The pros and cons of large-scale, small-scale, and scattered-site development overview

This brief identifies a series of considerations that cities, towns, and counties can use to determine whether to prioritize large-scale development or scattered-site development. Key points include:

1. Large-scale development can be less expensive to develop and operate than other types of development
2. Large-scale development is typically less expensive to finance than scattered-site or small multifamily development on a per-unit basis
3. Different types of development fit better into the existing character of the neighborhood than others
4. Scattered-site development can offer a wide range of types of housing
5. Scattered-site development can contribute to community revitalization
6. Tenant-based rental assistance can be an alternative to scattered-site development