

Phoenix Pocket Neighborhood Will Fill a Special Niche

The new community will provide safe and permanent housing for disabled adult



Ross Chapin Architects

By Jennifer Goodman

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A Seattle-based developer is tapping into the growing trend toward cottage home living to create permanent homes for adults with disabilities.

ECC Management has announced the site selection and commencement of the design and development of its first neighborhood created specifically for adults with intellectual, developmental, and acquired disabilities. The first community, named Luna Azul, will be located in the Phoenix metro area and feature 30 cottage or “pocket” homes. In this community, adults will live safely and permanently in homes owned by their parents or a family trust within a neighborhood of peers.

Founder and Principal Mark Roth developed the concept as an alternative to the living options now available for his disabled daughter. “Few good options exist today for adults with disabilities, or for their families,” says Roth. “Pocket neighborhoods are a great concept and already popular, especially among adults seeking greater energy efficiencies in their homes and more intimate community living and support systems.”

Luna Azul will provide a place for for safe and permanent independent living, where residents may own their home and get the personal support services they require, all while living with room-mates of their choice, and benefitting from broad social, recreational and vocational opportunities that are so rarely available for these adults, adds Roth.

Luna Azul will encompass 15 two-bedroom and 15 three-bedroom homes. Each will have a front porch and be built facing a community courtyard, and will feature quality styling, full kitchens, baths, and unique safety and design features. Amenities in this gated community will include a large club house, immaculate landscaping, exercise and recreational facilities, an outdoor pool and ample parking.

Individual families will arrange for the unique in-home services required for their family member, but the homeowners will share the planning and costs of community services like a full-time director, overnight staffing, light home maintenance, transportation assistance, and recreational/social activities. And because of the number of resident/consumers, many routine vendor services will be delivered on site, in the clubhouse, rather than only after a long drive.

“Since homes may be owned by the parents or family trusts, the adult child can count on a safe home even after parents are gone,” says Roth. “I need this peace of mind for my daughter’s future, and I know thousands of other parents need these homes for their children as well.”

Uniquely, title to homes in ECC neighborhoods may be owned by a family or Special Needs Trust, and extra rooms may be rented by the family-owners to compatible roommates in order to help defray costs.

Luna Azul is currently in early development and is anticipated to break ground in early 2016. ECC Management plans to build more cottage home neighborhoods in the coming years, with the goal of providing this new housing option for adults with disabilities throughout the country.

About the Author

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