



Purpose



1. Provide information on trends
Multi-Family development
2. Seek policy direction on Single
Family Rentals



Definitions



Conventional Multi-Family



Serafina Apts



Pyramids at Palm Valley

Single Family Rental



Christopher Todd Communities

Single Family Rental



Avilla Centerra Crossings

Single Family Rental



- Built as a Multi-family product
- Single story “horizontal living”
- Private backyards
- Lower density



General Plan Guidance



General Plan Guidance



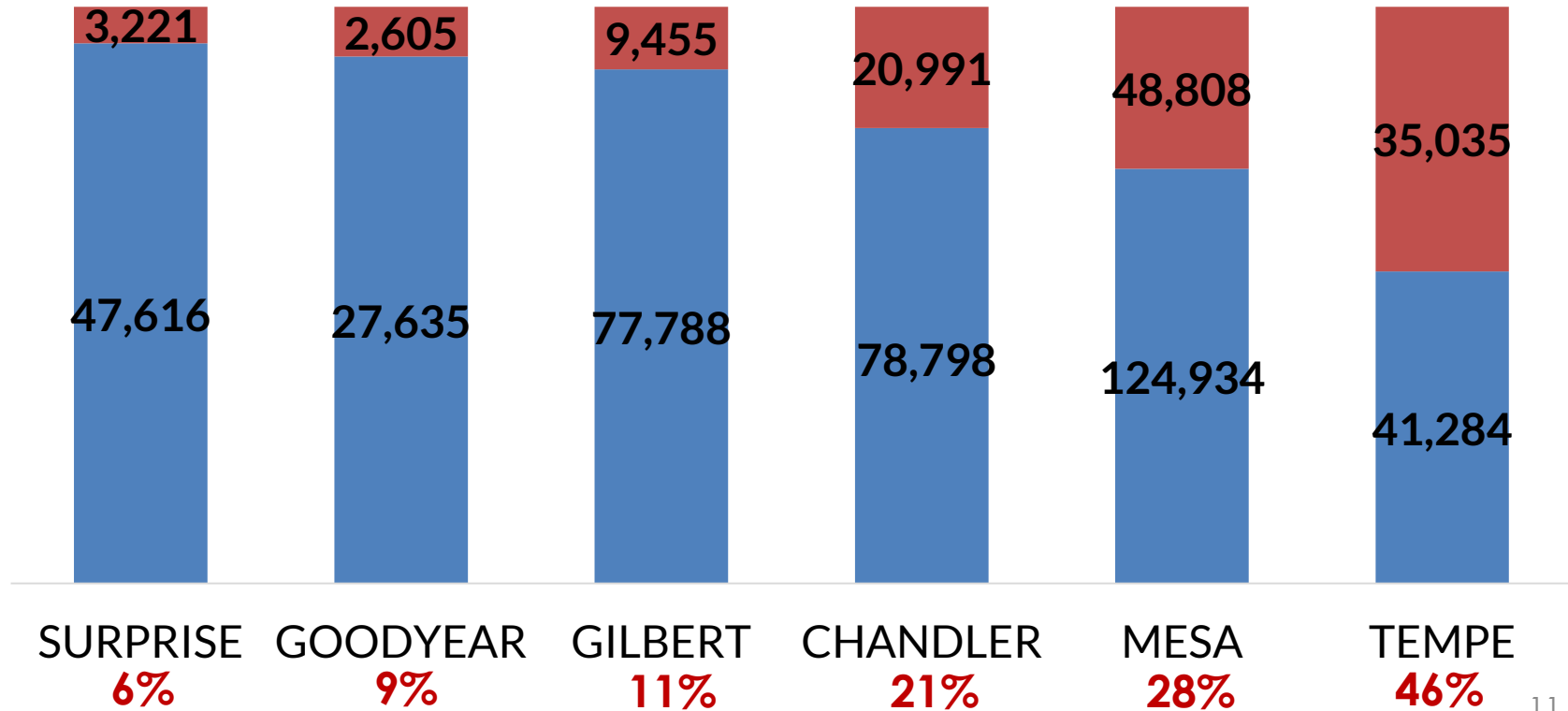
- Quality housing products
- Encourage a diversity
- Current and future residents/workers
- Geographic distribution
- Higher density near:
 - retail + entertainment
 - jobs
 - transportation



Multi Family Trends in Goodyear



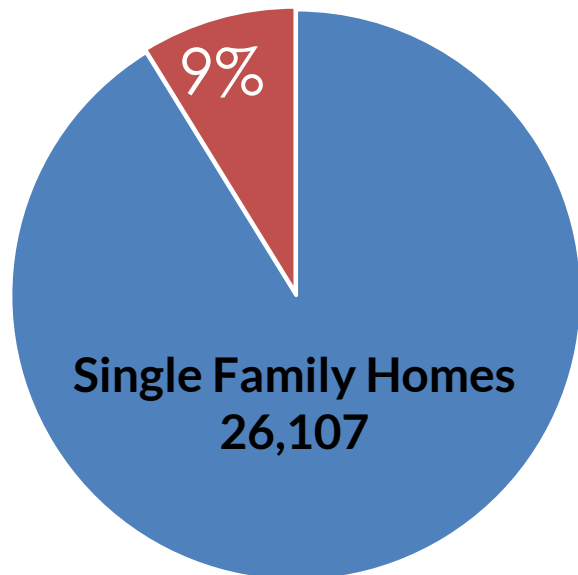
Valley Comparison



Goodyear Facts

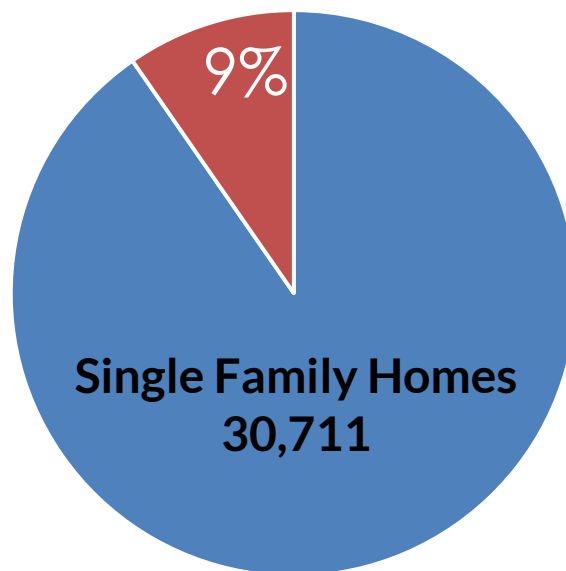


Multi-Family, 2,521



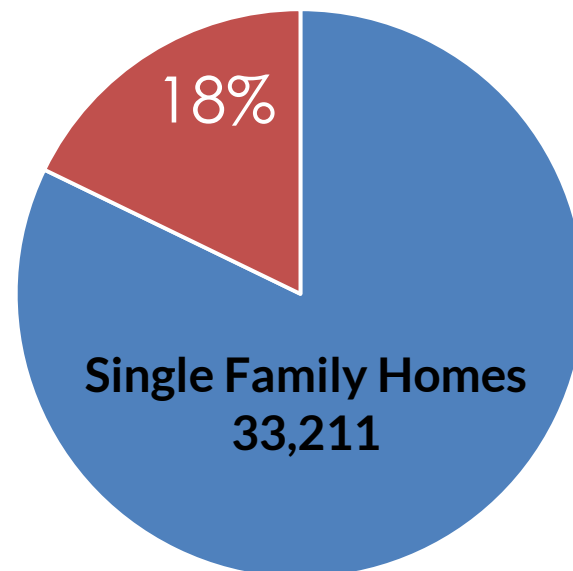
2015

Multi-Family, 3,283



2019

Multi-Family, 7,199



2021

Goodyear Trends



Built (2019)

- 2,974 CMF
- 309 SFR

+

Plus Under Construction

- 3,365 CMF
- 800 SFR

+

Plus In Development Review

- 5,015 CMF
- 2,064 SFR

=

Plus Pre-Aps

- 5,603 CMF
- 2,879 SFR

SFR

9%

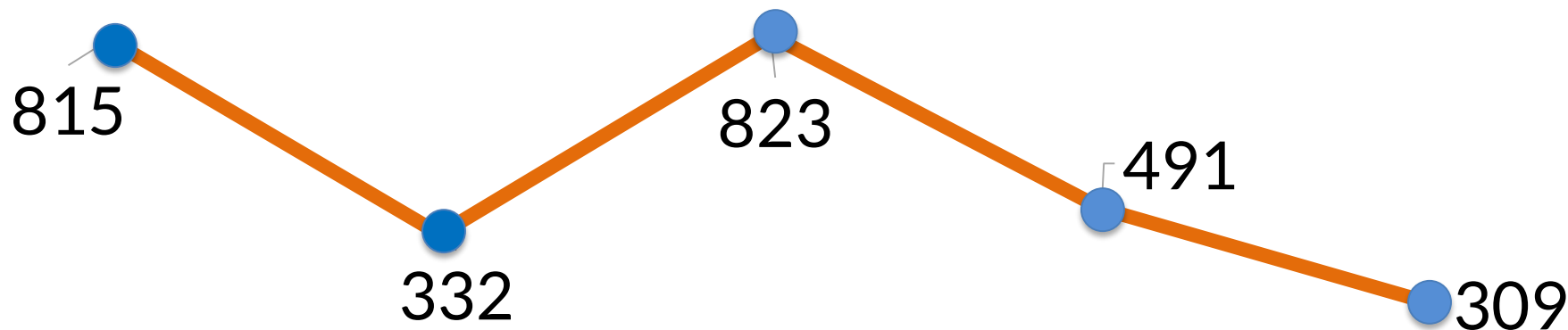
CMF

19%

30%

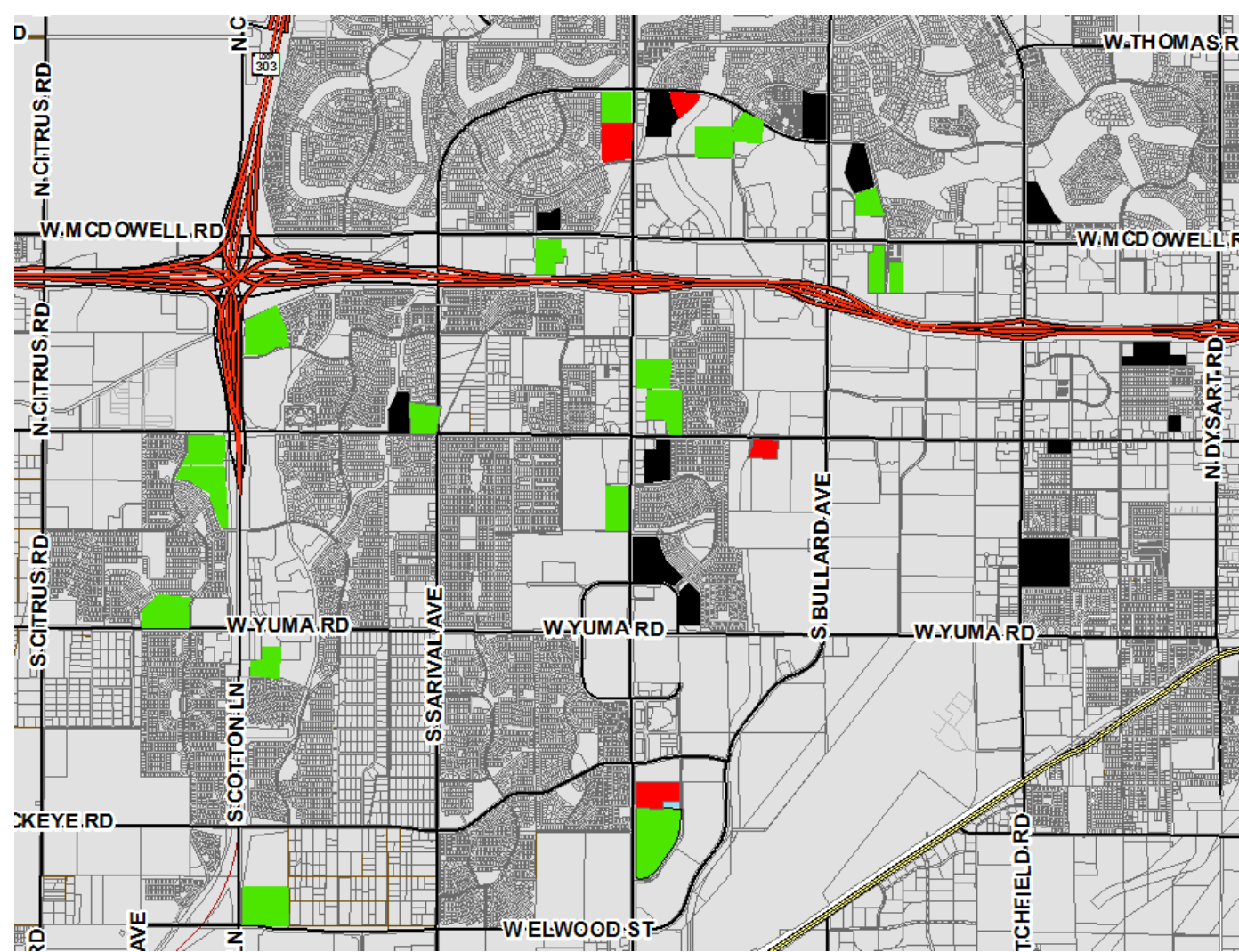
35%

Single Family Rental Volume



Geographic Distribution





Multi-Family Locations by Development Status

Built (black)

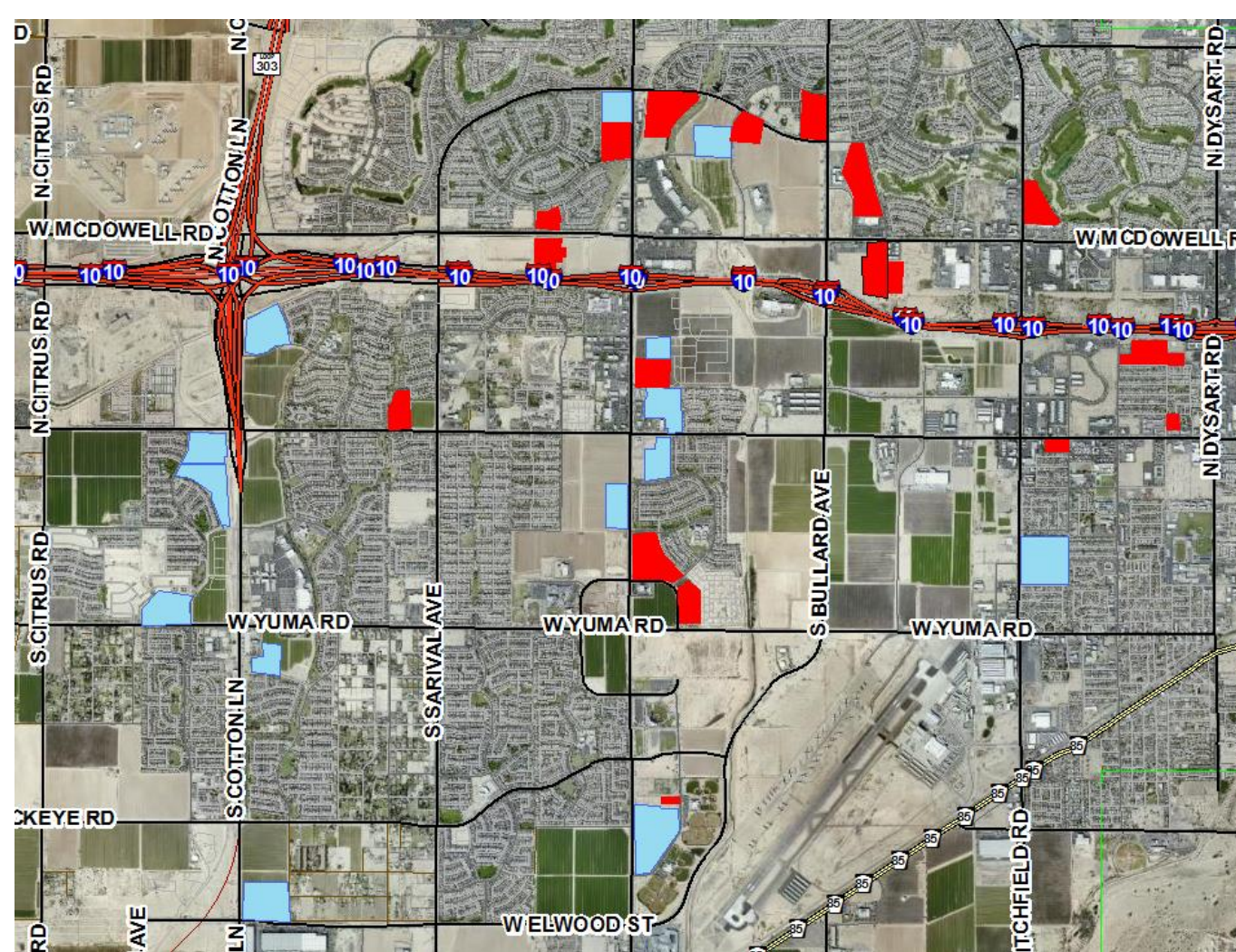
In-Process (green)

Zoned (red)

Multi-Family Locations by Type of Project

Single Family Rental
(blue)

Conventional
Multi-Family (red)



Policy Question



Why SF Rental Trend Matters?



- Reduction in density
- Long term questions
- Lack geographic diversity
- Projects are similar



Policy Question



Is it time to address the pace of SF rental growth?

No

- Continue current practice
- Continue as-is

Yes

- Staff discourage
- Eliminate PADs
- Create new district standards that focuses on quality