



CHAPTER 8

HOUSING AND CONSERVATION



*Rendering of Cooley Station-
Streetscape South of Village Center*

Vision Statement

The Town is committed to maintain its housing quality and will continue offering in its land use mix a variety of residential developments for all family types and income levels. This will provide housing opportunities by creating new neighborhoods and rehabilitating existing ones, while creating a balanced maturing community.



INTRODUCTION

Background

The Housing and Conservation Element addresses the *Growing Smarter Legislative* requirements. It relates to the Land Use and the new Neighborhood Preservation and Revitalization element by identifying policies to promote programs for preventing substandard developments and sites (residential, commercial and employment) in need of redevelopment. The Housing and Conservation element is presented in the following sections:

- Existing Conditions
- Issues
- Goals and Policies
- Planning Guidelines
- Implementation Strategies

The Housing and Conservation Element contains an analysis of the existing and forecasted housing needs to make equal provision for the housing needs of all the segments of the community and to supply the supporting services needed. It also identifies a variety of issues the community should be directing efforts to resolve.



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8.1 Existing Conditions

- The Heritage District Redevelopment Plan describes redevelopment goals in the original downtown area.
- The Town has been actively promoting commercial and residential redevelopment in the downtown area.
- Many existing uses in and near the Heritage District will require major maintenance and rehabilitation to prevent further deterioration of the area.
- Streets, water lines, sewer lines and other infrastructure in the downtown area have deteriorated and require renovation, some of which has been accomplished in recent years.
- The majority of housing in the community is relatively new, with over 90% built after 1990.
- Approximately 95% of existing housing is detached, single family units.
- In the next 10 years, over 9,000 houses will be over 30 years old and likely require rehabilitation.
- The majority of new development is served by homeowners associations, which act to maintain neighborhood quality.



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8.2 Issues

Current and potential issues expected to be of concern over the next twenty (20) years (not necessarily listed in priority order) include:

- Specialized zoning categories and code requirements are needed to maintain existing uses and encourage desired redevelopment uses in many areas within and near the Heritage District.
- New housing will be needed to meet the expanding student and employee population at ASU Polytechnic, Phoenix-Mesa Gateway Airport and surrounding commercial and employment areas.
- Provide for the housing needs of all segments of the community.
- A large percentage of existing housing units may require major maintenance or repairs in the next 10 years.
- Older neighborhoods, especially those not served by an active homeowners association or newly incorporated areas could well require significant action to prevent deterioration.
- The new residential growth will occur in agricultural areas on the eastern and southern portions of the Planning Area where streets, utilities and other infrastructure and major improvements will be completed per Capital Improvement Program schedule and private development.
- Establish balance between the provision of elderly housing and the number of conventional residential development.

As Gilbert continues to grow, the Town must ensure provisions for adequate infrastructure to accommodate projected additional units:

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|---------------------------------|---------|
| • Current housing stock | 75,880 |
| • 2020 projected total of units | 92,190 |
| • 2030 projected total of units | 109,309 |

Based on Maricopa Association of Governments Data.



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8.3 Goals and Policies

Goal 1.0

Promote infill development.

Policy 1.1 Add to the variety of housing to meet the needs of all segments of the Gilbert community through neighborhood revitalization, redevelopment and infill developments.

Policy 1.2 Encourage builders and developers to build mixed-use developments that include housing components in infill areas.

Policy 1.3 Establish guidelines for infill development that respect the scale and character of the neighborhood.

Goal 2.0

Encourage preservation and/or revitalization of mature areas of Town.

Policy 2.1 Protect and preserve older residential neighborhoods.

Policy 2.2 Identify availability of programs/funding for renovation of existing public infrastructure and utilities serving older residential neighborhoods.

Policy 2.3 In older neighborhoods, use code compliance, neighborhood associations and homeowners associations, if established, as tools to maintain their quality.

Goal 3.0

Encourage and promote redevelopment activities in the Heritage District.

Policy 3.1 Encourage the assemblage of smaller parcels into larger scale mixed-use projects in targeted redevelopment areas.

Policy 3.2 Promote housing in the Heritage District through renovation and redevelopment of existing structures and adopt regulations that promote revitalization of the residences within this area.

Policy 3.3 Enhance downtown livability through live/work, shopping, cultural and recreational opportunities in the Heritage District.

Policy 3.4 In the Heritage District, promote the development of unique housing opportunities in connection with redevelopment efforts.

Goal 4.0

Encourage quality residential developments that provide a diversity of housing types, styles, densities and prices for all income levels.

Policy 4.1 Promote the development of a broad variety of new housing types.

Policy 4.2 Support private and public-private partnership development of broad housing types targeting state and federal funds and other available programs.

Goal 5.0

Implement comprehensive conservation and revitalization programs for existing property.

Policy 5.1 Encourage neighborhoods and homeowners associations in addressing local common areas and property maintenance issues.

Policy 5.2 Provide assistance for upgrading and improving existing homes to those who demonstrate financial needs and establish minimum standards for the livability of residential buildings.

Policy 5.3 Adopt Town programs that proactively educate and assist property owners in older neighborhoods to find a match for their housing revitalization needs.



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8.4 Implementation Strategies

The intent of the Housing and Conservation Element of the Gilbert General Plan is to provide a long-range plan for the conservation and improvement of the housing quality and the rehabilitation and /or redevelopment of the existing building stock and infrastructure. It also addresses new development to provide diversity of housing in a manner compatible with planned land uses and the expected rate of growth.

| Housing and Conservation | Responsible Entity | Complete By |
|--|--------------------------------|-------------|
| 1. Maintain proactive code enforcement in older areas of the Town. | Code Compliance | Ongoing |
| 2. Concentrate on improving diverse housing types Town wide. | Planning Community Services | Ongoing |
| 3. Utilize available targeted federal, state and other funds to rehabilitate dilapidated residential structures. | Community Services | Ongoing |
| 4. Promote compatible infill and mixed-use development with a housing component. | Planning | Ongoing |
| 5. Adopt zoning regulations that promote sustainable housing developments including a mixture of housing types and higher densities where they may be compatible with adjoining uses and within the context of approved plans. | Planning | Ongoing |
| 6. Actively recruit builders and developers to locate in infill and underutilized areas within the Town. | Business Development | Ongoing |
| 7. Use available targeted federal and state funds for rehabilitation and redevelopment of existing | Community Services | Ongoing |

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| housing in or near the Heritage District and other areas identified in need of revitalization. | | |
| 8. Encourage and promote redevelopment activities in the Heritage District. | Town Manager's Office Development Services | Ongoing |
| 9. Acquire and assemble property in targeted redevelopment areas and make it available for redevelopment. | Town Manager's Office Development Services | As Required |
| 10. Pursue the construction of housing for families, elderly and special needs populations. | Planning Development Services | Ongoing |
| 11. Provide technical assistance and other support for special needs housing service providers. | Planning Permitting and Plan Review | Ongoing |
| 12. Locate senior and special needs housing near the services needed by this population. | Planning | Ongoing |
| 13. Partner with developers, nonprofit agencies and organizations to meet housing and revitalization goals. | Community Services Planning | As Required |
| 14. Support expansion of the Maricopa County Section 8 and similar programs in Gilbert. | Community Services | Ongoing |
| 15. Ensure that substandard infrastructure will be upgraded as redevelopment occurs. | Development Services | As Required |