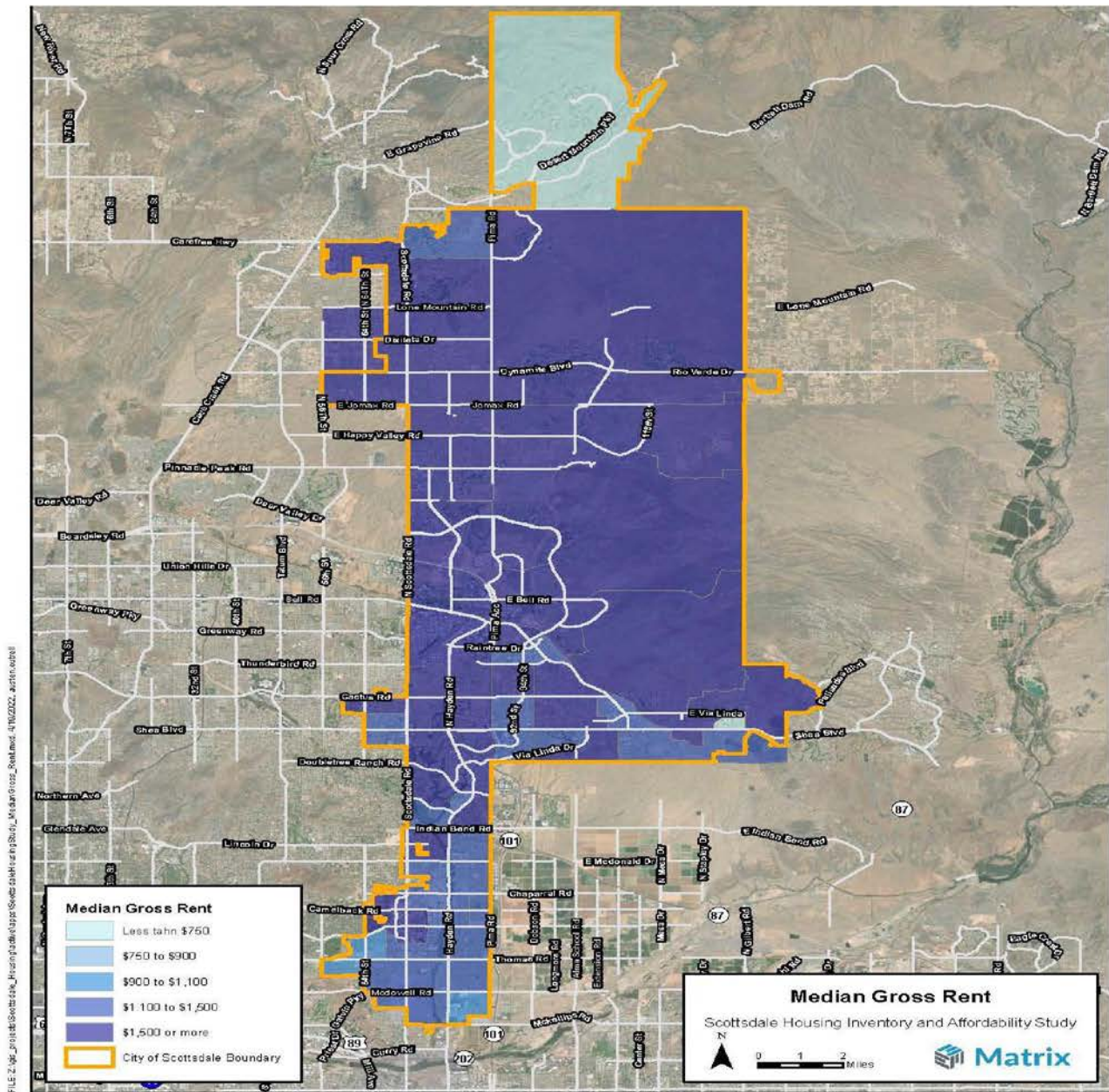
**Figure 36.** Median Gross Rent, City of Scottsdale and Peer Communities, 2020



Source: 2020 5-year Estimates American Community Survey

Like home value trends, the median rents increased in Scottsdale the farther one travels north in the city. This trend can be seen in Figure 37, which shows the median gross rents for the city by Census tract. The southern region has the largest share of affordable rentals. There is also a region to the very north of Scottsdale, however, that is likely an anomaly tied to other reasons, namely the scant number of rentals available in the first place.

Figure 37. Median Gross Rent by Census Tract, City of Scottsdale, 2020

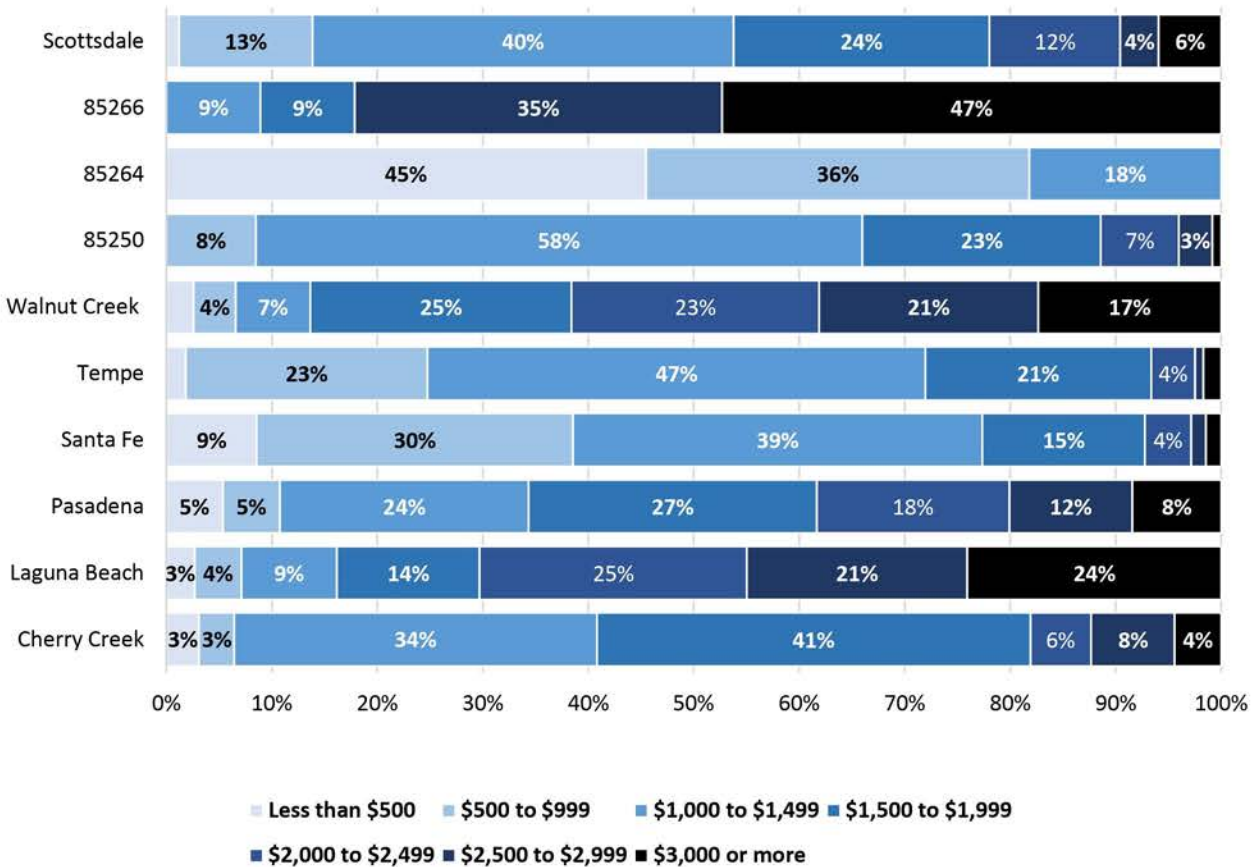


Source: 2020 5-year Estimates American Community Survey; Matrix Design Group, Inc.

# Housing Inventory and Affordability Analysis

In addition to understanding the rent distribution throughout Scottsdale, it is also important to know the breakdown of rents being paid throughout the city. Figure 38 shows the rent distribution in Scottsdale and peer communities. As the chart shows, 64% of renters in Scottsdale paid between \$1,000 and \$1,999 per month for rent. The distribution is relatively proportionate to Tempe, but Scottsdale has a larger percentage of renters paying greater amounts each month. Breaking down the distribution of rents by zip Codes in Scottsdale, residents of 85266 paid significantly more than the other two zip Codes used in this analysis. 85264 had a significant share of residents paying under \$500 per month. Compared to Scottsdale, Cherry Creek, Laguna Beach, Pasadena, and Walnut Creek, all had larger shares of residents paying more than \$1,500. The gross rent distribution highlights where the supply of housing is being allocated within a community. A distribution that is negative-skewed (the distribution is heavily skewed towards higher rents) is going to be more restrictive for lower-income individuals trying to secure housing. Compared to the peer communities, Scottsdale has a significant number of rental options below \$1,500, which helps to support affordability issues especially since the rental market often has a higher percentage of low-income individuals as compared to the owner market.

**Figure 38.** Gross Rent Distribution, City of Scottsdale and Peer Communities, 2020



Source: 2020 5-year Estimates American Community Survey.

## Renter Affordability

Renter affordability describes the monthly rent that renters can afford given their income. To be affordable, rent should not exceed 30% of their income. Figures 39 and 40 include the median rent, the income required to afford this median rent (using the 30% threshold), and the actual income that renters earned in Scottsdale and the Phoenix/Mesa/Chandler MSA from 2010 to 2020.

For renters already living in Scottsdale (figure 39) between 2010 and 2020, the actual median income for renters was greater than the income required to afford the median rent. The figure also shows the percentage of renters earning above or below those required to afford Scottsdale median rent (anything below 100% indicates the renter cannot afford median area rent). During 2020, Scottsdale renters earned 42% more than was needed to comfortably rent in Scottsdale. In 2010, renters living in Scottsdale earned 53% more than was needed, and in 2015, that number was 48%. Hence, renting has become less affordable since 2010 with respect to the percentage of income Scottsdale residents earn relative to the 30% minimum requirement, but this does not mean it is truly “unaffordable.” Rather, it means that that relative to previous years, rent has become increasingly more constraining on Scottsdale residents’ overall budget.

**Figure 39.** Rental Affordability Trends, City of Scottsdale Residents 2010 – 2020

Year	Median Gross Rent in Scottsdale	Income Required to Afford Median Gross Rent	Actual Median Renter Income of Scottsdale Residents	% of Income Median Renters Earn Relative to Required Income
2010	\$1,100	\$44,000	\$67,301	153%
2015	\$1,140	\$45,600	\$67,601	148%
2020	\$1,452	\$58,080	\$82,472	142%

Source: 2010, 2015, 2020 5-year Estimates American Community Survey; Matrix Design Group.

Figure 40 presents an identical analysis for those renters who earn the median renter’s income for the greater Phoenix metro area. In 2020, those earning the Phoenix median income could not afford the median rent in Scottsdale. Although incomes have increased by nearly \$12,000, they still earned roughly 19% less than was needed to comfortably rent.

**Figure 40.** Rental Affordability Trends, Phoenix Metro Area Residents 2010 – 2020

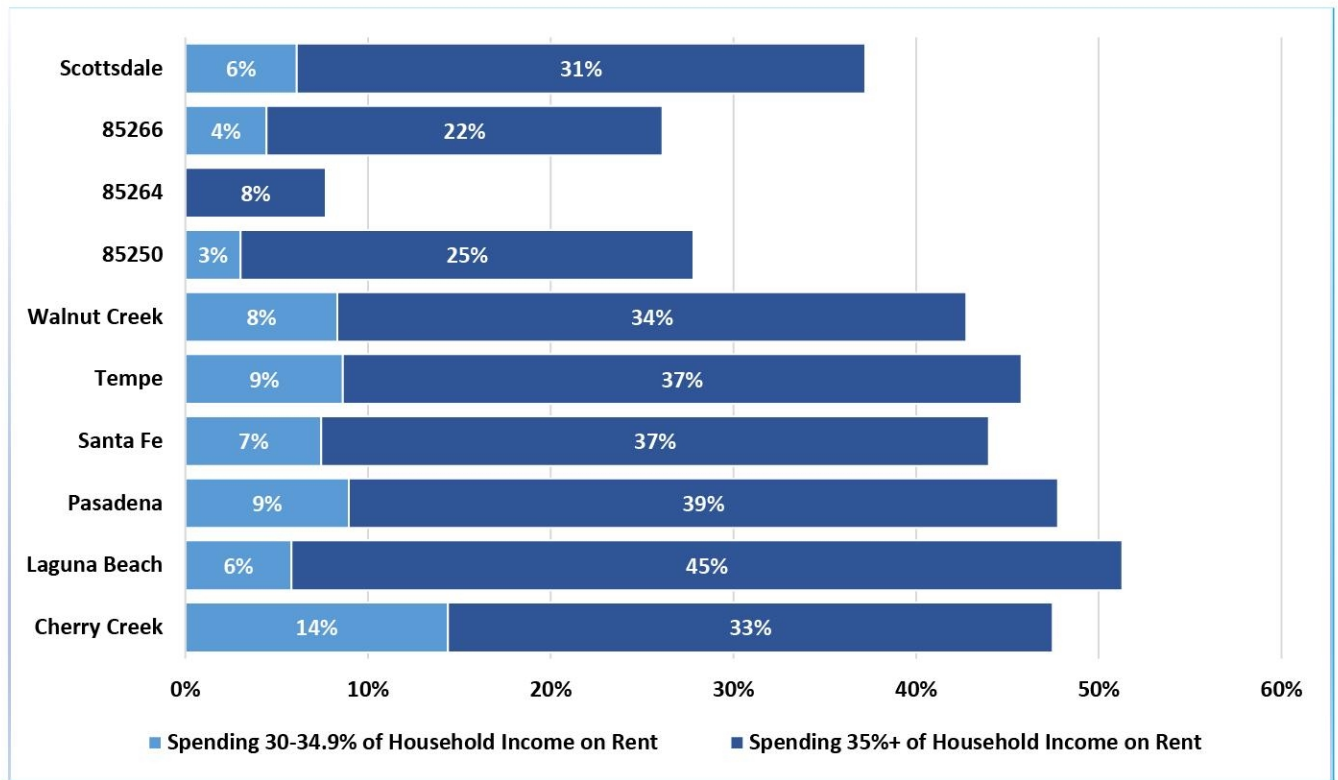
Year	Median Gross Rent in Scottsdale	Income Required to Afford Median Gross Rent	Actual Median Renter Income of Phoenix Residents	% of Income Median Renters Earn Relative to Required Income
2010	\$1,100	\$44,000	\$35,321	80%
2015	\$1,140	\$45,600	\$37,145	81%
2020	\$1,452	\$58,080	\$47,224	81%

Source: 2010, 2015, 2020 5-year Estimates American Community Survey; Matrix Design Group.

## Cost-burdened Renters

Another way to determine affordability in the community is by understanding how many renters in Scottsdale are “cost-burdened.” Renters are considered cost-burdened when the household spends more than 30% of their income on rent, and *very* cost-burdened if they spend more than 35% of their income on rent. As Figure 41 shows, 37% of renters in Scottsdale spent 30% or more of their income on rent. In comparison to the peer communities, Scottsdale had a lower percentage of cost-burdened renters than all of the them (when adding together the 30-34.9% and 35%+ segments of the bar). This provides optimism for the affordability of Scottsdale properties in relation to the incomes of its residents. This is not to say that everyone in Scottsdale has options within their affordability range, but it does suggest that the current residential demographic does not struggle as much as other communities, particularly the ones analyzed in this report. Within Scottsdale, the greatest percentage of cost-burdened renters — using the three zip codes for this analysis — was in 85250. Not only does being cost-burdened negatively impact the financial health of individuals, but it also puts a strain on the local economy. As residents become more cost-burdened, that often can mean that they will have less money to inject into the local economy, e.g., shopping, dining out, supporting local arts, etc. Within a community, having cost-burdened individuals is essentially inevitable, but endeavoring to keep this number in check is vital for a local economy’s well-being.

**Figure 41.** Cost-burdened Renters, City of Scottsdale and Peer Communities, 2020

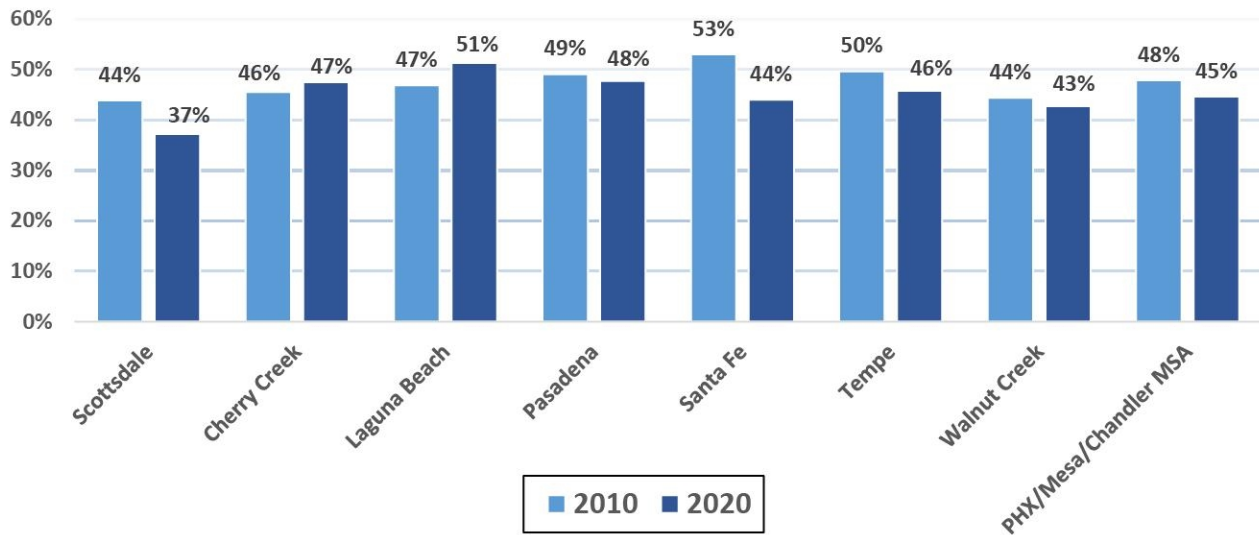


**Note:** Cost-burdened estimates are calculated using the region’s median renter income as opposed to HUDs Income limits for the Phoenix MSA.

**Source:** 2020 5-year Estimates American Community Survey.

Figure 42 reveals the changes in the cost-burdened percentages from 2010 to 2020. For Scottsdale, the share of renters who were cost-burdened went from 44% in 2010 to 37% in 2020. This decline is a positive attribute for the community, and it underscores that the wage growth in Scottsdale and surrounding areas is increasing at a faster rate than the inflation of rental costs. Tempe and the Phoenix/Mesa/Chandler MSA also saw reductions in burdened renters, but the magnitude of the percentage change decrease was greatest in Scottsdale.

**Figure 42.** Comparison of Cost-burdened Renters, City of Scottsdale and Peer Communities, 2010 and 2020



Source: 2020 5-year Estimates American Community Survey.

### Affordable Inventory by Median Family Income

Figure 43 displays the number of affordable rentals by income range, using the MFI income categories defined in Figure 1. Data is shown for Scottsdale and for the represented zip codes. The rental market for each community is where the low-income housing options are offered. Approximately 66% of Scottsdale’s rental options are affordable to residents earning less than 80% of MFI. Out of the zip codes analyzed, 85250 had the largest quantity of rentals available for residents earning under 80% of MFI, but the proportion under 80% of MFI was greatest for 85264, although they had by far the least total rentals available, so this percentage is misleading. Compared to Scottsdale, Maricopa County had a larger share within the 30-80% of MFI range, and it had a smaller share at the upper end, i.e., 120% and over (3% versus 9%).

Figure 43. Inventory of Affordable Rental Units by Income, City of Scottsdale, 2020

Household Income by Percent of MFI	Scottsdale	Maricopa County	85250	85264	85266
<b>Rental Housing Stock</b>					
Affordable 0-30%	2,550	58,755	322	24	68
Affordable 30%-50%	6,703	189,757	254	10	3
Affordable 50% - 80%	16,914	242,434	1,026	5	11
Workforce 80%-120%	9,947	83,912	355	-	13
Market Rate 120%-200%	2,296	10,837	61	-	59
Luxury 200% and up	1,084	3,052	-	-	26
<b>Total</b>	<b>39,494</b>	<b>588,297</b>	<b>2,017</b>	<b>39</b>	<b>180</b>
<b>Percent Rental Stock</b>					
Affordable 0-30%	6%	10%	16%	62%	38%
Affordable 30%-50%	17%	32%	13%	26%	2%
Affordable 50% - 80%	43%	41%	51%	13%	6%
Workforce 80%-120%	25%	14%	18%	0%	7%
Market Rate 120%-200%	6%	2%	3%	0%	33%
Luxury 200% and up	3%	1%	0%	0%	15%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2020 5-year Estimates, American Community Survey

Figure 44 displays the proportion of rental units in each Census tract priced from \$500 to \$1,500 per month. The selection of \$1,500 as a cutoff level was chosen because rent at or below this cutoff-point is undoubtedly affordable given the median income for the region. It should be made clear that the selection of \$1,500 was a subjective decision, rather than it being based on any hard data point or criterion. The darker shades in the figure (dark blue) indicate a greater percentage of rentals exist within this price range. Generally, those regions with 75% or more (dark blue) of their rentals priced between \$500 and \$1,500 per month are located to the south and west. The north and east portions of Scottsdale had very little housing within this range, which is consistent with the other data and analyses provided throughout this study.



Figure 44. Rental Affordability by Census Tract, City of Scottsdale, 2020

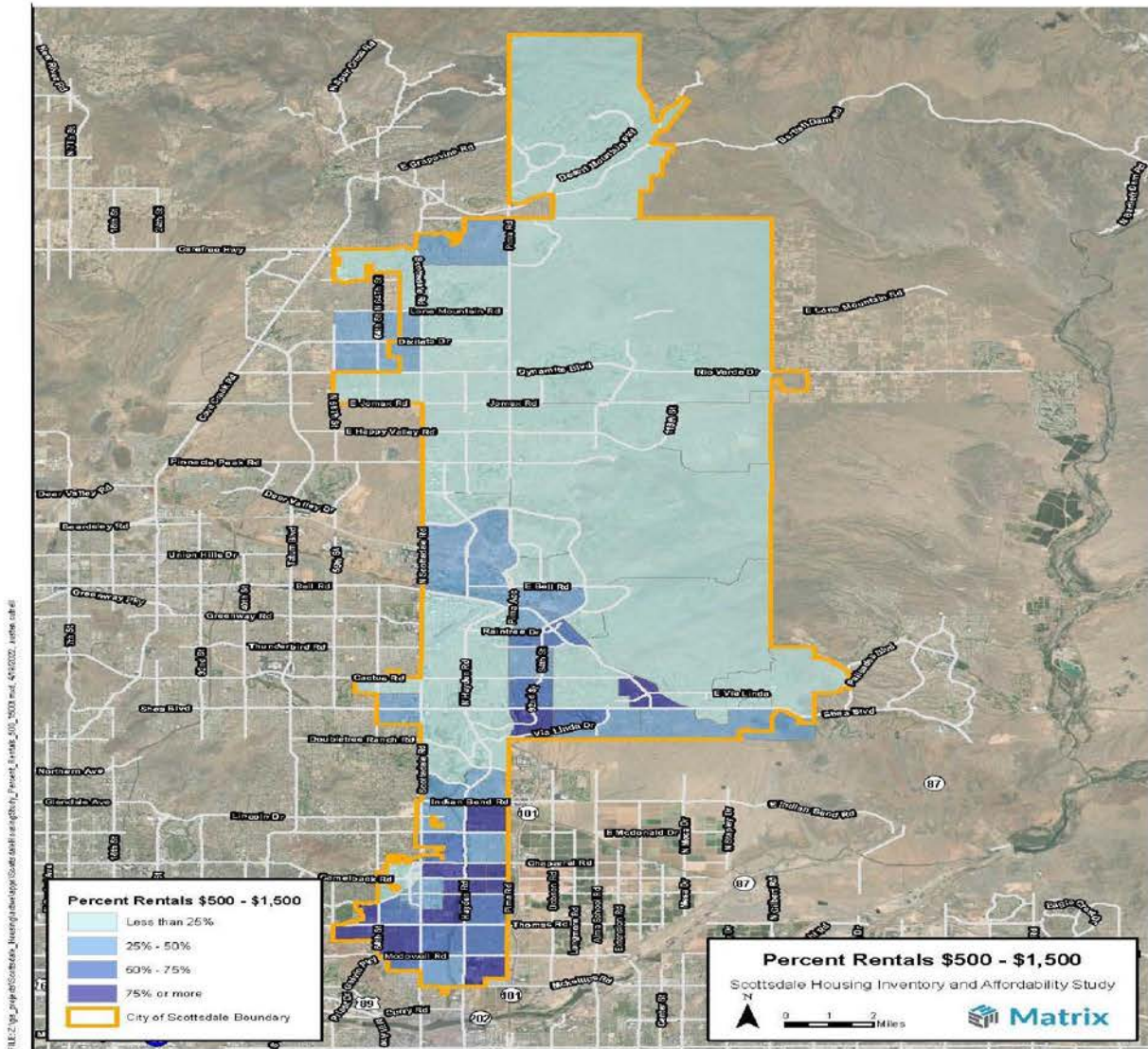


Figure 45 compares the percentage of rentals in each affordability category in Scottsdale to peer communities. Those in lower income brackets tend to gravitate to rentals due to their ease of acquisition, lower risk, and debt. Cherry Creek, Santa Fe, Tempe, and the Phoenix/Mesa/Chandler MSA were the only peer communities with a greater percentage of rentals available for those in the 0-80% MFI range. Compared to Scottsdale, the peer communities have rental stock distributions that have a greater share of units in the 80%+ MFI ranges. With 66% of Scottsdale’s rental stock being under 80% MFI, this shows that compared to other communities it is relatively on par with them in terms of rental affordability.

Figure 45. Affordable Rental Inventory, City of Scottsdale and Peer Communities, 2020

Household Income by Percent of MFI	Scottsdale	Tempe	Laguna Beach	Pasadena	Santa Fe	Cherry Creek	PHX/Mesa/Chandler MSA
<b>Rental Housing Stock</b>							
Affordable 0 - 30%	2,550	2,880	329	3,019	2,040	76	58,606
Affordable 30%-50%	6,703	13,038	325	2,413	4,072	287	218,154
Affordable 50% - 80%	16,914	21,477	1,033	10,307	5,038	636	249,870
Workforce 80%-120%	9,947	7,089	1,527	11,326	1,796	135	82,162
Market Rate 120%-200%	2,296	791	198	4,739	266	16	9,978
Luxury 200% and up	1,084	246	266	1,098	84	25	3,038
<b>Total</b>	<b>39,494</b>	<b>45,520</b>	<b>3,679</b>	<b>32,903</b>	<b>13,295</b>	<b>1,175</b>	<b>621,809</b>
<b>Percent Rental Stock</b>							
Affordable 0-30%	6%	6%	9%	9%	15%	6%	9%
Affordable 30%-50%	17%	29%	9%	7%	31%	24%	35%
Affordable 50% - 80%	43%	47%	28%	31%	38%	54%	40%
Workforce 80%-120%	25%	15%	42%	34%	14%	12%	13%
Market Rate 120%-200%	6%	2%	5%	14%	2%	1%	2%
Luxury 200% and up	3%	1%	7%	3%	1%	2%	0%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

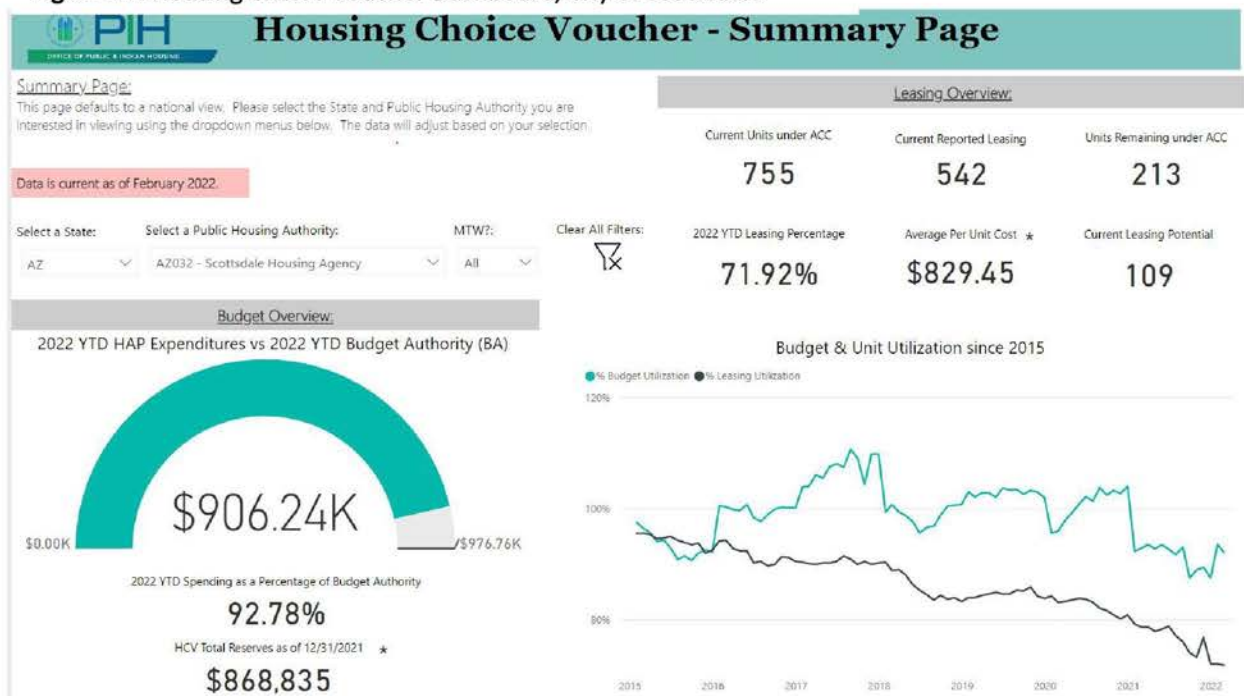
Source: 5-year Estimates, American Community Survey

## Publicly Assisted Rental Housing

The Scottsdale Housing Agency plays a pivotal role in providing safe, stable, and affordable homes for the Scottsdale community. One way they do this is through administration of the Housing Choice Voucher (HCV) program. The HCV program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Through this program, participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

As of February 2022, the Scottsdale Housing Agency was administering approximately 542 vouchers for HCV program participants at an average cost of \$829.45 as shown in the Housing Choice Voucher – Summary Page dashboard shown in Figure 46.

**Figure 46. Housing Choice Voucher Dashboard, City of Scottsdale**



**Source:** US Department of Housing and Urban Development, Office of Public & Indian Housing, Housing Choice Voucher Program Dashboard

The Scottsdale Housing Agency has the capacity to administer up to 805 housing vouchers. The housing voucher breakdown by type is as follows:

- Housing Choice Voucher – 735
- Emergency Housing Voucher – 34
- Veterans Affairs Supportive Housing – 16
- Foster Youth Independence – 20

Scottsdale housing voucher holders consist of a dynamic demographic mix of household types, age groups and income levels. In addition to managing the vouchers, Scottsdale Housing Agency also partners with property owners to encourage their participation in the program. Over 200 property owners are currently participating in the program because the housing assistance payments, paid through the Scottsdale Housing Agency, provide

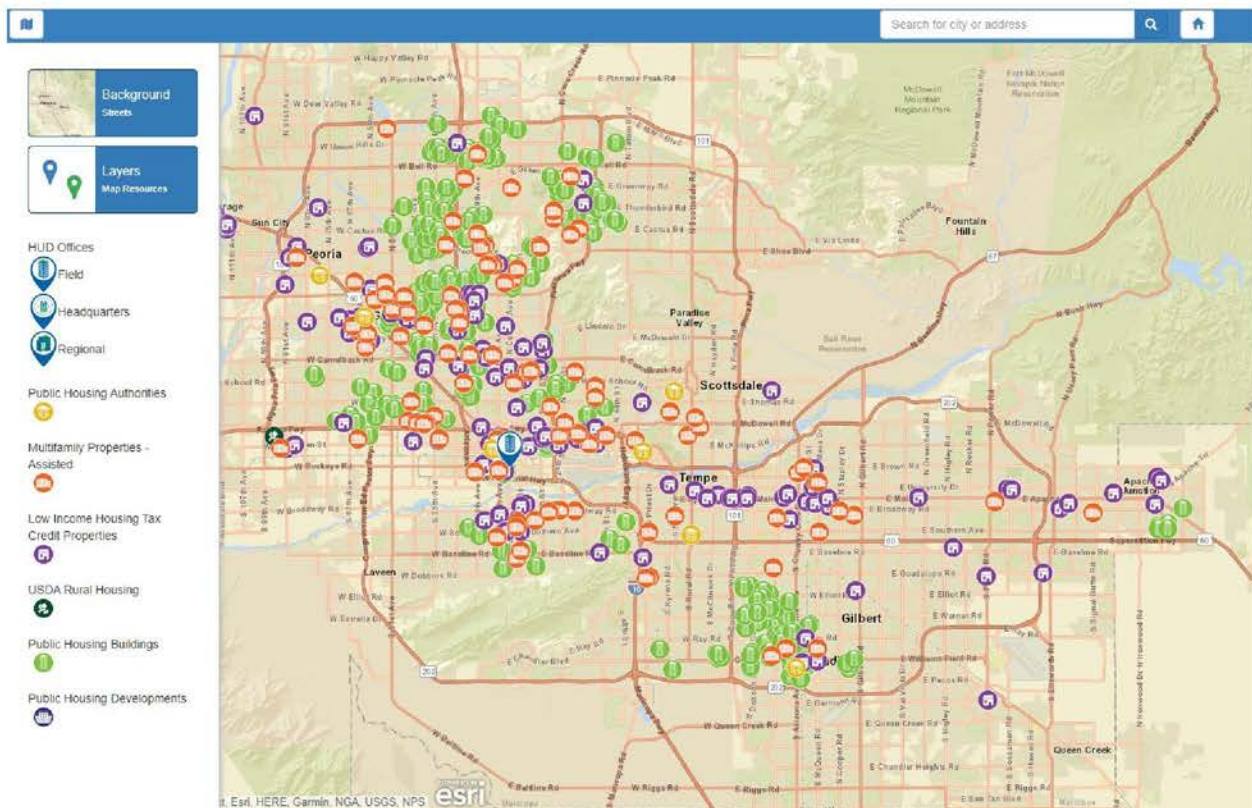
# Housing Inventory and Affordability Analysis

the owners with a secure, consistent source of rental income at fair market value. Additionally, they gain the intrinsic benefit of knowing they are directly addressing the problems associated with unaffordable or inadequate housing in the community.

While the HCV program provides decent, safe, and stable homes for Scottsdale residents, it also injects up to 5.9 million dollars into the Scottsdale residential rental economy each year. This helps support stable and vibrant neighborhoods, job creation, and a thriving economy.

In addition to the HCV program, there are hundreds of housing assistance resources in the area as shown in Figure 47.

**Figure 47.** HUD Resources, City of Scottsdale



**Source:** US Department of Housing and Urban Development, Resource Locator ([resources.hud.gov](https://resources.hud.gov))

While many of the resources are located outside of the City of Scottsdale, the city does offer HUD-designated affordable properties in the southern region of the City. Properties include Canalside Homes 1, Good Shepherd Homes of AZ East, AZ Retirement Home of Scottsdale, Hacienda de Los Arcos, Shalimar Sands, Royal Palms, and Holiday Park / Old Town Apartments (encompassing 66th Place, Cheery Lynn II, Cheery Lynn III and Vila Ventura). Shalimar Sands, Royal Palms, and Holiday Park / Old Town Apartments are all currently part of the HOME Investment Partnerships Program (HOME) which provides formula grants to states and localities that communities use to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

In total to the most recent Housing Authority Profile for AZ032 Scottsdale, there are a total of 770 units in the Section 8 inventory spread across 3 funding increments as shown in Figure 48. None of these units are currently vacant, but the inventory of available homes continues to grow.

**Figure 48.** HUD Resources, City of Scottsdale

The screenshot shows the HUD Housing Authority Profile for AZ032 Scottsdale. The page includes a navigation menu on the left with links for 'PIC Home', 'Help', and 'HA Profiles'. The main content area is titled 'HUD HOME' and 'PIH HOME'. It features a 'Download' button and a 'List' link. The 'General HA Details' section includes the following information:

- Housing Authority: AZ032 Scottsdale
- HA Program Type: Section 8
- HA Fiscal Year End: 06/30
- Last Update: 06/25/2022

The 'HA Inventory Details' section includes a 'Section 8 Inventory Information' table:

Increments	Units
3	770

*Section 8 inventory information will be provided from HUD's Central Accounting and Program System (HUDCAPS).*

**Source:** US Department of Housing and Urban Development, Housing Authority Profiles

## Housing Market Gaps

Municipalities and developers will never perfectly supply the housing variety required to satisfy all residents and their associated income levels since owners, developers, and tenants have preferences that often conflict. However, a supply and demand gap analysis can assist regional stakeholders with better and more strategic planning. It should be noted the data that follows is based on information collected from 2020. Some of the housing gaps identified are likely already being addressed by the robust amounts of single-family and multi-family developments currently under construction throughout the city. Figures 49 and 50 present the housing gaps in the Scottsdale owner- and renter-occupied markets, respectively. For the owner-occupied market, a deficit in supply noticeably exists below 120% MFI; while for those owners who can afford 120%+ MFI, there is a sizeable surplus (19,157).

**Figure 49. Supply/Demand Gaps in the Owner-Occupied Market, City of Scottsdale, 2020**

Household Income by Percent of MFI	Owner Demand	Unit Supply	Gap
Affordable 0-30%	6,831	1,278	(5,553)
Affordable 30%-50%	6,506	1,129	(5,377)
Affordable 50% - 80%	8,905	3,514	(5,391)
Workforce 80%-120%	10,787	7,950	(2,837)
Market Rate 120%-200%	17,492	22,117	4,625
Luxury 200% and up	27,959	42,491	14,532
<b>Total</b>	<b>78,480</b>	<b>78,480</b>	<b>-</b>

Source: 2020 5-year Estimates, American Community Survey

The renter-occupied supply has deficits at the upper and lower ends of the income ranges, with those earning 0-30% MFI and those earning 120%+ MFI having shortages. But the mid-level income ranges (30-120% MFI) maintain surpluses.

**Figure 50. Supply/Demand Gaps in the Renter-Occupied Market, City of Scottsdale, 2020**

Household Income by Percent of MFI	Renter Demand	Unit Supply	Gap
Affordable 0-30%	5,844	2,550	(3,294)
Affordable 30%-50%	4,845	6,703	1,858
Affordable 50% - 80%	7,513	16,914	9,401
Workforce 80%-120%	8,301	9,947	1,646
Market Rate 120%-200%	7,724	2,296	(5,428)
Luxury 200% and up	5,267	1,084	(4,183)
<b>Total</b>	<b>39,494</b>	<b>39,494</b>	<b>-</b>

Source: 2020 5-year Estimates, American Community Survey

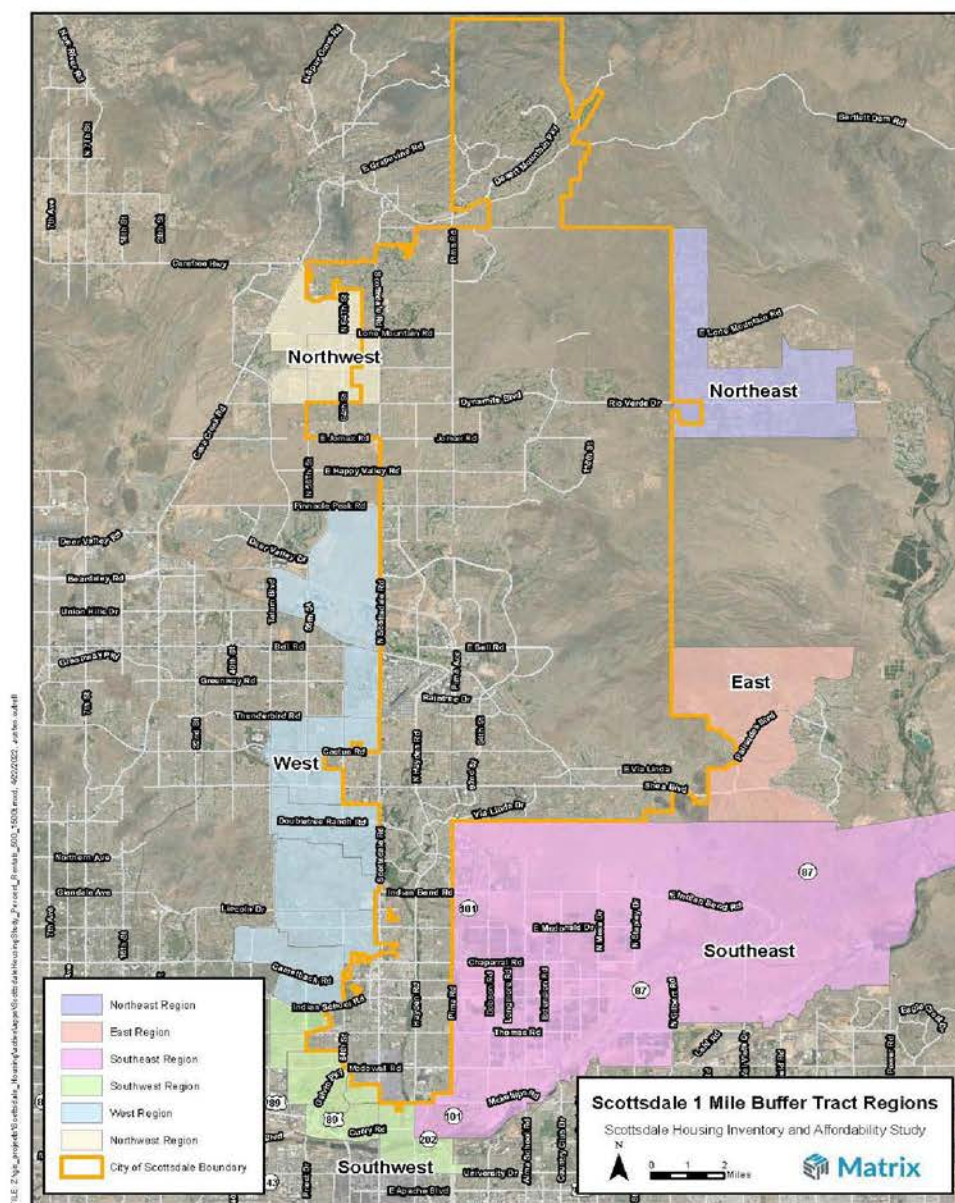
## Key Findings and Implications

- For Scottsdale residents, the wages in the area are on average outpacing the housing market's price increases, which suggests an economy that supplies its workers with a good quality of life and does not place a severe economic burden on its workers with respect to housing costs.
  - Compared to the peer communities examined in this analysis, only 37% of Scottsdale residents are considered cost-burdened due to housing.
  - The implications of a smaller share of residents being burdened by housing costs is that they have more money to save and to spend, which can help both the short-term and long-term economy by supplying residents with more money to inject into the Scottsdale economy.
- There are shortages in supply at the 0-120% MFI levels for owner-occupied housing. Moreover, there is a shortage at the extremes in the renter-occupied market (i.e., shortages exist at the 0-30% and 120%+ MFI ranges).
  - This data might suggest that the Scottsdale housing market does not have the specific type of housing that accurately corresponds to the demands of its residents.
  - The aggregate supply does not seem to be lacking so much as it is the type of housing that is demanded for the disparate income brackets.
- A large share of the housing stock in Scottsdale is occupied for seasonal use. This means that much of Scottsdale's population is transient and impermanent. Consequently, this can create economic peaks and troughs throughout the year.
  - Seasonality causes inconsistencies in economic activity as it varies throughout the year.
  - Seasonality places impediments on access to housing supply for the permanent residents.
- For service and hospitality workers who might be earning a lower income, there is a lack of housing, both renter- and owner-occupied, in areas other than the southwestern region of Scottsdale that borders Tempe and Phoenix.
  - If these workers do not feel that there are adequate housing options for them, they might seek similar work in neighboring cities. This would then reduce the supply of workers in industries that have an enormous impact on Scottsdale's economic well-being.
  - The consumption of these workers would leak out of Scottsdale and instead would be expended in the city they choose to live and work.
  - When labor shortages already exist, particularly in the service and hospitality sector, there should be a prioritization to retain these workers.
- The rental market has a greater abundance of units available for those in the 30-120% MFI range. There is a scarcity of supply at this level within the owner-occupied market.
  - While this makes intuitive sense, the fact remains that many potential homeowners are excluded from the market due to a dearth of housing at their price range.
  - First-time buyers are a group that is precluded—or at least hindered—from entering the market, and these are potential residents that would likely be the future of Scottsdale's community, especially considering the older age of Scottsdale's residents, (i.e., 53% of Scottsdale's residents are older than 45 years old).
- Moving forward, Scottsdale should take into consideration and prioritize the demand side of the housing market just as much as the supply side. Simply building more units is inefficient if those units do not match the demand of its current and future residents.

## Appendix A. Housing Affordability within 1-mile Buffer

This appendix provides comparisons of Scottsdale housing to that of the surrounding 1-mile region. At the request of the city staff, Matrix's GIS analysts identified the region that encompasses a 1-mile buffer emanating from municipal boundaries. However, as this analysis utilized ACS housing data to minimize statistical error, Matrix chose all Census tracts that have more than 25% of their land mass located within the buffer region. As such, the region does not reflect a precise 1-mile buffer, but rather a group of Census tracts presented in Figure 51. As each region surrounding Scottsdale is unique and diverse, a partition of six regions was used to capture a higher fidelity of analysis. Of note, the northeast region is missing a tract. This is due to that specific tract having less than 25% of its land mass contained within the 1-mile buffer. However, as the tract is largely rural, the impacts to the analysis are minimal.

Figure 51. Scottsdale 1-Mile Buffer Region by Census Tract



Source: 2020 5-year Estimates, American Community Survey; Matrix Design Group, Inc.



Figure 52 presents a comparison of Scottsdale’s affordable housing stock (0 – 80% MFI) to each of the six surrounding regions. Figure 53 presents a comparison for each income range. Percentages are used to normalize the comparison.

## Key Findings

- While Scottsdale’s owner-occupied stock is skewed upward toward higher income households (only 19% of stock is affordable by those making less than 80% MFI), the southwest and southeast regions all have a greater share of units affordable to those making under 80% MFI. The northeast has a smaller share of owner-occupied housing under the 80% MFI threshold than Scottsdale does at large.
- The renter-occupied stock for each region has a closer alignment with the low-income market. The southeast, southwest, and west regions have considerable shares of rental units for incomes in the 0-80% MFI range. The east and northwest have some affordable rentals available in this region, but they comprise a smaller share of their respective distributions compared to southwest, southeast, and west. The northeast — according to the tract(s) we used as a proxy for this region — has zero rentals available in this area. This northeast region is likely much more owner-concentrated, which typically means that the area lacks rental units and particularly affordable ones.
- In sum, Scottsdale has approximately 27% of its total housing stock within the affordable (0-80% MFI) range. The southeast and southwest regions are the only two that maintain greater overall levels of affordable stock. The farther north you go in Scottsdale, the smaller the percentage of units within the area are considered affordable.

Figure 52. Percent of Housing Stock Affordable by Residents Earning Less than 80% of Median Family Income

Household Income by Percent of MFI	Scottsdale	Northeast	East	Southeast	Southwest	West	Northwest
<b>Owner-occupied</b>							
Affordable 0 - 80%	8%	3%	3%	88%	26%	3%	1%
<b>Renter-occupied</b>							
Affordable 0 - 80%	66%	4%	41%	98%	86%	65%	38%
<b>Total Housing Stock</b>							
Affordable 0 - 80%	27%	3%	7%	90%	67%	21%	4%

Source: 2020 5-year Estimates, American Community Survey

# Housing Inventory and Affordability Analysis

Figure 53. Percent of Housing Units in Affordability Ranges for Scottsdale and the Surrounding Buffer Regions

Household Income by Percent of MFI	Scottsdale	Northeast	East	Southeast	Southwest	West	Northwest
<b>Ownership Housing Stock</b>							
Affordable 0-30%	2%	0%	1%	75%	8%	1%	0%
Affordable 30%-50%	1%	1%	1%	3%	7%	0%	1%
Affordable 50% - 80%	5%	1%	1%	10%	12%	2%	0%
Workforce 80%-120%	10%	9%	7%	3%	16%	5%	2%
Market Rate 120%-200%	28%	20%	38%	8%	27%	18%	29%
Luxury 200% and up	54%	68%	53%	2%	31%	74%	68%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Rental Housing Stock</b>							
Affordable 0-30%	6%	0%	6%	49%	7%	7%	7%
Affordable 30%-50%	17%	0%	14%	44%	35%	14%	2%
Affordable 50% - 80%	43%	4%	21%	5%	44%	43%	29%
Workforce 80%-120%	25%	63%	47%	2%	12%	26%	28%
Market Rate 120%-200%	6%	33%	12%	0%	2%	6%	16%
Luxury 200% and up	3%	0%	0%	0%	0%	4%	18%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Total Housing Stock</b>							
Affordable 0-30%	3%	0%	1%	70%	7%	3%	1%
Affordable 30%-50%	7%	1%	2%	10%	26%	4%	1%
Affordable 50% - 80%	17%	2%	3%	10%	34%	14%	2%
Workforce 80%-120%	15%	17%	12%	2%	13%	11%	4%
Market Rate 120%-200%	21%	22%	35%	6%	10%	15%	28%
Luxury 200% and up	37%	59%	47%	2%	10%	54%	64%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2020 5-year Estimates, American Community Survey

## Appendix B. Changes Between 2018 and 2020 Housing Affordability

This appendix provides an assessment of Scottsdale’s housing affordability in 2018 versus 2020. Data used in this assessment is provided by 2018 and 2020 5-year estimates from the American Community Survey (ACS) developed by the US Census Bureau.

### Key Findings

- Since 2018, the Phoenix MSA’s median family income (MFI) increased by 10% from \$69,100 to \$77,800, representing an increase of a 6.1% compound annual growth rate during the period.
- The distributions between 2018 and 2020 remained essentially the same for each income level.
- Although MFI has increased by 13% since 2018, housing availability within the affordable income range (0 – 80% MFI) has decreased slightly from 29% to 27% for all occupied housing units.
- In totality, the number of occupied housing units has increased from 111,121 (2018) to 117,974 (2020).
- As is common in all years, gaps in housing availability exist across many income brackets. In 2018, shortages existed at all income brackets for owner-occupied housing stock other than for the 120%+ MFI range.
- In 2018, there were surpluses in the 30-120% MFI income ranges. The other levels at the upper and lower bounds showed shortages, which remained true in 2020. For renter-occupied housing stock, the shortages were larger at the upper income levels when compared to the 0-30% MFI level.
- For owner-occupied units, the most striking shortages existed at the lower-end of the MFI ranges, and for renter-occupied units, the shortages were prevalent at the upper bound (120%+ MFI). This makes sense given who is involved in each of the respective markets. Fewer units are available at the low end of the MFI range for prospective owners, while the reverse is true for renters.

Figure 54. Comparison of Scottsdale’s Housing Affordability, 2018–2020

Household Income by Percent of MFI	2018	2020
Affordable 0-30%	4%	3%
Affordable 30%-50%	7%	7%
Affordable 50% - 80%	18%	17%
Workforce 80%-120%	14%	15%
Market Rate 120%-200%	21%	21%
Luxury 200% and up	37%	37%
	<b>100%</b>	<b>100%</b>

Source: 2018 / 2020 5-year Estimates, American Community Survey; HUD Income Limits

Figure 55. Housing Affordability by Income Range, Scottsdale, AZ – 2018

Household Income by Percent of MFI	Owner	Rental	Total	Owner	Renter	Distribution
Affordable 0-30%	1,486	2,411	3,898	4%	6%	4%
Affordable 30%-50%	1,090	6,310	7,400	7%	17%	7%
Affordable 50% - 80%	3,204	17,150	20,354	18%	45%	18%
Workforce 80%-120%	7,004	8,094	15,097	14%	21%	14%
Market Rate 120%-200%	19,498	3,383	22,881	21%	9%	21%
Luxury 200% and up	41,007	584	41,591	37%	2%	37%
<b>Total</b>	<b>73,289</b>	<b>37,932</b>	<b>111,121</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: 2018 5-year Estimates, American Community Survey; HUD Income Limits

Figure 56. Supply / Demand Gaps in the Owner-Occupied Market, City of Scottsdale, 2018

Household Income by Percent of MFI	Owners	Units	Gap
Affordable 0-30%	5,919	1,486	(4,433)
Affordable 30%-50%	5,501	1,090	(4,411)
Affordable 50% - 80%	7,979	3,204	(4,775)
Workforce 80%-120%	9,713	7,004	(2,709)
Market Rate 120%-200%	16,229	19,498	3,269
Luxury 200% and up	27,947	41,007	13,060
<b>Total Units</b>	<b>73,289</b>	<b>73,289</b>	-

Source: 2018 5-year Estimates, American Community Survey; HUD Income Limits

Figure 57. Supply / Demand Gaps in the Renter-Occupied Market, City of Scottsdale, 2018

Household Income by Percent of MFI	Renters	Units	Gap
Affordable 0-30%	5,485	2,411	(3,074)
Affordable 30%-50%	4,565	6,310	1,745
Affordable 50% - 80%	1,275	17,150	15,875
Workforce 80%-120%	6,611	8,094	1,483
Market Rate 120%-200%	14,234	3,383	(10,851)
Luxury 200% and up	5,761	584	(5,177)
<b>Total Units</b>	<b>37,932</b>	<b>37,932</b>	-

Source: 2018 5-year Estimates, American Community Survey; HUD Income Limits

## Appendix C. Additional Housing Analysis

At the request of city staff, additional research and analysis was completed for the following ten questions.

### **1. Examine the percentage of second homeowners in the City of Scottsdale and if these second homeowners are substantially purchasing multifamily housing units, apartments, or condominiums.**

Utilizing parcel data provided by the Maricopa Association of Governments (MAG), the number of homeowners who have purchased a second home was examined. There was a total of 110,800 parcels, according to the parcel numbers that we collected. While there was no specific data on how many of these homes are considered “second homes,” the data was explored to see which properties were being rented, were owned by an LLC, or were owned by an owner who possessed other residential property in the Scottsdale area. All of these are indicators that the homes were a seasonal or additional residence. According to these assumptions, it appears several second homeowners do exist in the Scottsdale area.

12,224 properties were listed as current rental properties, with the majority of these being condominiums (7,021). 4,658 of these properties were listed as owned by owners with additional property in the Scottsdale area. A significant portion of these owners were listed as corporate entities or LLCs, although only 71 properties, all multi-family apartment-style homes, were listed as commercial real estate.

8,527 properties were listed as being owned specifically by an LLC entity in Scottsdale. Of these, more than half (4,867) were condominiums, more than single-family and multi-family residences combined. By deed date, 84% of these LLC-owned properties were purchased after 2017 with 2,500 purchases in the last two years alone.

Although specific data on what constitutes a second home by the definition of the owner is unavailable, it can be reasonably projected that condominiums are the most popular type of property for second homes in the Scottsdale area. Additionally, the data appears to show that purchases of Scottsdale property for rental income or vacation homeownership have increased over the last 2 to 5 years. This is in line with current observations of the Scottsdale area becoming a popular location for real estate investment.

### **2. Examine what the impact of short-term and long-term rental incentives have on housing to reduce the rent pressures. Include the number of short-term rentals and its impact on the affordable housing market.**

From June 2015 to June 2021, short-term rental listings in Arizona have increased 706%, showing just how much short-term rentals have exploded.<sup>5</sup>

Short-term rental units afford people the ability to remain uncommitted to a single property, which in turn can help renters be able to make lifestyle changes and employment decisions that best suit them. The short-term rental sector also affords property owners and developers clear benefits. Some of these benefits include higher per diem rental rates, tax breaks, greater competition, and greater access to the units for maintenance and upkeep. This, in turn, incentivizes those taking on the omnipresent risk of beginning a new development by

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<sup>5</sup> <https://morrisoninstitute.asu.edu/sites/default/files/state-level-legal-barriers-to-adopting-affordable-housing-policies-in-arizona-nov-2021.pdf>

helping to mitigate potential profit barriers. In today's world, people are more transient and noncommitted to staying in one place. Short-term rentals can alleviate the lack of flexibility for the modern-day renter.

While short-term rentals do help certain types of people in certain situations such as short-term business trips, education, visiting sick family members, or other immediate concerns that do not require long-term leases, the short-term rental market is not an answer to alleviate the impact of housing shortages for those in need. Short-term rentals are simply a band-aid to a much larger issue. Instituting more short-term rentals can indeed be a great economic driver in a community, but the truth is that they are not a panacea for a lack of genuine housing supply. A criticism of short-term rentals is they occupy land and take up space that could be used for long-term rentals, which further shifts the housing supply curve to the left and boosts price.

Another benefit to short-term rentals comes in the form of additional income streams for current residents. For instance, if a lower-income owner has income coming in through renting out spare bedrooms in their home, this allows them to secure housing that they otherwise might not be able to afford.

Sources at the Arizona Multihousing Association characterized the trade-off issue between short term and long-term rentals as one that many municipalities have grappled with since the mid 2010's. This issue can be called the "Airbnb" issue for lack of a better term. An alternative market was created with the ease of smart phone applications to offer other choices to renters than traditional long-term apartments or even traditional hotel/motels. Securing lodging in this manner became so popular that many long-term rental building owners sought to convert units in their properties into short term rentals that could be rented through these apps resulting in much greater revenue streams to the property owner. In certain locations, tourist rentals absorbed units that could have been for low-income renters, on either a short- or long-term basis. Renters looking for housing stability found in long-term rentals found availability greatly diminished with the conversion of units into short-term rentals, which, in turn had the effect of raising prices (rents) on the long-term units that remained in inventory.<sup>6</sup> City News of Scottsdale, AZ reports that as of the close of 2021 there were approximately 5,404 short term rental units in the city.<sup>7</sup>

### **Impact of rental/housing incentives in the greater Phoenix metro area and Arizona:**

The Arizona Landlord Incentive Program (ALIP) provides financial assistance to incentivize Landlords to lease and maintain safe, affordable rental housing capacity for homeless individuals and families in permanent housing subsidy programs. To address these concerns and incentivize landlords to lease to homeless tenants, ALIP covers or mitigates the excessive damages or vacancy costs that may occur from leasing to homeless individuals and families.<sup>8</sup>

The Housing Choice Voucher Program through the Scottsdale Housing Authority provides housing assistance to eligible families by subsidizing a portion of their rent. The Scottsdale Housing Authority pays the rental subsidy directly to the landlord each month under a Housing Assistance Payment contract.<sup>9</sup>

The DES Emergency Rental Assistance Program (ERAP) offers rent and utility assistance to eligible Arizona renters impacted by the COVID-19 pandemic. Eligible households may receive up to \$3,500 per month in combined rent and utility assistance for a maximum of 18 months or a total of \$63,000 in benefits paid. This 18-month total is the combined total of partial and full months of past-due, current, and future months (this

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<sup>6</sup> Telephone conversations with representative with Arizona Multihousing Association June 21,2022

<sup>7</sup> [https://www.scottsdale.org/city\\_news/affordable-housing-vanishing-in-scottsdale/article\\_99868d2c-a9f3-11eb-81e6-37a90edd3e5d.html](https://www.scottsdale.org/city_news/affordable-housing-vanishing-in-scottsdale/article_99868d2c-a9f3-11eb-81e6-37a90edd3e5d.html)

<sup>8</sup> <https://housing.az.gov/sites/default/files/documents/files/ALIP-Landlord-Brochure-version-II.pdf>

<sup>9</sup> <https://www.scottsdaleaz.gov/human-services/housing-choice-voucher-program>

includes all ERAP assistance payments). No further assistance can be paid after 18 months of ERAP benefits have been distributed.<sup>10</sup>

### **3. Report solutions other municipalities and regional partners in the Phoenix-Mesa-Scottsdale MSA, Consortiums and Maricopa Association of Governments (MAG) have implemented to address housing “crisis” and availability of housing options, implemented programs, outcomes, and best-practice recommendations.**

Most of the commentary on immediate solutions to the housing “crisis” focuses on the immediate need to increase housing at every price point while also prioritizing low-income housing to provide low-cost options amidst the current inflated market. Local government initiatives in the Phoenix Metropolitan Area have made progress towards both these solutions in several ways.

First, in 2019 the City of Phoenix proposed an affordable housing plan that promised to address the shortage of housing units by creating or preserving 50,000 affordable homes by 2030 and taking measures to increase the supply of homes immediately. The following are the foremost concerns that the proposal hoped to support<sup>11</sup>:

- Prioritize New Housing in Areas of Opportunity
- Amend Current Zoning Ordinance to Facilitate More Housing Options
- Redevelop City-Owned Land with Mixed-Income Housing
- Enhance Public-Private Partnerships and Increase Public, Private and Philanthropic Financing
- Building Innovations and Cost-Saving Practices
- Increase Affordable Housing Developer Representation
- Expand Efforts to Preserve Existing Housing Stock
- Support Affordable Housing Legislation
- Education Campaign

This plan should see a measure of success since developers, especially build-to-rent developers, are actively seeking additional space in the Phoenix-Mesa-Scottsdale market. Other initiatives in this plan focus on amending zoning ordinances to incentivize affordable housing and protect expansion of affordable housing projects, necessary measures to preserve affordable housing options during the current surge in property values.

Furthermore, in 2019 the City of Tempe proposed an “Affordable Housing Strategy” that promises to deliver 11,000 new housing units by 2040 to address the precariousness of the current affordability situation, which will likely continue to exacerbate. Arizona does not have tax increment financing, which can be used to solve housing issues in often neglected neighborhoods and communities. Every other state has this at their disposal, but Arizona does not. Arizona also does not have rent control, which is prohibitive to fostering affordability. These preemptions will force city leaders to come up with alternative strategies to build the supply of houses needed for those who are not only demanding them but needing them. Tempe’s program essentially will work as follows:

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<sup>10</sup> <https://des.az.gov/ERAP>

<sup>11</sup> <https://www.phoenix.gov/newsroom/housing/1409>

“Instead, the program directly purchases land, or remediates lots already owned by the city, before partnering with affordable housing developers to construct new dwellings. The money for the program comes from several different sources. 50% of certain permitting fees are directed into the program, as well as profit from public land sales. A sizeable portion, however, comes from voluntary contributions from developers themselves.”<sup>12</sup>

#### **4. Identify broader market forces making residential housing more expensive to assist City Leadership in providing an adequate supply of affordable housing for all income levels within Scottsdale.**

First and foremost, it should be recognized that Scottsdale is a highly attractive real estate market for a variety of potential buyers and renters. Scottsdale has highly rated schools, low crime rates, and a lot of amenities that are especially appealing to families and older residents entering their later stages of life. While it is incontrovertibly positive for the City that residents are drawn to the myriad of benefits that Scottsdale provides, there are also pressures put upon the housing market for many individuals, particularly those at a lower income bracket.

Economic growth correlates with local housing market forces. The greater an economy’s GDP, employment rates, and interest rates are doing creates a similar effect on local economies. Typically, as an economy accelerates in growth, this affords people with greater purchasing power—due to larger incomes and financial opportunity—which in turn fosters a housing market that becomes increasingly price competitive, while increasing demand and diminishing the supply of units.

Another salient feature of the housing shortage is a change in the construction industry. Not only are supply chain disruptions leading developers and constructors to delay or to hold off on new projects, but the workforce has seen steady declines in past years as well.

It should be noted that the issue is complex and simply increasing supply of housing does not necessarily lead to equilibrium in relation to demand. The reason is that often the new supply—if it is constructed—does not help those in need but rather redistributes the land to those already able to find housing, i.e., current housing occupants or investors. The need to identify and strategize ways to target the specific population in need is critical to changing the housing affordability issue. Options such as rent-controlled apartments, restructuring current neighborhoods to emphasize those in need, redesigning the zoning guidelines, and offering developers greater leniency in acquisition and early-stage development processes are a few ways the affordability issue can be addressed.

The Private Property Rights Protection Act prevents state and local governments from enacting a land use law that reduces the fair market value of private property without providing just compensation to the owner.

To put things in perspective, the Brookings Institute reports that for the 14 million low-wage workers with median income around \$20,000, HUD guidelines would suggest they should spend no more than \$500 per month on housing costs. That’s less than the operating expenses for minimum quality apartments in most of the U.S. So immediately, one can see that there is a macroeconomic disincentive for constructing and offering units for these renters.<sup>13</sup>

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<sup>12</sup> <https://azpbs.org/horizon/2022/02/tempes-affordable-housing-initiative/>

<sup>13</sup> <https://www.brookings.edu/policy2020/bigideas/to-improve-housing-affordability-we-need-better-alignment-of-zoning-taxes-and-subsidies/>



Currently, rising mortgage rates are beginning to drive those who may have sought home ownership in a single-family residence to stay as renters and this increase will drive up rental rates.

The Phoenix Business Journal reported that the Phoenix metropolitan area had ranked No. 1 for net migration into a metropolitan area in the U.S. for three straight years through 2021. This influx of people increases the demand for housing of all types and as a matter of course, will drive up prices and rental rates. This influx of people may also be the result of an often-overlooked phenomenon from the pandemic and that is one of the proliferations of remote work. Remote work will allow people to accept employment from any employer that allows it, but to live in any location they choose. Naturally, people will be attracted to desirable places to live and as stated earlier, the greater Scottsdale area is certainly deemed to be one of those places.<sup>14</sup>

Another broader market force effecting affordable housing that must be acknowledged is one of a political nature. While most municipalities will acknowledge the need for increased affordable housing options for segments of their citizens living in the area, it is a fact that in the minds of many, affordable housing options will have certain stigmas attached to them. This in turn, in the minds of some long-term residents, will give rise to an attitude of nimbysism toward affordable housing. This attitude can then be reflected in voting choices among the residents and elected officials may take office that can put measures in place that make affordable housing options more difficult in an area.<sup>15</sup>

## **5. Explore build-to-rent residential housing options and co-op apartments using federal grant funds.**

Multiple Federal options exist to supply financial support for housing, mostly administered through the Department of Housing and Urban Development (HUD). In March 2022 the HUD announced \$10.3 billion in grant funding for affordable housing development and other activities to meet needs of families and communities. These funds are mostly designed to assist low-income individuals or otherwise disadvantaged persons, but the program does include grants such as the Community Development Block Grant, which provides \$3.3 billion to develop viable urban communities principally for low and moderate-income persons. HUD also offers grants through the Supportive Housing Program. This program is designed to promote the development of supportive housing and supportive services to assist homeless persons in transitioning from homelessness, and to promote the provision of supportive housing to enable homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.

As homeownership rates continue to decline, the option of being able to rent a single-family home has become increasingly attractive to families who might not have the requisite capital to invest in the purchase of a property. Because of this situation, build-to-rent development is increasing in the space of rental housing options, especially in Arizona. From Arizona developer ROI Properties website, “investors and housing developers look at Build-to-Rent as a triple play: a high-growth segment that generates higher rents, typically with lower tenant turnover than traditional apartment communities.” These developments have the potential to create additional housing inventory, but build-to-rent developers’ goals do not necessarily align with federal assistance programs. Build-to-rent investors are primarily targeting young professionals who are not able to afford a home at the current market price or older retirees looking to downsize as opposed to low-income or marginalized persons. Plenty of federal programs do exist to aid with any low-income build-to-rent

<sup>14</sup> <https://www.bizjournals.com/phoenix/news/2022/05/05/economic-forecast-phoenix.html>

<sup>15</sup> [https://efaidnbnmnnibpcjpcglclefindmkaj/https://nlihc.org/sites/default/files/AG-2017/2017AG\\_Ch02-S10\\_Avoiding-and-Overcoming-Opposition.pdf](https://efaidnbnmnnibpcjpcglclefindmkaj/https://nlihc.org/sites/default/files/AG-2017/2017AG_Ch02-S10_Avoiding-and-Overcoming-Opposition.pdf)

development, but, because of the current market climate and the ability for build-to-rent developers to profit outside the low-income housing segment, it does not seem economically beneficial for private developers to explore low-income housing projects which would qualify for these funds. This view stands to be especially prevalent in and around the Phoenix Metropolitan Area where almost one-quarter of homes that sold in the Q2 FY2021 were purchased by investors.

Co-op apartments can be a great strategy to provide lower income residents with a tangible way of affording a house while also getting them involved in the local community. Opportunities do exist for local communities to seek grants to help cushion the cost of developing these properties, but they are mostly based around mortgage insurance (HUD Section 213, 221, 236) or standard rent subsidiary programs (HUD Section 8). Partly because of this, well over half of co-ops in the United States are in New York City where the local government directly finances co-ops. Without that level of local backing or additional federal incentive programs, it would be difficult to promote the advantages of co-op housing over the single family, title ownership benefits offered by other housing such as condos, especially outside of the low-income population.

## **6. Examine how the current eviction process and discontinuation of the eviction moratorium is impacting housing in Scottsdale.**

In response to the rapid spread of SARS-CoV-2 virus and the ensuing pandemic, the United States Government passed a Federal Eviction Moratorium to halt evictions for individuals and families affected by the virus and unable to pay rent. While the Federal ban expired on August 26, 2022<sup>16</sup>, Arizona’s Chief Justice Robert Brutinel later enacted Administrative Order No. 2022-14 to provide additional guidance on the “Disposition of Residential Eviction Cases.” This Order provided guidance for Arizona eviction procedures initiated on or before March 31, 2022<sup>17</sup>. Any evictions filed after this date are now subject to the Rules of Procedure for Eviction Actions.

Even with the Eviction Moratorium in place, many landlords still were able to circumnavigate the system, and file for evictions. In June 2021, AZCentral reported that nearly 30,000 evictions had been filed during the pandemic in Maricopa County. While many of these evictions did cite rent delinquency as the reason, many “cited breaches of lease or the end of a lease, not lack of payment, as the cause of eviction.”<sup>18</sup>

While evictions within the county have not risen to pre-pandemic levels, Maricopa County Justice Courts reported “4,509 filings—about 86 percent the number of evictions that were filed in February 2019” in February of 2022.<sup>19</sup> In general, Maricopa County has seen a steady increase in evictions since the expiration of the Moratorium. This increase is being felt by renters throughout the area. A U.S. Census Bureau Household Pulse Survey (May 2022, Week 45) revealed that approximately 36 percent of renters in Arizona feel it is “Very Likely” or “Somewhat Likely” that they will have to leave their homes “due to eviction in the next two months” with roughly 27 percent of those being four months or more behind on rent.<sup>20</sup> In the state, 26 percent of

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<sup>16</sup> <https://www.nytimes.com/2021/08/26/us/eviction-moratorium-ends.html>

<sup>17</sup> <https://www.azcourts.gov/Portals/22/admorder/Orders22/2022-14.pdf?ver=E9PeoX9KNc2OwYO4iDft1Q%3d%3d>

<sup>18</sup> <https://www.azcentral.com/in-depth/money/business/consumers/2021/06/15/metro-phoenix-arizona-landlords-filed-30-000-evictions-covid-pandemic/7197134002/>

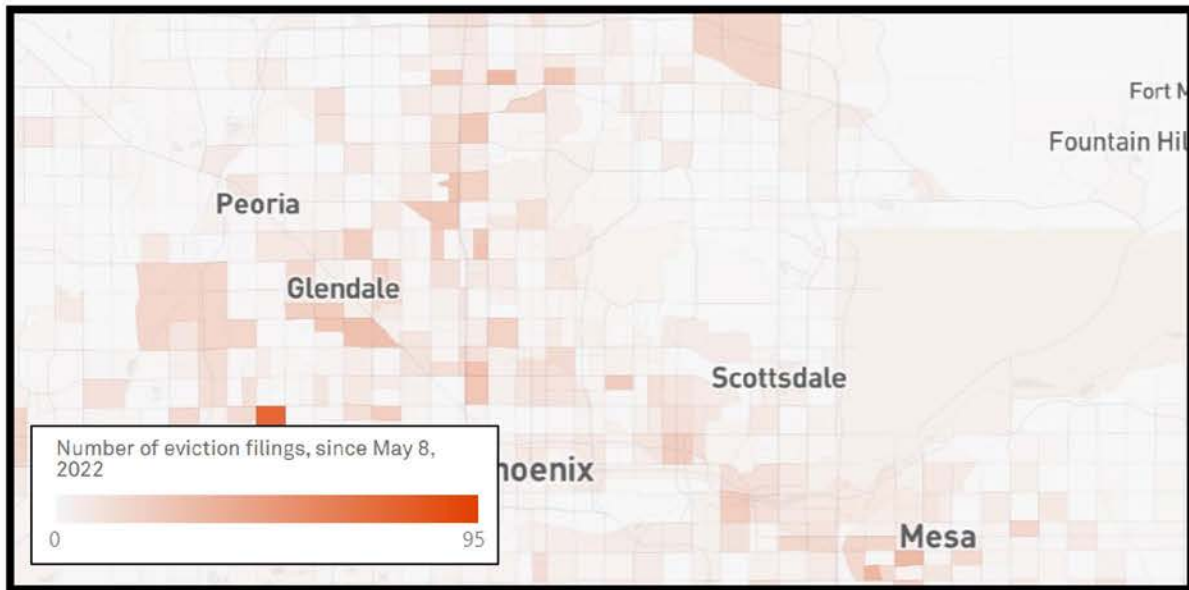
<sup>19</sup> <https://kjzz.org/content/1760962/maricopa-county-eviction-filings-are-increasing-and-tenants-owe-more-average#:~:text=The%20number%20of%20eviction%20filings,have%20helped%20keep%20people%20housed>

<sup>20</sup> <https://www.census.gov/data/tables/2022/demo/hhp/hhp45.html>

renters feel either “Not at all Confident” or only “Slightly Confident” that they will be able to pay rent for the next month.<sup>21</sup>

Eviction Lab, a Princeton University research group, tracks several eviction data points nationwide, pulling this information from court records. Figure 58, from Eviction Lab, shows eviction filing densities within the Phoenix Metropolitan Area. In general, Scottsdale is seeing less evictions than its surrounding communities.

**Figure 58.** Map of Eviction Filings by Census Tract in Maricopa County (May – June 2022)



**Source:** *The geography of changes in eviction filings.* Eviction Lab, <https://evictionlab.org/eviction-tracking/phoenix-az/>.

## 7. Explore infrastructure (conceptually) in Scottsdale to ensure it is acceptable for new housing options.

Scottsdale has an abundance of land; however, there are limitations due to municipal codes and a lack of purchasable and/or utilizable land for development. Much of the land in Scottsdale is protected from residential construction, which makes the land supply decrease and transfers the price increase to developers and buyers. While this land protection diminishes supply, it is likely a major factor for people’s attraction to the idea of purchasing or renting housing in Scottsdale.

The City of Scottsdale has a passionate interest in preserving the unique qualities of the Sonoran Desert and other natural geographies, such as native vegetation, scenic corridors, animal habitats, boulder outcroppings, and washes. Scottsdale contains an abundance of diverse native plant and animal species that contribute to its character and beauty. They merit protection under the Environmentally Sensitive Lands Overlay (ESL), as well as the former Hillside Ordinance. While protecting the environment is admirable and likely beneficial to long-term well-being of the city, there is an encumbrance placed upon developers and buyers/renters due to the natural decrease in housing supply that mandates—such as the one outlined above—places upon housing

<sup>21</sup> <https://www.census.gov/data/tables/2022/demo/hhp/hhp45.html>

development. Land is a finite resource and imposing strict regulation on its use inherently puts development in a predicament.

Scottsdale has an abundance of parks, which are a terrific amenity for residents, but they also take up a considerable amount of developable land.

The municipal codes of Scottsdale also pose a barrier to development. According to Scottsdale’s municipal code, the height of multifamily residential building can be no more than 36 feet. This is roughly equivalent to a 3-story building and is the tallest a residential building can be in Scottsdale. This building height limitation creates a difficulty for multifamily housing, apartment, or condominium developers. Because the height is restricted, to provide a large-unit housing structure, developers must build outwards instead of upwards. Clearly, this will require a greater amount of land area when compared to how much a high-rise apartment or condominium building would need for the same number of units. If land is not accessible due to public protection(s), it creates a tightening on the supply for developers. This tightening creates a ripple effect and tightens the supply for owners and renters.

## 8. What can local governments do to entice developers to build affordable housing?

There are several regulatory and non-regulatory approaches that a community can take to incentivize affordable housing development. Many organizations point to certain incentives as being the most effective. These include the Municipal Research and Services Center (MRSC) and National Multifamily Housing Council. Incentives should aim to lower cost and time burdens for affordable housing developers to in turn, lower rent requirements for these housing units. Figure 59 provides a high-level summary of recommended MRSC and National Multifamily Housing Council actions:

**Figure 59.** MRSC and National Multifamily Housing Council Recommendations for Affordable Housing Incentives

Affordable Housing Technique/Incentive	Description
<b>Density Bonus</b>	With this incentive, developers can build more units than typically allowed in exchange for providing a public benefit. The developer benefits from increased economic value while the city receives additional affordable housing units.
<b>Inclusionary Zoning</b>	This incentive comes in the form of strategic city and county zoning ordinances that require a certain amount of new construction to be affordable housing, targeted at demographics with low to moderate incomes.
<b>Reduction / Waiver of Fees and Charges</b>	This incentive reduces or eliminates certain fees associated with construction and can be extended for impact fees, building and planning fees, or infrastructure connection fees. Infrastructure connection fees are often one of the most significant that a developer can face.
<b>Surplus Public Property</b>	Many municipal governments must receive fair market value for the sale of surplus real property; however, this requirement could be waived in transactions with affordable housing developers. Selling public lands below market value can help in reducing development costs.
<b>Design Standards</b>	A design review adds time and cost to a construction process. A tailored design review process, pre-approved design plans, or flexible design standards can reduce regulatory constraints and alleviate the cost and time associated with this process.

Affordable Housing Technique/Incentive	Description
<b>Reduced Parking Standards</b>	Examples of this incentive offering include reducing parking space requirements or lowering dimensional requirements. Parking is often a cost-prohibitive component for developers, requiring either significant land for surface parking or significant cost for structured parking. This method is especially ideal in areas where public transit is readily available for affordable housing occupants.
<b>Pre-approved Building Plans</b>	Cities can provide developers pre-approved design plans from a licensed architect. This incentive assists affordable housing developers through eliminating the need to perform in-house design on affordable housing units.
<b>Property Tax Incentives</b>	This incentive provides a reduction of property taxes (through tax abatements, rebates, or exemptions) and in turn reduces operating expenses for developers.
<b>Public Funding</b>	This incentive can come in the form of federal, state, or local funds that are directly applied to projects costs, reducing the overall burden on the developer. This is especially useful in areas where rental income is weak, but building costs are high.

**Source:** "Affordable Housing Techniques and Incentives." MRSC, 8 June 2022, <https://mrsc.org/Home/Explore-Topics/Planning/Housing/Affordable-Housing-Techniques-and-Incentives.aspx>.

**Source:** National Multifamily Housing Council. *Tool: Incentives to Develop, the Housing Affordability Toolkit*. [https://housingtoolkit.nmhc.org/wp-content/uploads/2019/04/F1\\_NMHC\\_PDF-Sections\\_Tools\\_Incentives\\_PG-48-TO-62.pdf](https://housingtoolkit.nmhc.org/wp-content/uploads/2019/04/F1_NMHC_PDF-Sections_Tools_Incentives_PG-48-TO-62.pdf).

In addition to these recommended actions, communities can look to partner with landlords, nonprofit housing developers, and or public housing authorities to establish strong working relationships for the benefit of the property owners, the city, and affordable housing occupants. One such partnership that Scottsdale has access to is Threshold, which serves as a resource and support network for property owners to aid in the prevention of homelessness in Maricopa County.<sup>22</sup>

## 9. What is coming down the pike over the next 2 – 5 years with respect to housing development?

Nationwide, housing supply has been diminishing for years. This is due to an uptick in demand from lower mortgage rates, increasing incomes, greater ability for people to save for initial down payments and other similar factors. More recently, the COVID-19 pandemic has caused major supply chain disruptions, which creates a major obstacle for developers looking to build. As the pandemic continues to subside, there will hopefully be a normalization reached in terms of the supply chain. This will induce developers to once again take the risks that are always associated with commencing a new project. Another major setback that housing supply faces is that people have become increasingly scared to sell their current homes. Since real estate is both a necessity and an investment tool, it poses an interesting predicament for many homeowners. With rising housing values along with increasing market competition, many are afraid that selling their homes will leave them in a worse position than they were in before, or at best, in the same position, so the cost of selling does not outweigh the potential benefit.

While the housing market has seen historic—albeit unsustainable—levels of appreciation over the past few years, analysts are expecting prices to level-off to an extent in many areas of the country. However, if mortgage rates continue to be historically low, the demand is unlikely to decrease by much—rather appreciation rates will just slow. The need for an abatement in demand is crucial to drive prices down and allow new homeowners, e.g., millennials, as well as lower income prospective purchasers to enter the market. Right now, those new

<sup>22</sup> <https://thresholdaz.com/>

homeowners are being stymied from entering the market, which is why rental demand has also seen a tremendous increase.

For Scottsdale specifically, there has been a dramatic decline in inventory since early 2019. According to Redfin, in March 2019, there were 3,300 homes for sale; that number decreased to 838 homes in February 2022. This decline is concerning and is driving cost up considerably due to the lack of supply and surge in demand. Real estate investors have also been responsible for the diminishment of supply. Many of these investors have purchased these homes and converted them to rentals, resulting in a decrease in supply for those interested in purchasing a home.

## **10. Which developers are willing to build in the affordable housing space?**

There are numerous developers who have ties with or are exclusively devoted to affordable housing. The following developers located relatively close to the Scottsdale area are supportive of building homes in the affordable segment according to the Arizona Multihousing Association.

- Affirmed Housing
- Alliance Residential Company
- Greenlight Communities
- Terra Viva
- The Richmond Group

Another source to identify which developers are interested in constructing affordable housing is the Arizona Department of Housing. The excerpt below is from the 2022 9% Low Income Housing Tax Credit Program. This competitive program includes dozens of low-income housing projects proposed by various developers. This list and lists from previous year submissions should serve as good starting point for identifying developers the city can partner with on future initiatives.

# Housing Inventory and Affordability Analysis

**ARIZONA DEPARTMENT OF HOUSING  
9% LOW INCOME HOUSING TAX CREDIT PROGRAM  
2022 COMPETITIVE ROUND APPLICATIONS RECEIVED**

ADOH PROJECT #	SELF SCORE	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS					NUMBER OF RESIDENTIAL BLDGS.	PROJECT SET ASIDE	RURAL / METRO	PROJECT COST	TAX CREDIT REQUESTED
					TOTAL	LIHTC	MKT	EMP	OWN					
TC-0991-22	180	Acacia Heights III 4747 North 7th Avenue Phoenix, AZ 85013-2514	Acacia Heights III, LLC Housing for Hope, Inc. Steve Capobres scapobres@cc-az.org	Maricopa	68	68	0	0	0	1	New Construction	Metro	\$25,513,822.00	\$2,266,575.00
TC-0992-22	185	Bret Turner Terrace 3101 W McDowell Rd Phoenix, AZ 85009-2419	UMOM Housing 9 LLC Helping Hands Housing Services Daniel Gottry Daniel.gottry@sumam.org	Maricopa	60	60	0	0	0	2	New Construction	Metro	\$4,374,564.00	\$2,176,243.00
TC-0999-22	170	Emory Heights 5245 and 5307 N 17th Avenue Phoenix, AZ, 85018-3036	Phoenix North 17th Avenue LP Danco Communities Daniel Johnson djohn@danco-group.com	Maricopa	61	60	0	1	0	1	New Construction	Metro	\$10,975,587.00	\$2,500,000.00
TC-1000-22	160	Garfield Family Apartments 3210 E Garfield St Phoenix, AZ 85006-6252	"To-be-formed" LP Chelsea Investment Corporation Cheri Hoffman cherihoffman@chelsainvestco.com	Maricopa	72	71	0	1	0	3	New Construction	Metro	\$27,318,748.00	\$2,500,000.00
TC-1001-22	185	Garfield II 1510 E Portland Street Phoenix, AZ, 85006-3609	Garfield Veterans Housing II LLC Penrose LLC Janah Fay thekelly@penrose.com	Maricopa	60	60	0	0	0	1	New Construction	Metro	\$24,900,215.00	\$2,334,469.00
TC-1002-22	135	Harmony at the Park Three 600 N 20th Street Phoenix, AZ, 86006-3896	Harmony at the Park Three, LLC Gorman & Company, LLC Sally Schwenn sschwenn@gormanusa.com	Maricopa	90	33	37	0	0	3	New Construction	Metro	\$31,480,074.00	\$2,035,812.00
TC-1004-22	195	Heritage Senior Apartments 15627 North Nash Street Surprise, AZ, 85378-4158	GEM Heritage LLC Housing Authority of Maricopa County Gloria Munoz gmunoz@maricopahousing.org	Maricopa	99	99	0	0	0	1	New Construction	Metro	\$26,641,064.00	\$2,080,000.00
TC-1005-22	170	Hidalgo Apartments 40 E Hidalgo Avenue Phoenix, AZ, 85043-3021	Hidalgo and Central LIHTC LLC Chicanos Por La Causa, Inc. Jose Martinez jose.martinez@cplc.org	Maricopa	90	90	0	0	0	4	New Construction	Metro	\$20,105,067.00	\$2,475,000.00
TC-1006-22	175	Highbridge Apartments 3248 W Indian School Road Phoenix, AZ 85017-4070	Highbridge Apartments LLC G.A. Haan Development LLC Jay Francis justin@haandev.com	Maricopa	62	62	0	0	0	1	New Construction	Metro	\$20,561,402.00	\$1,910,000.00
TC-1011-22	175	Milagro on Oracle 3425 N Oracle Rd Tucson, AZ 85705-4321	Milagro on Oracle LLC City of Tucson Housing & Community Development Liz Morales liz.morales@tucsonaz.gov	Pima	63	63	0	0	0	10	New Construction	Metro	\$19,761,942.00	\$2,073,677
TC-1012-22	180	Osborn Pointe 3406 N 3rd St Phoenix, AZ 85012-2331	Osborn Pointe, LP c/o Native American Connections, Member of GP Joe Kreper jkeeper@nativeconnections.org	Maricopa	48	48	0	0	0	1	New Construction	Metro	\$15,433,159.00	\$1,506,012

Source: "Affordable Housing Techniques and Incentives." MRSC, 8 Ju

# RESIDENTIAL ZONING INVENTORY SUPPLEMENT 2



JENNY LIN RD.

CIRCLE MOUNTAIN RD.

HONDA BOW RD.

ROCKAWAY HILLS RD.

DESERT HILLS DR.

JOY RANCH RD.

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY RD.

LONE MOUNTAIN RD.

DIXILETA DR.

DYNAMITE BLVD.

JOMAX RD.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

DEER VALLEY RD.

LOOP 101

UNION HILLS DR.

BELL RD./FRANK LLOYD WRIGHT BLVD.

GREENWAY PKWY.

THUNDERBIRD RD.

CACTUS RD.

SHEA BLVD.

DOUBLETREE RANCH RD.

McCORMICK PKWY.

INDIAN BEND RD.

LINCOLN DR.

McDONALD DR.

CHAPARRAL RD./CAMELBACK RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

McDOWELL RD.

LOOP 202

McKELLIPS RD.

BARTLETT DAM RD.

RIO VERDE DR.

CAVE CREEK RD.

TATUM BLVD.

PALISADES BLVD.

BEE LINE HWY. (87)

96th ST.

104th ST.

112th ST.

120th ST.

128th ST.

136th ST.

142th ST.

56th ST.

64th ST.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD. LOOP 101

### 2024 Zoning Inventory

- Single-family Residential — 49.4%  
58,375.1 Acres
- Multi-family Residential — 10.9%  
12,873.9 Acres
- Non-residential — 14.3%  
16,922.6 Acres
- Scottsdale McDowell Sonoran Preserve — 25.4%  
30,062.2 Acres



# Zoning Calculations

Housing Category	Square Feet	Acres	Square Miles	Percentage
Single-family Residential	2,542,818,762.4	58,375.1	91.2	49.4
Multi-family Residential	560,786,250.6	12,873.9	20.1	10.9
Non-residential*	737,149,628.0	16,922.6	26.4	14.3
McDowell Sonoran Preserve	1,309,508,890.5	30,062.2	47.0	25.4
	<b>5,150,263,531.5</b>	<b>118,233.8</b>	<b>184.7</b>	<b>100</b>
<i>*Non-residential (Commercial)</i>	<i>106,514,629</i>	<i>2,445</i>	<i>4</i>	<i>14</i>
<i>*Non-residential (Industrial)</i>	<i>103,782,507</i>	<i>2,383</i>	<i>4</i>	<i>14</i>
<i>*Non-residential (Supplementary)</i>	<i>526,852,492</i>	<i>12,095</i>	<i>19</i>	<i>71</i>
	<i>737,149,628</i>	<i>16,923</i>	<i>26</i>	<i>100</i>

## Division of City into Districts - Sec. 4.100.

### Table 4.100.A. Residential Districts

R1-190	Single-family Residential—190,000 SF/lot
R1-130	Single-family Residential—130,000 SF/lot
R1-70	Single-family Residential—70,000 SF/lot
R1-43	Single-family Residential—43,000 SF/lot
R1-35	Single-family Residential—35,000 SF/lot
R1-18	Single-family Residential—18,000 SF/lot
R1-10	Single-family Residential—10,000 SF/lot
R1-7	Single-family Residential—7,000 SF/lot
R1-5	Single-family Residential—4,700 SF/lot
R-2	Two-family Residential
R-3	Medium Density Residential
R-4	Townhouse Residential
R-4R	Resort/Townhouse Residential
R-5	Multiple-family Residential
M-H	Manufactured Home

### Table 4.100.B. Commercial Districts

S-R	Service-Residential
C-S	Regional Shopping Center
C-1	Neighborhood Commercial
C-2	Central Business
C-3	Highway Commercial
C-4	General Commercial
SS	Support Services
C-O	Commercial Office
PCoC	Planned Convenience Center
PNC	Planned Neighborhood Center
PCC	Planned Community Center

### Table 4.100.C. Industrial Districts

I-G	Light Employment
I-1	Industrial Park

### Table 4.100.D. Mixed-use Districts

D	Downtown
P-C	Planned Community
PRC	Planned Regional Center
PCP	Planned Commerce Park
PUD	Planned Unit Development

### Table 4.100.E. Supplementary Districts

P-1	Parking P-1; Passenger Vehicle, Limited
P-2	Parking P-2; Passenger Vehicle
P-3	Parking P-3
P-4	Parking P-4
W-P	Western Theme Park
SC	Special Campus
H-P	Historic Property
OS	Open Space
COS	Conservation Open Space
ESL	Environmentally Sensitive Lands
F-O	Foothills Overlay
DO	Downtown Overlay
PBD	Planned Block Development Overlay
PSD	Planned Shared Development Overlay

# Downtown District Sub-Districts - Sec. 5.3003.

**Table 5.3004.A, Sub-districts after December 31, 2012**

<b>Sub-district before December 31, 2012</b>	<b>Sub-district after December 31, 2012</b>
Retail Specialty (RS)	Downtown Core (D/DC)
Office/Commercial (OC)	Downtown Multiple Use (D/DMU)
Office/Residential (OR)	Downtown Multiple Use (D/DMU)
Regional Commercial Office (RCO)	Downtown Regional Use (D/DRU)
Residential/Hotel (RH)	Downtown Multiple Use (D/DMU)
Medical (M)	Downtown Medical (D/DM)
Civic Center (CC)	Downtown Civic Center (D/DCC)
Residential High Density (RHD)	Downtown Multiple Use (DMU)

# Planned Airpark Core Development (PCP) - Sec. 5.4000.

**The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:**

Airpark Mixed Use Residential (AMU-R)  
Airpark Mixed Use (AMU)  
Employment (EMP)  
Aviation (AV), and  
Regional Tourism (RT).

# Housing Categorization

Zoning District	Zoning Category	Description	Housing Category	Note
C-1*	Commercial	Neighborhood Commercial	Multi-Family	Dwelling per business establishment permitted.
C-2*	Commercial	Central Business	Multi-Family	Dwelling per business establishment permitted.
D/CC-2	Downtown	Civic Center	Multi-Family	
D/DC-1	Downtown	Downtown Core	Multi-Family	
D/DCC-2	Downtown	Downtown Civic Center	Multi-Family	
D/DM-2	Downtown	Downtown Medical	Multi-Family	
D/DMU-2	Downtown	Downtown Multiple Use	Multi-Family	
D/DRU-2	Downtown	Downtown Regional Use	Multi-Family	
D/M-2	Downtown	Medical	Multi-Family	DM - Downtown Medical Sub-districts after December 31, 2012
D/OC-1	Downtown	Office/Commercial	Multi-Family	DMU - Downtown Multiple Use Sub-districts after December 31, 2012
D/OC-2	Downtown	Office/Commercial	Multi-Family	DMU - Downtown Multiple Use Sub-districts after December 31, 2012
D/OR-1.5	Downtown	Office/Residential	Multi-Family	DMU - Downtown Multiple Use Sub-districts after December 31, 2012
D/OR-2	Downtown	Office/Residential	Multi-Family	DMU - Downtown Multiple Use Sub-districts after December 31, 2012
D/RCO-2	Downtown	Regional Commercial Office	Multi-Family	DRU - Downtown Regional Use Sub-districts after December 31, 2012
D/RH-2	Downtown	Residential/Hotel	Multi-Family	DMU - Downtown Multiple Use Sub-districts after December 31, 2012
D/RHD-2	Downtown	Residential High Density	Multi-Family	DMU - Downtown Multiple Use Sub-districts after December 31, 2012
D/RS-1	Downtown	Retail Speciality	Multi-Family	DC - Downtown Core Sub-districts after December 31, 2012
DO*	Downtown	Downtown Overlay	Multi-Family	Downtown Overlay allows multi-family dwellings in all underlying zoning districts.
M-H	Residential	Manufactured Home	Multi-Family	
PCC	Commercial	Planned Community Center	Multi-Family	
PCoC	Commercial	Planned Convenience Center	Multi-Family	
PCP AMU-R	Airpark	Airpark Mixed Use Residential	Multi-Family	
PCP RT	Airpark	Regional Tourism	Multi-Family	
PNC	Commercial	Planned Neighborhood Center	Multi-Family	
PRC	Mixed-Use	Planned Regional Center	Multi-Family	
PUD	Mixed-Use	Planned Unit Development	Multi-Family	
R-2	Residential	Two-family Residential	Multi-Family	
R-3	Residential	Medium Density Residential	Multi-Family	
R-4	Residential	Townhouse Residential	Multi-Family	
R-4R	Residential	Resort/Townhouse Residential	Multi-Family	
R-5	Residential	Multiple-family Residential	Multi-Family	
SC	Supplementary	Special Campus	Multi-Family	
S-R	Commercial	Service Residential	Multi-Family	
CA	Supplementary	Conservation Area	Non-Residential (Supplementary)	
C-O	Commerical	Commercial Office Planned Community District	Non-Residential (Commercial)	
COS	Supplementary	Conservation Open Space	Non-residential (Supplementary)	
HC	Supplementary	Hillside Conservation	Non-residential (Supplementary)	

Zoning District	Zoning Category	Description	Housing Category	Note
I-G	Industrial	Light Employment	Non-Residential (Industrial)	
OS PCD	Supplementary	Open Space	Non-Residential (Supplementary)	
P-#	Supplementary	Parking 1, 2, 3, 4	Non-Residential (Supplementary)	
PCD*	Residential	Planned Community District	Non-Residential (Supplementary)	Stand alone PCD zoning is considered Non-Residential. Uses are contingent upon underlying zoning.
PCP AMU	Airpark	Airpark Mixed Use	Non-Residential (Commercial)	
PCP AV	Airpark	Aviation	Non-Residential (Commercial)	
PCP EMP	Airpark	Employment	Non-Residential (Commercial)	
PCP*	Mixed-Use	Planned Commerce Park	Non-Residential (Supplementary)	Base zoning for Airpark developments. Stand alone PCP is considered Non-Residential.
C-3	Commercial	Highway Commercial	Non-Residential (Commercial)	
C-4	Commercial	General Commercial	Non-Residential (Commercial)	
C-0	Commercial	Commercial Office	Non-Residential (Commercial)	
C-S	Commercial	Regional Shopping Center	Non-Residential (Commercial)	
I-1	Industrial	Industrial Park	Non-Residential (Industrial)	
R1-5	Residential	Single-family Residential—4,700 square feet per lot	Single-family	
R1-7	Residential	Single-family Residential—7,000 square feet per lot	Single-family	
R1-10	Residential	Single-family Residential—10,000 square feet per lot	Single-family	
R1-18	Residential	Single-family Residential—18,000 square feet per lot	Single-family	
R1-35	Residential	Single-family Residential—35,000 square feet per lot	Single-family	
R1-43	Residential	Single-family Residential—43,000 square feet per lot	Single-family	
R1-70	Residential	Single-family Residential—70,000 square feet per lot	Single-family	
R1-130	Residential	Single-family Residential—130,000 square feet per lot	Single-family	
R1-190	Residential	Single-family Residential—190,000 square feet per lot	Single-family	

# FY2023-2024 CDS DATA SUPPLEMENT 3

Single-family Plan Submittals

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	4480-23	COOLIDGE STREET RESIDENCE	7/3/2023	SFR - CUSTOM/SUBD
1	10822-22-1	REVISION SINGLE LOT GRADING PLAN STORYROCK 2A LOT 3	7/6/2023	SITE REVIEW ONLY
1	9853-21-2	Logan Solitude Lot 31	7/6/2023	SITE REVIEW ONLY
1	4626-23	GC INDIANOLA	7/7/2023	SFR - CUSTOM/SUBD
1	4640-23	SMITH RESIDENCE	7/7/2023	SFR - CUSTOM/SUBD
1	4641-23	Martindale Residence	7/7/2023	SFR - CUSTOM/SUBD
1	6421-22-1	THE RESERVE AT BLACK MOUNTAIN LOT 21 SITE PLAN REVISION	7/7/2023	SITE REVIEW ONLY
1	6428-22-1	THE RESERVE AT BLACK MOUNTAIN LOT 14 SITE PLAN REVISION	7/7/2023	SITE REVIEW ONLY
1	7313-22-1	THE RESERVE AT BLACK MOUNTAIN LOT 25 SITE PLAN REVISION	7/7/2023	SITE REVIEW ONLY
1	4495-23	SINGLE LOT GRADING PLAN STORYROCK 2B LOT 21	7/8/2023	SITE REVIEW ONLY
1	4341-23	8504 E. APPALOOSA REMODEL	7/10/2023	SFR - CUSTOM/SUBD
1	4686-23	THE LOVEJOY RESIDENCE	7/10/2023	SFR - CUSTOM/SUBD
1	4251-23	10229 N 64TH ST	7/12/2023	SFR - CUSTOM/SUBD
1	4556-23	Fourth Street	7/12/2023	SFR - CUSTOM/SUBD
1	4764-23	Stralek Residence	7/12/2023	SFR - CUSTOM/SUBD
1	4801-23	Single Lot Grading Plan Storyrock 1A Section A Lot 4	7/13/2023	SITE REVIEW ONLY
1	4793-23	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION A LOT 3	7/14/2023	SITE REVIEW ONLY
1	4810-23	Single Lot Grading Plan Storyrock 1A Section A Lot 11	7/14/2023	SITE REVIEW ONLY
1	4476-23	Mirabel	7/14/2023	SFR - CUSTOM/SUBD
1	7918-21-4	PINNACLE PEAK PLACE LOT 23	7/15/2023	SFR - CUSTOM/SUBD
1	3987-23	RED MOON SPEC	7/17/2023	SFR - CUSTOM/SUBD
1	4019-23	hasan res	7/17/2023	SFR - CUSTOM/SUBD
1	4872-23	ARRIGONI	7/17/2023	SFR - CUSTOM/SUBD
1	4896-23	CHILDS RESIDENCE	7/17/2023	SFR - CUSTOM/SUBD
1	8788-21-2	BEAN RESIDENCE	7/18/2023	SFR - CUSTOM/SUBD
1	4631-23	MNC Custom Home	7/18/2023	SFR - CUSTOM/SUBD
1	4999-23	SINGLE LOT GRADING PLAN STORYROCK 1B SECTION C LOT 14	7/19/2023	SITE REVIEW ONLY
1	5001-23	SINGLE LOT GRADING PLAN STORYROCK 2B LOT 25	7/24/2023	SITE REVIEW ONLY
1	5015-23	RESIDENCE FOR 10493 E SKINNER DRIVE	7/24/2023	SFR - CUSTOM/SUBD
1	9620-22-1	Fleury Residence	7/26/2023	SFR - CUSTOM/SUBD
1	5037-23	Anderson Residence	7/28/2023	SFR - CUSTOM/SUBD
1	4848-23	STORYROCK 2A - 1	7/31/2023	STANDARD PLAN SITE REVIEW ONLY
1	5278-23	11540 N 104TH CUSTOM	8/1/2023	SFR - CUSTOM/SUBD
1	5279-23	Wagner Residence	8/1/2023	SFR - CUSTOM/SUBD
1	5110-23	7DM LOT 13	8/3/2023	SFR - CUSTOM/SUBD
1	5409-23	Stewart Residence	8/6/2023	SFR - CUSTOM/SUBD
0	5498-23	FULL DEMO - MRW 12401 N 68TH ST DEMO	8/9/2023	SITE REVIEW ONLY
1	5535-23	STORYROCK 71 5060-23	8/11/2023	STANDARD PLAN SITE REVIEW ONLY
1	5536-23	STORYROCK 72 5064-23	8/11/2023	STANDARD PLAN SITE REVIEW ONLY
1	5562-23	STORYROCK 2A - 1	8/14/2023	STANDARD PLAN SITE REVIEW ONLY
1	5572-23	Krantz Residence	8/14/2023	SFR - CUSTOM/SUBD
1	4248-23	7DM 19	8/15/2023	SFR - CUSTOM/SUBD
0	5594-23	NEW STANDARD REFUSE ENCLOSURE	8/16/2023	SITE REVIEW ONLY
1	5471-23	107th Way LLC	8/16/2023	SFR - CUSTOM/SUBD
1	5214-23	RESIDENCE FOR LOT 39 DESERT SKYLINE ESTATES	8/17/2023	SFR - CUSTOM/SUBD
1	4920-23	STORYROCK LOT 71	8/17/2023	STANDARD PLAN SITE REVIEW ONLY
1	4921-23	Storyrock lot 61 (revision)	8/17/2023	STANDARD PLAN SITE REVIEW ONLY
1	5675-23	PATEL RESIDENCE	8/17/2023	SFR - CUSTOM/SUBD
1	5655-23	SC34	8/18/2023	SFR - CUSTOM/SUBD
1	5734-23	Single Lot Grading Plan Storyrock 1A Section B Lot 4	8/18/2023	SITE REVIEW ONLY
1	5751-23	RADWICH RES	8/18/2023	SFR - CUSTOM/SUBD
1	5557-23	L 112 Bennett	8/21/2023	SFR - CUSTOM/SUBD
1	5709-23	DAVIS LOT	8/23/2023	SFR - CUSTOM/SUBD
1	8381-20-8	Cochise 1 custom	8/24/2023	SFR - CUSTOM/SUBD
1	5852-23	Andersen Res	8/24/2023	SFR - CUSTOM/SUBD
1	5865-23	PARADISE DRIVE - LOT A	8/24/2023	SFR - CUSTOM/SUBD
1	5932-23	HESTER RESIDENCE	8/28/2023	SFR - GREEN CUSTOM/SUBD
1	5917-23	Chaparral Residence	8/29/2023	SFR - CUSTOM/SUBD
1	8381-20-9	Cochise 2 custom	8/29/2023	SFR - CUSTOM/SUBD
1	5832-23	CUSTOM HOME	8/30/2023	SFR - CUSTOM/SUBD
1	5959-23	44 MOUNTAIN SKYLINE DESERT MOUNTAIN SCOTTSDALE ARIZONA	8/31/2023	SFR - CUSTOM/SUBD
1	5608-23	RYAN RESIDENCE	9/1/2023	SFR - CUSTOM/SUBD
1	5958-23	THE SEARS RESIDENCE	9/5/2023	SFR - CUSTOM/SUBD
1	6112-23	Camelot Homes - Legacy Lot 5 - Building Permit	9/5/2023	STANDARD PLAN SITE REVIEW ONLY
1	6114-23	Tee Residence	9/6/2023	SFR - CUSTOM/SUBD
1	6144-23	YOUNG RESIDENCE	9/8/2023	SFR - CUSTOM/SUBD
1	6180-23	AURORA RESIDENCE	9/8/2023	SFR - CUSTOM/SUBD

Single-family Plan Submittals

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	6182-23	CAMELOT HOMES – LEGACY LOT 2 – BUILDING PERMIT	9/8/2023	STANDARD PLAN SITE REVIEW ONLY
1	6241-23	RANCH GATE ESTATES LOT 25 SITE PLAN	9/11/2023	SITE REVIEW ONLY
1	6242-23	SERENO PH4 LOT 305 SITE PLAN	9/11/2023	SITE REVIEW ONLY
1	6303-23	MV27	9/13/2023	SFR - CUSTOM/SUBD
1	6310-23	MODERNO ON 62ND	9/13/2023	SFR - CUSTOM/SUBD
1	5657-23	Logan	9/14/2023	SFR - CUSTOM/SUBD
1	6363-23	PARADISE DRIVE - LOT B	9/15/2023	SFR - CUSTOM/SUBD
1	6395-23	Custom Residence MV237	9/15/2023	SFR - CUSTOM/SUBD
1	6441-23	Story Rock Lot 46	9/18/2023	STANDARD PLAN SITE REVIEW ONLY
1	10822-22-2	REVISION SINGLE LOT GRADING PLAN STORYROCK 2A LOT 3	9/18/2023	SFR - CUSTOM/SUBD
1	587-23-1	ZIP HOMES - SCOTTSDALE RESIDENCE	9/18/2023	SFR - CUSTOM/SUBD
1	6440-23	Story Rock Lot 76	9/18/2023	STANDARD PLAN SITE REVIEW ONLY
1	6466-23	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LOT 5	9/19/2023	SITE REVIEW ONLY
1	6467-23	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LOT 6	9/19/2023	SITE REVIEW ONLY
1	6471-23	Story Rock Summit Lot 81	9/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	6472-23	CALLE ROSA RESIDENCE	9/19/2023	SFR - CUSTOM/SUBD
1	6493-23	TOMAC RESIDENCE	9/19/2023	SFR - CUSTOM/SUBD
1	6497-23	WOLF SPRINGS RANCH LOT 38	9/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	6109-23-2	11625 N 67th ST RESIDENCE - NEW BUILD	9/19/2023	SFR - CUSTOM/SUBD
1	6560-23	STORYROCK PHASE 2B LOT 20 SINGLE LOT GRADING PLAN	9/21/2023	SITE REVIEW ONLY
1	920-23-1	PASSOLT RESIDENCE	9/22/2023	SFR - CUSTOM/SUBD
1	6253-23	THE COLLECTION LOT 8 PLOT PLAN	9/25/2023	STANDARD PLAN SITE REVIEW ONLY
1	6658-23	McGettigan Residence	9/25/2023	SFR - CUSTOM/SUBD
1	5924-23	A CUSTOM RESIDENCE AT 7341 EAST SUNNYSIDE DRIVE	9/27/2023	SFR - CUSTOM/SUBD
1	6685-23	New Custom Residence	9/28/2023	SFR - CUSTOM/SUBD
1	6775-23	STORYROCK LOT 2B	9/28/2023	STANDARD PLAN SITE REVIEW ONLY
1	6836-23	Story Rock Capstone 73	10/2/2023	STANDARD PLAN SITE REVIEW ONLY
1	6695-23	STORY ROCK SUMMIT 92	10/4/2023	STANDARD PLAN SITE REVIEW ONLY
1	6930-23	Ancala, Lot 24	10/4/2023	SFR - CUSTOM/SUBD
1	6278-23	Cholla St Residence	10/9/2023	SFR - CUSTOM/SUBD
1	3873-22-2	LUMPKIN RESIDENCE REVISION TO ALREADY APPROVED PLAN (SCHOLTZ	10/9/2023	SFR - CUSTOM/SUBD
1	7005-23	STORYROCK 2A - 1	10/9/2023	STANDARD PLAN SITE REVIEW ONLY
1	7007-23	Camelot Homes – Legacy Lot 3 – Building Permit (Standard Plo	10/9/2023	STANDARD PLAN SITE REVIEW ONLY
1	7015-23	STORYROCK 2A - 1	10/9/2023	STANDARD PLAN SITE REVIEW ONLY
1	7030-23	CAMELOT HOMES – LEGACY LOT 4 – BUILDING PERMIT (STANDARD PLO	10/9/2023	STANDARD PLAN SITE REVIEW ONLY
1	7031-23	Camelot Homes – Legacy Lot 9 – Building Permit (Standard Plo	10/9/2023	STANDARD PLAN SITE REVIEW ONLY
1	7049-23	STORY ROCK SUMMIT - LOT 77	10/10/2023	STANDARD PLAN SITE REVIEW ONLY
1	7054-23	STORYROCK LOT 2B	10/10/2023	STANDARD PLAN SITE REVIEW ONLY
1	1947-21-1	TRUE NORTH EIGHT SUBDIVISION	10/12/2023	STANDARD PLAN SITE REVIEW ONLY
1	4938-23	STANDARD PLOT PLAN LOT 202	10/13/2023	STANDARD PLAN SITE REVIEW ONLY
1	4939-23	Standard Plot Plan Lot 203	10/13/2023	STANDARD PLAN SITE REVIEW ONLY
1	7182-23	TRUE NORTH EIGHT SUBDIVISION	10/13/2023	STANDARD PLAN SITE REVIEW ONLY
1	7236-23	Hackamore	10/16/2023	SFR - CUSTOM/SUBD
1	6268-23	STORYROCK LOT 2B	10/17/2023	STANDARD PLAN SITE REVIEW ONLY
1	7204-23	SHEPPARD RESIDENCE	10/17/2023	SFR - CUSTOM/SUBD
1	7295-23	RANCH GATE ESTATES LOT 28 SITE PLAN	10/18/2023	SITE REVIEW ONLY
1	4924-23	STANDARD PLOT PLAN LOT 200	10/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	4928-23	Standard Plot Plan Lot 201	10/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	4933-23	STANDARD PLOT PLAN LOT 206	10/20/2023	STANDARD PLAN SITE REVIEW ONLY
1	4937-23	Standard Plot Plan Lot 207	10/20/2023	STANDARD PLAN SITE REVIEW ONLY
1	4940-23	STANDARD PLOT PLAN LOT 204	10/20/2023	STANDARD PLAN SITE REVIEW ONLY
1	4941-23	STANDARD PLOT PLAN LOT 205	10/20/2023	STANDARD PLAN SITE REVIEW ONLY
1	1697-21-1	O'CONNOR-MACZKA RESIDENCE	10/23/2023	SFR - CUSTOM/SUBD
1	7380-23	RANCH GATE ESTATES LOT 32 SITE PLAN	10/23/2023	SITE REVIEW ONLY
1	7382-23	The Richards Residence	10/23/2023	SFR - CUSTOM/SUBD
1	7418-23	82nd Wy Custom Home	10/23/2023	SFR - CUSTOM/SUBD
1	7403-23	SERENO CANYON PH4 - PARCEL E - LOT 307 SITE PLAN	10/24/2023	SITE REVIEW ONLY
1	7407-23	CAMELOT HOMES - JOY RANCH – PLAN 4	10/24/2023	SFR - GREEN BLDG-STANDARD
1	7420-23	RANCH GATE ESTATES LOT 37 SITE PLAN	10/24/2023	SITE REVIEW ONLY
1	7430-23	SERENO PH4 PARCE E LOT 306 SITE PLAN	10/24/2023	SITE REVIEW ONLY
1	7448-23	Story Rock Capstone - Lot # 72	10/25/2023	STANDARD PLAN SITE REVIEW ONLY
1	8709-21-1	CUSTOM RESIDENCE LOT 2922 SILVERLEAF	10/25/2023	SFR - CUSTOM/SUBD
1	4609-22-2	SKYE VIEW - LOT 16 IMPROVEMENT PLANS	10/26/2023	SITE REVIEW ONLY
1	7422-23	SKYE VIEW - LOT 19 IMPROVEMENT PLANS	10/26/2023	SITE REVIEW ONLY
1	7510-23	ROSEWOOD HIGHLANDS LOT 26	10/26/2023	SITE REVIEW ONLY
1	7390-23	PEAT RESIDENCE	10/27/2023	SFR - CUSTOM/SUBD
1	7538-23	Walia Res	10/30/2023	SFR - CUSTOM/SUBD



Single-family Plan Submittals

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	7640-23	10535 E PARADISE DR	11/1/2023	SFR - CUSTOM/SUBD
1	7639-23	Story Rock Capstone - Lot # 75	11/1/2023	STANDARD PLAN SITE REVIEW ONLY
1	7533-23	SERENO PH2A LOT 62A SITE PLAN	11/2/2023	SITE REVIEW ONLY
1	7698-23	SHADOW RIDGE SINGLE LOT - LOT 31	11/3/2023	SITE REVIEW ONLY
1	7701-23	Lyll Residence	11/3/2023	SFR - CUSTOM/SUBD
1	7750-23	SINGLE LOT GRADING PLAN STORYROCK 2B LOT 27	11/6/2023	SITE REVIEW ONLY
1	7782-23	STORYROCK 2A-1	11/6/2023	STANDARD PLAN SITE REVIEW ONLY
1	7783-23	STORYROCK 2A - 1	11/6/2023	STANDARD PLAN SITE REVIEW ONLY
1	7785-23	STORY ROCK CAPSTONE - LOT # 43	11/6/2023	STANDARD PLAN SITE REVIEW ONLY
1	7786-23	Story Rock Summit - Lot # 44	11/6/2023	STANDARD PLAN SITE REVIEW ONLY
1	5498-23-2	12401 N 68TH ST SCOTTSDALE AZ	11/7/2023	SFR - CUSTOM/SUBD
1	7817-23	RANCH GATE ESTATES LOT 33 SITE PLAN	11/8/2023	SITE REVIEW ONLY
1	7862-23	GASKILL HOUSE	11/9/2023	SFR - CUSTOM/SUBD
1	7672-23	LOT 63 - GREY FOX	11/10/2023	SFR - CUSTOM/SUBD
1	7659-23	LOT 85 - ROSE QUARTZ	11/10/2023	SFR - CUSTOM/SUBD
1	6558-23-1	23433 84TH RESIDENCE	11/13/2023	SFR - CUSTOM/SUBD
1	7943-23	Jang Residence	11/14/2023	SFR - CUSTOM/SUBD
1	7879-23	RANCH GATE ESTATES LOT 30 SITE PLAN	11/14/2023	SITE REVIEW ONLY
1	7956-23	COCHISE CUSTOM HOME	11/15/2023	SFR - CUSTOM/SUBD
1	11914-22-1	Casa Desierto	11/17/2023	SFR - CUSTOM/SUBD
1	7954-23	Desert Mountain - Lost Star #27	11/17/2023	SFR - CUSTOM/SUBD
1	7505-23-1	CAROL WAY NEW RESIDENCE	11/20/2023	SFR - CUSTOM/SUBD
1	8244-23	Story Rock Summit - Lot # 51	11/28/2023	STANDARD PLAN SITE REVIEW ONLY
1	8250-23	New Columbus Single Family Residence	11/28/2023	SFR - CUSTOM/SUBD
1	11518-22	SCHAFFER RESIDENCE	11/28/2023	SFR - CUSTOM/SUBD
1	2600-22-4	LAZAU RESIDENCE	11/30/2023	SFR - CUSTOM/SUBD
1	8286-23	The Devenport Residence	11/30/2023	SFR - CUSTOM/SUBD
1	8312-23	9246 E DIAMOND RIM DRIVE	12/1/2023	SFR - CUSTOM/SUBD
1	8407-23	Standard Plot Plan Lot 166	12/7/2023	STANDARD PLAN SITE REVIEW ONLY
1	8427-23	2208 N 82nd St New Home	12/7/2023	SFR - CUSTOM/SUBD
1	8287-23	STORYROCK 2A - 1	12/8/2023	STANDARD PLAN SITE REVIEW ONLY
1	8437-23	Painted Sky Lot 79 Custom Home	12/8/2023	SFR - CUSTOM/SUBD
1	8501-23	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION A LOT 21	12/12/2023	SITE REVIEW ONLY
1	8502-23	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION A LOT 20	12/12/2023	SITE REVIEW ONLY
1	8537-23	Single Lot Grading Plan Storyrock 1A Section A Lot 19	12/13/2023	SITE REVIEW ONLY
1	8569-23	Aresu Residence	12/14/2023	SFR - CUSTOM/SUBD
1	8588-23	LAU HOMES LLC 38896 N 107TH WAY	12/15/2023	SFR - CUSTOM/SUBD
1	8608-23	STANDARD PLOT PLAN LOT 239	12/15/2023	STANDARD PLAN SITE REVIEW ONLY
1	8609-23	Standard Plot Plan Lot 240	12/15/2023	STANDARD PLAN SITE REVIEW ONLY
1	8610-23	Standard Plot Plan Lot 241	12/15/2023	STANDARD PLAN SITE REVIEW ONLY
1	8611-23	STANDARD PLOT PLAN LOT 242	12/15/2023	STANDARD PLAN SITE REVIEW ONLY
1	8553-23	Lot 8 @ Ingleside Inn Tract Unit 3	12/18/2023	SFR - CUSTOM/SUBD
1	8613-23	Story Rock Capstone - Lot # 46	12/18/2023	STANDARD PLAN SITE REVIEW ONLY
1	8653-23	Standard Plot Plan Lot 227	12/18/2023	STANDARD PLAN SITE REVIEW ONLY
1	8657-23	Standard Plot Plan Lot 228	12/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	8663-23	Standard Plot Plan Lot 229	12/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	8664-23	Standard Plot Plan Lot 230	12/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	8665-23	Standard Plot Plan Lot 225	12/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	8666-23	Standard Plot Plan Lot 226	12/19/2023	STANDARD PLAN SITE REVIEW ONLY
1	8713-23	SHADOW RIDGE SINGLE LOT - LOT 14	12/21/2023	SITE REVIEW ONLY
1	8726-23	128TH LOT 3	12/21/2023	SFR - CUSTOM/SUBD
1	8730-23	Teran Residence	12/21/2023	SFR - CUSTOM/SUBD
1	8767-23	Standard Plot Plan Lot 237	12/22/2023	STANDARD PLAN SITE REVIEW ONLY
1	8768-23	Standard Plot Plan Lot 238	12/22/2023	STANDARD PLAN SITE REVIEW ONLY
0	8840-23-1	WALL DEMO MINOR LAND DIVISION LOT 12	12/28/2023	SITE REVIEW ONLY
1	8851-23	Stewart Residence	12/28/2023	SFR - CUSTOM/SUBD
1	8678-23	Simonson Residence	12/28/2023	SFR - CUSTOM/SUBD
1	8886-23	The Hecht Residence	12/28/2023	SFR - CUSTOM/SUBD
1	8847-23	RANCH GATE LOT 3 SITE PLAN	1/1/2024	SITE REVIEW ONLY
1	8848-23	RANCH GATE LOT 36 SITE PLAN	1/1/2024	SITE REVIEW ONLY
1	1951-23-2	74Th Custom	1/2/2024	SFR - CUSTOM/SUBD
1	18-24	RANCH GATE ESTATES LOT 4 SITE PLAN	1/3/2024	SITE REVIEW ONLY
1	32-24	RANCH GATE ESTATES LOT 35 SITE PLAN	1/3/2024	SITE REVIEW ONLY
1	3-24	RANCH GATE ESTATES LOT 5 SITE PLAN	1/3/2024	SITE REVIEW ONLY
1	61-24	RANCH GATE ESTATES LOT 29 SITE PLAN	1/3/2024	SITE REVIEW ONLY
1	7683-23	ROSA BLANCA RESIDENCE	1/5/2024	SFR - CUSTOM/SUBD
1	70-24	Silverleaf Lot 1724	1/5/2024	SFR - CUSTOM/SUBD

Single-family Plan Submittals

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	140-24	Kubitz Residence	1/6/2024	SFR - CUSTOM/SUBD
1	142-24	RANCH GATE ESTATES LOT 31 SITE PLAN	1/6/2024	SITE REVIEW ONLY
1	171-24	Standard Plot Plan Lot 155	1/8/2024	STANDARD PLAN SITE REVIEW ONLY
1	160-24	105th Residence	1/9/2024	SFR - CUSTOM/SUBD
1	53-24	Sharada Homes	1/9/2024	SFR - CUSTOM/SUBD
1	243-24	Sizemore	1/10/2024	SFR - CUSTOM/SUBD
1	8831-23	Residence for Standing Rock Construction	1/10/2024	SFR - CUSTOM/SUBD
1	250-24	Robison Residence	1/10/2024	SFR - CUSTOM/SUBD
1	255-24	Single Lot Grading Plan Storyrock 1A Section A Lot 18	1/10/2024	SITE REVIEW ONLY
1	256-24	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION A LOT 17	1/10/2024	SITE REVIEW ONLY
1	234-24	CUSTOM RESIDENCE	1/11/2024	SFR - CUSTOM/SUBD
1	322-24	LOT 34	1/12/2024	SITE REVIEW ONLY
1	323-24	CLARITY GROUP FIESTA THREE	1/12/2024	SFR - CUSTOM/SUBD
1	338-24	Clarity Group Fiesta Two	1/12/2024	SFR - CUSTOM/SUBD
1	398-24	STORY ROCK SUMMIT - LOT # 74	1/16/2024	STANDARD PLAN SITE REVIEW ONLY
1	418-24	STANDARD PLOT PLAN LOT 156	1/16/2024	STANDARD PLAN SITE REVIEW ONLY
1	419-24	LOT 49 PATTERSON RANCH	1/16/2024	SFR - CUSTOM/SUBD
1	426-24	7142 E WINDSTONE TRAIL	1/17/2024	SFR - CUSTOM/SUBD
1	440-24	Lot 4 plot plan	1/17/2024	STANDARD PLAN SITE REVIEW ONLY
1	448-24	7DM Lot 18	1/17/2024	SFR - CUSTOM/SUBD
1	4746-23-2	LOT 27A CUSTOM - WINDGATE DESERT CONTEMPORARY	1/17/2024	SFR - CUSTOM/SUBD
1	484-24	Rogers Residence	1/17/2024	SFR - CUSTOM/SUBD
1	9583-22-1	Cholla Project	1/17/2024	SFR - CUSTOM/SUBD
1	420-24	Richard Vietor Home Build	1/18/2024	SFR - CUSTOM/SUBD
1	496-24	PRADO ESTATES	1/18/2024	SITE REVIEW ONLY
1	501-24	Joady Davis New Construction	1/18/2024	SFR - CUSTOM/SUBD
1	1604-23-2	DANIEL EASTON	1/18/2024	SITE REVIEW ONLY
1	503-24	Story Rock Capstone - Lot # 93	1/18/2024	STANDARD PLAN SITE REVIEW ONLY
1	535-24	Standard Plot Plan Lot 243	1/18/2024	STANDARD PLAN SITE REVIEW ONLY
1	546-24	APOLLO BUILDERS HOT TUB	1/19/2024	SITE REVIEW ONLY
1	576-24	Volk Residence	1/19/2024	SFR - CUSTOM/SUBD
1	6560-23-1	Lot 20 - Revision 1	1/22/2024	SITE REVIEW ONLY
1	626-24	Camelot Homes - Legacy Lot 7 - Building Permit (Standard Plo	1/23/2024	STANDARD PLAN SITE REVIEW ONLY
1	506-24	Trenary Residence	1/24/2024	SFR - CUSTOM/SUBD
1	382-24	STORYROCK 2A - 1	1/24/2024	STANDARD PLAN SITE REVIEW ONLY
1	4231-23-2	8714 E TETHER - G&D REVISION	1/24/2024	SITE REVIEW ONLY
1	541-24	STANDARD PLOT PLAN LOT 244	1/24/2024	STANDARD PLAN SITE REVIEW ONLY
1	695-24	Lot 257, Saguaro Forest	1/24/2024	SFR - CUSTOM/SUBD
1	700-24	Lazar Residence	1/25/2024	SFR - CUSTOM/SUBD
1	704-24	Serenity Residence	1/25/2024	SFR - CUSTOM/SUBD
1	701-24	Lot 137 - Grey Fox	1/27/2024	SFR - CUSTOM/SUBD
1	383-24	6561 E GARY RD	1/29/2024	SFR - CUSTOM/SUBD
1	764-24	CLARITY GROUP FIESTA 1	1/29/2024	SFR - CUSTOM/SUBD
1	765-24	Dorst Residence	1/30/2024	SFR - CUSTOM/SUBD
1	799-24	Soderbom / Johnston Residence	1/30/2024	SFR - CUSTOM/SUBD
1	823-24	Story Rock Summit - Lot # 96	1/30/2024	STANDARD PLAN SITE REVIEW ONLY
1	837-24	WHISPER ROCK LOT 65 - DRAINAGE ANALYSIS	1/31/2024	SITE REVIEW ONLY
1	9798-22-2	SINGLE LOT GRADING PLAN STORYROCK 1C PHASE 1 LOT 42	1/31/2024	STANDARD PLAN SITE REVIEW ONLY
1	61-24-1	RANCH GATE ESTATES LOT 29 SITE PLAN REVISION	2/1/2024	SFR - CUSTOM/SUBD
1	862-24	LONE MOUNTAIN 9	2/1/2024	SFR - CUSTOM/SUBD
1	909-24	Single Lot Grading Plan Storyrock 1A Section A Lot 16	2/2/2024	SITE REVIEW ONLY
1	947-24	CHRISTENSEN RESIDENCE	2/5/2024	SFR - CUSTOM/SUBD
1	1011-24	STORY ROCK SUMMIT - LOT # 80	2/8/2024	STANDARD PLAN SITE REVIEW ONLY
1	1035-24	Standard plot plan lot 212	2/8/2024	STANDARD PLAN SITE REVIEW ONLY
1	1036-24	Standard Plot Plan Lot 235	2/8/2024	STANDARD PLAN SITE REVIEW ONLY
1	1037-24	Cortez Cir.	2/8/2024	SFR - CUSTOM/SUBD
1	1039-24	Standard Plot Plan Lot 236	2/8/2024	STANDARD PLAN SITE REVIEW ONLY
1	1088-24	Pinnacle Peak Ranchos #11	2/9/2024	SFR - CUSTOM/SUBD
1	1134-24	RED MOON SPEC	2/14/2024	SFR - CUSTOM/SUBD
1	1123-24	CAMERON CUSTOM LOT 118	2/14/2024	SFR - CUSTOM/SUBD
1	1164-24	Barnitt Residence	2/14/2024	SFR - CUSTOM/SUBD
1	1220-24	LOT 1 PINNACLE VISTA	2/15/2024	SFR - CUSTOM/SUBD
1	1237-24	Single Lot Grading Plan Storyrock 1A Section B Lot 35	2/15/2024	SITE REVIEW ONLY
1	8890-23	LOT 150 - APACHE PEAK	2/15/2024	SFR - CUSTOM/SUBD
1	8832-22	Krieger	2/15/2024	SFR - CUSTOM/SUBD
1	1245-24	Standard Plot Plan Lot 233	2/16/2024	STANDARD PLAN SITE REVIEW ONLY
1	1246-24	Standard Plot Plan Lot 234	2/16/2024	STANDARD PLAN SITE REVIEW ONLY

Single-family Plan Submittals

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	1275-24	Wolf Springs Ranch Lot 36	2/16/2024	SITE REVIEW ONLY
1	1247-24	Single Lot Grading Plan Storyrock 1A Section B Lot 33	2/19/2024	SITE REVIEW ONLY
1	7293-23	A NEW CUSTOM HOME FOR DOUG AND PEGGY MACKAY	2/19/2024	SFR - CUSTOM/SUBD
1	1240-24	Single Lot Grading Plan Storyrock 1A Section B Lot 34	2/21/2024	SITE REVIEW ONLY
1	1424-24	McCurley Residence	2/26/2024	SFR - CUSTOM/SUBD
1	1425-24	LOWDEN AND 70TH ST	2/26/2024	SFR - CUSTOM/SUBD
1	1437-24	Paradise Lot A	2/26/2024	SFR - CUSTOM/SUBD
1	1453-24	Purves residence	2/26/2024	SFR - CUSTOM/SUBD
1	1510-24	LOT 1 PLOT PLANS	2/28/2024	SITE REVIEW ONLY
1	1279-24	ZENITH NEW CONSTRUCTION	2/29/2024	SFR - CUSTOM/SUBD
1	4231-23-3	Modification 8714 E Tether / 4231-23	2/29/2024	SFR - CUSTOM/SUBD
1	1602-24	PARADISE LOT B	3/1/2024	SFR - CUSTOM/SUBD
1	1604-24	Lot 58 Desert Wind	3/2/2024	SFR - CUSTOM/SUBD
1	1629-24	9892 E Charter oak	3/4/2024	SFR - CUSTOM/SUBD
1	1260-24	Single Lot Grading Plan Signature at Black Mountain Lot 8	3/4/2024	SFR - CUSTOM/SUBD
1	1619-24	BELLA SOL AT TROON NORTH	3/4/2024	STANDARD PLAN SITE REVIEW ONLY
1	1620-24	BELLA SOL AT TROON NORTH	3/4/2024	STANDARD PLAN SITE REVIEW ONLY
1	1627-24	VISTA RESIDENCE	3/4/2024	SFR - CUSTOM/SUBD
1	1631-24	SERENO CANYON PHASE 2AA - LOT 37AA SITE PLAN	3/4/2024	SITE REVIEW ONLY
1	7019-22	ROMERO RESIDENCE	3/4/2024	SFR - CUSTOM/SUBD
1	1628-24	9 GREY FOX DESERT MOUNTAIN SCOTTSDALE ARIZONA	3/5/2024	SFR - CUSTOM/SUBD
1	850-22-3	SR Cap - Lot # 49 - Revision (2)	3/5/2024	SITE REVIEW ONLY
1	1578-24	7035 E Montgomery Road Residence	3/6/2024	SFR - CUSTOM/SUBD
1	1648-24	Cigolle Residence	3/6/2024	SFR - CUSTOM/SUBD
1	1717-24	Camelot Homes – Aura Lot 7 – Building Permit (Standard Plot	3/6/2024	STANDARD PLAN SITE REVIEW ONLY
1	1665-24	DOHERTY RESIDENCE	3/7/2024	SFR - CUSTOM/SUBD
1	1777-24-2	SUNSET SKY - RESIDENTIAL	3/8/2024	SFR - CUSTOM/SUBD
1	1876-24	JWN Residence	3/15/2024	SFR - CUSTOM/SUBD
1	1902-24	Wyndham Clark	3/15/2024	SFR - CUSTOM/SUBD
1	1968-24	Single Lot Grading Plan Storyrock 1A Section A Lot 23	3/18/2024	SITE REVIEW ONLY
1	1737-24-1	Custom home and RV garage at 11207 N 80th Pl	3/18/2024	SFR - CUSTOM/SUBD
1	1933-24	Single Lot Grading Plan Storyrock 1A Section B Lot 2	3/18/2024	SITE REVIEW ONLY
1	1936-24	Single Lot Grading Plan Storyrock 2A Lot 7	3/18/2024	SITE REVIEW ONLY
1	1963-24	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION A LOT 22	3/18/2024	SITE REVIEW ONLY
1	1981-24	Camelot Homes – Legacy Lot 8 – Building Permit (Standard Plo	3/18/2024	STANDARD PLAN SITE REVIEW ONLY
1	2804-23-1	REVISION - SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LO	3/18/2024	SITE REVIEW ONLY
1	2809-23-1	REVISION SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LOT	3/18/2024	SITE REVIEW ONLY
1	11662-22-1	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LOT 7	3/19/2024	SITE REVIEW ONLY
1	1626-24	LOT 2417	3/19/2024	SFR - CUSTOM/SUBD
1	1909-24	Kory Custom Home	3/19/2024	SFR - CUSTOM/SUBD
1	2016-24	Rizzi Residence	3/19/2024	SFR - CUSTOM/SUBD
1	1654-24	Lot 8, Ranch Highlands	3/20/2024	SFR - CUSTOM/SUBD
1	1987-23-1	Giorgi Residence	3/20/2024	SFR - CUSTOM/SUBD
1	2013-24	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION A LOT 25	3/20/2024	SITE REVIEW ONLY
1	11492-22-1	REVISION - STORYROCK 1A SECTION-B LOT 18	3/21/2024	SITE REVIEW ONLY
1	2106-24	STORYROCK PHASE 2A LOT 8	3/25/2024	SITE REVIEW ONLY
1	2108-24	Storyrock Phase 2A Lot 9	3/26/2024	SITE REVIEW ONLY
1	2158-24	Single Lot Grading Plan Storyrock 2B Lot 35	3/26/2024	SITE REVIEW ONLY
1	2159-24	SINGLE LOT GRADING PLAN STORYROCK 2B LOT 28	3/26/2024	STANDARD PLAN SITE REVIEW ONLY
1	2163-24	GRAYDEN RESIDENCE NAOS	3/26/2024	SITE REVIEW ONLY
1	2791-23-1	SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LOT 8	3/26/2024	SITE REVIEW ONLY
1	3453-23-1	REVISION -SINGLE LOT GRADING PLAN STORYROCK 1A SECTION B LOT	3/26/2024	SITE REVIEW ONLY
1	6428-22-3	Out Driveway Addition	3/26/2024	SITE REVIEW ONLY
1	2188-24	MIR161	3/27/2024	SFR - CUSTOM/SUBD
1	1975-24	Single Lot Grading Plan Storyrock 1A Section A Lot 24	3/28/2024	SITE REVIEW ONLY
1	2219-24	santos 98	3/28/2024	SFR - CUSTOM/SUBD
1	1171-24	The Gross Residence	4/2/2024	SFR - CUSTOM/SUBD
1	2335-24	BELLA SOL AT TROON NORTH	4/2/2024	SITE REVIEW ONLY
1	2367-24	Standard Plot Plan Lot 153	4/2/2024	STANDARD PLAN SITE REVIEW ONLY
1	2451-24	JOY RANCH - LOT 6	4/5/2024	SITE REVIEW ONLY
1	2461-24	JOY RANCH - LOT 5	4/5/2024	SITE REVIEW ONLY
0	2490-24	BERKLEY DEMOLITION PERMIT	4/5/2024	SITE REVIEW ONLY
1	2527-24	6736 E. 1ST AVE RESIDENCE	4/5/2024	SFR - CUSTOM/SUBD
1	2515-24	Granite Pass	4/5/2024	SFR - CUSTOM/SUBD
1	2445-24	Clarity Group Virginia	4/7/2024	SFR - CUSTOM/SUBD
1	1194-24	Standing Stones - Lot 7- Breccia	4/8/2024	SITE REVIEW ONLY
1	2472-24	Beuerlein Residence	4/9/2024	SFR - CUSTOM/SUBD

Single-family Plan Submittals

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	2160-24	Pestivas Residence	4/12/2024	SFR - CUSTOM/SUBD
1	2656-24	8701 E Highland Custom Home	4/12/2024	SFR - CUSTOM/SUBD
1	2639-24	4409 N 66TH ST. RESIDENCE	4/15/2024	SFR - CUSTOM/SUBD
1	2129-24	BARDYGA RESIDENCE	4/16/2024	SFR - CUSTOM/SUBD
1	2740-24	STORYROCK 1A - SECTION A LOT 15	4/16/2024	SITE REVIEW ONLY
1	2741-24	Storyrock 1A - Section A Lot 12	4/16/2024	SITE REVIEW ONLY
1	2809-24	STANDARD PLOT PLAN LOT 161 - PLAN CHECK # 4373-23	4/17/2024	STANDARD PLAN SITE REVIEW ONLY
1	2814-24	STANDARD PLOT PLAN LOT 162	4/17/2024	STANDARD PLAN SITE REVIEW ONLY
1	2815-24	STANDARD PLOT PLAN LOT 163 PLAN CHECK 4373-23	4/17/2024	STANDARD PLAN SITE REVIEW ONLY
1	2816-24	STANDARD PLOT PLAN LOT 164	4/17/2024	STANDARD PLAN SITE REVIEW ONLY
1	7864-21-2	Havasupai Spec Residence	4/17/2024	SFR - CUSTOM/SUBD
1	2817-24	9300 E Via Montoya	4/18/2024	SFR - CUSTOM/SUBD
1	2891-24	KIMBRELL RESIDENCE	4/22/2024	SFR - CUSTOM/SUBD
1	1193-24	Standing Stones - Lot 5 - Amethyst	4/23/2024	SITE REVIEW ONLY
1	2934-24	RANCH GATE ESTATES LOT 41 SITE PLAN	4/24/2024	SITE REVIEW ONLY
1	2939-24	HIGGINS RESIDENCE	4/24/2024	SFR - CUSTOM/SUBD
1	1040-24	AMETHYST RIGHT - LOT 8 CUSTOM HOME BUILD	4/25/2024	SITE REVIEW ONLY
1	2733-24	JOHNSON RESIDENCE	4/25/2024	SFR - CUSTOM/SUBD
1	2940-24	Joy Ranch Single Lot - 07	4/25/2024	SITE REVIEW ONLY
1	2980-24	WR38	4/25/2024	SFR - CUSTOM/SUBD
1	3011-24	SONORAN SKY LOT 1 SITE PLAN	4/25/2024	SITE REVIEW ONLY
1	3030-24	Joy Ranch Single Lot - 52	4/25/2024	SITE REVIEW ONLY
1	2990-24	91 GAMBEL QUAIL DESERT MOUNTAIN SCOTTSDALE ARIZONA	4/29/2024	SFR - CUSTOM/SUBD
1	3097-24	SERENE LOT 13 - MODEL C W/ALT DINING	4/29/2024	STANDARD PLAN SITE REVIEW ONLY
1	3120-24	Story Rock Capstone - Lot # 94	4/29/2024	STANDARD PLAN SITE REVIEW ONLY
1	3138-24	SERENE LOT 10 - MODEL C W/3 - CAR TANDEM	4/29/2024	STANDARD PLAN SITE REVIEW ONLY
1	3032-24	BARNES RESIDENCE	4/29/2024	SFR - CUSTOM/SUBD
1	3143-24	Single Lot Grading Plan Storyrock 1B Section C Lot 18	4/30/2024	SITE REVIEW ONLY
1	3168-24	Joy Ranch Single Lot - 42	4/30/2024	SITE REVIEW ONLY
1	3238-24	12020 N 68TH PLACE	5/3/2024	SFR - CUSTOM/SUBD
1	3183-24	JOY RANCH SINGLE LOT - 40	5/7/2024	SITE REVIEW ONLY
1	3184-24	Joy Ranch Single Lot - 42	5/7/2024	SITE REVIEW ONLY
1	2838-24	Karidas res	5/8/2024	SFR - CUSTOM/SUBD
1	3392-24	Paradise 7031	5/9/2024	SFR - CUSTOM/SUBD
1	3394-24	Paradise 7021	5/9/2024	SFR - CUSTOM/SUBD
1	2124-24	WHISPER ROCK 176	5/10/2024	SFR - CUSTOM/SUBD
1	2982-24	LOT 213 - SUNRISE	5/11/2024	SFR - CUSTOM/SUBD
1	2469-24	DIAMOND KING LOT 12 A	5/13/2024	SFR - CUSTOM/SUBD
1	3474-24-1	Chino	5/13/2024	SFR - CUSTOM/SUBD
1	3400-24	JOY RANCH SINGLE LOT - 32	5/13/2024	SITE REVIEW ONLY
1	3433-24	JOY RANCH SINGLE LOT - 31	5/13/2024	SITE REVIEW ONLY
1	3486-24	STORYROCK 2A	5/13/2024	SITE REVIEW ONLY
1	3496-24	Camelot Homes - Aura Lot 11 - Building Permit (Standard Plot	5/13/2024	STANDARD PLAN SITE REVIEW ONLY
1	3540-24	Ribera Residence	5/15/2024	SFR - CUSTOM/SUBD
1	3526-24	SINGLE LOT GRADING PLAN STORYROCK 2B LOT 29	5/15/2024	SITE REVIEW ONLY
1	3232-24	8521 E DESERT COVE AVE	5/16/2024	SFR - CUSTOM/SUBD
1	3546-24	Marc Residence	5/16/2024	SFR - CUSTOM/SUBD
1	3606-24	Sunset Sky Residence	5/17/2024	SFR - CUSTOM/SUBD
1	3550-24	JOY RANCH - LOT 10 IMPROVEMENT PLANS	5/17/2024	SITE REVIEW ONLY
1	3591-24	SINGLE LOT GRADING PLAN STORYROCK 1B SECTION C LOT 19	5/17/2024	SITE REVIEW ONLY
1	3595-24	11608 N 65th St	5/17/2024	SFR - CUSTOM/SUBD
1	3290-24	CUSTOM HOME AT 27159 N 67TH ST	5/18/2024	SFR - CUSTOM/SUBD
1	3604-24	JOY RANCH SINGLE LOT - 08	5/20/2024	SITE REVIEW ONLY
1	3637-24	Standard Plot Plan Lot 231	5/20/2024	STANDARD PLAN SITE REVIEW ONLY
1	3638-24	Standard Plot Plan Lot 232	5/20/2024	STANDARD PLAN SITE REVIEW ONLY
1	3658-24	HERB RESIDENCE	5/21/2024	SFR - CUSTOM/SUBD
1	3674-24	Sterling Residence	5/21/2024	SFR - CUSTOM/SUBD
1	3814-24	Encellia Lot 28	5/29/2024	SFR - CUSTOM/SUBD
1	3733-24	BENOIT CUSTOM RESIDENCE	5/30/2024	SFR - CUSTOM/SUBD
1	3688-24	Cintarosa 343	5/31/2024	SFR - CUSTOM/SUBD
1	3928-24	lot 7 Valley View estates	6/3/2024	STANDARD PLAN SITE REVIEW ONLY
1	3931-24	JOY RANCH SINGLE LOT - LOT 12	6/3/2024	SITE REVIEW ONLY
1	3949-24	Standard Plot Plan Lot 157	6/3/2024	STANDARD PLAN SITE REVIEW ONLY
1	3954-24	Standard Plot Plan Lot 160	6/3/2024	STANDARD PLAN SITE REVIEW ONLY
1	3955-24	Standard Plot Plan Lot 154	6/3/2024	STANDARD PLAN SITE REVIEW ONLY
1	3957-24	Standard Plot Plan Lot 195	6/3/2024	STANDARD PLAN SITE REVIEW ONLY
1	3841-24	Staff Residence	6/4/2024	SFR - CUSTOM/SUBD

**Single-family Plan Submittals**

SF Submittal	Plan Check	Project Name	Submit Date	Product Type
1	3932-24	JOY RANCH SINGLE LOT - LOT 11	6/4/2024	SITE REVIEW ONLY
1	3943-24	Krzmarzick residence	6/4/2024	SFR - CUSTOM/SUBD
1	3952-24	SINGLE LOT GRADING PLAN STORYROCK 1B SECTION C LOT 7	6/4/2024	SITE REVIEW ONLY
1	3956-24	SINGLE LOT GRADING PLAN STORYROCK 2B LOT 36	6/4/2024	SITE REVIEW ONLY
1	4073-24	CLARKE RESIDENCE	6/10/2024	SFR - CUSTOM/SUBD
1	4094-24	STANDARD PLOT PLAN LOT 158	6/11/2024	STANDARD PLAN SITE REVIEW ONLY
1	4131-24	Lopesio Residence	6/11/2024	SFR - CUSTOM/SUBD
1	4051-24	Private Residence- Lot 613	6/13/2024	SFR - CUSTOM/SUBD
1	4157-24	7DM Lot 22	6/14/2024	SFR - CUSTOM/SUBD
1	4271-24	GQ29	6/14/2024	SFR - CUSTOM/SUBD
1	3925-24	Light Residence	6/17/2024	SFR - CUSTOM/SUBD
1	4145-24	Scottsdale House	6/17/2024	SFR - CUSTOM/SUBD
1	4321-24	Matthews Residence	6/18/2024	SFR - CUSTOM/SUBD
1	3859-24	LOT 52 - MOUNTAIN SKYLINE	6/20/2024	SFR - CUSTOM/SUBD
1	4473-24	Joy Ranch Single Lot - Lot 16	6/24/2024	SITE REVIEW ONLY
1	4477-24	128th Lot 2	6/24/2024	SFR - CUSTOM/SUBD
1	4420-24	Story Rock Summit - Lot # 91	6/24/2024	STANDARD PLAN SITE REVIEW ONLY
1	3858-24	ROYAL LUXURY CUSTOM HOME	6/25/2024	SFR - CUSTOM/SUBD
1	4534-24	Joy Ranch Single Lot - Lot 17	6/25/2024	SITE REVIEW ONLY
1	4518-24	STORYROCK 1B-SECTION E	6/25/2024	STANDARD PLAN SITE REVIEW ONLY
1	4527-24	CC INDIANOLA	6/25/2024	SFR - CUSTOM/SUBD
1	4533-24	Joy Ranch Single Lot - Lot 33	6/25/2024	SITE REVIEW ONLY
1	4523-24	STORYROCK 2B LOT 37	6/26/2024	SITE REVIEW ONLY
1	4535-24	6436 E Clinton St	6/26/2024	SFR - CUSTOM/SUBD
1	4531-24	Single Lot Grading Plan Storyrock 1A Section A Lot 2	6/28/2024	SITE REVIEW ONLY
1	4342-24-1	PINNACLE MIRAGE ESTATE	6/29/2024	SFR - CUSTOM/SUBD
<b>424</b>				

## Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	295210	7/5/2023	SFR-CUSTOM IN SUBDIVISION	548-22	SFR - CUSTOM/SUBD
1	295249	7/6/2023	SFR-CUSTOM IN SUBDIVISION	1307-23	SFR - CUSTOM/SUBD
1	295240	7/6/2023	SFR-STANDARD	3228-23	SITE REVIEW ONLY
1	295256	7/7/2023	SFR-CUSTOM IN SUBDIVISION	2039-23	SFR - CUSTOM/SUBD
1	295299	7/10/2023	SFR-CUSTOM IN SUBDIVISION	2008-23	SFR - CUSTOM/SUBD
1	295313	7/10/2023	SFR-CUSTOM IN SUBDIVISION	10927-22	SFR - CUSTOM/SUBD
1	295504	7/13/2023	SFR-CUSTOM IN SUBDIVISION	8208-22	SFR - CUSTOM/SUBD
1	295599	7/18/2023	SFR-CUSTOM IN SUBDIVISION	3244-23	SFR - CUSTOM/SUBD
1	295606	7/18/2023	SFR-CUSTOM IN SUBDIVISION	3842-22	SFR - CUSTOM/SUBD
1	295649	7/19/2023	SFR-CUSTOM IN SUBDIVISION	9951-22	SFR - CUSTOM/SUBD
1	295542	7/20/2023	SFR-CUSTOM IN SUBDIVISION	7317-22	SFR - CUSTOM/SUBD
1	295693	7/20/2023	SFR-CUSTOM IN SUBDIVISION	9024-22	SFR - CUSTOM/SUBD
1	295710	7/20/2023	SFR-CUSTOM IN SUBDIVISION	1466-23	SFR - CUSTOM/SUBD
1	295697	7/20/2023	SFR-CUSTOM IN SUBDIVISION	2396-22	SFR - CUSTOM/SUBD
1	295868	7/26/2023	SFR-CUSTOM IN SUBDIVISION	11711-22	SFR - CUSTOM/SUBD
1	295848	7/26/2023	SFR-STANDARD	4376-23	STANDARD PLAN SITE REVIEW ONLY
1	295594	7/27/2023	SFR-CUSTOM IN SUBDIVISION	1955-23	SFR - CUSTOM/SUBD
1	295916	7/27/2023	SFR-STANDARD	3510-23	STANDARD PLAN SITE REVIEW ONLY
1	296107	8/2/2023	SFR-STANDARD	3868-23	SITE REVIEW ONLY
1	296085	8/4/2023	SFR-CUSTOM IN SUBDIVISION	9071-22	SFR - CUSTOM/SUBD
1	296167	8/4/2023	SFR-CUSTOM IN SUBDIVISION	11443-22	SFR - CUSTOM/SUBD
1	296152	8/8/2023	SFR-CUSTOM IN SUBDIVISION	7373-22	SFR - CUSTOM/SUBD
1	296263	8/8/2023	SFR-STANDARD	3816-23	SITE REVIEW ONLY
1	296365	8/11/2023	SFR-CUSTOM IN SUBDIVISION	7864-21	SFR - CUSTOM/SUBD
1	296338	8/11/2023	SFR-STANDARD	4067-23	SITE REVIEW ONLY
1	296360	8/11/2023	SFR-STANDARD	4848-23	STANDARD PLAN SITE REVIEW ONLY
1	296453	8/15/2023	SFR-CUSTOM IN SUBDIVISION	4999-23	SITE REVIEW ONLY
1	296450	8/15/2023	SFR-STANDARD	4340-23	STANDARD PLAN LOT FIT REVISION
1	296463	8/17/2023	SFR-STANDARD	417-23	STANDARD PLAN SITE REVIEW ONLY
1	296508	8/17/2023	SFR-STANDARD	5001-23	SITE REVIEW ONLY
1	296594	8/21/2023	SFR-CUSTOM IN SUBDIVISION	45-23	SFR - CUSTOM/SUBD
1	296641	8/22/2023	SFR-STANDARD	3604-23	STANDARD PLAN SITE REVIEW ONLY
1	296752	8/25/2023	SFR-CUSTOM IN SUBDIVISION	2824-23	SFR - CUSTOM/SUBD
1	296766	8/26/2023	SFR-CUSTOM IN SUBDIVISION	11558-22	SFR - CUSTOM/SUBD
1	296762	8/29/2023	SFR-STANDARD	4921-23	STANDARD PLAN SITE REVIEW ONLY
1	296851	8/29/2023	SFR-CUSTOM IN SUBDIVISION	8424-22	SFR - CUSTOM/SUBD
1	296854	8/29/2023	SFR-CUSTOM IN SUBDIVISION	3248-23	SFR - CUSTOM/SUBD
1	296763	8/29/2023	SFR-STANDARD	4920-23	STANDARD PLAN SITE REVIEW ONLY
1	296869	8/31/2023	SFR-CUSTOM IN SUBDIVISION	9083-22	SFR - CUSTOM/SUBD
1	296908	8/31/2023	SFR-CUSTOM IN SUBDIVISION	2594-23	SFR - CUSTOM/SUBD
1	296953	9/5/2023	SFR-STANDARD	5562-23	STANDARD PLAN SITE REVIEW ONLY
1	296996	9/6/2023	SFR-CUSTOM IN SUBDIVISION	1024-23	SFR - CUSTOM/SUBD
1	297042	9/6/2023	SFR-CUSTOM IN SUBDIVISION	2392-22	SFR - CUSTOM/SUBD
1	297045	9/7/2023	SFR-CUSTOM IN SUBDIVISION	948-22	SFR - CUSTOM/SUBD
1	297073	9/7/2023	SFR-STANDARD	4495-23	SITE REVIEW ONLY
1	297177	9/11/2023	SFR-CUSTOM IN SUBDIVISION	4626-23	SFR - CUSTOM/SUBD
1	297288	9/14/2023	SFR-CUSTOM IN SUBDIVISION	10646-21	SFR - CUSTOM/SUBD
1	296884	9/18/2023	SFR-CUSTOM IN SUBDIVISION	498-23	SFR - CUSTOM/SUBD
1	295886	9/19/2023	SFR-CUSTOM IN SUBDIVISION	3961-22	SFR - CUSTOM/SUBD
1	297463	9/20/2023	SFR-CUSTOM IN SUBDIVISION	2419-23	SFR - CUSTOM/SUBD
1	297457	9/20/2023	SFR-CUSTOM IN SUBDIVISION	4726-19-4	SFR - CUSTOM/SUBD
1	297515	9/22/2023	SFR-CUSTOM IN SUBDIVISION	3874-23	SFR - CUSTOM/SUBD
1	297526	9/22/2023	SFR-STANDARD	10819-22	SITE REVIEW ONLY
1	297570	9/25/2023	SFR-CUSTOM IN SUBDIVISION	4556-23	SFR - CUSTOM/SUBD

## Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	297615	9/27/2023	SFR-STANDARD	6440-23	STANDARD PLAN SITE REVIEW ONLY
1	297641	9/29/2023	SFR-STANDARD	6471-23	STANDARD PLAN SITE REVIEW ONLY
1	297702	9/29/2023	SFR-CUSTOM IN SUBDIVISION	2688-23	SFR - CUSTOM/SUBD
1	297866	10/5/2023	SFR-CUSTOM IN SUBDIVISION	1623-23	SFR - CUSTOM/SUBD
1	297875	10/5/2023	SFR-CUSTOM IN SUBDIVISION	4872-23	SFR - CUSTOM/SUBD
1	297909	10/6/2023	SFR-CUSTOM IN SUBDIVISION	3206-23	SFR - CUSTOM/SUBD
1	297943	10/9/2023	SFR-STANDARD	2804-23	SITE REVIEW ONLY
1	297949	10/9/2023	SFR-STANDARD	6182-23	STANDARD PLAN SITE REVIEW ONLY
1	297950	10/9/2023	SFR-STANDARD	6775-23	STANDARD PLAN SITE REVIEW ONLY
1	297951	10/9/2023	SFR-STANDARD	6112-23	STANDARD PLAN SITE REVIEW ONLY
1	298071	10/12/2023	SFR-CUSTOM IN SUBDIVISION	383-23	SFR - CUSTOM/SUBD
1	298157	10/13/2023	SFR-CUSTOM IN SUBDIVISION	11316-22	SFR - CUSTOM/SUBD
1	298154	10/16/2023	SFR-CUSTOM IN SUBDIVISION	7994-22	SFR - CUSTOM/SUBD
1	297983	10/16/2023	SFR-STANDARD	6836-23	STANDARD PLAN SITE REVIEW ONLY
1	298099	10/17/2023	SFR-CUSTOM IN SUBDIVISION	2608-23	SFR - CUSTOM/SUBD
1	298306	10/17/2023	SFR-CUSTOM IN SUBDIVISION	4640-23	SFR - CUSTOM/SUBD
1	298319	10/18/2023	SFR-STANDARD	7054-23	STANDARD PLAN SITE REVIEW ONLY
1	298324	10/18/2023	SFR-STANDARD	6268-23	STANDARD PLAN SITE REVIEW ONLY
1	298374	10/19/2023	SFR-CUSTOM IN SUBDIVISION	5278-23	SFR - CUSTOM/SUBD
1	298377	10/19/2023	SFR-CUSTOM IN SUBDIVISION	1526-22	SFR - CUSTOM/SUBD
1	298408	10/20/2023	SFR-CUSTOM IN SUBDIVISION	4631-23	SFR - CUSTOM/SUBD
1	296383	10/23/2023	SFR-CUSTOM IN SUBDIVISION	741-23	SFR - CUSTOM/SUBD
1	298432	10/23/2023	SFR-CUSTOM IN SUBDIVISION	3504-22	SFR - CUSTOM/SUBD
1	298458	10/23/2023	SFR-CUSTOM IN SUBDIVISION	4390-23	SFR - CUSTOM/SUBD
1	298286	10/24/2023	SFR-STANDARD	6497-23	STANDARD PLAN SITE REVIEW ONLY
1	298188	10/24/2023	SFR-CUSTOM IN SUBDIVISION	4272-20	SFR - METES & BOUNDS
1	298483	10/24/2023	SFR-STANDARD	7007-23	STANDARD PLAN SITE REVIEW ONLY
1	298484	10/24/2023	SFR-STANDARD	7031-23	STANDARD PLAN SITE REVIEW ONLY
1	298485	10/24/2023	SFR-STANDARD	7030-23	STANDARD PLAN SITE REVIEW ONLY
1	298418	10/25/2023	SFR-STANDARD	7182-23	STANDARD PLAN SITE REVIEW ONLY
1	298554	10/25/2023	SFR-CUSTOM IN SUBDIVISION	9054-22	SFR - CUSTOM/SUBD
1	298555	10/25/2023	SFR-CUSTOM IN SUBDIVISION	9056-22	SFR - CUSTOM/SUBD
1	298560	10/26/2023	SFR-STANDARD	4941-23	STANDARD PLAN SITE REVIEW ONLY
1	298561	10/26/2023	SFR-STANDARD	4940-23	STANDARD PLAN SITE REVIEW ONLY
1	298583	10/30/2023	SFR-STANDARD	6695-23	STANDARD PLAN SITE REVIEW ONLY
1	298614	10/30/2023	SFR-CUSTOM IN SUBDIVISION	2944-23	SFR - CUSTOM/SUBD
1	298617	10/30/2023	SFR-STANDARD	4924-23	STANDARD PLAN SITE REVIEW ONLY
1	298620	10/30/2023	SFR-STANDARD	4928-23	STANDARD PLAN SITE REVIEW ONLY
1	298646	10/30/2023	SFR-STANDARD	4933-23	STANDARD PLAN SITE REVIEW ONLY
1	298649	10/30/2023	SFR-STANDARD	4937-23	STANDARD PLAN SITE REVIEW ONLY
1	298655	10/30/2023	SFR-STANDARD	4939-23	STANDARD PLAN SITE REVIEW ONLY
1	298661	10/30/2023	SFR-STANDARD	4938-23	STANDARD PLAN SITE REVIEW ONLY
1	298729	11/1/2023	SFR-STANDARD	7015-23	STANDARD PLAN SITE REVIEW ONLY
1	298758	11/2/2023	SFR-CUSTOM IN SUBDIVISION	3551-22-2	SFR - CUSTOM/SUBD
1	298800	11/6/2023	SFR-CUSTOM IN SUBDIVISION	5572-23	SFR - CUSTOM/SUBD
1	298837	11/6/2023	SFR-CUSTOM IN SUBDIVISION	9039-22	SFR - CUSTOM/SUBD
1	298847	11/6/2023	SFR-STANDARD	511-23	SITE REVIEW ONLY
1	298891	11/8/2023	SFR-CUSTOM IN SUBDIVISION	5110-23	SFR - CUSTOM/SUBD
1	298864	11/8/2023	SFR-STANDARD	7448-23	STANDARD PLAN SITE REVIEW ONLY
1	298930	11/9/2023	SFR-CUSTOM IN SUBDIVISION	1492-23	SFR - CUSTOM/SUBD
1	298978	11/9/2023	SFR-STANDARD	6241-23	SITE REVIEW ONLY
1	298940	11/9/2023	SFR-STANDARD	6560-23	SITE REVIEW ONLY
1	299017	11/13/2023	SFR-STANDARD	7783-23	STANDARD PLAN SITE REVIEW ONLY
1	298989	11/13/2023	SFR-STANDARD	7005-23	STANDARD PLAN SITE REVIEW ONLY

## Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	299019	11/13/2023	SFR-STANDARD	7782-23	STANDARD PLAN SITE REVIEW ONLY
1	299072	11/15/2023	SFR-STANDARD	6253-23	STANDARD PLAN SITE REVIEW ONLY
1	299015	11/17/2023	SFR-STANDARD	7786-23	STANDARD PLAN SITE REVIEW ONLY
1	299016	11/17/2023	SFR-STANDARD	7785-23	STANDARD PLAN SITE REVIEW ONLY
1	299151	11/17/2023	SFR-CUSTOM IN SUBDIVISION	4297-23	SFR - CUSTOM/SUBD
1	298997	11/17/2023	SFR-STANDARD	7639-23	STANDARD PLAN SITE REVIEW ONLY
1	298998	11/17/2023	SFR-STANDARD	7049-23	STANDARD PLAN SITE REVIEW ONLY
1	299143	11/17/2023	SFR-STANDARD	7380-23	SITE REVIEW ONLY
1	299158	11/17/2023	SFR-CUSTOM IN SUBDIVISION	4233-23	SFR - CUSTOM/SUBD
1	299091	11/20/2023	SFR-CUSTOM IN SUBDIVISION	5557-23	SFR - CUSTOM/SUBD
1	299159	11/20/2023	SFR-CUSTOM IN SUBDIVISION	4121-23	SFR - CUSTOM/SUBD
1	299262	11/21/2023	SFR-CUSTOM IN SUBDIVISION	2031-23	SFR - CUSTOM/SUBD
1	299056	11/27/2023	SFR-CUSTOM IN SUBDIVISION	4248-23	SFR - CUSTOM/SUBD
1	299446	11/28/2023	SFR-CUSTOM IN SUBDIVISION	4609-22-2	SITE REVIEW ONLY
1	299495	11/29/2023	SFR-CUSTOM IN SUBDIVISION	400-23	SFR - CUSTOM/SUBD
1	299441	11/30/2023	SFR-STANDARD	1947-21-1	STANDARD PLAN SITE REVIEW ONLY
1	299390	11/30/2023	SFR-CUSTOM IN SUBDIVISION	11121-22	SFR - CUSTOM/SUBD
1	299510	11/30/2023	SFR-CUSTOM IN SUBDIVISION	2861-23	SFR - CUSTOM/SUBD
1	297253	12/1/2023	SFR-CUSTOM IN SUBDIVISION	11237-22	SFR - CUSTOM/SUBD
1	299581	12/4/2023	SFR-CUSTOM IN SUBDIVISION	3637-23	SFR - CUSTOM/SUBD
1	299594	12/4/2023	SFR-STANDARD	7817-23	SITE REVIEW ONLY
1	295552	12/5/2023	SFR-CUSTOM IN SUBDIVISION	10805-22	SFR - CUSTOM/SUBD
1	299628	12/5/2023	SFR-CUSTOM IN SUBDIVISION	7750-23	SITE REVIEW ONLY
1	299676	12/7/2023	SFR-CUSTOM IN SUBDIVISION	4231-23	SFR - CUSTOM/SUBD
1	299719	12/7/2023	SFR-CUSTOM IN SUBDIVISION	6363-23	SFR - CUSTOM/SUBD
1	299721	12/7/2023	SFR-CUSTOM IN SUBDIVISION	4641-23	SFR - CUSTOM/SUBD
1	299742	12/7/2023	SFR-CUSTOM IN SUBDIVISION	3302-22	SFR - CUSTOM/SUBD
1	299756	12/8/2023	SFR-STANDARD	8287-23	STANDARD PLAN SITE REVIEW ONLY
1	299766	12/8/2023	SFR-STANDARD	7420-23	SITE REVIEW ONLY
1	299780	12/10/2023	SFR-CUSTOM IN SUBDIVISION	920-23-1	SFR - CUSTOM/SUBD
1	299888	12/13/2023	SFR-CUSTOM IN SUBDIVISION	8142-23	IMPROVEMENT PLANS
1	299902	12/14/2023	SFR-CUSTOM IN SUBDIVISION	7510-23	SITE REVIEW ONLY
1	299932	12/14/2023	SFR-CUSTOM IN SUBDIVISION	8407-23	STANDARD PLAN SITE REVIEW ONLY
1	299947	12/15/2023	SFR-STANDARD	7295-23	SITE REVIEW ONLY
1	300060	12/19/2023	SFR-CUSTOM IN SUBDIVISION	5608-23	SFR - CUSTOM/SUBD
1	300112	12/21/2023	SFR-CUSTOM IN SUBDIVISION	1822-23	SFR - CUSTOM/SUBD
1	300181	12/26/2023	SFR-CUSTOM IN SUBDIVISION	8576-22	SFR - CUSTOM/SUBD
1	300167	12/27/2023	SFR-CUSTOM IN SUBDIVISION	6310-23	SFR - CUSTOM/SUBD
1	300211	12/27/2023	SFR-CUSTOM IN SUBDIVISION	56-23	SFR - CUSTOM/SUBD
1	300223	12/28/2023	SFR-CUSTOM IN SUBDIVISION	8608-23	STANDARD PLAN SITE REVIEW ONLY
1	300231	12/28/2023	SFR-CUSTOM IN SUBDIVISION	8666-23	STANDARD PLAN SITE REVIEW ONLY
1	300333	1/2/2024	SFR-CUSTOM IN SUBDIVISION	8609-23	STANDARD PLAN SITE REVIEW ONLY
1	300335	1/2/2024	SFR-CUSTOM IN SUBDIVISION	8663-23	STANDARD PLAN SITE REVIEW ONLY
1	300336	1/2/2024	SFR-CUSTOM IN SUBDIVISION	8665-23	STANDARD PLAN SITE REVIEW ONLY
1	300339	1/2/2024	SFR-CUSTOM IN SUBDIVISION	8664-23	STANDARD PLAN SITE REVIEW ONLY
1	300361	1/2/2024	SFR-CUSTOM IN SUBDIVISION	7422-23	SITE REVIEW ONLY
1	300338	1/2/2024	SFR-STANDARD	8767-23	STANDARD PLAN SITE REVIEW ONLY
1	300341	1/2/2024	SFR-STANDARD	8657-23	STANDARD PLAN SITE REVIEW ONLY
1	300345	1/2/2024	SFR-STANDARD	7698-23	SITE REVIEW ONLY
1	300375	1/2/2024	SFR-STANDARD	8768-23	STANDARD PLAN SITE REVIEW ONLY
1	300395	1/3/2024	SFR-CUSTOM IN SUBDIVISION	8611-23	STANDARD PLAN SITE REVIEW ONLY
1	300397	1/3/2024	SFR-CUSTOM IN SUBDIVISION	8610-23	STANDARD PLAN SITE REVIEW ONLY
1	300396	1/3/2024	SFR-STANDARD	8653-23	STANDARD PLAN SITE REVIEW ONLY
1	300400	1/3/2024	SFR-STANDARD	11705-22	SITE REVIEW ONLY



## Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	300241	1/3/2024	SFR-CUSTOM IN SUBDIVISION	6472-23	SFR - CUSTOM/SUBD
1	300478	1/5/2024	SFR-CUSTOM IN SUBDIVISION	4251-23	SFR - CUSTOM/SUBD
1	300423	1/8/2024	SFR-CUSTOM IN SUBDIVISION	5409-23	SFR - CUSTOM/SUBD
1	300557	1/8/2024	SFR-CUSTOM IN SUBDIVISION	6395-23	SFR - CUSTOM/SUBD
1	300572	1/9/2024	SFR-CUSTOM IN SUBDIVISION	5037-23	SFR - CUSTOM/SUBD
1	300670	1/11/2024	SFR-CUSTOM IN SUBDIVISION	4810-23	SITE REVIEW ONLY
1	300755	1/12/2024	SFR-CUSTOM IN SUBDIVISION	5924-23	SFR - CUSTOM/SUBD
1	300809	1/16/2024	SFR-CUSTOM IN SUBDIVISION	581-23	SFR - CUSTOM/SUBD
1	300812	1/16/2024	SFR-STANDARD	8244-23	STANDARD PLAN SITE REVIEW ONLY
1	300862	1/17/2024	SFR-CUSTOM IN SUBDIVISION	11205-22	SFR - CUSTOM/SUBD
1	300865	1/17/2024	SFR-STANDARD	171-24	STANDARD PLAN SITE REVIEW ONLY
1	300836	1/17/2024	SFR-CUSTOM IN SUBDIVISION	8250-23	SFR - CUSTOM/SUBD
1	300918	1/18/2024	SFR-CUSTOM IN SUBDIVISION	5959-23	SFR - CUSTOM/SUBD
1	300935	1/18/2024	SFR-CUSTOM IN SUBDIVISION	6303-23	SFR - CUSTOM/SUBD
1	300893	1/18/2024	SFR-CUSTOM IN SUBDIVISION	10327-21	SFR - CUSTOM/SUBD
1	300611	1/19/2024	SFR-CUSTOM IN SUBDIVISION	7538-23	SFR - CUSTOM/SUBD
1	301022	1/19/2024	SFR-STANDARD	7879-23	SITE REVIEW ONLY
1	300919	1/23/2024	SFR-CUSTOM IN SUBDIVISION	2045-23	SFR - CUSTOM/SUBD
1	301080	1/23/2024	SFR-CUSTOM IN SUBDIVISION	3998-23	SFR - CUSTOM/SUBD
1	301170	1/24/2024	SFR-CUSTOM IN SUBDIVISION	8606-21-2	SFR - CUSTOM/SUBD
1	301175	1/24/2024	SFR-CUSTOM IN SUBDIVISION	5498-23-2	SFR - CUSTOM/SUBD
1	301149	1/24/2024	SFR-STANDARD	541-24	STANDARD PLAN SITE REVIEW ONLY
1	301205	1/25/2024	SFR-CUSTOM IN SUBDIVISION	5865-23	SFR - CUSTOM/SUBD
1	301195	1/25/2024	SFR-STANDARD	418-24	STANDARD PLAN SITE REVIEW ONLY
1	301188	1/26/2024	SFR-STANDARD	398-24	STANDARD PLAN SITE REVIEW ONLY
1	301302	1/29/2024	SFR-CUSTOM IN SUBDIVISION	32-24	SITE REVIEW ONLY
1	301337	1/29/2024	SFR-CUSTOM IN SUBDIVISION	7403-23	SITE REVIEW ONLY
1	301316	1/29/2024	SFR-STANDARD	535-24	STANDARD PLAN SITE REVIEW ONLY
1	301270	1/30/2024	SFR-STANDARD	503-24	STANDARD PLAN SITE REVIEW ONLY
1	301328	1/31/2024	SFR-STANDARD	440-24	STANDARD PLAN SITE REVIEW ONLY
1	301422	1/31/2024	SFR-CUSTOM IN SUBDIVISION	5709-23	SFR - CUSTOM/SUBD
1	301434	1/31/2024	SFR-CUSTOM IN SUBDIVISION	6493-23	SFR - CUSTOM/SUBD
1	301427	1/31/2024	SFR-CUSTOM IN SUBDIVISION	8427-23	SFR - CUSTOM/SUBD
1	298226	2/1/2024	SFR-CUSTOM IN SUBDIVISION	5677-19	SFR - CUSTOM/SUBD
1	301307	2/1/2024	SFR-CUSTOM IN SUBDIVISION	61-24	SITE REVIEW ONLY
1	301482	2/1/2024	SFR-STANDARD	382-24	STANDARD PLAN SITE REVIEW ONLY
1	301503	2/2/2024	SFR-CUSTOM IN SUBDIVISION	4296-23-1	RESIDENTIAL ADDITION
1	301506	2/2/2024	SFR-CUSTOM IN SUBDIVISION	7505-23-1	SFR - CUSTOM/SUBD
1	301499	2/2/2024	SFR-STANDARD	6242-23	SITE REVIEW ONLY
1	300473	2/5/2024	SFR-STANDARD	8501-23	SITE REVIEW ONLY
1	300517	2/5/2024	SFR-STANDARD	8537-23	SITE REVIEW ONLY
1	301487	2/5/2024	SFR-CUSTOM IN SUBDIVISION	4269-23-1	RESIDENTIAL ADDITION
1	301493	2/5/2024	SFR-STANDARD	255-24	SITE REVIEW ONLY
1	301585	2/5/2024	SFR-STANDARD	256-24	SITE REVIEW ONLY
1	301544	2/6/2024	SFR-CUSTOM IN SUBDIVISION	5751-23	SFR - CUSTOM/SUBD
1	301647	2/6/2024	SFR-CUSTOM IN SUBDIVISION	2217-23	SFR - CUSTOM/SUBD
1	301789	2/9/2024	SFR-CUSTOM IN SUBDIVISION	6114-23	SFR - CUSTOM/SUBD
1	301744	2/9/2024	SFR-STANDARD	4793-23	SITE REVIEW ONLY
1	301750	2/9/2024	SFR-STANDARD	4801-23	SITE REVIEW ONLY
1	301755	2/9/2024	SFR-STANDARD	11703-22	SITE REVIEW ONLY
1	301757	2/9/2024	SFR-STANDARD	11704-22	SITE REVIEW ONLY
1	301550	2/11/2024	SFR-CUSTOM IN SUBDIVISION	1697-21-1	SFR - CUSTOM/SUBD
1	299790	2/12/2024	SFR-CUSTOM IN SUBDIVISION	3103-23	SFR - CUSTOM/SUBD
1	301803	2/12/2024	SFR-CUSTOM IN SUBDIVISION	8437-23	SFR - CUSTOM/SUBD

## Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	301854	2/13/2024	SFR-STANDARD	8502-23	SITE REVIEW ONLY
1	301815	2/16/2024	SFR-STANDARD	823-24	STANDARD PLAN SITE REVIEW ONLY
1	301863	2/16/2024	SFR-STANDARD	1011-24	STANDARD PLAN SITE REVIEW ONLY
1	301933	2/16/2024	SFR-CUSTOM IN SUBDIVISION	8847-23	SITE REVIEW ONLY
1	301957	2/16/2024	SFR-CUSTOM IN SUBDIVISION	5852-23	SFR - CUSTOM/SUBD
1	301962	2/16/2024	SFR-CUSTOM IN SUBDIVISION	5655-23	SFR - CUSTOM/SUBD
1	301966	2/16/2024	SFR-CUSTOM IN SUBDIVISION	3008-23	SFR - CUSTOM/SUBD
1	302066	2/21/2024	SFR-STANDARD	8713-23	SITE REVIEW ONLY
1	302123	2/22/2024	SFR-STANDARD	3-24	SITE REVIEW ONLY
1	302126	2/22/2024	SFR-STANDARD	7430-23	SITE REVIEW ONLY
1	302128	2/22/2024	SFR-STANDARD	1039-24	STANDARD PLAN SITE REVIEW ONLY
1	302132	2/22/2024	SFR-STANDARD	1036-24	STANDARD PLAN SITE REVIEW ONLY
1	302131	2/22/2024	SFR-STANDARD	1035-24	STANDARD PLAN SITE REVIEW ONLY
1	302180	2/23/2024	SFR-CUSTOM IN SUBDIVISION	4686-23	SFR - CUSTOM/SUBD
1	302147	2/26/2024	SFR-CUSTOM IN SUBDIVISION	6658-23	SFR - CUSTOM/SUBD
1	302191	2/26/2024	SFR-CUSTOM IN SUBDIVISION	7382-23	SFR - CUSTOM/SUBD
1	302196	2/26/2024	SFR-CUSTOM IN SUBDIVISION	8820-23	RESIDENTIAL ADDITION
1	302294	2/27/2024	SFR-CUSTOM IN SUBDIVISION	18-24	SITE REVIEW ONLY
1	302299	2/27/2024	SFR-CUSTOM IN SUBDIVISION	8848-23	SITE REVIEW ONLY
1	302297	2/27/2024	SFR-STANDARD	1245-24	STANDARD PLAN SITE REVIEW ONLY
1	302298	2/27/2024	SFR-STANDARD	1246-24	STANDARD PLAN SITE REVIEW ONLY
1	302330	2/28/2024	SFR-STANDARD	322-24	SITE REVIEW ONLY
1	302361	2/28/2024	SFR-STANDARD	626-24	STANDARD PLAN SITE REVIEW ONLY
1	302431	3/1/2024	SFR-STANDARD	61-24-1	SFR - CUSTOM/SUBD
1	299046	3/4/2024	SFR-CUSTOM IN SUBDIVISION	1243-23-1	SFR - CUSTOM/SUBD
1	302448	3/4/2024	SFR-CUSTOM IN SUBDIVISION	6180-23	SFR - CUSTOM/SUBD
1	302454	3/4/2024	SFR-CUSTOM IN SUBDIVISION	8286-23	SFR - CUSTOM/SUBD
1	302550	3/6/2024	SFR-CUSTOM IN SUBDIVISION	1092-23	SFR - CUSTOM/SUBD
1	302503	3/7/2024	SFR-CUSTOM IN SUBDIVISION	3271-23	SFR - CUSTOM/SUBD
1	302303	3/12/2024	SFR-CUSTOM IN SUBDIVISION	8890-23	SFR - CUSTOM/SUBD
1	302730	3/14/2024	SFR-STANDARD	1510-24	SITE REVIEW ONLY
1	302853	3/15/2024	SFR-CUSTOM IN SUBDIVISION	5958-23	SFR - CUSTOM/SUBD
1	302876	3/15/2024	SFR-CUSTOM IN SUBDIVISION	5932-23	SFR - GREEN CUSTOM/SUBD
1	302974	3/20/2024	SFR-CUSTOM IN SUBDIVISION	7204-23	SFR - CUSTOM/SUBD
1	303063	3/21/2024	SFR-CUSTOM IN SUBDIVISION	6277-22-3	IMPROVEMENT PLANS
1	303081	3/21/2024	SFR-CUSTOM IN SUBDIVISION	695-24	SFR - CUSTOM/SUBD
1	303092	3/22/2024	SFR-CUSTOM IN SUBDIVISION	8569-23	SFR - CUSTOM/SUBD
1	303180	3/25/2024	SFR-CUSTOM IN SUBDIVISION	142-24	SITE REVIEW ONLY
1	303197	3/25/2024	SFR-STANDARD	1981-24	STANDARD PLAN SITE REVIEW ONLY
1	302137	3/26/2024	SFR-CUSTOM IN SUBDIVISION	9753-22	SFR - CUSTOM/SUBD
1	302129	3/27/2024	SFR-CUSTOM IN SUBDIVISION	6930-23	SFR - CUSTOM/SUBD
1	303210	3/27/2024	SFR-STANDARD	503-24-1	REVISION TO PLAN
1	303385	4/1/2024	SFR-CUSTOM IN SUBDIVISION	1717-24	STANDARD PLAN SITE REVIEW ONLY
1	302931	4/2/2024	SFR-CUSTOM IN SUBDIVISION	587-23-1	SFR - CUSTOM/SUBD
1	303430	4/2/2024	SFR-STANDARD	1275-24	SITE REVIEW ONLY
1	303479	4/3/2024	SFR-CUSTOM IN SUBDIVISION	8886-23	SFR - CUSTOM/SUBD
1	303487	4/3/2024	SFR-CUSTOM IN SUBDIVISION	7315-22	SFR - CUSTOM/SUBD
1	303492	4/3/2024	SFR-CUSTOM IN SUBDIVISION	7683-23	SFR - CUSTOM/SUBD
1	299749	4/4/2024	SFR-CUSTOM IN SUBDIVISION	1049-23	SFR - CUSTOM/SUBD
1	303373	4/8/2024	SFR-CUSTOM IN SUBDIVISION	3971-23	SFR - CUSTOM/SUBD
1	303585	4/9/2024	SFR-STANDARD	1619-24	STANDARD PLAN SITE REVIEW ONLY
1	303634	4/9/2024	SFR-CUSTOM IN SUBDIVISION	8154-22	SFR - CUSTOM/SUBD
1	303665	4/10/2024	SFR-CUSTOM IN SUBDIVISION	7236-23	SFR - CUSTOM/SUBD
1	303696	4/11/2024	SFR-STANDARD	2367-24	STANDARD PLAN SITE REVIEW ONLY

## Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	303723	4/12/2024	SFR-STANDARD	1620-24	STANDARD PLAN SITE REVIEW ONLY
1	303777	4/16/2024	SFR-CUSTOM IN SUBDIVISION	6144-23	SFR - CUSTOM/SUBD
1	298072	4/17/2024	SFR-STANDARD	2808-23	SITE REVIEW ONLY
1	303901	4/18/2024	SFR-STANDARD	4746-23-2	SFR - CUSTOM/SUBD
1	298123	4/23/2024	SFR-STANDARD	3452-23	SITE REVIEW ONLY
1	303103	4/24/2024	SFR-CUSTOM IN SUBDIVISION	7956-23	SFR - CUSTOM/SUBD
1	304020	4/24/2024	SFR-CUSTOM IN SUBDIVISION	5734-23-1	REVISION TO PLAN
1	304026	4/24/2024	SFR-STANDARD	3453-23-1	SITE REVIEW ONLY
1	304112	4/25/2024	SFR-CUSTOM IN SUBDIVISION	250-24	SFR - CUSTOM/SUBD
1	304149	4/26/2024	SFR-CUSTOM IN SUBDIVISION	9583-22-1	SFR - CUSTOM/SUBD
1	304134	4/26/2024	SFR-STANDARD	6466-23	SITE REVIEW ONLY
1	304142	4/26/2024	SFR-STANDARD	6467-23	SITE REVIEW ONLY
1	304207	4/29/2024	SFR-CUSTOM IN SUBDIVISION	8312-23	SFR - CUSTOM/SUBD
1	304227	4/29/2024	SFR-STANDARD	2809-24	STANDARD PLAN SITE REVIEW ONLY
1	304233	4/29/2024	SFR-STANDARD	2815-24	STANDARD PLAN SITE REVIEW ONLY
1	303910	5/1/2024	SFR-STANDARD	2158-24	SITE REVIEW ONLY
1	304247	5/1/2024	SFR-STANDARD	2814-24	STANDARD PLAN SITE REVIEW ONLY
1	304246	5/1/2024	SFR-STANDARD	2816-24	STANDARD PLAN SITE REVIEW ONLY
1	304310	5/1/2024	SFR-STANDARD	6560-23-1	SITE REVIEW ONLY
1	300963	5/7/2024	SFR-CUSTOM IN SUBDIVISION	10635-21	SFR - CUSTOM/SUBD
1	303510	5/7/2024	SFR-CUSTOM IN SUBDIVISION	338-24	SFR - CUSTOM/SUBD
1	304460	5/7/2024	SFR-CUSTOM IN SUBDIVISION	323-24	SFR - CUSTOM/SUBD
1	304463	5/7/2024	SFR-CUSTOM IN SUBDIVISION	764-24	SFR - CUSTOM/SUBD
1	304474	5/7/2024	SFR-CUSTOM IN SUBDIVISION	4480-23	SFR - CUSTOM/SUBD
1	304582	5/10/2024	SFR-CUSTOM IN SUBDIVISION	6558-23-1	SFR - CUSTOM/SUBD
1	304332	5/13/2024	SFR-CUSTOM IN SUBDIVISION	947-24	SFR - CUSTOM/SUBD
1	304648	5/13/2024	SFR-CUSTOM IN SUBDIVISION	4764-23	SFR - CUSTOM/SUBD
1	304665	5/14/2024	SFR-CUSTOM IN SUBDIVISION	234-24	SFR - CUSTOM/SUBD
1	304699	5/14/2024	SFR-CUSTOM IN SUBDIVISION	2159-24	STANDARD PLAN SITE REVIEW ONLY
1	304783	5/17/2024	SFR-STANDARD	7533-23	SITE REVIEW ONLY
1	303350	5/21/2024	SFR-CUSTOM IN SUBDIVISION	419-24	SFR - CUSTOM/SUBD
1	304851	5/21/2024	SFR-STANDARD	1631-24-1	MAP OF DEDICATION
1	304891	5/21/2024	SFR-STANDARD	2451-24	SITE REVIEW ONLY
1	304894	5/21/2024	SFR-STANDARD	2461-24	SITE REVIEW ONLY
1	304895	5/21/2024	SFR-STANDARD	2461-24	SITE REVIEW ONLY
1	304901	5/22/2024	SFR-CUSTOM IN SUBDIVISION	576-24	SFR - CUSTOM/SUBD
1	299067	5/23/2024	SFR-CUSTOM IN SUBDIVISION	5279-23	SFR - CUSTOM/SUBD
1	304961	5/23/2024	SFR-STANDARD	3486-24	SITE REVIEW ONLY
1	304509	5/24/2024	SFR-CUSTOM IN SUBDIVISION	8730-23	SFR - CUSTOM/SUBD
1	304927	5/24/2024	SFR-STANDARD	3496-24	STANDARD PLAN SITE REVIEW ONLY
1	305019	5/28/2024	SFR-CUSTOM IN SUBDIVISION	3987-23	SFR - CUSTOM/SUBD
1	305025	5/28/2024	SFR-CUSTOM IN SUBDIVISION	1627-24	SFR - CUSTOM/SUBD
1	305081	5/30/2024	SFR-CUSTOM IN SUBDIVISION	2741-24	SITE REVIEW ONLY
1	305085	5/30/2024	SFR-STANDARD	3097-24	STANDARD PLAN SITE REVIEW ONLY
1	305086	5/30/2024	SFR-STANDARD	3138-24	STANDARD PLAN SITE REVIEW ONLY
1	305083	6/2/2024	SFR-CUSTOM IN SUBDIVISION	8553-23	SFR - CUSTOM/SUBD
1	305234	6/5/2024	SFR-CUSTOM IN SUBDIVISION	6728-22	SFR - CUSTOM/SUBD
1	305236	6/5/2024	SFR-CUSTOM IN SUBDIVISION	5041-22-1	SFR - CUSTOM/SUBD
1	305207	6/7/2024	SFR-STANDARD	3120-24	STANDARD PLAN SITE REVIEW ONLY
1	300355	6/8/2024	SFR-CUSTOM IN SUBDIVISION	6418-23	RESIDENTIAL ADDITION
1	305350	6/10/2024	SFR-CUSTOM IN SUBDIVISION	484-24	SFR - CUSTOM/SUBD
1	305382	6/11/2024	SFR-CUSTOM IN SUBDIVISION	1902-24	SFR - CUSTOM/SUBD
1	305399	6/11/2024	SFR-CUSTOM IN SUBDIVISION	701-24	SFR - CUSTOM/SUBD
1	305395	6/11/2024	SFR-STANDARD	3928-24	STANDARD PLAN SITE REVIEW ONLY

### Single-family Permits Issued

SF Permit	Permit Number	Paid Date	Permit Type	Plan Check Number	Plan Type
1	305440	6/12/2024	SFR-STANDARD	1237-24	SITE REVIEW ONLY
1	305460	6/14/2024	SFR-CUSTOM IN SUBDIVISION	140-24	SFR - CUSTOM/SUBD
1	305560	6/17/2024	SFR-CUSTOM IN SUBDIVISION	4341-23	SFR - CUSTOM/SUBD
1	305588	6/18/2024	SFR-CUSTOM IN SUBDIVISION	8504-22	SFR - CUSTOM/SUBD
1	305604	6/18/2024	SFR-STANDARD	3526-24	SITE REVIEW ONLY
1	304864	6/20/2024	SFR-CUSTOM IN SUBDIVISION	1604-24	SFR - CUSTOM/SUBD
1	305490	6/21/2024	SFR-CUSTOM IN SUBDIVISION	4896-23	SFR - CUSTOM/SUBD
1	305796	6/25/2024	SFR-CUSTOM IN SUBDIVISION	3955-24	STANDARD PLAN SITE REVIEW ONLY
1	305802	6/25/2024	SFR-CUSTOM IN SUBDIVISION	3954-24	STANDARD PLAN SITE REVIEW ONLY
1	305798	6/25/2024	SFR-STANDARD	2934-24	SITE REVIEW ONLY
1	305800	6/25/2024	SFR-STANDARD	3949-24	STANDARD PLAN SITE REVIEW ONLY
1	305801	6/25/2024	SFR-STANDARD	4094-24	STANDARD PLAN SITE REVIEW ONLY
1	305803	6/25/2024	SFR-STANDARD	3957-24	STANDARD PLAN SITE REVIEW ONLY
1	305804	6/25/2024	SFR-STANDARD	3637-24	STANDARD PLAN SITE REVIEW ONLY
1	305807	6/25/2024	SFR-STANDARD	3638-24	STANDARD PLAN SITE REVIEW ONLY
1	305915	7/12/2024	SFR-CUSTOM IN SUBDIVISION	1951-23-2	SFR - CUSTOM/SUBD
1	304754	8/1/2024	SFR-STANDARD	1936-24	SITE REVIEW ONLY
1	305678	8/1/2024	SFR-CUSTOM IN SUBDIVISION	2106-24	SITE REVIEW ONLY
1	302740	8/26/2024	SFR-CUSTOM IN SUBDIVISION	975-23	SFR - GREEN CUSTOM/SUBD
1	302611	8/28/2024	SFR-CUSTOM IN SUBDIVISION	8789-21	SFR - CUSTOM/SUBD
<b>344</b>					

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	257150	7/5/2023	SFR-CUSTOM IN SUBDIVISION	1353-18
1	268050	7/5/2023	SFR-CUSTOM IN SUBDIVISION	759-20
1	280856	7/5/2023	SFR-STANDARD	2953-22
1	280613	7/7/2023	SFR-STANDARD	9453-21
1	284090	7/7/2023	SFR-CUSTOM IN SUBDIVISION	7194-21
1	285791	7/7/2023	SFR-STANDARD	7976-22-1
1	285792	7/7/2023	SFR-STANDARD	7976-22
1	281286	7/12/2023	SFR-STANDARD	3292-22
1	278121	7/13/2023	SFR-CUSTOM IN SUBDIVISION	7623-21
1	264363	7/17/2023	SFR-CUSTOM IN SUBDIVISION	3841-20
1	280124	7/17/2023	SFR-STANDARD	2026-22
1	282071	7/17/2023	SFR-STANDARD	9666-21
1	259567	7/18/2023	SFR-CUSTOM IN SUBDIVISION	6979-19
1	279034	7/18/2023	SFR-STANDARD	1048-22
1	287667	7/18/2023	SFR-CUSTOM IN SUBDIVISION	6427-22
1	277877	7/19/2023	SFR-STANDARD	10199-21
1	253501	7/20/2023	SFR-CUSTOM IN SUBDIVISION	2970-19
1	272396	7/21/2023	SFR-CUSTOM IN SUBDIVISION	187-21
1	279360	7/21/2023	SFR-STANDARD	939-22
1	278015	7/25/2023	SFR-CUSTOM IN SUBDIVISION	5397-21
1	278119	7/25/2023	SFR-CUSTOM IN SUBDIVISION	7675-21
1	279591	7/25/2023	SFR-CUSTOM IN SUBDIVISION	9141-21-1
1	277780	7/26/2023	SFR-CUSTOM IN SUBDIVISION	1709-21
1	281106	7/26/2023	SFR-STANDARD	1205-22
1	279469	7/28/2023	SFR-STANDARD	994-22
1	285633	7/28/2023	SFR-STANDARD	6841-22
1	270996	8/1/2023	SFR-STANDARD	1942-21
1	279834	8/1/2023	SFR-CUSTOM IN SUBDIVISION	1204-21-1
1	280653	8/1/2023	SFR-CUSTOM IN SUBDIVISION	75-21
1	292045	8/2/2023	SFR-CUSTOM IN SUBDIVISION	3062-22
1	280037	8/3/2023	SFR-STANDARD	1977-22
1	272655	8/4/2023	SFR-CUSTOM IN SUBDIVISION	1331-21
1	267141	8/10/2023	SFR-CUSTOM IN SUBDIVISION	3344-20
1	276428	8/10/2023	SFR-CUSTOM IN SUBDIVISION	4178-21
1	280043	8/10/2023	SFR-STANDARD	1981-22
1	280277	8/10/2023	SFR-CUSTOM IN SUBDIVISION	7036-21-1
1	280871	8/10/2023	SFR-STANDARD	3006-22
1	282586	8/10/2023	SFR-STANDARD	4602-22
1	287266	8/10/2023	SFR-STANDARD	9376-22
1	288729	8/10/2023	SFR-STANDARD	9641-22-1
1	288730	8/10/2023	SFR-STANDARD	7977-22
1	282046	8/11/2023	SFR-STANDARD	1945-21
1	275452	8/11/2023	SFR-CUSTOM IN SUBDIVISION	6305-21

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	281971	8/11/2023	SFR-STANDARD	977-22
1	269637	8/14/2023	SFR-CUSTOM IN SUBDIVISION	8737-20
1	284059	8/14/2023	SFR-STANDARD	4764-22
1	285708	8/14/2023	SFR-STANDARD	4960-22
1	268845	8/15/2023	SFR-CUSTOM IN SUBDIVISION	5387-20
1	277009	8/15/2023	SFR-CUSTOM IN SUBDIVISION	7083-21
1	279573	8/15/2023	SFR-CUSTOM IN SUBDIVISION	6138-21
1	282068	8/15/2023	SFR-STANDARD	10239-21
1	284798	8/15/2023	SFR-CUSTOM IN SUBDIVISION	5328-22
1	286263	8/15/2023	SFR-STANDARD	8173-22
1	286800	8/15/2023	SFR-STANDARD	5591-22
1	275347	8/16/2023	SFR-STANDARD	8063-21
1	279072	8/16/2023	SFR-STANDARD	784-22
1	290024	8/16/2023	SFR-STANDARD	421-23-1
1	278461	8/18/2023	SFR-STANDARD	356-22
1	281599	8/18/2023	SFR-STANDARD	7976-21
1	270962	8/22/2023	SFR-CUSTOM IN SUBDIVISION	8874-20
1	280441	8/22/2023	SFR-STANDARD	1054-22
1	281477	8/22/2023	SFR-CUSTOM IN SUBDIVISION	7120-19-2
1	288731	8/22/2023	SFR-STANDARD	7977-22-1
1	290023	8/22/2023	SFR-STANDARD	421-23
1	269861	8/23/2023	SFR-CUSTOM IN SUBDIVISION	8374-20
1	284961	8/23/2023	SFR-STANDARD	9856-21
1	265751	8/28/2023	SFR-STANDARD	5659-20
1	276272	8/28/2023	SFR-CUSTOM IN SUBDIVISION	6087-21
1	276960	8/28/2023	SFR-STANDARD	7016-21
1	279161	8/28/2023	SFR-STANDARD	1365-22
1	280446	8/28/2023	SFR-STANDARD	1062-22
1	280985	8/28/2023	SFR-STANDARD	3134-22
1	283265	8/28/2023	SFR-CUSTOM IN SUBDIVISION	9692-21
1	290779	8/28/2023	SFR-CUSTOM IN SUBDIVISION	11657-22
1	273908	8/29/2023	SFR-CUSTOM IN SUBDIVISION	3390-21
1	276494	8/29/2023	SFR-CUSTOM IN SUBDIVISION	3438-21
1	284747	8/29/2023	SFR-CUSTOM IN SUBDIVISION	2548-22-1
1	288139	8/29/2023	SFR-STANDARD	
1	277370	8/30/2023	SFR-CUSTOM IN SUBDIVISION	4899-21
1	279328	8/30/2023	SFR-CUSTOM IN SUBDIVISION	2456-21
1	281165	8/30/2023	SFR-STANDARD	1366-22
1	261981	8/31/2023	SFR-CUSTOM IN SUBDIVISION	416-20
1	281370	8/31/2023	SFR-STANDARD	1793-22
1	267990	9/5/2023	SFR-CUSTOM IN SUBDIVISION	7004-19
1	268479	9/5/2023	SFR-CUSTOM IN SUBDIVISION	7073-20
1	274471	9/5/2023	SFR-CUSTOM IN SUBDIVISION	6577-19

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	274494	9/5/2023	SFR-CUSTOM IN SUBDIVISION	5218-21
1	276880	9/5/2023	SFR-STANDARD	9383-21
1	278618	9/5/2023	SFR-CUSTOM IN SUBDIVISION	7249-21
1	284602	9/5/2023	SFR-STANDARD	6058-22
1	287264	9/5/2023	SFR-STANDARD	9377-22
1	287263	9/6/2023	SFR-STANDARD	9381-22
1	288363	9/6/2023	SFR-STANDARD	9104-22
1	284165	9/8/2023	SFR-CUSTOM IN SUBDIVISION	3397-22
1	275765	9/11/2023	SFR-STANDARD	8443-21
1	273661	9/11/2023	SFR-CUSTOM IN SUBDIVISION	4468-21
1	288377	9/12/2023	SFR-STANDARD	10280-22
1	278519	9/13/2023	SFR-STANDARD	240-22
1	284826	9/13/2023	SFR-STANDARD	7139-22
1	280180	9/13/2023	SFR-CUSTOM IN SUBDIVISION	9232-21
1	283781	9/14/2023	SFR-STANDARD	5589-22
1	288643	9/15/2023	SFR-CUSTOM IN SUBDIVISION	2907-22
1	280995	9/15/2023	SFR-CUSTOM IN SUBDIVISION	7702-21
1	280889	9/18/2023	SFR-STANDARD	8685-21
1	281082	9/18/2023	SFR-STANDARD	3201-22
1	284194	9/18/2023	SFR-STANDARD	4537-22
1	290810	9/18/2023	SFR-STANDARD	809-23
1	267878	9/19/2023	SFR-CUSTOM IN SUBDIVISION	8485-20
1	277251	9/19/2023	SFR-CUSTOM IN SUBDIVISION	6933-21
1	277786	9/19/2023	SFR-STANDARD	10520-21
1	278253	9/19/2023	SFR-CUSTOM IN SUBDIVISION	8339-21
1	280972	9/19/2023	SFR-STANDARD	3132-22
1	282662	9/19/2023	SFR-CUSTOM IN SUBDIVISION	1194-22
1	286957	9/19/2023	SFR-STANDARD	9228-22
1	280352	9/20/2023	SFR-CUSTOM IN SUBDIVISION	7192-21
1	285686	9/20/2023	SFR-STANDARD	4963-22
1	288379	9/20/2023	SFR-STANDARD	9102-22
1	290811	9/20/2023	SFR-STANDARD	809-23-1
1	279831	9/21/2023	SFR-CUSTOM IN SUBDIVISION	10300-21-2
1	283209	9/21/2023	SFR-CUSTOM IN SUBDIVISION	6033-21
1	287095	9/21/2023	SFR-STANDARD	8740-22
1	282971	9/25/2023	SFR-CUSTOM IN SUBDIVISION	2718-22
1	253563	9/26/2023	SFR-CUSTOM IN SUBDIVISION	2715-19
1	289934	9/26/2023	SFR-STANDARD	11859-22
1	265207	9/27/2023	SFR-CUSTOM IN SUBDIVISION	4038-20
1	278981	9/27/2023	SFR-CUSTOM IN SUBDIVISION	7883-21
1	283330	9/27/2023	SFR-CUSTOM IN SUBDIVISION	9698-21
1	285061	9/27/2023	SFR-CUSTOM IN SUBDIVISION	8232-21
1	232485	9/28/2023	SFR-CUSTOM IN SUBDIVISION	822-17

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	278163	9/28/2023	SFR-CUSTOM IN SUBDIVISION	8107-21
1	270528	9/29/2023	SFR-CUSTOM IN SUBDIVISION	331-21
1	280974	9/29/2023	SFR-STANDARD	3133-22
1	281715	9/29/2023	SFR-STANDARD	2241-22
1	267852	10/3/2023	SFR-CUSTOM IN SUBDIVISION	7939-20
1	279412	10/3/2023	SFR-CUSTOM IN SUBDIVISION	9950-21
1	272033	10/4/2023	SFR-CUSTOM IN SUBDIVISION	3618-21
1	285665	10/4/2023	SFR-CUSTOM IN SUBDIVISION	2554-22-1
1	279984	10/5/2023	SFR-STANDARD	2182-22
1	276386	10/6/2023	SFR-CUSTOM IN SUBDIVISION	3452-21
1	284964	10/6/2023	SFR-STANDARD	9854-21
1	281927	10/9/2023	SFR-CUSTOM IN SUBDIVISION	8532-21
1	284445	10/9/2023	SFR-STANDARD	1184-22
1	281379	10/10/2023	SFR-STANDARD	3388-22
1	283740	10/10/2023	SFR-STANDARD	2070-22
1	284443	10/10/2023	SFR-STANDARD	1177-22
1	274492	10/11/2023	SFR-STANDARD	5247-21
1	274674	10/11/2023	SFR-CUSTOM IN SUBDIVISION	8425-20
1	280576	10/11/2023	SFR-CUSTOM IN SUBDIVISION	7452-21
1	282839	10/11/2023	SFR-STANDARD	2742-22
1	239546	10/13/2023	SFR-CUSTOM IN SUBDIVISION	6473-16
1	284197	10/13/2023	SFR-STANDARD	4536-22
1	284912	10/13/2023	SFR-CUSTOM IN SUBDIVISION	7143-22
1	277946	10/17/2023	SFR-CUSTOM IN SUBDIVISION	4617-21
1	290500	10/17/2023	SFR-STANDARD	270-23
1	290546	10/17/2023	SFR-STANDARD	270-23-1
1	290991	10/17/2023	SFR-STANDARD	10616-22
1	291708	10/17/2023	SFR-STANDARD	1630-23
1	277892	10/19/2023	SFR-CUSTOM IN SUBDIVISION	5391-21
1	284329	10/19/2023	SFR-CUSTOM IN SUBDIVISION	7746-21
1	276877	10/20/2023	SFR-CUSTOM IN SUBDIVISION	6857-21
1	282051	10/20/2023	SFR-CUSTOM IN SUBDIVISION	10287-21
1	284898	10/20/2023	SFR-STANDARD	6839-22
1	286010	10/20/2023	SFR-STANDARD	6353-22
1	287229	10/20/2023	SFR-CUSTOM IN SUBDIVISION	9662-22
1	278462	10/23/2023	SFR-STANDARD	352-22
1	279448	10/23/2023	SFR-CUSTOM IN SUBDIVISION	6595-21
1	281167	10/23/2023	SFR-STANDARD	3306-22
1	282694	10/23/2023	SFR-STANDARD	1837-22
1	282977	10/23/2023	SFR-CUSTOM IN SUBDIVISION	2309-22
1	280865	10/24/2023	SFR-STANDARD	3056-22
1	283463	10/24/2023	SFR-CUSTOM IN SUBDIVISION	1505-22
1	277812	10/25/2023	SFR-STANDARD	7148-21



## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	272158	10/26/2023	SFR-CUSTOM IN SUBDIVISION	1612-21
1	279321	10/26/2023	SFR-CUSTOM IN SUBDIVISION	8934-21
1	291696	10/26/2023	SFR-STANDARD	1478-23-1
1	291710	10/26/2023	SFR-STANDARD	1630-23-1
1	281293	10/27/2023	SFR-STANDARD	3320-22
1	285755	10/27/2023	SFR-STANDARD	4905-22
1	286432	10/27/2023	SFR-STANDARD	8558-22
1	287172	10/27/2023	SFR-CUSTOM IN SUBDIVISION	1501-22
1	278356	10/30/2023	SFR-CUSTOM IN SUBDIVISION	7876-21
1	283494	10/30/2023	SFR-CUSTOM IN SUBDIVISION	3296-22
1	284031	10/30/2023	SFR-STANDARD	2219-22
1	290639	10/30/2023	SFR-STANDARD	653-23
1	278024	10/31/2023	SFR-CUSTOM IN SUBDIVISION	6952-21
1	290994	10/31/2023	SFR-STANDARD	416-23
1	280138	11/1/2023	SFR-CUSTOM IN SUBDIVISION	7821-21
1	287584	11/1/2023	SFR-CUSTOM IN SUBDIVISION	4896-22
1	275738	11/2/2023	SFR-CUSTOM IN SUBDIVISION	6957-21
1	281210	11/2/2023	SFR-STANDARD	3361-22
1	286739	11/3/2023	SFR-STANDARD	7048-22
1	269283	11/7/2023	SFR-CUSTOM IN SUBDIVISION	8093-20
1	282409	11/7/2023	SFR-STANDARD	1380-22
1	291693	11/7/2023	SFR-STANDARD	1629-23-1
1	291695	11/7/2023	SFR-STANDARD	1478-23
1	286951	11/8/2023	SFR-STANDARD	9266-22
1	287231	11/8/2023	SFR-STANDARD	9267-22
1	290165	11/8/2023	SFR-CUSTOM IN SUBDIVISION	10347-22
1	283169	11/9/2023	SFR-CUSTOM IN SUBDIVISION	1449-22
1	285257	11/9/2023	SFR-CUSTOM IN SUBDIVISION	1202-22
1	270825	11/13/2023	SFR-CUSTOM IN SUBDIVISION	1107-21
1	279741	11/13/2023	SFR-STANDARD	1928-22
1	281313	11/13/2023	SFR-CUSTOM IN SUBDIVISION	7898-21
1	282836	11/13/2023	SFR-STANDARD	1633-22
1	292539	11/13/2023	SFR-CUSTOM IN SUBDIVISION	7292-22-2
1	273760	11/14/2023	SFR-CUSTOM IN SUBDIVISION	299-21
1	283990	11/14/2023	SFR-STANDARD	10256-21
1	285507	11/14/2023	SFR-STANDARD	6725-22
1	268794	11/15/2023	SFR-CUSTOM IN SUBDIVISION	2103-20-2
1	282695	11/15/2023	SFR-STANDARD	2561-22
1	289107	11/15/2023	SFR-CUSTOM IN SUBDIVISION	7687-22
1	291346	11/15/2023	SFR-STANDARD	1298-23
1	283306	11/16/2023	SFR-STANDARD	3054-22
1	286606	11/17/2023	SFR-CUSTOM IN SUBDIVISION	5342-22
1	287227	11/17/2023	SFR-STANDARD	9663-22

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	263524	11/20/2023	SFR-CUSTOM IN SUBDIVISION	2834-20
1	279751	11/20/2023	SFR-STANDARD	972-22
1	281896	11/21/2023	SFR-STANDARD	3607-22
1	282773	11/21/2023	SFR-STANDARD	5102-22
1	287370	11/21/2023	SFR-STANDARD	7480-22
1	288094	11/21/2023	SFR-STANDARD	10198-22
1	271758	11/22/2023	SFR-CUSTOM IN SUBDIVISION	9065-20
1	279865	11/22/2023	SFR-CUSTOM IN SUBDIVISION	8458-21
1	272248	11/28/2023	SFR-CUSTOM IN SUBDIVISION	6447-18-2
1	282406	11/28/2023	SFR-STANDARD	2978-22
1	284759	11/28/2023	SFR-STANDARD	1178-22
1	288360	11/28/2023	SFR-STANDARD	8420-22
1	286585	11/29/2023	SFR-CUSTOM IN SUBDIVISION	5083-21
1	291692	11/29/2023	SFR-STANDARD	1629-23
1	282628	12/1/2023	SFR-CUSTOM IN SUBDIVISION	8464-21
1	286581	12/1/2023	SFR-CUSTOM IN SUBDIVISION	1997-22
1	287311	12/1/2023	SFR-STANDARD	7727-22
1	287746	12/4/2023	SFR-STANDARD	4898-22-3
1	287445	12/4/2023	SFR-STANDARD	9765-22
1	271750	12/5/2023	SFR-CUSTOM IN SUBDIVISION	2671-21
1	282857	12/5/2023	SFR-STANDARD	4706-22
1	286550	12/5/2023	SFR-STANDARD	8858-22
1	284186	12/6/2023	SFR-STANDARD	4540-22
1	270144	12/7/2023	SFR-CUSTOM IN SUBDIVISION	4259-20
1	280188	12/7/2023	SFR-CUSTOM IN SUBDIVISION	8680-21
1	285940	12/8/2023	SFR-STANDARD	1173-22
1	283012	12/11/2023	SFR-STANDARD	4954-22
1	284970	12/13/2023	SFR-STANDARD	2932-22
1	286551	12/13/2023	SFR-STANDARD	8856-22
1	287531	12/13/2023	SFR-STANDARD	8855-22
1	288067	12/13/2023	SFR-STANDARD	9315-22
1	280781	12/14/2023	SFR-CUSTOM IN SUBDIVISION	2116-21
1	281728	12/14/2023	SFR-STANDARD	3449-22
1	276673	12/15/2023	SFR-CUSTOM IN SUBDIVISION	5233-21
1	284351	12/15/2023	SFR-STANDARD	2853-22
1	285694	12/15/2023	SFR-STANDARD	6420-22
1	287369	12/18/2023	SFR-STANDARD	7998-22
1	288083	12/18/2023	SFR-CUSTOM IN SUBDIVISION	2712-22
1	288844	12/18/2023	SFR-CUSTOM IN SUBDIVISION	3817-22
1	281518	12/19/2023	SFR-CUSTOM IN SUBDIVISION	433-22
1	286436	12/19/2023	SFR-STANDARD	7672-22
1	290941	12/19/2023	SFR-CUSTOM IN SUBDIVISION	11516-22
1	276086	12/20/2023	SFR-CUSTOM IN SUBDIVISION	7594-21

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	283642	12/20/2023	SFR-CUSTOM IN SUBDIVISION	1998-22
1	288011	12/20/2023	SFR-CUSTOM IN SUBDIVISION	1519-22-1
1	292095	12/20/2023	SFR-CUSTOM IN SUBDIVISION	9033-22
1	273721	12/21/2023	SFR-CUSTOM IN SUBDIVISION	4926-21
1	292425	12/21/2023	SFR-CUSTOM IN SUBDIVISION	8337-22
1	280036	12/22/2023	SFR-STANDARD	1971-22
1	287530	12/22/2023	SFR-STANDARD	8854-22
1	284068	12/27/2023	SFR-STANDARD	2275-22
1	282746	12/28/2023	SFR-STANDARD	4601-22
1	287034	12/28/2023	SFR-STANDARD	9229-22
1	281841	12/29/2023	SFR-STANDARD	2876-22
1	269325	1/4/2024	SFR-CUSTOM IN SUBDIVISION	77-20
1	273116	1/4/2024	SFR-CUSTOM IN SUBDIVISION	4151-21
1	280716	1/4/2024	SFR-CUSTOM IN SUBDIVISION	10762-21
1	285219	1/4/2024	SFR-STANDARD	2859-22
1	286821	1/4/2024	SFR-CUSTOM IN SUBDIVISION	3316-22
1	286947	1/4/2024	SFR-CUSTOM IN SUBDIVISION	5128-22
1	277515	1/5/2024	SFR-CUSTOM IN SUBDIVISION	7689-21
1	281150	1/5/2024	SFR-CUSTOM IN SUBDIVISION	8769-21
1	243822	1/9/2024	SFR-CUSTOM IN SUBDIVISION	2002-18
1	258134	1/9/2024	SFR-CUSTOM IN SUBDIVISION	3844-19
1	283431	1/9/2024	SFR-CUSTOM IN SUBDIVISION	8671-21
1	289924	1/9/2024	SFR-STANDARD	11334-22
1	263331	1/10/2024	SFR-CUSTOM IN SUBDIVISION	3635-20-1
1	286435	1/11/2024	SFR-STANDARD	7681-22
1	269570	1/16/2024	SFR-CUSTOM IN SUBDIVISION	4396-20
1	284418	1/16/2024	SFR-STANDARD	1896-22
1	285212	1/16/2024	SFR-CUSTOM IN SUBDIVISION	973-22
1	288823	1/16/2024	SFR-CUSTOM IN SUBDIVISION	9149-22
1	283698	1/17/2024	SFR-CUSTOM IN SUBDIVISION	7490-20
1	285085	1/17/2024	SFR-STANDARD	9853-21
1	285037	1/18/2024	SFR-STANDARD	5500-22
1	285448	1/18/2024	SFR-STANDARD	7140-22
1	286433	1/18/2024	SFR-STANDARD	8211-22
1	292289	1/18/2024	SFR-CUSTOM IN SUBDIVISION	5718-21
1	281579	1/19/2024	SFR-CUSTOM IN SUBDIVISION	9889-21
1	283980	1/19/2024	SFR-STANDARD	2904-22
1	284482	1/19/2024	SFR-STANDARD	1649-22
1	286020	1/19/2024	SFR-STANDARD	3330-22
1	285351	1/22/2024	SFR-STANDARD	4535-22
1	293413	1/22/2024	SFR-STANDARD	3084-23
1	293414	1/22/2024	SFR-STANDARD	3084-23-1
1	286027	1/24/2024	SFR-STANDARD	2550-22

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	287943	1/24/2024	SFR-CUSTOM IN SUBDIVISION	3539-22
1	288092	1/24/2024	SFR-STANDARD	10249-22
1	278701	1/25/2024	SFR-CUSTOM IN SUBDIVISION	9679-21
1	281079	1/26/2024	SFR-CUSTOM IN SUBDIVISION	9192-21
1	290264	1/26/2024	SFR-CUSTOM IN SUBDIVISION	9489-22
1	270717	1/30/2024	SFR-CUSTOM IN SUBDIVISION	13-21
1	271331	1/30/2024	SFR-CUSTOM IN SUBDIVISION	622-21
1	281009	1/30/2024	SFR-CUSTOM IN SUBDIVISION	8228-21
1	289357	1/30/2024	SFR-CUSTOM IN SUBDIVISION	10143-22
1	294734	1/30/2024	SFR-CUSTOM IN SUBDIVISION	2144-23
1	292318	1/30/2024	SFR-STANDARD	1956-23
1	276443	1/31/2024	SFR-CUSTOM IN SUBDIVISION	6555-21
1	277972	1/31/2024	SFR-CUSTOM IN SUBDIVISION	6955-21
1	279511	2/2/2024	SFR-CUSTOM IN SUBDIVISION	7585-21
1	288767	2/2/2024	SFR-STANDARD	9564-22
1	292744	2/2/2024	SFR-STANDARD	2390-23
1	281416	2/5/2024	SFR-CUSTOM IN SUBDIVISION	6464-21
1	288770	2/5/2024	SFR-STANDARD	9565-22
1	268771	2/6/2024	SFR-CUSTOM IN SUBDIVISION	90-21
1	280893	2/6/2024	SFR-STANDARD	9701-21
1	282382	2/6/2024	SFR-CUSTOM IN SUBDIVISION	604-22
1	286524	2/6/2024	SFR-STANDARD	8839-22
1	289884	2/6/2024	SFR-STANDARD	10698-22
1	287816	2/7/2024	SFR-CUSTOM IN SUBDIVISION	5757-22
1	291821	2/7/2024	SFR-CUSTOM IN SUBDIVISION	8955-22
1	287385	2/9/2024	SFR-STANDARD	3343-22
1	289826	2/9/2024	SFR-STANDARD	11950-22
1	290554	2/12/2024	SFR-STANDARD	613-23
1	276309	2/13/2024	SFR-CUSTOM IN SUBDIVISION	6568-20
1	288765	2/13/2024	SFR-STANDARD	7726-22
1	285704	2/14/2024	SFR-CUSTOM IN SUBDIVISION	7508-22
1	287313	2/14/2024	SFR-STANDARD	7723-22
1	280740	2/15/2024	SFR-CUSTOM IN SUBDIVISION	9304-21
1	285363	2/16/2024	SFR-CUSTOM IN SUBDIVISION	1665-22
1	286006	2/16/2024	SFR-CUSTOM IN SUBDIVISION	6800-22
1	289660	2/16/2024	SFR-STANDARD	11850-22
1	293134	2/16/2024	SFR-STANDARD	2596-23
1	270763	2/20/2024	SFR-CUSTOM IN SUBDIVISION	4513-20
1	284191	2/21/2024	SFR-STANDARD	4823-22
1	287896	2/21/2024	SFR-CUSTOM IN SUBDIVISION	1185-22-1
1	288267	2/21/2024	SFR-STANDARD	7728-22
1	278380	2/22/2024	SFR-CUSTOM IN SUBDIVISION	9654-21
1	282771	2/22/2024	SFR-STANDARD	4752-22

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	284414	2/22/2024	SFR-STANDARD	1176-22
1	289241	2/23/2024	SFR-STANDARD	9752-22
1	285073	2/26/2024	SFR-CUSTOM IN SUBDIVISION	8302-21
1	285818	2/26/2024	SFR-STANDARD	3329-22-2
1	290700	2/27/2024	SFR-CUSTOM IN SUBDIVISION	8696-22
1	272445	2/27/2024	SFR-CUSTOM IN SUBDIVISION	3932-21
1	271437	2/28/2024	SFR-CUSTOM IN SUBDIVISION	6913-20
1	289841	2/28/2024	SFR-CUSTOM IN SUBDIVISION	6694-22
1	290476	2/28/2024	SFR-CUSTOM IN SUBDIVISION	9015-22
1	278525	2/29/2024	SFR-CUSTOM IN SUBDIVISION	8720-20
1	285009	2/29/2024	SFR-STANDARD	6945-22
1	273247	3/1/2024	SFR-CUSTOM IN SUBDIVISION	216-21
1	291529	3/1/2024	SFR-STANDARD	1048-23
1	285960	3/5/2024	SFR-CUSTOM IN SUBDIVISION	5021-22
1	294216	3/5/2024	SFR-STANDARD	3139-23
1	278125	3/5/2024	SFR-CUSTOM IN SUBDIVISION	4754-21
1	286871	3/5/2024	SFR-CUSTOM IN SUBDIVISION	1743-22
1	287997	3/6/2024	SFR-STANDARD	1674-22
1	291918	3/6/2024	SFR-CUSTOM IN SUBDIVISION	5548-20
1	276413	3/7/2024	SFR-CUSTOM IN SUBDIVISION	4782-21
1	284294	3/8/2024	SFR-STANDARD	2150-22
1	293027	3/8/2024	SFR-STANDARD	5386-22
1	285198	3/11/2024	SFR-STANDARD	2922-22
1	292218	3/11/2024	SFR-CUSTOM IN SUBDIVISION	5471-22-2
1	283239	3/13/2024	SFR-STANDARD	4133-22
1	287268	3/13/2024	SFR-STANDARD	9383-22
1	291006	3/13/2024	SFR-STANDARD	646-23
1	282622	3/14/2024	SFR-CUSTOM IN SUBDIVISION	8126-21
1	285378	3/14/2024	SFR-STANDARD	3987-22
1	283202	3/19/2024	SFR-STANDARD	5131-22
1	292846	3/19/2024	SFR-STANDARD	2588-23
1	288572	3/19/2024	SFR-STANDARD	8921-22
1	289715	3/19/2024	SFR-CUSTOM IN SUBDIVISION	1361-22
1	273989	3/22/2024	SFR-CUSTOM IN SUBDIVISION	3551-21
1	284026	3/22/2024	SFR-STANDARD	3057-22
1	286022	3/22/2024	SFR-STANDARD	6428-22
1	289298	3/22/2024	SFR-STANDARD	11332-22
1	290836	3/22/2024	SFR-CUSTOM IN SUBDIVISION	9492-22
1	291363	3/22/2024	SFR-STANDARD	1060-23
1	294219	3/22/2024	SFR-STANDARD	3174-23
1	286024	3/27/2024	SFR-STANDARD	5612-22
1	291370	3/28/2024	SFR-STANDARD	598-23
1	288331	4/1/2024	SFR-STANDARD	10372-22

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	287446	4/2/2024	SFR-STANDARD	7525-22
1	287526	4/2/2024	SFR-STANDARD	7531-22
1	293376	4/2/2024	SFR-STANDARD	3092-23
1	280115	4/4/2024	SFR-CUSTOM IN SUBDIVISION	9444-21
1	289533	4/4/2024	SFR-CUSTOM IN SUBDIVISION	5389-22
1	284500	4/8/2024	SFR-STANDARD	4934-22
1	290082	4/9/2024	SFR-STANDARD	10825-22
1	284817	4/10/2024	SFR-STANDARD	1180-22
1	287887	4/11/2024	SFR-STANDARD	10029-22
1	285193	4/12/2024	SFR-STANDARD	3293-22
1	277178	4/16/2024	SFR-CUSTOM IN SUBDIVISION	3212-21
1	284749	4/17/2024	SFR-STANDARD	1664-22
1	295697	4/17/2024	SFR-CUSTOM IN SUBDIVISION	2396-22
1	294228	4/17/2024	SFR-STANDARD	3622-23
1	294231	4/17/2024	SFR-STANDARD	3622-23-1
1	290615	4/18/2024	SFR-CUSTOM IN SUBDIVISION	11145-22-1
1	293727	4/18/2024	SFR-STANDARD	966-22-1
1	267624	4/19/2024	SFR-CUSTOM IN SUBDIVISION	5131-20
1	284590	4/19/2024	SFR-CUSTOM IN SUBDIVISION	7198-21
1	285318	4/19/2024	SFR-CUSTOM IN SUBDIVISION	3648-22
1	292991	4/19/2024	SFR-STANDARD	1450-23
1	279202	4/22/2024	SFR-CUSTOM IN SUBDIVISION	4611-21
1	291364	4/23/2024	SFR-STANDARD	1062-23
1	254216	4/23/2024	SFR-CUSTOM IN SUBDIVISION	3337-18
1	282689	4/23/2024	SFR-STANDARD	4590-22
1	287442	4/23/2024	SFR-STANDARD	7313-22
1	290882	4/23/2024	SFR-STANDARD	9065-22
1	289695	4/24/2024	SFR-STANDARD	7725-22
1	294650	4/25/2024	SFR-STANDARD	3949-23
1	265926	4/25/2024	SFR-CUSTOM IN SUBDIVISION	3847-20
1	284008	4/25/2024	SFR-STANDARD	849-22
1	291875	4/25/2024	SFR-CUSTOM IN SUBDIVISION	6433-22
1	292300	4/25/2024	SFR-STANDARD	11727-22
1	284848	4/25/2024	SFR-CUSTOM IN SUBDIVISION	3502-22
1	269763	4/29/2024	SFR-CUSTOM IN SUBDIVISION	154-21
1	282210	4/29/2024	SFR-CUSTOM IN SUBDIVISION	6836-21
1	290772	4/30/2024	SFR-STANDARD	11688-22
1	294221	4/30/2024	SFR-STANDARD	3276-23
1	296854	5/1/2024	SFR-CUSTOM IN SUBDIVISION	3248-23
1	284012	5/2/2024	SFR-CUSTOM IN SUBDIVISION	3893-22
1	276726	5/6/2024	SFR-CUSTOM IN SUBDIVISION	6935-21
1	282566	5/6/2024	SFR-STANDARD	2355-22
1	291501	5/6/2024	SFR-CUSTOM IN SUBDIVISION	8416-22

## Single-family Certificates of Occupancy (C of O) Issued

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	297570	5/6/2024	SFR-CUSTOM IN SUBDIVISION	4556-23
1	292144	5/7/2024	SFR-CUSTOM IN SUBDIVISION	1017-23
1	294457	5/7/2024	SFR-STANDARD	5617-22-1
1	288021	5/8/2024	SFR-STANDARD	9748-22
1	291877	5/8/2024	SFR-STANDARD	644-23
1	293667	5/8/2024	SFR-CUSTOM IN SUBDIVISION	6048-22
1	300893	5/8/2024	SFR-CUSTOM IN SUBDIVISION	10327-21
1	290770	5/9/2024	SFR-STANDARD	
1	268013	5/10/2024	SFR-CUSTOM IN SUBDIVISION	5816-20
1	273701	5/10/2024	SFR-CUSTOM IN SUBDIVISION	5828-20
1	277625	5/10/2024	SFR-CUSTOM IN SUBDIVISION	7678-20
1	291354	5/10/2024	SFR-STANDARD	1334-23
1	297177	5/13/2024	SFR-CUSTOM IN SUBDIVISION	4626-23
1	283914	5/14/2024	SFR-STANDARD	847-22
1	296463	5/14/2024	SFR-STANDARD	417-23
1	288411	5/16/2024	SFR-STANDARD	10419-22
1	295058	5/16/2024	SFR-STANDARD	2847-22
1	274787	5/17/2024	SFR-CUSTOM IN SUBDIVISION	7271-20
1	290065	5/20/2024	SFR-STANDARD	11614-22
1	285635	5/21/2024	SFR-STANDARD	5683-22
1	287042	5/21/2024	SFR-CUSTOM IN SUBDIVISION	5246-21
1	284987	5/22/2024	SFR-CUSTOM IN SUBDIVISION	10613-21
1	263601	5/23/2024	SFR-CUSTOM IN SUBDIVISION	6533-19
1	276527	5/23/2024	SFR-CUSTOM IN SUBDIVISION	6937-21
1	279390	5/23/2024	SFR-CUSTOM IN SUBDIVISION	8171-21
1	281284	5/23/2024	SFR-CUSTOM IN SUBDIVISION	286-22
1	284549	5/23/2024	SFR-STANDARD	6216-22
1	296763	5/24/2024	SFR-STANDARD	4920-23
1	284729	5/28/2024	SFR-CUSTOM IN SUBDIVISION	9693-21
1	284751	5/29/2024	SFR-STANDARD	3621-22
1	288001	5/29/2024	SFR-STANDARD	1672-22
1	290842	5/29/2024	SFR-STANDARD	11677-22
1	282531	5/30/2024	SFR-STANDARD	2726-22
1	283090	5/30/2024	SFR-CUSTOM IN SUBDIVISION	10604-21
1	282200	5/31/2024	SFR-CUSTOM IN SUBDIVISION	735-22
1	291080	5/31/2024	SFR-CUSTOM IN SUBDIVISION	7314-22
1	294006	5/31/2024	SFR-STANDARD	3393-23
1	284291	6/5/2024	SFR-STANDARD	3710-22
1	285555	6/5/2024	SFR-CUSTOM IN SUBDIVISION	1383-22
1	294483	6/5/2024	SFR-CUSTOM IN SUBDIVISION	9455-21
1	285918	6/6/2024	SFR-CUSTOM IN SUBDIVISION	3725-22
1	298306	6/7/2024	SFR-CUSTOM IN SUBDIVISION	4640-23
1	289355	6/11/2024	SFR-STANDARD	8577-22

**Single-family Certificates of Occupancy (C of O) Issued**

SF C of O	Permit Number	C of O Date	Permit Type	Plan Check Number
1	286738	6/12/2024	SFR-STANDARD	5340-22
1	286755	6/13/2024	SFR-CUSTOM IN SUBDIVISION	6374-22
1	287559	6/13/2024	SFR-CUSTOM IN SUBDIVISION	6753-22
1	297615	6/13/2024	SFR-STANDARD	6440-23
1	288752	6/14/2024	SFR-CUSTOM IN SUBDIVISION	7316-22
1	295117	6/14/2024	SFR-CUSTOM IN SUBDIVISION	10281-22
1	295240	6/17/2024	SFR-STANDARD	3228-23
1	297641	6/17/2024	SFR-STANDARD	6471-23
1	293388	6/18/2024	SFR-STANDARD	2943-23
1	293542	6/18/2024	SFR-CUSTOM IN SUBDIVISION	1228-23
1	293976	6/21/2024	SFR-STANDARD	3361-23
1	279196	6/25/2024	SFR-CUSTOM IN SUBDIVISION	9537-21
1	289216	6/26/2024	SFR-STANDARD	290-22
1	281624	6/27/2024	SFR-CUSTOM IN SUBDIVISION	6739-21
1	286046	6/27/2024	SFR-STANDARD	6343-22
1	293636	6/27/2024	SFR-CUSTOM IN SUBDIVISION	9781-22
1	294796	6/27/2024	SFR-STANDARD	4033-23
1	291863	6/28/2024	SFR-CUSTOM IN SUBDIVISION	4837-22
<b>491</b>				



**Multi-family Plan Submittals**

MF Submittal	Project Name	Units	Submit Date	Case Number	Plan Check Number	Product Type
1	Artesia - PA1	419	7/12/2023	15-DR-2022	2784-23-6	MULTI-FAMILY
1	ARTESIA - PA3 BUILDINGS	57	7/12/2023	15-DR-2022	2784-23-5	MULTI-FAMILY
1	GOLD DUST APARTMENTS	215	7/14/2023	76-PA-2022	4645-23-1	MULTI-FAMILY
1	McDowell Mountain Village	210	7/21/2023	50-DR-2022	3094-23-6	MULTI-FAMILY
0	Patio Repairs at the Sycamore at Scottsdale	0	7/25/2023	8-DR-2020	5088-23	MULTI-FAMILY
1	TROON NORTH VILLAS	31	9/5/2023	48-DR-2007#3	5126-23-2	MULTI-FAMILY
1	70TH STREET APARTMENTS	2	10/31/2023	NA	6731-23	APARTMENTS
1	MARSHALL FOUR	4	11/16/2023	46-DR-2022	7542-23-1	MULTI-FAMILY
1	Modus Scottsdale 6	6	11/20/2023	28-DR-2022	6853-23-1	MULTI-FAMILY
1	Sunrise Condominiums HOA	2	1/4/2024	54-SA-2023	94-24	MULTI-FAMILY
1	MAGNOLIA WATERSIDE @ OLD TOWN	54	3/18/2024	10-DR-2022	3895-22-1	MULTI-FAMILY XLT-28
1	Bella Alba	280	4/22/2024	1-DR-2022	786-24-1	MULTI-FAMILY XLT-28
1	Safari Drive Condominium Association - Minor Amendment	2	5/20/2024	92-SA-2023	3304-24	MULTI-FAMILY
0	FRANK LLOYD WRIGHT MINIMAL RESIDENTIAL HEALTHCARE	0	5/29/2024	9-DR-2023	3576-24	MULTI-FAMILY XLT-28
<b>12</b>		<b>1282</b>				

**Multi-family Permits Issued**

MF Permit	Plan Check Number	Case Number	Subdivision	Units	Permit Number	Paid Date	Permit Type
1	5494-18-2	41-DR-2018	THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS	1	298535	10/26/2023	MULTI-FAMILY SHELL
1	5494-18-2	41-DR-2018	THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	1	298543	10/26/2023	MULTI-FAMILY BUILDOUT
1	5494-18-2	41-DR-2018	THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	1	298545	10/26/2023	MULTI-FAMILY BUILDOUT
1	5494-18-2	41-DR-2018	THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	1	298546	10/26/2023	MULTI-FAMILY BUILDOUT
1	5494-18-2	41-DR-2018	THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	1	298547	10/26/2023	MULTI-FAMILY BUILDOUT
1	5494-18-2	41-DR-2018	THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	1	298548	10/26/2023	MULTI-FAMILY BUILDOUT
1	3094-23-6	50-DR-2022	OPTIMA MCDOWELL MOUNTAIN VILLAGE A CONDOMINIUM	210	300657	3/7/2024	APARTMENTS
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303006	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303007	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303008	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303009	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303010	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303011	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303012	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303013	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303015	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303016	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303017	3/20/2024	MULTI-FAMILY BUILDOUT
1	1463-17-2	78-DR-2005#3	STERLING AT SILVERLEAF	1	303018	3/20/2024	MULTI-FAMILY BUILDOUT
1	9909-21	17-DR-2021		266	302296	3/25/2024	APARTMENTS
<b>20</b>				<b>494</b>			

Multi-family Certificates of Occupancy (C of O) Issued

MF C of O	Project Name	MF Units	Case Number	Subdivision	Permit Number	C of O Date	Permit Type	Plan Check Number
1	San Bellara	10	29-DR-2020	HAYDEN 50	273004	7/12/2023	APARTMENTS	5965-20-4
1	The Reserve	1		THE RESERVE SCOTTSDALE	277312	7/12/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	The Reserve	1		THE RESERVE SCOTTSDALE	277313	7/12/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	San Artes	24	57-DR-2018	HAYDEN 50	261456	7/17/2023	APARTMENTS	4817-18-10
1	The Reserve	1		THE RESERVE SCOTTSDALE	277314	7/17/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	Seneca	1		SENECA LUXURY CONDOMINIUMS	235324	7/19/2023	MULTI-FAMILY BUILDOUT	5424-16-1
1	Seneca	1		SENECA LUXURY CONDOMINIUMS	235326	7/19/2023	MULTI-FAMILY BUILDOUT	5424-16-1
0	Residential Healthcare	0	27-DR-2020	PAD "B" AT 74TH ST. ANS SHEA BLVD.	277255	7/28/2023	APARTMENTS	3012-21-3
1	The Reserve	1		THE RESERVE SCOTTSDALE	277297	8/10/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	The Reserve	1		THE RESERVE SCOTTSDALE	277301	8/10/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	San Bellara	10	29-DR-2020	HAYDEN 50	273008	8/21/2023	APARTMENTS	5965-20-4
1	The Reserve	1		THE RESERVE SCOTTSDALE	277322	8/22/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	The Reserve	1		THE RESERVE SCOTTSDALE	277303	8/30/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	The Reserve	1		THE RESERVE SCOTTSDALE	277304	8/30/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	The Reserve	1		THE RESERVE SCOTTSDALE	277315	8/30/2023	MULTI-FAMILY BUILDOUT	7002-19-2
1	San Artes	24	57-DR-2018	HAYDEN 50	261451	9/5/2023	APARTMENTS	4817-18-10
0		0			289396	9/11/2023	MULTI-FAMILY DWELLING	9456-22
1	San Bellara	10	29-DR-2020	HAYDEN 50	273006	9/13/2023	APARTMENTS	5965-20-4
1	San Artes	20	57-DR-2018	HAYDEN 50	261450	9/21/2023	APARTMENTS	4817-18-10
1	San Bellara	10	29-DR-2020	HAYDEN 50	273002	10/4/2023	APARTMENTS	5965-20-4
1	San Artes	24	57-DR-2018	HAYDEN 50	261439	10/24/2023	APARTMENTS	4817-18-10
1	San Bellara	10	29-DR-2020	HAYDEN 50	273001	10/27/2023	APARTMENTS	5965-20-4
1	4417 Saddlebag	1	7-DR-2021	CAMELBACK PARK PLAZA	281127	10/31/2023	MULTI-FAMILY BUILDOUT	6586-21
1	San Artes	20	57-DR-2018	HAYDEN 50	261485	11/17/2023	APARTMENTS	4817-18-10
1	San Bellara	10	29-DR-2020	HAYDEN 50	273000	11/29/2023	APARTMENTS	5965-20-4
1	Palute Apartments	5	10-DR-2020	TALOA PARK	283323	12/1/2023	APARTMENTS	839-21
1	Entrada	87		SCOTTSDALE ENTRADA	268901	12/8/2023	APARTMENTS	4549-19-8
1	Entrada	68		SCOTTSDALE ENTRADA	268902	12/8/2023	APARTMENTS	4549-19-8
1	Entrada	22		SCOTTSDALE ENTRADA	268904	12/8/2023	APARTMENTS	4549-19-8
1	San Bellara	20	29-DR-2020	HAYDEN 50	272998	12/21/2023	APARTMENTS	5965-20-4
1	San Bellara	10	29-DR-2020	HAYDEN 50	272999	1/10/2024	APARTMENTS	5965-20-4
1	Scottsdale Residences	119		DUHAME HEIGHTS UNIT 1	269945	1/22/2024	APARTMENTS GREEN	8755-20
1	Entrada	117		SCOTTSDALE ENTRADA	268905	2/12/2024	APARTMENTS	4549-19-8
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279992	2/23/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279993	2/23/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279994	2/23/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257230	3/14/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257228	3/15/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257229	3/15/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257232	3/15/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277107	3/28/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279996	3/28/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257234	3/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257238	3/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller Road Residences Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257240	3/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269814	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269816	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269817	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269818	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269819	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269820	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269821	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269822	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269823	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269824	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269825	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269826	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269827	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269828	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269829	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Pinnacle Vista Condos	1		PINNACLE VISTA CONDOMINIUMS	269830	4/1/2024	MULTI-FAMILY BUILDOUT	2174-19-1
1	Entrada	74		SCOTTSDALE ENTRADA	268912	4/12/2024	APARTMENTS	4549-19-8
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279987	5/2/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279988	5/2/2024	MULTI-FAMILY BUILDOUT	5494-18-2
0	Grey Star Senior Living Center	0		SCOTTSDALE VISTA NORTH PARKWAYS	278085	5/7/2024	APARTMENTS	6646-21-2
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277109	5/13/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277110	5/13/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277111	5/13/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER ROAD RESIDENCES CONDOMINIUM	257235	5/14/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Entrada	90		SCOTTSDALE ENTRADA	268909	5/15/2024	APARTMENTS	4549-19-8
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277112	5/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277113	5/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277114	5/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Miller and McDowell Condos	1		MILLER AND McDOWELL CONDOMINIUMS	277115	5/29/2024	MULTI-FAMILY BUILDOUT	2738-19-1
1	Wilshire Place	1		WILSHIRE PLACE	264123	5/30/2024	SFR-SINGLE FAMILY ATTACHED	7466-19
1	Wilshire Place	1		WILSHIRE PLACE	264124	5/30/2024	SFR-SINGLE FAMILY ATTACHED	7466-19
1	Wilshire Place	1		WILSHIRE PLACE	264125	5/30/2024	SFR-SINGLE FAMILY ATTACHED	7466-19
1	Wilshire Place	1		WILSHIRE PLACE	264126	5/30/2024	SFR-SINGLE FAMILY ATTACHED	7466-19
1	Wilshire Place	1		WILSHIRE PLACE	264127	5/30/2024	SFR-SINGLE FAMILY ATTACHED	7466-19
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279989	6/3/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279990	6/3/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	The Retreat	1		THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS AMENDED	279991	6/3/2024	MULTI-FAMILY BUILDOUT	5494-18-2
1	Entrada	59		SCOTTSDALE ENTRADA	268906	6/7/2024	APARTMENTS	4549-19-8
1	Seneca	1		SENECA LUXURY CONDOMINIUMS	235315	6/14/2024	MULTI-FAMILY BUILDOUT	5424-16-1
1	Seneca	1		SENECA LUXURY CONDOMINIUMS	235317	6/14/2024	MULTI-FAMILY BUILDOUT	5424-16-1
82		903						

**Zoning Case Submittals**

Submittal Date	Case Name	Case Number	Units	Type	Description
8/8/2023	Axon	13-ZN-2020#2	1,975	MF	Request by owner for a zoning district map amendment from Planned Community District with P-C comparable Industrial Park (P-C I-1) zoning to Planned Community District with P-C comparable Planned Airpark Core, Airpark Mixed-Use - Residential (P-C PCP AMU-R) zoning to accommodate an amendment to the original development plan (13-ZN-2020) to allow for not more than 1,975 multi-family residential units, a hotel, and +/- 47,000 square feet of commercial floor area in six buildings, varying in height from three to five stories (up to 67 feet), on a +/- 44.70 gross (+/-36.32 net) acre portion of a +/- 69.71 gross acre site, located at 8300 E Axon way near Hayden & Loop 101 Freeway.
12/12/2023	One Scottsdale	20-ZN-2002#5	500	MF	Request to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, Development Plan, and Amended Development Standards approved in case 20-ZN-2002#3, along with an amendment to the Development Plan and Development Agreement. The proposed changes include adding 500 new residential units and reducing commercial area by 1.3 million square feet.
1/18/2024	Mercado Village	1-ZN-2024	255	MF	Request by owner for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning on +/- 2-acres of the overall +/- 6.64-acre site, with a Development Plan on the entire +/- 6.64-acres of the overall site, located at 10299 N. 92nd Street and 10301 N. 92nd Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.
3/29/2024	Artessa	2-ZN-2024	67	SF	Request by owners for a Zoning District Map Amendment from Planned Community Center, Environmentally Sensitive Lands, Hillside District (PCC ESL (HD)) zoning to Planned Community Center, Environmentally Sensitive Lands, Hillside District, Planned Shared Development Overlay (PCC PSD ESL (HD)) zoning, including approval of an updated Development Plan accounting for 67 residential dwelling units on a previously undeveloped +/- 8.59 acre portion of the +/- 22.26-gross-acre site, located at the southwest corner of N. Alma School Parkway and E. Dynamite Boulevard.
4/16/2024	Aria at Silverstone	15-ZN-2005#4	115	MF	Request by owner for a zoning district map amendment from Planned Community District with P-C comparable Commercial Office District (P-C C-O) to Planned Community District with P-C comparable Multiple-family Residential District (P-C R-5), including an amendment to the Silverstone development plan and amendment to the Silverstone Land Use Budget to allow R-5 zoning on this site and increase the overall number of residential units in the Silverstone PCD from 976 units to 1,076 units, for a new 100-unit townhome community on a +/- 16.3-acre site located at 22602 N. 74th Street.
6/3/2024	The CLAYTON on Earll	3-ZN-2024	89	MF	Request by owner for a zoning district map amendment from Highway Commercial Downtown Overlay (C-3 DO) to Downtown / Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2 DO) zoning, on a +/- 2.93-gross-acre site located at 7330 E. Earll Drive, 7332 E. Earll Drive, 3126 N. Civic Center Plaza, and 3134 N. Civic Center Plaza.

MF Units	2,934
SF Units	67
<b>Total</b>	<b>3,001</b>

**Zoning Case Decisions**

Meeting Date	Meeting Type	Meeting Result	Case Name	Case Number	Units	Type	Description
10/10/2023	CC HEARING	APPROVED	Meridian Art Lofts	17-ZN-2020	16	MF	Request by owner for approval of a zoning district map amendment from Highway Commercial, Downtown Overlay (C-3 DO) district to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) district, with a development plan and amended development standards for a 16-unit residential development on a +/-0.48-acre site located at 3600 N Bishop Lane.
11/13/2023	CC HEARING	APPROVED	The Parque	13-ZN-2022	1,182	MF	Request by owner for a zoning district map amendment from General Commercial (C-4) to Planned Airpark Core Development - Airpark Mixed Use Residential, Planned Shared Development (PCP-AMU-R PSD) including a development plan with bonus development standards for building height and floor area ratio to allow a mixed-use development with approximately 1,236 dwelling units, 223 hotel keys, and 253,000 square feet of commercial floor area on a +/- 32.29 gross acre site located at 16001 N. Scottsdale Road. <b>Per a Memorandum from the City Attorney's Office dated November 8, 2023 - 1,182 units</b>
2/20/2024	CC HEARING	APPROVED	Quail Crest Estates 2	11-ZN-2022	12	SF	Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-70 PRD ESL) zoning and approval of a Development Plan with increased density and Amended Development Standards for lot area, lot width, and setbacks for a 12-lot subdivision on a +/- 20.00-acre site located at the southeast corner of E. Pinnacle Vista Drive and N. 132nd Street. (APN is 216-77-022B)
3/19/2024	CC HEARING	APPROVED	Quail Crest Estates	12-ZN-2020	12	SF	Request by owner for a Zoning District Map Amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to the Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning designation on a +/-3.3-acre site and a Density Incentive for increases in NAOS on the +/-20-acre site located at the northeast corner of N. 132nd Street and the E. Redbird Road alignment.

MF Units	1,198
SF Units	24
<b>Total</b>	<b>1,222</b>

**Design Review Case Submittals**

Submittal Date	Case Name	Case Number	Units	Type	Description
7/5/2023	City Center at Scottsdale Collection	19-DR-2023	272	MF	Request by applicant for approval of design plans for a new 14-story mixed-use project, including 272 units, 31,700 square feet of commercial space, underground parking, and locations for Public Art, on a +/- 3-acre site located at 7201 E. Camelback Road (multiple parcels), with Downtown/Downtown Multiple Use, Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning.
1/17/2024	Winfield Hotel & Residences	15-DR-2018#2	16	MF	Request a re-approval of the site plan, landscape plan, and building elevations for a new nine-story-tall hotel development with 238 guest rooms and 16 residential condominiums in approximately 164,000 square feet of building area, including a restaurant, on a 1.2-acre site. Reference 15-DR-2018 for prior approval.
3/15/2024	One Scottsdale PU II Atavia	30-DR-2021#5	88	MF	Request approval of the site plan, landscape plan and building elevations for a new 4-story multi-family residential development, consisting of 88 for-sale dwelling units on a +/- 4.5 acre site located at 19601 N. Scottsdale Road, with Planned Regional Center and Planned Community Development (PRC PCD) zoning.
5/20/2024	The Bishop	12-DR-2024	17	MF	Request by owner for approval of the site plan, landscape plan, and building elevations for a new 3-story mixed-use development proposal comprised of 17 dwelling units and 6,500 square feet of commercial floor area on a +/-1.13-acre site located at the southwest corner of N Bishop Lane and E 2nd Street with Highway Commercial, Downtown Overlay (C-3 DO) zoning
5/31/2024	The Adelaide	14-DR-2024	4	MF	Request for approval of a site plan, landscape plan, and building elevations for four new 3-story detached residences, located at 6934 East 2nd Street, with Multiple-family Residential Downtown Overlay (R-5 DO) zoning.
6/17/2024	Papago Village	16-DR-2024	94	MF	Request by applicant for a new for-rent development community comprised of ninety-four (94) 1-story dwelling units including a 2-story clubhouse with outdoor amenity features and an existing building converted to a co-work community space all on 9.67-acre property with Service Residential (S-R) and Single-family Residential (R1-10) zoning.

<b>MF Units</b>	<b>491</b>
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Design Review Case Decisions

Meeting Date	Meeting Type	Meeting Result	Case Name	Case Number	Units	Type	Description
8/3/2023	DR HEARING	APPROVED WITH STIPS	MODUS Development 6-Unit	28-DR-2022	6	MF	Request approval of the site plan, landscape plans, and building elevations for a new 6-unit townhome development on a +/- 1.06 gross-acre site with Townhouse Residential (R-4) zoning.
12/7/2023	DR HEARING	APPROVED WITH STIPS	Artisan Scottsdale	11-DR-2023	81	MF	Request by owner for approval of the site plan, landscape plan, and building elevations for a new mixed-use development with approximately 83 dwelling units and 5,000 square feet of commercial floor area on a +/- 1.92-acre site located at the southwest corner of E Indian School Rd and N Marshall Way with Downtown/Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) and Downtown/Downtown Core Type-1 Planned Block Development Downtown Overlay (D/DC-1 PBD DO) zoning. <b>81 units approved at DRB meeting.</b>
1/18/2024	DR HEARING	APPROVED WITH STIPS	Legacy North Apartments at Crossroads	18-DR-2023	443	MF	Request by applicant for approval of design plans for a new 3-story multi-family development with 443 units on a +/- 18-acre site with Planned Community District with comparable Multi-Family Residential (P-C R-5) zoning, located at 19550 N. 76th Street.
2/1/2024	DR HEARING	APPROVED WITH STIPS	Scottsdale Townhomes (aka Deer Valley Townhomes)	43-DR-2019#2	9	MF	Request by owner for re-approval of a site plan, landscape plan, and building elevations for a new 9-unit townhome development, on a +/- 1.6-acre site, with the Medium Density Residential (R-3) zoning designation, located at 21818 N. Miller Road.

MF Units	539
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**Preliminary Plat Case Submittals**

Submittal Date	Case Name	Case Number	Units	Type	Description
9/18/2023	Ames Ranch	2-PP-2023	4	SF	Request by owner for a new 4-lot residential subdivision, from 2 existing lots, located at 10805 and 10825 N. 85th Place, with Single-family Residential (R1-35) zoning.
11/30/2023	Sereno Canyon Phase 4F2	16-PP-2017#28	8	MF	Request by owner for approval of a final plat to replat Sereno Canyon Plat Phase 4F2, on +/- 3.89 acres of a 350-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish eight (8) resort units, within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site, located in the southeastern portion of the site, generally located along N. 128th Street
3/5/2024	Kama Preliminary Plat	1-PP-2024	6	SF	Request by applicant for a Preliminary Plat to subdivide one (1) parcel into six (6) lots with amended development standards on a +/- 9.18-acre property located at APN 216-47-001D with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.
4/4/2024	Estates on Hayden	10-PP-2019#2	5	SF	Request by applicant for re-approval of a Preliminary Plat for a 5-lot Residential subdivision, with Amended Development Standards, on a +/- 10-acre site with Single-family Residential District, Environmentally Sensitive Land (R1-43/ESL) zoning located at 34303 N. Hayden Road.
5/20/2024	38 Oaks	6-PP-2021#2	12	MF	Request for approval of a Preliminary Plat for adding an additional 12 residential lots to a previously approved 26-lot residential subdivision, with Townhouse Residential (R-4) zoning and Multiple-family Residential (R-5) zoning on an added +/-1.53-acres, for a total of +/-5.23-acres, located at 2340 and 2322 North Hayden Road.

MF Units	20
SF Units	15
	<b>35</b>



**Preliminary Plat Case Decisions**

Meeting Date	Meeting Type	Meeting Result	Case Name	Case Number	Units	Type	Description
9/19/2023	CC HEARING	APPROVED	Stagecoach and Windmill (Signature at Stagecoach Pass)	7-PP-2022	15	SF	Request by owner for approval of a Preliminary Plat for a 15-lot Residential subdivision, with Amended Development Standards, on a +/- 40-acre site with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL and R1-70/ESL) zoning located at the southwest corner of N. Windmill Road and E. Stagecoach Pass Road.
10/10/2023	CC HEARING	APPROVED	Sereno Canyon - McDowell Mountain Manor Replat	16-PP-2017#27	32	SF	Request by owner for approval of a final plat to replat the McDowell Mountain Manor plat (1-PP-2021), 32-lot Residential subdivision, with Amended Development Standards, on a +/-40-acre site with Single-family Residential District, Environmentally Sensitive Land (R1-43/ESL) zoning located 12651 E. Happy Valley Road (associated with case 1-AB-2021), into the Sereno Canyon resort community.
10/24/2023	CC HEARING	APPROVED	Preserve Ranch	6-PP-2015#2	17	SF	Request for approval of a preliminary plat, landscape plan, and preliminary grading plan, for a 17-lot residential subdivision, with amended development standards for reduced setbacks, on a 30-acre site, with Single-family Residential District, Environmentally Sensitive Lands zoning, located at the southeast corner of E. Oberlin Way and N. 128th Street, including parcels 216-77-025A and 216-77-025D.
11/13/2023	CC HEARING	APPROVED	26 Oaks	6-PP-2021	26	MF	Request for approval of a Preliminary Plat for a new 26-lot residential subdivision, with Townhouse Residential (R-4) and Multiple-family Residential (R-5) zoning on a +/-3.7-acre site, located at 2340 and 2322 North Hayden Road.
1/9/2024	CC HEARING	APPROVED	Preserve IV Preliminary Plat	4-PP-2022	12	SF	Request for approval for a 12-lot subdivision on approximately 40 acres, generally located at northwest corner of E. Pinnacle Peak Road and N. 122nd Street (between the Saguaro Canyon and Sereno Canyon communities), with Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning designation (parcel 217-01-013).
1/23/2024	CC HEARING	APPROVED	Cozy Estates (AKA Hanella Estates)	3-PP-2018	4	SF	Request approval of the preliminary plat for a 4-lot residential subdivision with amended development standards for reductions of lot area, lot width, front, side, and rear yard setbacks, including a construction envelope plan, preliminary grading and drainage plan, and a utility plan, all on a 4.5-acre site.
3/19/2024	CC HEARING	APPROVED	Storyrock Phase 3A Expansion	5-PP-2016#14	81	SF	Request by owners for reapproval and expansion of the Preliminary Plat for Storyrock Phase 3A (case 5-PP-2016#5) for an 81-lot residential subdivision with amended development standards on a +/- 100 acre site with Planned Community District Environmentally Sensitive Lands (R1-18 PCD ESL, R1-35 PCD ESL, and R1-43 PCD ESL) and Single-Family Residential Planned Residential District Environmentally Sensitive Lands (R1-43 PRD ESL) zoning located at the northeast corner of E. Pinnacle Peak Road and N. 128th Street.
4/16/2024	CC HEARING	APPROVED	Rosewood 10	5-PP-2016#15	10	SF	Request by owner for approval of preliminary plat for a 10-lot residential subdivision with amended development standards having Planned Community District, Environmentally Sensitive Lands (PCD ESL) zoning with comparable zoning of Single Family Residential (R1-35) on a +/- 9.02 acre site located at 13020 E. Ranch Gate Road.
5/21/2024	CC HEARING	APPROVED	AFB Development	12-PP-2022	52	SF	Request by owner for approval of the preliminary plat for a new 52-lot single-family subdivision with a 9,258 square foot clubhouse and amended development standards, and cuts and fill greater than 8 feet on a +/- 40-acre site with Single-family Residential, Environmentally Sensitive Lands, Planned Community Development (R1-7 ESL PCD) zoning, located at 9402 E. Bell Road.

MF Units	26
SF Units	223
<b>Total</b>	<b>249</b>

**Plats Completed**

Approval Date	Project Name	Lots	Type	Plan Check	Product Type
8/3/2023	SONORAN SKY	13	SF	7218-22-2	FINAL PLAT (MAJOR SUBDIVISION)
9/8/2023	CAVASSON PHASE 3B	2	MF	1838-21-6	FINAL PLAT (MAJOR SUBDIVISION)
10/25/2023	SHEA SIGNATURE AT BLACK MOUNTAIN	15	SF	11595-22-1	FINAL PLAT (MAJOR SUBDIVISION)
10/31/2023	26 OAKS	2	MF	11433-22	FINAL PLAT (MINOR SUBDIVISION)
11/16/2023	FINAL PLAT FOR LUMEN	2	MF	4092-22-5	FINAL PLAT (MINOR SUBDIVISION)
12/18/2023	26 OAKS	26	MF	3115-22-2	FINAL PLAT (MAJOR SUBDIVISION)
1/3/2024	MCDOWELL MANOR	31	SF	10034-22-1	FINAL PLAT (MAJOR SUBDIVISION)
1/4/2024	7001 E PARADISE DR. MINOR SUBDIVISION	2	SF	5524-23	FINAL PLAT (MINOR SUBDIVISION)
1/18/2024	SCHOENING	2	SF	4372-21-2	FINAL PLAT (MINOR SUBDIVISION)
1/23/2024	LAZAU RESIDENCE	2	SF	2600-22-3	FINAL PLAT (MINOR SUBDIVISION)
2/21/2024	PRESERVE RANCH IMPROVEMENT PLANS	17	SF	2314-22-1	FINAL PLAT (MAJOR SUBDIVISION)
3/14/2024	SERENO CANYON FINAL PLAT PHASE 2AA	22	SF	4849-22-3	FINAL PLAT (MAJOR SUBDIVISION)
3/19/2024	LOT 21 OF DESERT ESTATES UNIT ONE	2	SF	6545-23-1	FINAL PLAT (MINOR SUBDIVISION)
3/20/2024	Preserve IV	12	SF	9355-22-3	FINAL PLAT (MAJOR SUBDIVISION)
3/21/2024	SERENO CANYON PHASE 4 - PARCEL F1 PLAT	17	SF	3765-18-43	FINAL PLAT (MAJOR SUBDIVISION)
4/26/2024	STORYROCK 3 - PHASE 1	34	SF	11161-22-2	FINAL PLAT (MAJOR SUBDIVISION)
4/30/2024	Minor Land Division Lot 12	2	SF	8840-23	FINAL PLAT (MINOR SUBDIVISION)
5/3/2024	REPLAT TRACT D SWEETWATER RANCH MANOR	2	MF	1919-23-1	FINAL PLAT (MINOR SUBDIVISION)
5/23/2024	PINNACLE PEAK ESTATES LOTS 38B AND 39B REPLAT, MOR'S AND NAO	2	SF	5041-22-3	FINAL PLAT (MINOR SUBDIVISION)
6/24/2024	SERENO CANYON PHASE 4 - PARCEL F2 FINAL PLAT	8	SF	6082-19-40	FINAL PLAT (MAJOR SUBDIVISION)
6/27/2024	94th Street and Bell Road	52	SF	267-24-3	FINAL PLAT (MAJOR SUBDIVISION)
		<b>267</b>			

SB 1162  
SUPPLEMENT 4

**House Engrossed Senate Bill**

**telecommunications fund; report; posting**  
**(now: residential zoning; housing; assessment; hearings)**

**State of Arizona  
Senate  
Fifty-sixth Legislature  
Second Regular Session  
2024**

**CHAPTER 172**  
**SENATE BILL 1162**

**AN ACT**

**AMENDING SECTION 9-462.04, ARIZONA REVISED STATUTES; AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY ADDING SECTION 9-462.10; AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.4, ARIZONA REVISED STATUTES, BY ADDING SECTION 9-469; RELATING TO MUNICIPALITIES.**

**(TEXT OF BILL BEGINS ON NEXT PAGE)**



Be it enacted by the Legislature of the State of Arizona:

Section 1. Section 9-462.04, Arizona Revised Statutes, is amended to read:

**9-462.04. Public hearing required; definition**

A. If the municipality has a planning commission or a hearing officer, the planning commission or hearing officer shall hold a public hearing on any zoning ordinance. Notice of the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least fifteen days before the hearing in the following manner:

1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, it shall be posted on the affected property in such a manner as to be legible from the public right-of-way and in at least ten public places in the municipality. A posted notice shall be printed so that the following are visible from a distance of one hundred feet: the word "zoning", the present zoning district classification, the proposed zoning district classification and the date and time of the hearing.

2. In proceedings involving rezoning of land that abuts other municipalities or unincorporated areas of the county or a combination of a municipality and an unincorporated area, copies of the notice of public hearing shall be transmitted to the planning agency of the governmental unit abutting such land. In proceedings involving rezoning of land that is located within the territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the municipality shall send copies of the notice of public hearing by first class mail to the military airport. In addition to notice by publication, a municipality may give notice of the hearing in any other manner that the municipality deems necessary or desirable.

3. In proceedings that are not initiated by the property owner involving rezoning of land that may change the zoning classification, notice by first class mail shall be sent to each real property owner, as shown on the last assessment of the property, of the area to be rezoned and all property owners, as shown on the last assessment of the property, within three hundred feet of the property to be rezoned.

4. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by paragraph 5 of this subsection:

(a) A ten percent or more increase or decrease in the number of square feet or units that may be developed.

(b) A ten percent or more increase or reduction in the allowable height of buildings.

(c) An increase or reduction in the allowable number of stories of buildings.

(d) A ten percent or more increase or decrease in setback or open space requirements.

(e) An increase or reduction in permitted uses.

5. In proceedings governed by paragraph 4 of this subsection, the municipality shall provide notice to real property owners pursuant to at least one of the following notification procedures:

(a) Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property is directly governed by the changes.

(b) If the municipality issues utility bills or other mass mailings that periodically include notices or other informational or advertising materials, the municipality shall include notice of the changes with such utility bills or other mailings.

(c) The municipality shall publish the changes before the first hearing on such changes in a newspaper of general circulation in the municipality. The changes shall be published in a "display ad" covering not less than one-eighth of a full page.

6. If notice is provided pursuant to paragraph 5, subdivision (b) or (c) of this subsection, the municipality shall also send notice by first class mail to persons who register their names and addresses with the municipality as being interested in receiving such notice. The municipality may charge a fee not to exceed \$5 per year for providing this service and may adopt procedures to implement this paragraph.

7. Notwithstanding the notice requirements in paragraph 4 of this subsection, the failure of any person or entity to receive notice does not constitute grounds for any court to invalidate the actions of a municipality for which the notice was given.

B. If the matter to be considered applies to territory in a high noise or accident potential zone as defined in section 28-8461, the notice prescribed in subsection A of this section shall include a

general statement that the matter applies to property located in the high noise or accident potential zone.

C. After the hearing, the planning commission or hearing officer shall render a decision in the form of a written recommendation to the governing body. The recommendation shall include the reasons for the recommendation and be transmitted to the governing body in the form and manner prescribed by the governing body.

D. If the planning commission or hearing officer has held a public hearing, the governing body may adopt the recommendations of the planning commission or hearing officer without holding a second public hearing if there is no objection, request for public hearing or other protest. The governing body shall hold a public hearing if requested by the party aggrieved or any member of the public or of the governing body, or, in any case, if a public hearing has not been held by the planning commission or hearing officer. The governing body may consider the testimony of any party aggrieved when making its decision. In municipalities with territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the governing body shall hold a public hearing if, after notice is transmitted to the military airport pursuant to subsection A of this section and before the public hearing, the military airport provides comments or analysis concerning the compatibility of the proposed rezoning with the high noise or accident potential generated by military airport or ancillary military facility operations that may have an adverse impact on public health and safety, and the governing body shall consider and analyze the comments or analysis before making a final determination. ♦ Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection A of this section. ♦ A municipality may give additional notice of the hearing in any other manner as the municipality deems necessary or desirable. ♦ For the purposes of this subsection, "party aggrieved" means any property owner within the notification area prescribed by subsection A, paragraph 3 of this section.

E. A municipality may enact an ordinance authorizing county zoning to continue in effect until municipal zoning is applied to land previously zoned by the county and annexed by the municipality, but not longer than six months after the annexation.

F. A municipality is not required to adopt a general plan before the adoption of a zoning ordinance.

G. If there is no planning commission or hearing officer, the governing body of the municipality shall perform the functions assigned to the planning commission or hearing officer.

H. If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property, **EXCLUDING GOVERNMENT OWNED PROPERTY**, file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall not be less than a majority of the full membership of the legally established governing body. ♦ For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners, **EXCLUDING GOVERNMENT OWNED PROPERTY**, opposing the proposed amendment and filed in the office of the clerk of the municipality not later than 12:00 noon one business day before the date on which the governing body will vote on the proposed amendment or on an earlier time and date established by the governing body.

I. In applying an open space element or a growth element of a general plan, a parcel of land shall not be rezoned for open space, recreation, conservation or agriculture unless the owner of the land consents to the rezoning in writing.

J. Notwithstanding section 19-142, subsection B, a decision by the governing body involving rezoning of land that is not owned by the municipality and that changes the zoning classification of such land may not be enacted as an emergency measure and the change shall not be effective for at least thirty days after final approval of the change in classification by the governing body.

K. For the purposes of this section, "zoning area" means both of the following:

1. The area within one hundred fifty feet, including all rights-of-way, of the affected property subject to the proposed amendment or change.

**2. The area of the proposed amendment or change.**

**Sec. 2. Title 9, chapter 4, article 6.1, Arizona Revised Statutes, is amended by adding section 9-462.10, to read:**

**9-462.10. Residential zoning; amendment; applications; deadline; extensions; applicability**

**A. ON OR BEFORE JANUARY 1, 2025, A MUNICIPALITY SHALL ADOPT AN AMENDMENT TO THE MUNICIPALITY'S ZONING ORDINANCE THAT REQUIRES THE MUNICIPALITY TO DETERMINE WHETHER A ZONING APPLICATION IS ADMINISTRATIVELY COMPLETE WITHIN THIRTY DAYS AFTER RECEIVING THE APPLICATION. IF THE MUNICIPALITY DETERMINES THAT THE APPLICATION IS NOT ADMINISTRATIVELY COMPLETE, THE MUNICIPALITY SHALL FOLLOW THE PROCEDURES PRESCRIBED IN SECTION 9-835, SUBSECTION E UNTIL THE APPLICATION IS ADMINISTRATIVELY COMPLETE. THE MUNICIPALITY SHALL DETERMINE WHETHER A RESUBMITTED APPLICATION IS ADMINISTRATIVELY COMPLETE WITHIN FIFTEEN DAYS AFTER RECEIVING THE RESUBMITTED APPLICATION. AFTER DETERMINING THAT THE APPLICATION IS ADMINISTRATIVELY COMPLETE, THE MUNICIPALITY SHALL APPROVE OR DENY THE APPLICATION WITHIN ONE HUNDRED EIGHTY DAYS.**

**B. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, THE MUNICIPALITY MAY EXTEND THE TIME FRAME TO APPROVE OR DENY THE REQUEST BEYOND ONE HUNDRED EIGHTY DAYS FOR EITHER OF THE FOLLOWING REASONS:**

**1. FOR EXTENUATING CIRCUMSTANCES, THE MUNICIPALITY MAY GRANT A ONETIME EXTENSION OF NOT MORE THAN THIRTY DAYS.**

**2. IF AN APPLICANT REQUESTS AN EXTENSION, THE MUNICIPALITY MAY GRANT EXTENSIONS OF THIRTY DAYS FOR EACH EXTENSION GRANTED.**

**C. THIS SECTION DOES NOT APPLY TO LAND THAT IS DESIGNATED AS A DISTRICT OF HISTORICAL SIGNIFICANCE PURSUANT TO SECTION 9-462.01, SUBSECTION A, PARAGRAPH 10 OR AN AREA THAT IS DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES OR PLANNED AREA DEVELOPMENTS.**

**Sec. 3. Title 9, chapter 4, article 6.4, Arizona Revised Statutes, is amended by adding section 9-469, to read:**

**9-469. Municipal housing needs assessment; annual report; applicability**

**A. BEGINNING JANUARY 1, 2025 AND EVERY FIVE YEARS THEREAFTER, A MUNICIPALITY SHALL PUBLISH A HOUSING NEEDS ASSESSMENT THAT INCLUDES THE FOLLOWING:**

**1. THE TOTAL POPULATION GROWTH PROJECTED FOR THE SUBSEQUENT FIVE-YEAR PERIOD.**

**2. THE TOTAL JOB GROWTH PROJECTED FOR THE SUBSEQUENT FIVE-YEAR PERIOD.**

**3. THE TOTAL AMOUNT OF RESIDENTIALLY ZONED LAND WITH DETAIL ON LAND ZONED AS SINGLE-FAMILY AND MULTIFAMILY.**

**4. THE TOTAL NEED FOR ADDITIONAL RESIDENTIAL HOUSING UNITS FOR RENT AND FOR SALE IN THE MUNICIPALITY TO MEET:**

**(a) ANY DEFICIENCIES IN HOUSING THE EXISTING POPULATION.**

**(b) ANY DEFICIENCIES IN HOUSING THE EXISTING WORKFORCE.**

**(c) POPULATION GROWTH PROJECTIONS.**

**(d) JOB GROWTH PROJECTIONS.**

**(e) HOUSING NEEDS ACROSS ALL VARIOUS INCOME LEVELS.**

**B. BEGINNING JANUARY 1, 2025 AND EVERY YEAR THEREAFTER, EACH MUNICIPALITY SHALL SUBMIT AN ANNUAL REPORT TO THE ARIZONA DEPARTMENT OF HOUSING ACCOUNTING FOR THE TOTAL NUMBER OF PROPOSED RESIDENTIAL HOUSING UNITS SUBMITTED TO THE MUNICIPALITY, THE TOTAL NUMBER OF NET NEW RESIDENTIAL HOUSING UNITS SUBMITTED TO THE MUNICIPALITY AND THE TOTAL NUMBER OF NEW RESIDENTIAL HOUSING UNITS THAT ARE ENTITLED, HAVE BEEN PLATTED, HAVE BEEN ISSUED A BUILDING PERMIT AND HAVE RECEIVED A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY. THE ANNUAL REPORT SHALL INCLUDE ALL OF THE FOLLOWING:**



**1. THE NUMBER OF HOUSING DEVELOPMENT APPLICATIONS RECEIVED IN THE PRIOR YEAR.**

**2. THE NUMBER OF LOTS AND MULTIFAMILY UNITS INCLUDED IN ALL DEVELOPMENT APPLICATIONS IN THE PRIOR YEAR.**

**3. THE NUMBER OF LOTS AND MULTIFAMILY UNITS APPROVED AND DISAPPROVED OR OTHERWISE NOT APPROVED IN THE PRIOR YEAR.**

**4. A THRESHOLD PERCENTAGE REQUIREMENT OF MULTIFAMILY ZONED LAND VERSUS SINGLE-FAMILY ZONED LAND NEEDED TO MEET POPULATION DEMAND IN EACH MUNICIPALITY.**

**5. THE STATUS AND PROGRESS IN MEETING THE MUNICIPALITY'S HOUSING NEEDS.**

**6. A PLAN THAT SPECIFIES HOW THE MUNICIPALITY INTENDS TO SATISFY THE IDENTIFIED NEED FOR ADDITIONAL HOUSING UNITS WITHIN THE MUNICIPALITY.**

**C. A MUNICIPALITY THAT HAS CONDUCTED A HOUSING NEEDS ASSESSMENT REPORT AS OF JANUARY 1, 2021 SHALL AMEND ALL EXISTING REPORTS TO INCLUDE THE INFORMATION REQUIRED IN SUBSECTION A OF THIS SECTION.**

**D. THE ARIZONA DEPARTMENT OF HOUSING SHALL COMPILE THE REPORTS RECEIVED PURSUANT TO SUBSECTION B OF THIS SECTION AND SUBMIT THE REPORTS TO THE GOVERNOR, THE PRESIDENT OF THE SENATE AND THE SPEAKER OF THE HOUSE OF REPRESENTATIVES.**

**E. THIS SECTION DOES NOT REQUIRE A MUNICIPALITY TO FULFILL THE PROJECTIONS IN THE HOUSING NEEDS ASSESSMENT REQUIRED BY SUBSECTION A OF THIS SECTION.◆**

**F. THIS SECTION DOES NOT APPLY TO A MUNICIPALITY THAT IS LOCATED ON TRIBAL LAND OR A MUNICIPALITY WITH A POPULATION OF LESS THAN THIRTY THOUSAND PERSONS.**



**APPROVED BY THE GOVERNOR APRIL 23, 2024.**

**FILED IN THE OFFICE OF THE SECRETARY OF STATE APRIL 23, 2024.**