

April 17, 2013

TO: Members of the MAG Population Technical Advisory Committee

FROM: Charlie McClendon, Avondale, Chair

SUBJECT: TRANSMITTAL OF MEETING NOTICE AND TENTATIVE AGENDA

Tuesday, April 23, 2013 - 10:00 a.m.  
MAG Office, Second Floor, Chaparral Room  
302 North 1<sup>st</sup> Avenue, Phoenix

A meeting of the MAG Population Technical Advisory Committee (POPTAC) will be held at the time and place noted above.

Members of the POPTAC may attend either in person or by telephone conference. If you are attending via audio conference please contact Merry Holmgren at (602) 254-6300 at least one day prior to the meeting.

If you drive to the meeting, please park in the garage under the building and bring your ticket to the meeting; parking will be validated. For those using transit, the Regional Public Transportation Authority will provide transit tickets for your trip. For those using bicycles, please lock your bicycle in the bike rack in the garage.

Pursuant to Title II of the Americans with Disabilities Act (ADA), MAG does not discriminate on the basis of disability in admissions to or participation in its public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Scott Wilken at the MAG office. Requests should be made as early as possible to allow time to arrange the accommodation.

Please be advised that under procedures approved by the MAG Regional Council on June 26, 1996, all MAG committees need to have a quorum to conduct business. A quorum is a simple majority of the membership or 14 people for the MAG POPTAC. If you are unable to attend the meeting, please make arrangements for a proxy from your jurisdiction with Merry Holmgren at (602) 254-6300.

TENTATIVE AGENDA  
MAG Population Technical Advisory Committee  
April 23, 2012

1. Call to Order

2. Call to the Audience

An opportunity will be provided to members of the public to address the MAG POPTAC on items not scheduled on the agenda that fall under the jurisdiction of MAG, or on items on the agenda for discussion but not for action. Members of the public will be requested to limit their comments to three minutes. A total of 15 minutes will be provided for this agenda item, unless the Chair of the POPTAC provides for an exception to this limit. Those wishing to comment on action agenda items will be given an opportunity at the time the item is heard.

3. Approval of Meeting Minutes of March 26, 2013.

4. MAG Socioeconomic Projections

MAG is in the process of developing a new set of socioeconomic projections for 2010 to 2040. Review of the first draft was completed in February. MAG staff is currently developing the second draft for review. A status report will be provided. Attachment One details the updated timeline for the socioeconomic projections.

5. Census Update

The Census Bureau makes its data available to the public through the American FactFinder website. Many communities use these data in grant applications, planning projects and research. In an effort to assist MAG member agencies in accessing the vast amount of data available, the Census Bureau will be offering a hands-on workshop on May 9, 2013. Additional information on this workshop will be provided. Please see Attachment Two for more

2. For information.

3. For information, discussion, and approval of the minutes of March 26, 2013.

4. For information and discussion.

5. For information and discussion.

information on the workshop and registration.

6. Land Use Data and Analysis

MAG has recently completed final versions of the 2012 Land Use datasets. These datasets, including Existing Land Use 2012, Developments 2012, General Plan 2012, and Future Land Use 2012, are now available upon request. Utilizing this data, MAG staff has conducted regional and sub-regional analysis examining existing and future land use patterns, developable/non-developable land, ownership of developable land, and current development activity. An update on this analysis will be provided. See Attachments Three and Four.

7. MAG Housing Analysis

Distressed Residential Properties

- a. MAG staff has updated the maps and analysis for the distressed properties in Maricopa County. The data is for March 2013 and the maps/analysis are found on the Distressed Residential Properties page of the MAG website: <http://www.azmag.gov/Projects/Project.asp?CMSID=3554&MID=Information%20Services>. An analysis will be presented. Please see Attachment Five.

Residential Completions

- b. MAG staff has updated the maps and analysis for residential completions through 2012. The maps and analysis are found on the Residential Housing Unit Completions page of the MAG website: <http://www.azmag.gov/Projects/Project.asp?CMSID=1129&MID=Information%20Services>. An analysis will be provided. Please see Attachment Six.

Maricopa County Assessor Data

- c. MAG staff has analyzed housing data from the 2012 Maricopa County Assessor data. An analysis will be presented. Please see

6. For information and discussion.

7.

- a. For information and discussion.

b. For information and discussion.

c. For information and discussion.

Attachment Seven.

8. Data Collection and Review

Ongoing data collection efforts include land use information such as General Plan amendments and development projects. The land use data collected are used in preparing socioeconomic projections and conducting regional analyses. A schedule for the collection of data for 2013 is included in Attachment Eight.

9. Regional Updates

MAG POPTAC members and MAG staff will have the opportunity to provide an update on development within their jurisdiction, amendments to general plans and any special projects.

10. Next Meeting of MAG POPTAC

The next meeting is scheduled for Tuesday, May 28, 2013 at 10:00 a.m.

8. For information and discussion.

9. For information and discussion.

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
POPULATION TECHNICAL ADVISORY COMMITTEE

March 26, 2013  
MAG Offices, Chaparral Room  
302 N. 1<sup>st</sup> Ave, Phoenix

MEMBERS IN ATTENDANCE

Charlie McClendon, Avondale  
A-Tracy Clark, ADOT  
\*Bryant Powell, Apache Junction  
A-Andrea Marquez, Buckeye  
A-DJ Stapley, Carefree  
\*Usama Abujbarah, Cave Creek  
\*David de la Torre, Chandler  
A-Mark Smith, El Mirage  
A-Ken Valverde, Fountain Hills  
\*Rick Buss, Gila Bend  
Patrick Banger, Gilbert  
Thomas Ritz, Glendale  
Katie Wilken, Goodyear  
\*Gino Turrubiarres, Guadalupe

*\* Not in attendance*

*A - Participated via audioconference*

A-Sonny Culbreth, Litchfield Park  
A-Rachel Applegate for Matt Holm, Maricopa  
County  
Wahid Alam, Mesa  
A-Molly Hood, Paradise Valley  
\*Shawn Kreuzwiesner, Peoria  
Chris DePerro, Phoenix  
Dave Williams, Queen Creek  
\*Bryan Meyers, Salt River Pima-Maricopa Indian  
Community  
A-Adam Yaron, Scottsdale  
Lloyd Abrams, Surprise  
A-Arlene Palisoc for Lisa Collins, Tempe  
Ratna Korepella, Valley Metro  
\*Diane Cordova, Youngtown

OTHERS IN ATTENDANCE

Scott Wilken, MAG  
Jami Garrison, MAG  
Anubhav Bagley, MAG  
Craig Chenery, MAG  
Jason Howard, MAG  
Shannon Acevedo, MAG

Eileen Yazzie, MAG  
Lora Mwaniki-Lyman, MAG  
Merry Holmgren, MAG  
Eric Morgan, Avondale  
Nichole Arbeiter, Surprise  
Kyle McCarty, Black and Veatch

1. Call to Order

The meeting was called to order at 10:02 am by Chair Charlie McClendon.

2. Call to the Audience

There were no comments.

3. Approval of the Meeting Minutes of January 22, 2013

Patrick Banger made a motion to approve the January 22, 2013 minutes as written. Wahid Alam seconded the motion, and the motion passed unanimously.

#### 4. MAG Socioeconomic Projections

Anubhav Bagley gave an update on the MAG Socioeconomic Projections. He said that in January and February MAG staff met with more than ten member agencies to review the first draft projections, and received comments from more than 15 member agencies. He said that the next draft of the projections would be sent out for review in early April. He said that there is a tight deadline to get the projections approved by MAG Regional Council in June. He said that staff will be meeting with member agencies to review the second draft throughout April. He said that the final projections will be reviewed by POPTAC at the May meeting for possible recommendation of approval to Management Committee and Regional Council. He said that staff is also working with the Central Arizona Governments (CAG) to produce projections for Pinal County.

#### 5. Census Update

Jami Garrison gave an update on Census Bureau activities. She said that the Bureau will conduct a hands-on workshop to demonstrate how to find information on their website, American Fact-Finder, all day on May 9<sup>th</sup> at the Rio Salado College at 7<sup>th</sup> Avenue and Fillmore. She said the seating will be limited to about 20. She also reminded the members about the Economic Census, which is on-going. She said that the 5-year American Community Survey data is available, and MAG has created a user-friendly Access database to aid in navigation of the data. She said that the database can be mapped to GIS, as well. She also said that the 2011 County Business Patterns will be released April 30. She said the zip code level data will be released in May.

#### 6. Regional Economic Update

Lora Mwaniki-Lyman gave a Regional Economic Update, providing an overview of the macro and regional economic growth drivers influencing the economic recovery nationwide and in the region. She said that recent economic indicators support evidence of continued and consistent economic improvements in the economies of the US and the MAG region. She said that home values and earned income have increased, along with consumer confidence and willingness to spend. She said that corporate profits are at record levels and that industrial production has increased. She said that rising home values, as well as moderate, but rising, personal income has helped stimulate consumption. She said that corporate profits as a share of national income are at 11%, the highest since 1950. She said that, at the same time, the share of national income going to individuals is at its lowest since 1966. She said that corporate earnings have risen at an annualized rate of 20% since 2008 while real disposable income has increased 1.4% each year. She said that the top three US export markets, Mexico, Canada, and China, will be growing faster in 2013 than the US. She said that inflation is in check, and was 2.2% in 2012, which is within the Federal Reserve Bank's near term inflation expectations.

Lora Mwaniki-Lyman said that the region has added jobs consistently over the last two years. She said that jobs in trade, transportation and utilities have led the increase. She said the employment gains in Maricopa County have lagged behind the country as a whole, but have been larger than the rest of the state. She said that the metro area is leading the nation in home price appreciation. However, she said that the region is still behind other metro areas in recovery of home values to their pre-recession levels because pre-recession values were so high. She said the region is seeing a positive net migration for the first time in four years. She said that the 2005-2006 housing market boom created wealth for many households in the region, causing Maricopa County's per capita personal income to rise higher than the US average in those two

years. However, she said that the housing market bust and financial crisis shifted the county's per capita personal income levels below the US average since 2007. She said that the US as a whole has regained all of the per capita personal income lost since the beginning of the recession, while Maricopa County has regained 97%. She said that consumer willingness to spend has increased, as evidenced by increase in taxable retail and automobile sales. She said that spending levels have not reached pre-recession levels, but have risen since the lowest levels in 2010. She said that overall the economic indicators are positive, but there is some uncertainty on the horizon, with changes in fiscal spending policy, Euro zone debt restructuring, and a weak commercial real estate market.

Katie Wilken asked if home prices from 2007 are a good comparison to home prices today given the over-inflated pre-recession home prices. Lora Mwaniki-Lyman said that the percentage of homeowners under water is around 35-40%, while it had previously been around 45-50%. She said that at some point home prices should return to the 2007 levels, but it will be significantly later than other cities. Wahid Alam if the economic recovery could be compared to 2005 with a couple of lost years during the recession. He also asked if job growth at the city level could be discussed. Anubhav Bagley said that the socioeconomic projections does look at projected employment at a city level, but may need to be updated annually to reflect employment changes. He said the University of Arizona provides a quarterly update for short term projections, and long term projections once a year. Lora Mwaniki-Lyman said that her presentation was designed to show the competitiveness of the region. Thomas Ritz asked what level of detail the University of Arizona information is, whether it's municipal or for the region. Anubhav Bagley said that all that data comes at the metropolitan statistical area level, so this region would include Maricopa County and Pinal County, as well as at the state level. He said that there are no short or long term municipal level employment projections other than the MAG socioeconomic projections that are underway currently.

Charlie McClendon said that he agreed with Katie Wilken's point that homes in 2006 and 2007 were overvalued, and in 2009 to 2011 homes were undervalued by historic measures. He said at that point investors started buying houses because they were undervalued. He said the investors knew they didn't have to see the houses reach 2007 levels to make money, but just needed to reach a more normal value. He said once houses reach that level, investors will start selling off and that cities will need to pay attention that activity. Anubhav Bagley said that staff could do some analysis to see what would be the trend line and how prices are performing relative to that trend. He said staff has been collecting data on foreclosures, and can present to POPTAC that data. He said staff has also been looking at another dataset that includes information on delinquency rate for mortgages, auto loans, and credit cards. He said that that data can be presented by zip code.

## 7. Surprise General Plan Update

Nichole Arbeiter gave a presentation on the City of Surprise 2035 General Plan update. She said that staff did community outreach throughout 2012 using open houses and workshops. She said that they formed a General Plan Advisory Committee, which is something that was not done for the 2030 General Plan update that failed to be ratified by voters in 2009. She said this committee met biweekly for about nine months, and was made up of citizens and stakeholders. She said they had a successful community survey which provided a lot of guidance as well. She said the official 60 day review period ends April 2, 2013, and they are already receiving comments. She said they are planning to get the plan adopted by the City Council in May, and for the plan to be on the ballot in November.

Nichole Arbeiter said the draft plan is laid out in six chapters, which include 21 different elements, most of which are state-mandated. She said the city received over 2,500 responses to the public survey. She said that staff compiled the survey results into five core Community Values: a clean and safe community, economic development, sustainability, quality transportation systems, and recreation. She highlighted the differences between the 2030 plan that was not ratified and this 2035 plan, including much smaller document size, plan introduction, and executive summaries. She said the 2035 plan is more reader-friendly than the 2030 plan. She said another major difference was the amount of citizen participation in the crafting of the 2035 plan.

#### 8. Sustainable Transportation Land Use Integration Study (ST-LUIS) Update

Eileen Yazzie gave an update on the Sustainable Transportation Land Use Integration Study (ST-LUIS). She said that the consultant portion of the study was completed the previous week. She said that she can come to the cities to present the results of the study if there is interest. She said that the study took a holistic approach to investigating the region's transit potential. She said the three main study components were research and analysis, scenario modeling, and strategies and tools. She said that one key discussion point of the study was that solutions for sustainable transit are not one-size-fits-all, and that one solution might not work everywhere in the region. She said that the study looked at different options for different parts of the region.

Eileen Yazzie highlighted two key recommendations of the study. She said the first recommendation was to provide a high quality, productive transit system supported by compact walkable transit-oriented places. She said the second main recommendation of the study was to create a small, focused rail network with an upgraded bus system that feeds the rail network and extends transit access to much of the region. She said that the study does not recommend where that small rail network should go, but does provide an evaluation tool for when those decisions need to be made in the future.

Eileen Yazzie highlighted some of the key findings of the study: the demand for transit-oriented development (TOD) is supported by demographic shifts, but the demand is not endless; compact walkable development and TOD are achievable in different parts of the region; a large rail network would oversupply land for TOD. She talked about the strategies and tools that came out of the study, including the creation of the various placetypes and how they relate to transit demand. She described the Community Pathways to Sustainable Transportation Interactive Tool and the Development Prototypes Catalogue that can be used by local governments to evaluate transit-oriented decisions.

DJ Stapley asked at what density thresholds does development exceed four stories along TOD corridors. He said that in some suburban areas there is concern about buildings larger than 4 stories next to lower density neighborhoods. Eileen Yazzie pointed to the Prototypes Catalogue, which has specific layouts and examples of buildings for the various density ranges. DJ Stapley said that we should be careful when talking about densities because developers will do what they can to achieve maximum building height that might not be appropriate in every situation. Eileen Yazzie said that in many suburban areas the 45 units per acre TOD isn't appropriate or necessary, but the 15-30 units per acre compact walkable developments would be better, even at 15 units to the acre.

Chris DePerro asked what factors were used when talking about the market for transit. He said he is interested in infrastructure, especially along the existing light rail corridor. He said that there are infrastructure limitations in central Phoenix, which makes it cheaper and more desirable for a developer to build further out where there aren't those infrastructure limitations. He said that

there are large vacant properties along Central Avenue because of the cost of upgrading the sewer and water to support further development. Eileen Yazzie said the study did not take a detailed look at infill costs in Phoenix. She said at the two public/private development forums, the developers said that local government needs to do something different if they want to encourage different types of development, especially more dense, less suburban development.

9. Data Collection, Review, and Presentation

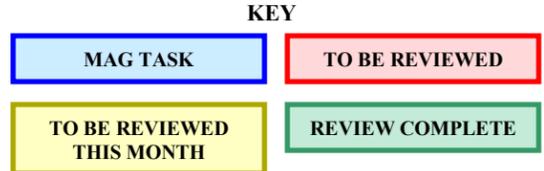
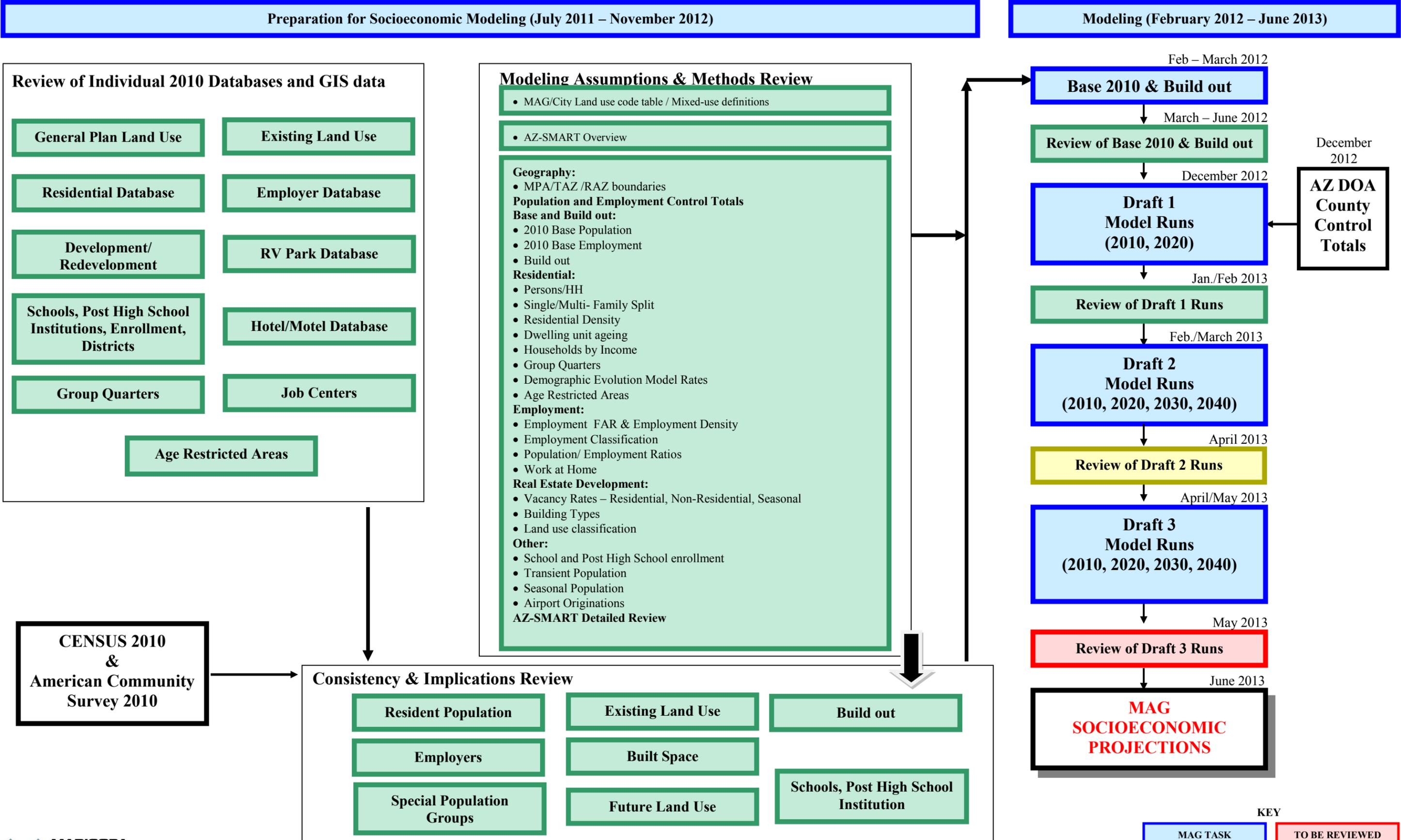
Jason Howard gave an update on data collection and review. He said that the Employer Database is under review, and that anyone with questions should contact Shannon Acevedo. He thanked the POPTAC members for their help reviewing the land use datasets. He said the Existing Land Use, Developments, and General Plan Land Use datasets are now complete. He said the Existing Land Use dataset is now available, and the General Plans and Developments will be available soon. He said the Points Database will be available for review in June.

10. Regional Updates

Anubhav Bagley introduced the new MAG Information Processing Specialist, Merry Holmgren.

11. Next Meeting of MAG POPTAC

Chair Charlie McClendon said that the next meeting is scheduled for Tuesday, April 23, 2013 at 10:00 am. The meeting adjourned at 11:05 am.



# Maricopa Association of Governments

In Partnership with

U.S. Census Bureau - Denver Region

Invite You to Attend

## Using Census Data for Community and Neighborhood Analysis

Thursday, May 9, 2013

8:30 a.m. - 4:30 p.m.

Rio Salado College Downtown

First Floor Computer Lab

619 N 7<sup>th</sup> Ave

Phoenix, Arizona

*Learn how to access Census data for analyzing the demographics of your city and the region.*

### What will you learn?

In a live computer lab setting, attendees will use tools on the American Factfinder website to conduct searches for community demographic, social and economic statistics. Special emphasis will be placed on concepts used in grant writing, social impact statements, understanding of race and ethnicity terminology, and downloading data into usable formats.

### Who should come?

Government agency staff who conduct planning, grant writing, and community assessment. This includes those who work in areas of public safety, public health, library services, economic development, human services, planning, and policy.

### Workshop Schedule:

8:30 a.m. to 12:00 p.m.

Hands-on instruction of the American Factfinder data search tool accessing Census 2010 and American Community Survey (ACS) data

12:00 p.m. to 1:00 p.m.

Lunch will be provided

1:00 p.m. to 4:30 p.m.

Advanced hands-on: Practical application of lessons learned in the morning session

### Please Note:

- Attendees must be employees of MAG member agencies.
- There is no fee to attend but you must be registered and receive confirmation from MAG.
- Seating is limited to the first 20 confirmed registrations. Computers will be provided.

### Registration Form:

Name

Organization

Mailing Address

Phone

Email Address

Send completed registration form via fax, email or mail:

#### Fax:

602-254-6490

#### Email:

mholmgren@azmag.gov

#### U.S. Mail:

MAG Census Data Workshop  
Attn: Merry Holmgren  
302 N 1st Ave, Ste 200  
Phoenix, AZ 85003



*For questions about this workshop, please contact Jami Garrison or Merry Holmgren at 602-254-6300*

<b>Existing Land Use, 2012</b>											
<b>Maricopa County Land Use by Municipal Planning Area</b>											
<b>Member Agency</b>	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Office</b>	<b>Other Emp.</b>	<b>Transport.</b>	<b>Open Space</b>	<b>Agriculture</b>	<b>Mixed-Use</b>	<b>Vacant</b>
Apache Junction *	53.8%	23.1%	0.0%	0.0%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%
Avondale	9.7%	0.5%	1.3%	0.4%	0.1%	4.2%	1.7%	41.2%	7.2%	0.0%	33.6%
Buckeye	2.8%	0.0%	0.2%	0.1%	0.0%	1.5%	1.5%	35.5%	12.0%	0.0%	46.3%
Carefree	50.8%	1.7%	1.2%	0.1%	0.5%	0.7%	3.1%	11.3%	0.0%	0.0%	30.6%
Cave Creek	21.1%	0.2%	1.0%	0.0%	0.0%	0.3%	0.3%	37.9%	0.0%	0.0%	39.2%
Chandler	46.8%	3.8%	4.9%	6.2%	1.2%	5.7%	8.3%	7.7%	6.5%	0.0%	9.1%
El Mirage	32.3%	0.5%	1.5%	4.7%	0.0%	13.1%	5.7%	12.9%	21.1%	0.0%	8.1%
Fort McDowell Yavapai Nation	5.4%	0.0%	0.4%	0.0%	0.0%	2.1%	0.3%	82.0%	9.7%	0.0%	0.1%
Fountain Hills	34.3%	5.6%	1.4%	0.4%	0.5%	2.3%	2.4%	32.8%	0.0%	0.0%	20.3%
Gila Bend	1.0%	0.0%	0.1%	0.1%	0.0%	1.0%	2.1%	22.8%	29.5%	0.0%	43.3%
Gila River Indian Community *	1.2%	0.0%	0.5%	0.4%	0.0%	0.7%	1.5%	65.6%	17.3%	0.0%	12.7%
Gilbert	48.1%	1.5%	3.7%	2.2%	0.7%	5.7%	6.0%	8.6%	12.4%	0.0%	11.2%
Glendale	35.7%	2.9%	4.3%	2.1%	0.5%	12.9%	5.7%	6.6%	19.5%	0.0%	9.8%
Goodyear	5.6%	0.1%	0.5%	0.4%	0.1%	1.9%	2.6%	32.1%	8.6%	0.0%	48.2%
Guadalupe	46.9%	5.5%	9.3%	2.8%	1.0%	7.7%	11.0%	6.1%	0.0%	0.0%	9.8%
Litchfield Park	41.8%	3.7%	2.7%	0.0%	0.0%	6.1%	4.9%	17.3%	0.0%	0.0%	23.4%
Mesa	37.6%	4.1%	4.4%	2.8%	0.6%	6.6%	10.2%	12.3%	4.7%	0.0%	16.7%
Paradise Valley	74.9%	0.0%	2.4%	0.0%	0.0%	3.0%	2.1%	11.0%	0.0%	0.0%	6.6%
Peoria *	12.6%	0.6%	1.3%	0.4%	0.1%	3.8%	2.6%	43.1%	0.8%	0.0%	34.7%
Phoenix	28.9%	2.9%	3.3%	3.5%	0.9%	5.9%	4.9%	21.4%	2.6%	0.0%	25.7%
Queen Creek *	31.7%	0.3%	3.1%	0.2%	0.1%	2.3%	4.7%	3.5%	34.8%	0.0%	19.3%
Salt River Pima-Maricopa Indian Community	3.6%	0.0%	0.8%	0.2%	0.3%	5.4%	1.6%	58.5%	21.9%	0.0%	7.7%
Scottsdale	30.2%	4.2%	2.3%	0.9%	1.3%	3.1%	2.8%	41.6%	0.0%	0.0%	13.6%
Surprise	11.0%	0.1%	0.6%	0.2%	0.0%	4.3%	2.0%	8.1%	1.9%	0.0%	71.7%
Tempe	36.0%	9.3%	6.8%	11.8%	3.8%	10.5%	9.3%	9.6%	0.1%	0.0%	2.9%
Tolleson	10.8%	1.1%	2.9%	40.0%	0.1%	5.9%	10.6%	1.1%	15.4%	0.0%	12.2%
Wickenburg *	2.8%	0.1%	0.2%	0.0%	0.0%	0.2%	0.7%	2.2%	0.1%	0.0%	93.6%
Youngtown	31.0%	2.7%	3.0%	0.6%	0.3%	18.3%	2.3%	29.9%	0.0%	0.0%	11.8%
<b>Maricopa County</b>	<b>7.0%</b>	<b>0.6%</b>	<b>0.7%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>1.8%</b>	<b>1.5%</b>	<b>47.9%</b>	<b>4.6%</b>	<b>0.0%</b>	<b>35.2%</b>

\* Includes only Maricopa County portion  
Sources: Maricopa County Assessor, MAG Existing Land Use 2012

<b>Future Land Use, 2012</b>											
<b>Maricopa County Land Use by Municipal Planning Area</b>											
<b>Member Agency</b>	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Office</b>	<b>Other Emp.</b>	<b>Transport.</b>	<b>Open Space</b>	<b>Agriculture</b>	<b>Mixed-Use</b>	<b>Flexible-Use</b>
Apache Junction *	53.8%	23.1%	0.0%	0.0%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%
Avondale	44.1%	1.1%	3.5%	1.0%	0.4%	5.1%	1.8%	41.4%	0.0%	1.6%	0.0%
Buckeye	42.7%	1.1%	3.4%	2.1%	0.4%	5.1%	2.0%	38.0%	0.0%	5.1%	0.0%
Carefree	80.3%	2.0%	1.7%	0.1%	0.5%	0.7%	3.1%	11.4%	0.0%	0.2%	0.0%
Cave Creek	57.2%	0.2%	1.7%	0.0%	0.0%	0.3%	0.3%	39.3%	0.0%	1.0%	0.0%
Chandler	52.5%	4.6%	6.4%	7.0%	1.7%	6.8%	8.4%	8.9%	0.0%	3.9%	0.0%
El Mirage	35.0%	0.5%	2.7%	4.9%	0.0%	35.1%	5.7%	12.9%	0.0%	3.1%	0.0%
Fort McDowell Yavapai Nation	6.3%	0.0%	0.4%	0.0%	0.0%	2.1%	0.3%	84.7%	6.2%	0.0%	0.0%
Fountain Hills	53.3%	6.0%	1.8%	0.4%	0.5%	2.3%	2.5%	33.0%	0.0%	0.4%	0.0%
Gila Bend	58.2%	2.2%	2.1%	5.1%	0.0%	4.7%	2.1%	25.6%	0.0%	0.0%	0.0%
Gila River Indian Community *	1.2%	0.0%	0.7%	1.3%	0.0%	1.3%	1.6%	66.8%	27.1%	0.0%	0.0%
Gilbert	61.2%	2.5%	7.1%	3.3%	1.0%	9.0%	6.1%	9.4%	0.0%	0.3%	0.0%
Glendale	44.3%	3.7%	5.6%	3.1%	1.1%	24.4%	5.8%	6.9%	0.0%	5.2%	0.0%
Goodyear	43.8%	3.3%	3.0%	4.9%	0.2%	5.0%	3.3%	35.3%	0.0%	1.2%	0.0%
Guadalupe	53.0%	6.1%	10.0%	2.8%	0.6%	8.7%	11.0%	7.9%	0.0%	0.0%	0.0%
Litchfield Park	46.7%	5.9%	6.8%	0.0%	0.0%	17.7%	5.0%	17.8%	0.0%	0.0%	0.0%
Mesa	45.0%	4.5%	6.0%	4.6%	0.8%	12.9%	10.4%	12.6%	0.0%	3.3%	0.0%
Paradise Valley	80.1%	0.0%	3.6%	0.0%	0.0%	3.0%	2.1%	10.7%	0.0%	0.6%	0.0%
Peoria *	37.8%	1.8%	2.6%	0.6%	0.1%	6.9%	2.8%	46.1%	0.0%	1.3%	0.0%
Phoenix	42.5%	3.6%	4.4%	4.2%	1.0%	7.0%	5.0%	22.0%	0.0%	2.7%	7.6%
Queen Creek *	62.9%	0.3%	5.8%	3.9%	0.4%	9.7%	4.8%	5.7%	0.2%	6.3%	0.0%
Salt River Pima-Maricopa Indian Community	5.5%	0.1%	1.0%	0.2%	0.4%	10.8%	1.6%	60.0%	20.2%	0.3%	0.0%
Scottsdale	40.9%	4.3%	2.8%	1.2%	1.3%	3.2%	2.9%	42.2%	0.0%	1.1%	0.0%
Surprise	69.4%	1.5%	2.3%	0.4%	0.1%	9.9%	2.1%	10.5%	0.1%	3.9%	0.0%
Tempe	36.2%	9.7%	7.0%	11.2%	3.8%	10.8%	9.5%	9.0%	0.0%	2.8%	0.0%
Tolleson	12.6%	1.1%	9.3%	54.1%	0.1%	8.2%	10.7%	1.1%	0.0%	2.8%	0.0%
Wickenburg *	96.1%	0.1%	0.4%	0.0%	0.0%	0.3%	0.7%	2.4%	0.0%	0.0%	0.0%
Youngtown	33.4%	2.7%	4.7%	0.6%	0.3%	25.3%	2.3%	30.2%	0.0%	0.5%	0.0%
<b>Maricopa County</b>	<b>40.1%</b>	<b>1.0%</b>	<b>1.4%</b>	<b>1.2%</b>	<b>0.2%</b>	<b>3.5%</b>	<b>1.6%</b>	<b>48.8%</b>	<b>0.7%</b>	<b>1.0%</b>	<b>0.5%</b>

\* Includes only Maricopa County portion

Sources: MAG Member Agencies, MAG Existing Land Use 2012, MAG Developments 2012, MAG General Plan 2012

<b>Developable Land</b>					
<b>Land Ownership by Municipal Planning Area</b>					
<b>Member Agency</b>	<b>Total Acres</b>	<b>Bureau of Land Mgmt</b>	<b>Indian Communities</b>	<b>Private</b>	<b>State Land</b>
Apache Junction *	0.1	0.0%	0.0%	98.8%	1.2%
Avondale	24,563	27.5%	0.0%	38.5%	34.0%
Buckeye	221,005	1.9%	0.0%	81.2%	16.9%
Carefree	1,727	0.1%	0.0%	99.9%	0.0%
Cave Creek	10,697	1.7%	0.0%	59.9%	38.4%
Chandler	7,098	0.0%	0.0%	99.9%	0.0%
El Mirage	1,979	0.0%	0.0%	100.0%	0.0%
Fort McDowell Yavapai Nation	2,442	0.0%	100.0%	0.0%	0.0%
Fountain Hills	2,643	0.0%	0.1%	99.9%	0.0%
Gila Bend	89,056	1.3%	0.0%	81.1%	17.5%
Gila River Indian Community *	28,795	0.0%	99.9%	0.1%	0.0%
Gilbert	10,976	0.0%	0.0%	100.0%	0.0%
Glendale	17,242	0.1%	0.0%	99.8%	0.1%
Goodyear	89,823	6.1%	0.0%	75.6%	18.3%
Guadalupe	50	0.0%	0.0%	100.0%	0.0%
Litchfield Park	633	0.0%	0.0%	100.0%	0.0%
Maricopa County	1,271,548	56.7%	0.0%	26.2%	17.1%
Mesa	23,214	1.8%	0.1%	88.1%	10.1%
Paradise Valley	653	0.0%	0.0%	100.0%	0.0%
Peoria *	46,165	2.2%	0.0%	47.7%	50.1%
Phoenix	120,012	8.2%	0.1%	32.6%	59.2%
Queen Creek *	11,260	0.0%	0.0%	99.0%	1.0%
Salt River Pima-Maricopa Indian Community	16,174	1.1%	98.9%	0.0%	0.0%
Scottsdale	16,031	0.1%	0.0%	88.3%	11.6%
Surprise	134,624	10.5%	0.0%	46.7%	42.8%
Tempe	770	0.0%	0.0%	99.8%	0.2%
Tolleson	1,050	0.0%	0.0%	100.0%	0.0%
Wickenburg *	200,097	56.9%	0.0%	5.4%	37.7%
Youngtown	167	0.0%	0.0%	100.0%	0.0%
<b>Total - Maricopa County</b>	<b>2,350,495</b>	<b>37.4%</b>	<b>2.0%</b>	<b>38.1%</b>	<b>22.6%</b>

\* Includes only Maricopa County portion

Sources: MAG Existing Land Use 2012, ASLD Ownership 2012

# Developments Summary, 2012

Member Agency	Total Developments	Status	Total Acres	Dwelling Units	Non-Res. Sq Ft
Apache Junction *	4	Active	175	1,107	0
Avondale	98	Active	1,017	1,697	1,997,000
		Approved	722	988	5,257,000
		Pre-Submittal	245	1,962	1,892,000
		Under Review/Pre-Approval	550	1,043	2,191,000
Buckeye	203	Active	11,515	20,646	5,107,000
		Approved	4,786	8,465	4,205,000
		Pre-Submittal	7,215	27,302	8,552,000
		Under Review/Pre-Approval	120,113	299,013	271,733,000
Carefree	21	Active	1,024	343	0
		Approved	123	99	0
		Under Review/Pre-Approval	30	5	0
Cave Creek	38	Active	727	588	0
		Approved	1,169	303	197,000
		Under Review/Pre-Approval	7,160	1,356	1,285,000
Chandler	290	Active	2,544	5,362	7,935,000
		Approved	1,031	1,554	8,242,000
		Pre-Submittal	945	3,365	7,881,000
		Under Review/Pre-Approval	1,445	4,655	7,317,000
El Mirage	24	Active	724	1,992	404,000
		Approved	82	7	825,000
		Under Review/Pre-Approval	41	122	0
Fort McDowell Yavapai Nation	2	Active	49	0	720,000
Fountain Hills	20	Active	1,438	939	0
		Approved	569	361	1,896,000
		Under Review/Pre-Approval	1,275	1,970	966,000
Gila Bend	18	Active	500	260	0
		Approved	246	70	0
		Pre-Submittal	1,528	2,799	357,000
		Under Review/Pre-Approval	14,400	65,489	16,881,000
Gila River Indian Community *	1	Under Review/Pre-Approval	682	0	5,970,000
Gilbert	255	Active	4,003	12,711	7,337,000
		Approved	1,530	3,166	9,341,000
		Pre-Submittal	286	0	3,559,000
		Under Review/Pre-Approval	4,216	20,579	18,556,000
Glendale	113	Active	3,762	4,730	14,772,000
		Approved	795	1,158	2,494,000
		Pre-Submittal	929	2,342	9,697,000
		Under Review/Pre-Approval	1,923	8,347	22,300,000
Goodyear	177	Active	5,570	8,776	18,623,000
		Approved	3,023	5,252	10,692,000
		Pre-Submittal	1,634	1,517	10,467,000
		Under Review/Pre-Approval	34,015	127,900	85,807,000
Guadalupe	4	Pre-Submittal	5	30	0
		Under Review/Pre-Approval	7	36	29,000

\*May include Member Agency developments outside of Maricopa County

Source: MAG Member Agencies, MAG Developments, 2012

## Developments Summary, 2012

Member Agency	Total Developments	Status	Total Acres	Dwelling Units	Non-Res. Sq Ft
Litchfield Park	8	Active	523	691	324,000
		Approved	57	109	610,000
		Under Review/Pre-Approval	128	293	997,000
Maricopa County	125	Active	32,319	7,490	0
		Approved	22,693	7,469	20,000
		Pre-Submittal	4	0	44,000
		Under Review/Pre-Approval	77,446	116,342	84,476,000
Mesa	276	Active	6,018	8,279	17,236,000
		Approved	1,143	1,814	7,863,000
		Pre-Submittal	695	1,175	9,328,000
		Under Review/Pre-Approval	6,553	18,789	49,068,000
Paradise Valley	28	Active	403	191	0
		Approved	139	60	557,000
Peoria *	106	Active	2,555	7,917	2,652,000
		Approved	2,017	3,564	4,267,000
		Under Review/Pre-Approval	18,714	33,706	21,252,000
Phoenix	857	Active	9,869	29,790	22,283,000
		Approved	3,898	8,147	21,055,000
		Pre-Submittal	1,560	6,011	9,633,000
		Under Review/Pre-Approval	12,494	40,592	77,963,000
Queen Creek *	91	Active	2,936	3,871	738,000
		Approved	1,157	1,633	1,834,000
		Pre-Submittal	10	0	109,000
		Under Review/Pre-Approval	2,934	5,275	4,283,000
Salt River Pima-Maricopa Indian	13	Active	368	0	4,338,000
		Under Review/Pre-Approval	140	0	1,517,000
Scottsdale	262	Active	17,432	13,369	5,728,000
		Approved	3,028	3,678	15,630,000
		Pre-Submittal	173	54	1,690,000
		Under Review/Pre-Approval	4,857	6,573	4,123,000
Surprise	206	Active	4,380	6,682	381,000
		Approved	4,923	3,372	26,176,000
		Pre-Submittal	15,008	58,807	29,774,000
		Under Review/Pre-Approval	20,788	51,881	36,483,000
Tempe	206	Active	241	986	3,475,000
		Approved	246	1,401	3,163,000
		Pre-Submittal	106	1,485	636,000
		Under Review/Pre-Approval	1,020	10,412	15,618,000
Tolleson	13	Active	101	66	1,376,000
		Approved	114	0	1,665,000
		Under Review/Pre-Approval	179	0	2,599,000
Wickenburg *	24	Active	16,641	3,324	414,000
		Approved	6,290	1,196	0
		Under Review/Pre-Approval	1,224	484	345,000
Youngtown	1	Approved	6	0	70,000

\*May include Member Agency developments outside of Maricopa County

Source: MAG Member Agencies, MAG Developments, 2012

## Developments Summary, 2012

ATT Three  
Item 6

Member Agency	Total Developments	Status	Total Acres	Dwelling Units	Non-Res. Sq Ft
		Active	126,836	141,807	115,839,000
		Pre-Submittal	30,343	106,849	93,620,000
		Under Review/Pre-Approval	332,336	814,862	731,759,000
MAG Region Total *	3,484	Approved	59,787	53,866	126,061,000

\*May include Member Agency developments outside of Maricopa County  
Source: MAG Member Agencies, MAG Developments, 2012

# Regional Land Use Analysis

Maricopa Association of Governments

Presented by: Kurt Cotner

April, 2013

# MAG Land Use Data - Overview

- 2012 Land Use datasets:
  - Existing Land Use
  - Future Land Use
  - Developments
  - General Plan
- Data sources:
  - Maricopa County Assessor
  - Arizona State Land Department
  - MAG Member Agencies
- Used in:
  - MAG Socioeconomic Model
  - Analysis of development and land use patterns

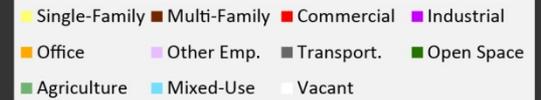
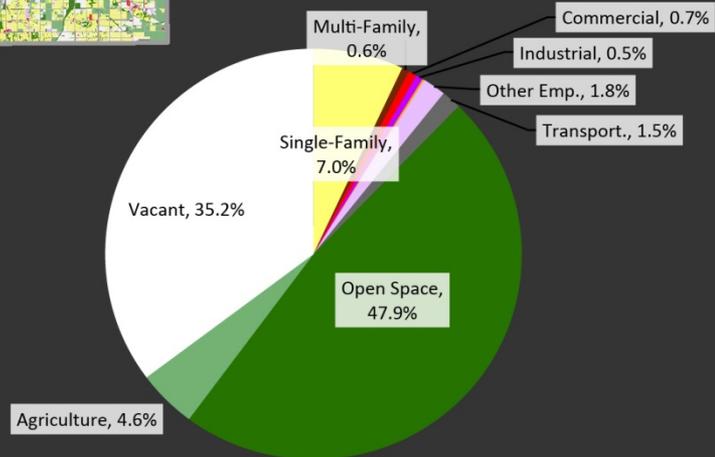
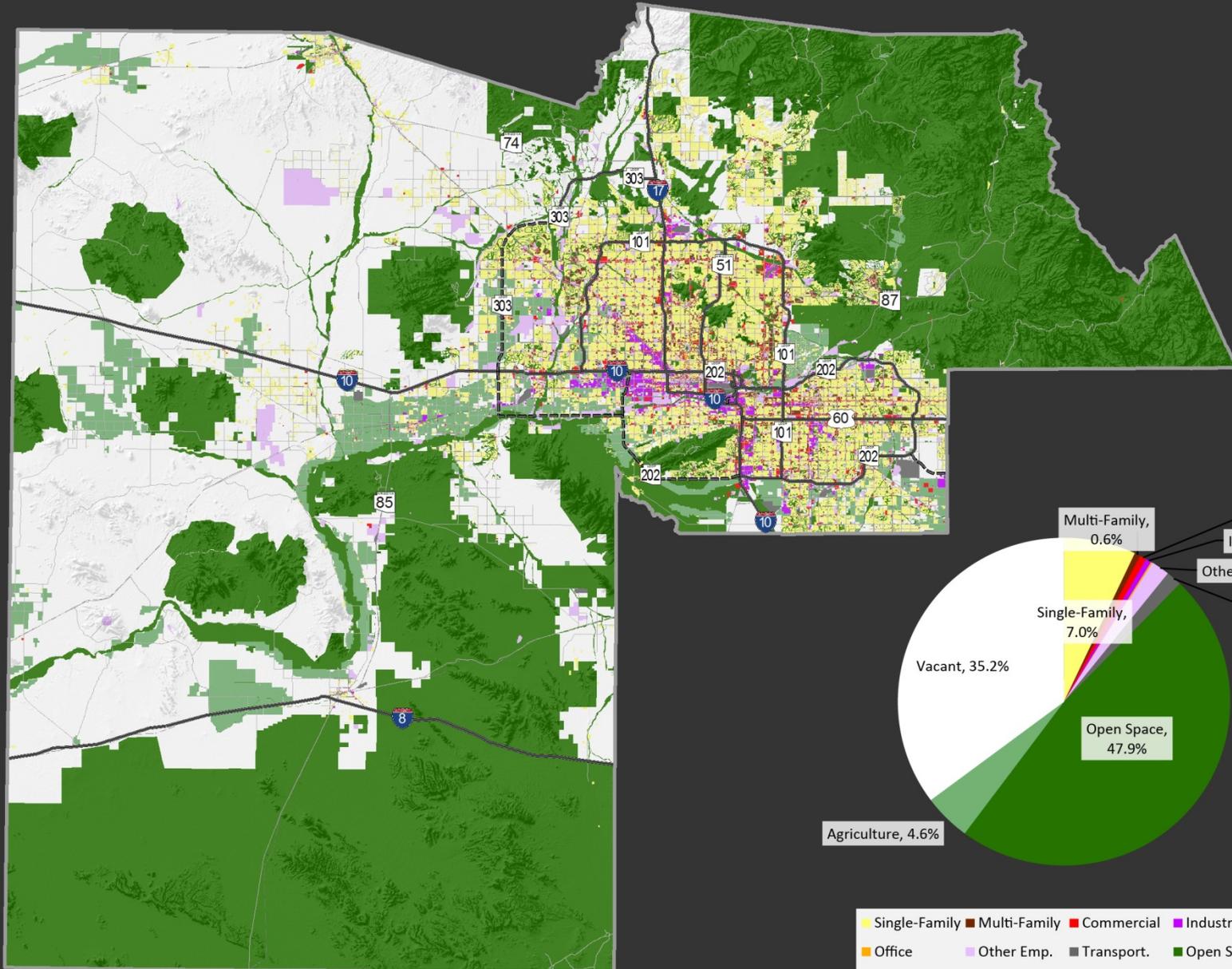
# Existing Land Use, 2012

- Built from Maricopa County Assessor's parcels
  - Parcel Land use derived initially from Assessor's Property Use Codes
  - Land Use is extensively verified by MAG staff
  - Parcels are aggregated based on common land use
  - Gaps filled in and assigned appropriate land use



# Existing Land Use, 2012

ATT Four  
Item 6



# Existing Land Use, 2012

Existing Land Use, 2012												
Maricopa County Land Use by Municipal Planning Area												
Member Agency	Single-Family	Multi-Family	Commercial	Industrial	Office	Other Emp.	Transport.	Open Space	Agriculture	Mixed-Use	Vacant	
Apache Junction *	53.8%	23.1%	0.0%	0.0%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Avondale	9.7%	0.5%	1.3%	0.4%	0.1%	4.2%	1.7%	41.2%	7.2%	0.0%	33.6%	
Buckeye	2.8%	0.0%	0.2%	0.1%	0.0%	1.5%	1.5%	35.5%	12.0%	0.0%	46.3%	
Carefree	50.8%	1.7%	1.2%	0.1%	0.5%	0.7%	3.1%	11.3%	0.0%	0.0%	30.6%	
Cave Creek	21.1%	0.2%	1.0%	0.0%	0.0%	0.3%	0.3%	37.9%	0.0%	0.0%	39.2%	
Chandler	46.8%	3.8%	4.9%	6.2%	1.2%	5.7%	8.3%	7.7%	6.5%	0.0%	9.1%	
El Mirage	32.3%	0.5%	1.5%	4.7%	0.0%	13.1%	5.7%	12.9%	21.1%	0.0%	8.1%	
Fort McDowell Yavapai Nation	5.4%	0.0%	0.4%	0.0%	0.0%	2.1%	0.3%	82.0%	9.7%	0.0%	0.1%	
Fountain Hills	34.3%	5.6%	1.4%	0.4%	0.5%	2.3%	2.4%	32.8%	0.0%	0.0%	20.3%	
Gila Bend	1.0%	0.0%	0.1%	0.1%	0.0%	1.0%	2.1%	22.8%	29.5%	0.0%	43.3%	
Gila River Indian Community *	1.2%	0.0%	0.5%	0.4%	0.0%	0.7%	1.5%	65.6%	17.3%	0.0%	12.7%	
Gilbert	48.1%	1.5%	3.7%	2.2%	0.7%	5.7%	6.0%	8.6%	12.4%	0.0%	11.2%	
Glendale	35.7%	2.9%	4.3%	2.1%	0.5%	12.9%	5.7%	6.6%	19.5%	0.0%	9.8%	
Goodyear	5.6%	0.1%	0.5%	0.4%	0.1%	1.9%	2.6%	32.1%	8.6%	0.0%	48.2%	
Guadalupe	46.9%	5.5%	9.3%	2.8%	1.0%	7.7%	11.0%	6.1%	0.0%	0.0%	9.8%	
Litchfield Park	41.8%	3.7%	2.7%	0.0%	0.0%	6.1%	4.9%	17.3%	0.0%	0.0%	23.4%	
Mesa	37.6%	4.1%	4.4%	2.8%	0.6%	6.6%	10.2%	12.3%	4.7%	0.0%	16.7%	
Paradise Valley	74.9%	0.0%	2.4%	0.0%	0.0%	3.0%	2.1%	11.0%	0.0%	0.0%	6.6%	
Peoria *	12.6%	0.6%	1.3%	0.4%	0.1%	3.8%	2.6%	43.1%	0.8%	0.0%	34.7%	
Phoenix	28.9%	2.9%	3.3%	3.5%	0.9%	5.9%	4.9%	21.4%	2.6%	0.0%	25.7%	
Queen Creek *	31.7%	0.3%	3.1%	0.2%	0.1%	2.3%	4.7%	3.5%	34.8%	0.0%	19.3%	
Salt River Pima-Maricopa Indian Community	3.6%	0.0%	0.8%	0.2%	0.3%	5.4%	1.6%	58.5%	21.9%	0.0%	7.7%	
Scottsdale	30.2%	4.2%	2.3%	0.9%	1.3%	3.1%	2.8%	41.6%	0.0%	0.0%	13.6%	
Surprise	11.0%	0.1%	0.6%	0.2%	0.0%	4.3%	2.0%	8.1%	1.9%	0.0%	71.7%	
Tempe	36.0%	9.3%	6.8%	11.8%	3.8%	10.5%	9.3%	9.6%	0.1%	0.0%	2.9%	
Tolleson	10.8%	1.1%	2.9%	40.0%	0.1%	5.9%	10.6%	1.1%	15.4%	0.0%	12.2%	
Wickenburg *	2.8%	0.1%	0.2%	0.0%	0.0%	0.2%	0.7%	2.2%	0.1%	0.0%	93.6%	
Youngtown	31.0%	2.7%	3.0%	0.6%	0.3%	18.3%	2.3%	29.9%	0.0%	0.0%	11.8%	
<b>Maricopa County</b>	<b>7.0%</b>	<b>0.6%</b>	<b>0.7%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>1.8%</b>	<b>1.5%</b>	<b>47.9%</b>	<b>4.6%</b>	<b>0.0%</b>	<b>35.2%</b>	

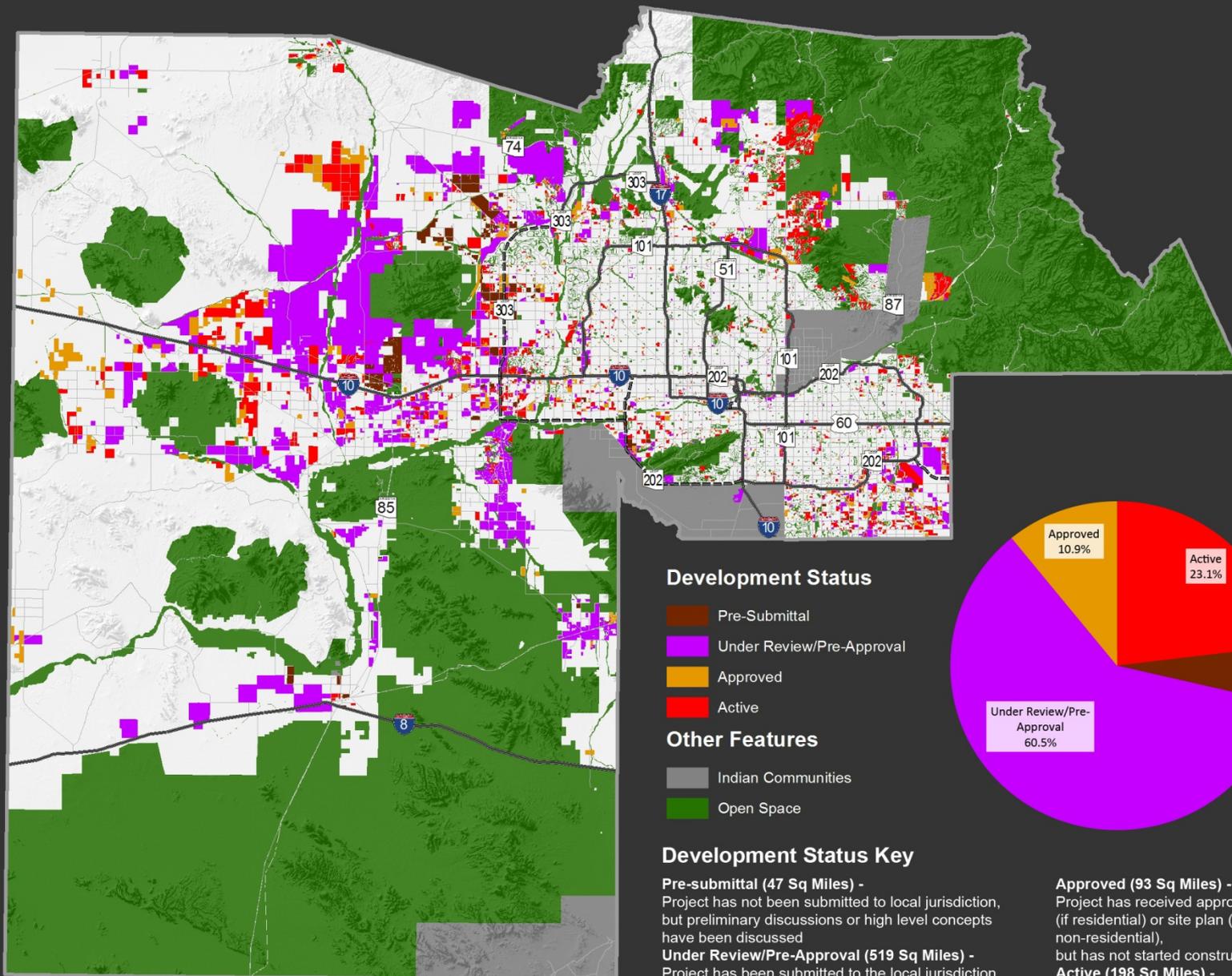
\* Includes only Maricopa County portion

Sources: Maricopa County Assessor, MAG Existing Land Use 2012

# Developments, 2012

- Updated based on development-related documents collected from Member Agencies, including:
  - Development Plans
  - Zoning Amendments related to proposed development activity
  - Preliminary and Final Residential Plats
  - Conceptual Site Plans, etc
- Categorized under one of the following status descriptions:
  - Pre-submittal
  - Under Review/Pre-Approval
  - Approved
  - Active
  - Built

# Known Development Projects, 2012

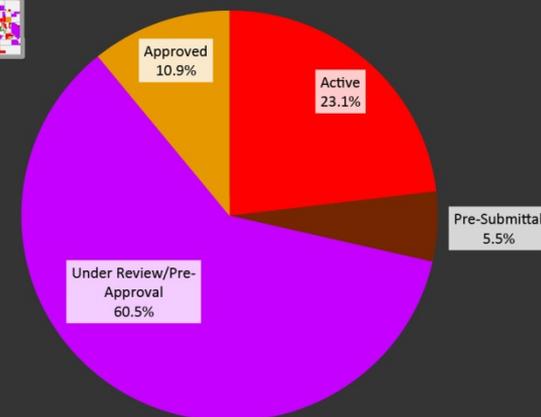


## Development Status

- Pre-Submittal
- Under Review/Pre-Approval
- Approved
- Active

## Other Features

- Indian Communities
- Open Space



## Development Status Key

**Pre-submittal (47 Sq Miles)** - Project has not been submitted to local jurisdiction, but preliminary discussions or high level concepts have been discussed

**Under Review/Pre-Approval (519 Sq Miles)** - Project has been submitted to the local jurisdiction for review, but has not received final plat or site plan approval.

**Approved (93 Sq Miles)** - Project has received approval of final plat (if residential) or site plan (if non-residential), but has not started construction

**Active (198 Sq Miles)** - Project or phase is under construction



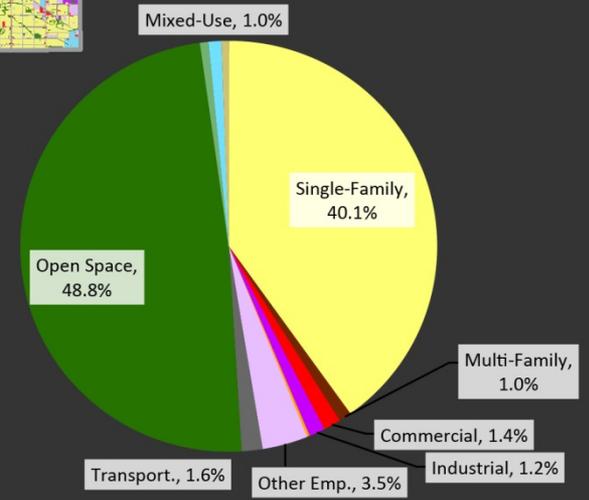
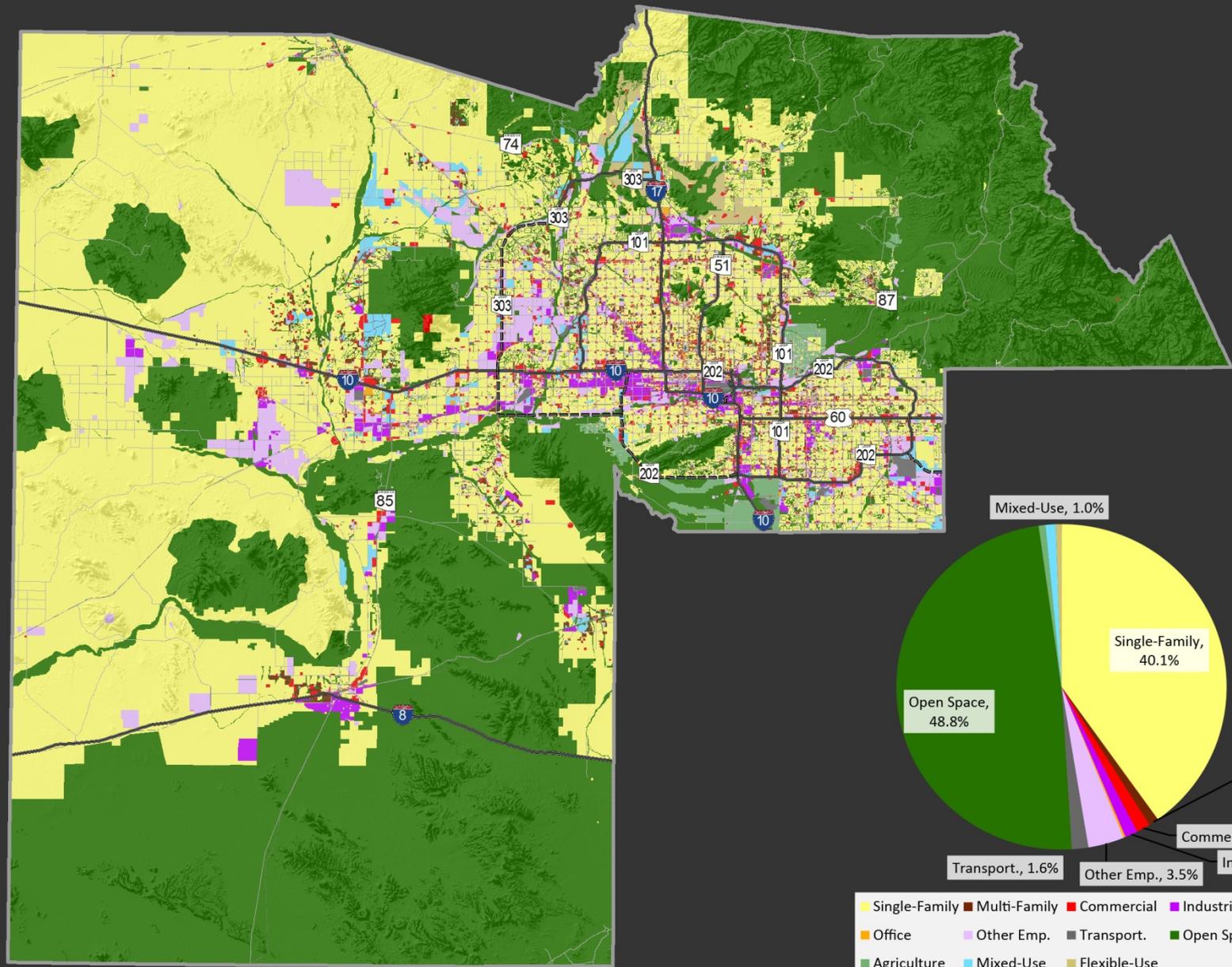
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# Future Land Use, 2012

- Future Land Use = Existing Land Use + Development Projects (including Redevelopment) + General Plan Land Use
- Represents theoretical “Build-Out” scenario in Maricopa County



# Future Land Use, 2012



0 5 10 15 20 Miles

# Future Land Use, 2012

Future Land Use, 2012											
Maricopa County Land Use by Municipal Planning Area											
Member Agency	Single-Family	Multi-Family	Commercial	Industrial	Office	Other Emp.	Transport.	Open Space	Agriculture	Mixed-Use	Flexible-Use
Apache Junction *	53.8%	23.1%	0.0%	0.0%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%
Avondale	44.1%	1.1%	3.5%	1.0%	0.4%	5.1%	1.8%	41.4%	0.0%	1.6%	0.0%
Buckeye	42.7%	1.1%	3.4%	2.1%	0.4%	5.1%	2.0%	38.0%	0.0%	5.1%	0.0%
Carefree	80.3%	2.0%	1.7%	0.1%	0.5%	0.7%	3.1%	11.4%	0.0%	0.2%	0.0%
Cave Creek	57.2%	0.2%	1.7%	0.0%	0.0%	0.3%	0.3%	39.3%	0.0%	1.0%	0.0%
Chandler	52.5%	4.6%	6.4%	7.0%	1.7%	6.8%	8.4%	8.9%	0.0%	3.9%	0.0%
El Mirage	35.0%	0.5%	2.7%	4.9%	0.0%	35.1%	5.7%	12.9%	0.0%	3.1%	0.0%
Fort McDowell Yavapai Nation	6.3%	0.0%	0.4%	0.0%	0.0%	2.1%	0.3%	84.7%	6.2%	0.0%	0.0%
Fountain Hills	53.3%	6.0%	1.8%	0.4%	0.5%	2.3%	2.5%	33.0%	0.0%	0.4%	0.0%
Gila Bend	58.2%	2.2%	2.1%	5.1%	0.0%	4.7%	2.1%	25.6%	0.0%	0.0%	0.0%
Gila River Indian Community *	1.2%	0.0%	0.7%	1.3%	0.0%	1.3%	1.6%	66.8%	27.1%	0.0%	0.0%
Gilbert	61.2%	2.5%	7.1%	3.3%	1.0%	9.0%	6.1%	9.4%	0.0%	0.3%	0.0%
Glendale	44.3%	3.7%	5.6%	3.1%	1.1%	24.4%	5.8%	6.9%	0.0%	5.2%	0.0%
Goodyear	43.8%	3.3%	3.0%	4.9%	0.2%	5.0%	3.3%	35.3%	0.0%	1.2%	0.0%
Guadalupe	53.0%	6.1%	10.0%	2.8%	0.6%	8.7%	11.0%	7.9%	0.0%	0.0%	0.0%
Litchfield Park	46.7%	5.9%	6.8%	0.0%	0.0%	17.7%	5.0%	17.8%	0.0%	0.0%	0.0%
Mesa	45.0%	4.5%	6.0%	4.6%	0.8%	12.9%	10.4%	12.6%	0.0%	3.3%	0.0%
Paradise Valley	80.1%	0.0%	3.6%	0.0%	0.0%	3.0%	2.1%	10.7%	0.0%	0.5%	0.1%
Peoria *	37.8%	1.8%	2.6%	0.6%	0.1%	6.9%	2.8%	46.1%	0.0%	1.3%	0.0%
Phoenix	42.5%	3.6%	4.4%	4.2%	1.0%	7.0%	5.0%	22.0%	0.0%	2.7%	7.6%
Queen Creek *	62.9%	0.3%	5.8%	3.9%	0.4%	9.7%	4.8%	5.7%	0.2%	6.3%	0.0%
Salt River Pima-Maricopa Indian Community	5.5%	0.1%	1.0%	0.2%	0.4%	10.8%	1.6%	60.0%	20.2%	0.3%	0.0%
Scottsdale	40.9%	4.3%	2.8%	1.2%	1.3%	3.2%	2.9%	42.2%	0.0%	1.1%	0.0%
Surprise	69.4%	1.5%	2.3%	0.4%	0.1%	9.9%	2.1%	10.5%	0.1%	3.9%	0.0%
Tempe	36.2%	9.7%	7.0%	11.2%	3.8%	10.8%	9.5%	9.0%	0.0%	2.8%	0.0%
Tolleson	12.6%	1.1%	9.3%	54.1%	0.1%	8.2%	10.7%	1.1%	0.0%	2.8%	0.0%
Wickenburg *	96.1%	0.1%	0.4%	0.0%	0.0%	0.3%	0.7%	2.4%	0.0%	0.0%	0.0%
Youngtown	33.4%	2.7%	4.7%	0.6%	0.3%	25.3%	2.3%	30.2%	0.0%	0.5%	0.0%
<b>Maricopa County</b>	<b>40.1%</b>	<b>1.0%</b>	<b>1.4%</b>	<b>1.2%</b>	<b>0.2%</b>	<b>3.5%</b>	<b>1.6%</b>	<b>48.8%</b>	<b>0.7%</b>	<b>1.0%</b>	<b>0.5%</b>

\* Includes only Maricopa County portion

Sources: MAG Member Agencies, MAG Existing Land Use 2012, MAG Developments 2012, MAG General Plan 2012

# Developable Land

- 60% of Maricopa County: Developed or “Non-Developable”
- “Developable Land” consists of Vacant or Agricultural uses

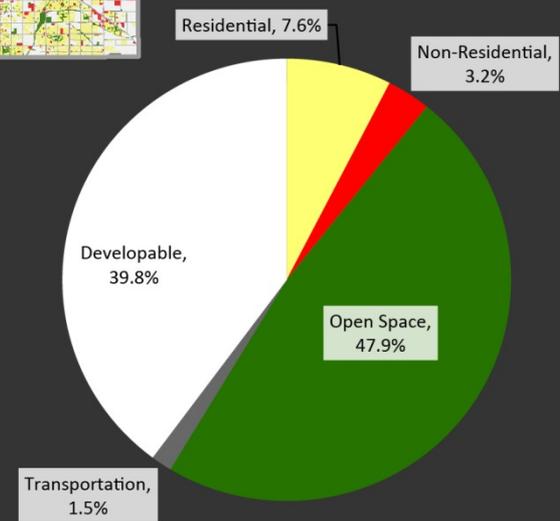
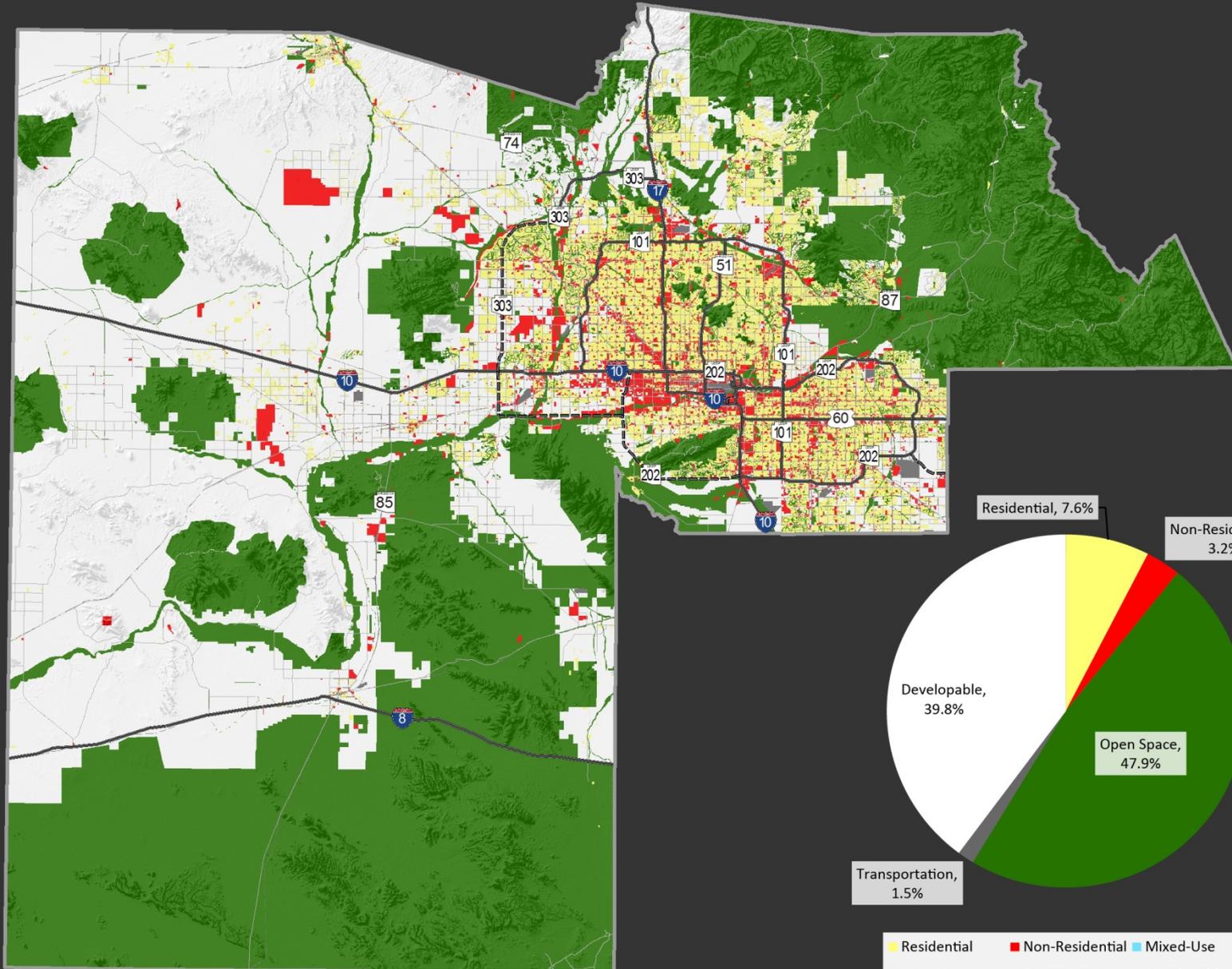
<b>Land Availability</b>			
<b>Maricopa County, 2012</b>			
<b>Developed / Undevelopable Land:</b>	<b>Use</b>	<b>Sq Miles</b>	<b>Pct</b>
	Residential	699	12.6%
	Non-Residential	291	5.2%
	Mixed-Use	0.03	0.0%
	Open Space	4,421	79.7%
	Other (Transportation, etc)	140	2.5%
	<b>Total Undevelopable</b>	<b>5,551</b>	<b>100.0%</b>
<b>Developable Land:</b>	<b>Proposed Use</b>	<b>Sq Miles</b>	<b>Pct</b>
	Residential	3,089	84.1%
	Non-Residential	292	7.9%
	Mixed-Use	92	2.5%
	Flexible-Use	50	1.4%
	Other (Transportation, etc)	149	4.1%
	<b>Total Developable</b>	<b>3,673</b>	<b>100.0%</b>
<b>Maricopa County: 9,223 Square Miles</b>			

Sources: MAG Member Agencies, MAG Existing Land Use 2012, MAG Developments 2012, MAG General Plan 2012



# Land Development Status

ATT Four  
Item 6



0 5 10 15 20 Miles

Source: MAG Existing Land Use 2012

# Ownership of Developable Land

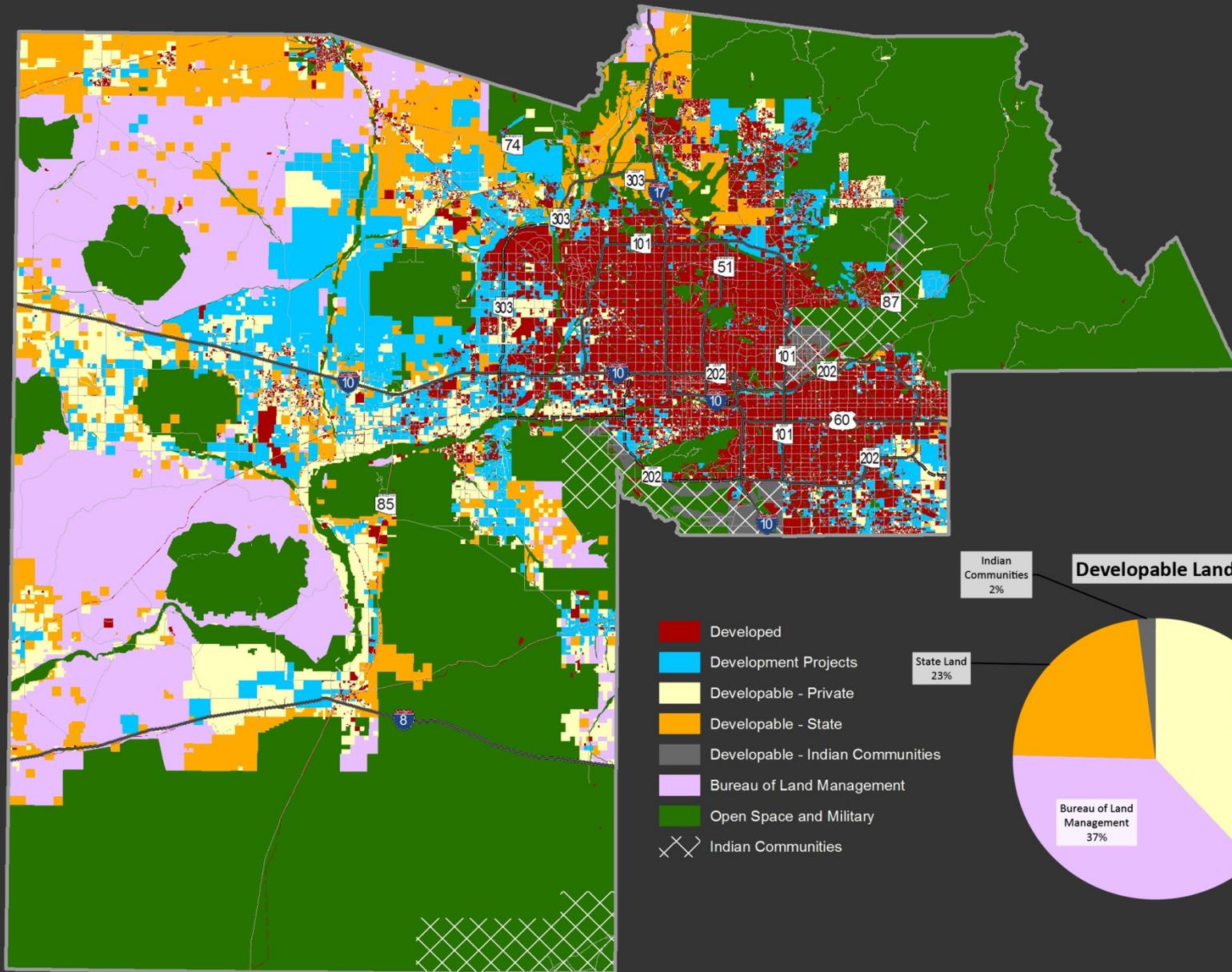
- Remaining Developable land:
  - 38% - Private Ownership
  - 37% - Bureau of Land Management
  - 23% - Arizona State Land Department
- 60% of Developable Land Federally or State owned

<b>Developable Land</b>		
<b>Maricopa County, 2012</b>		
<b>Ownership</b>	<b>Sq Miles</b>	<b>Pct</b>
Private	1,398	38.1%
Bureau of Land Management	1,372	37.4%
State Land	829	22.6%
Indian Communities	74	2.0%
<b>Total Developable</b>	<b>3,673</b>	<b>100.0%</b>

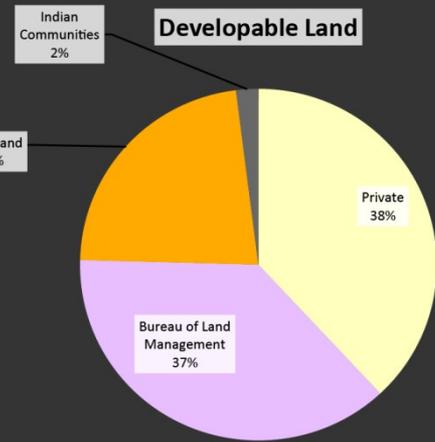
Sources: MAG Existing Land Use 2012, ASLD Ownership 2012

# Development Status: Land Ownership

ATT Four  
Item 6



- Developed
- Development Projects
- Developable - Private
- Developable - State
- Developable - Indian Communities
- Bureau of Land Management
- Open Space and Military
- Indian Communities

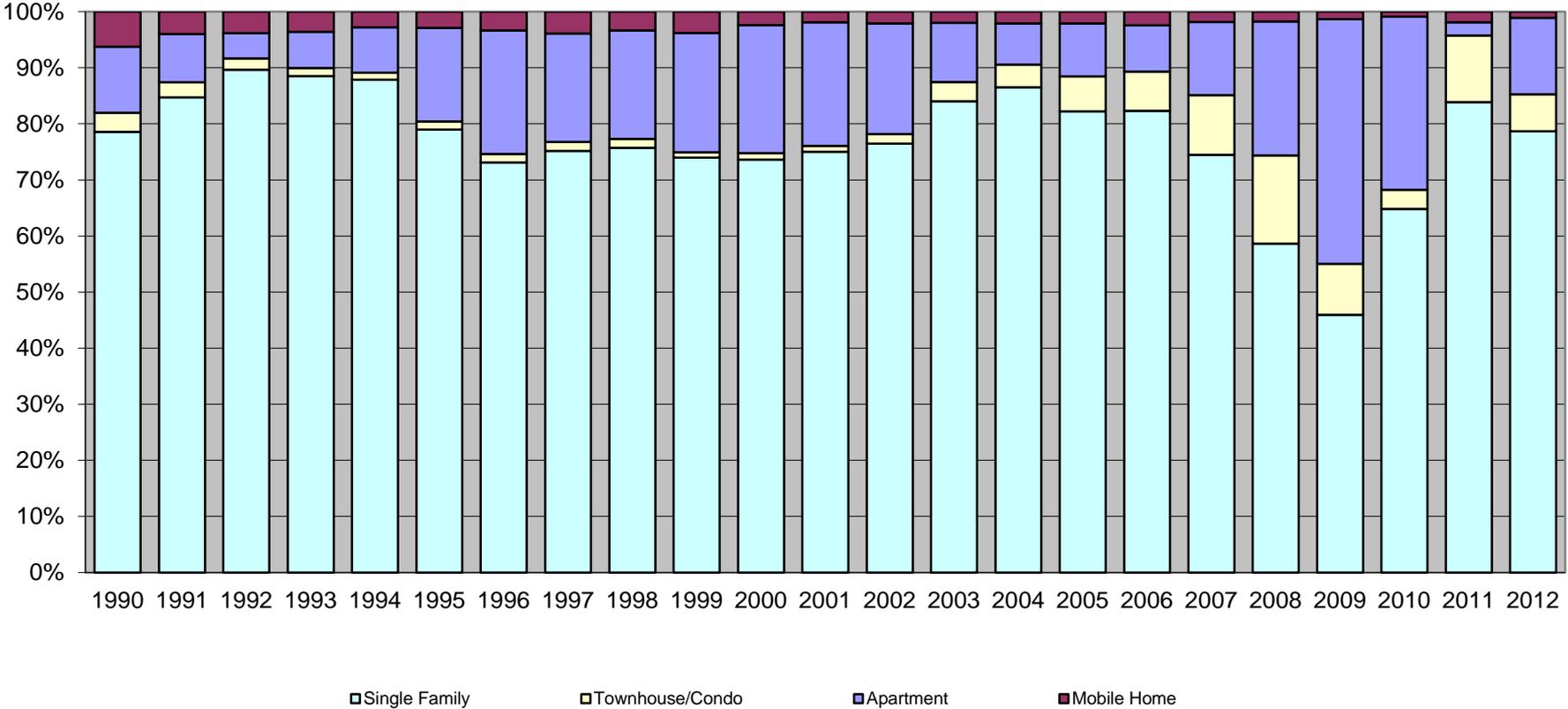




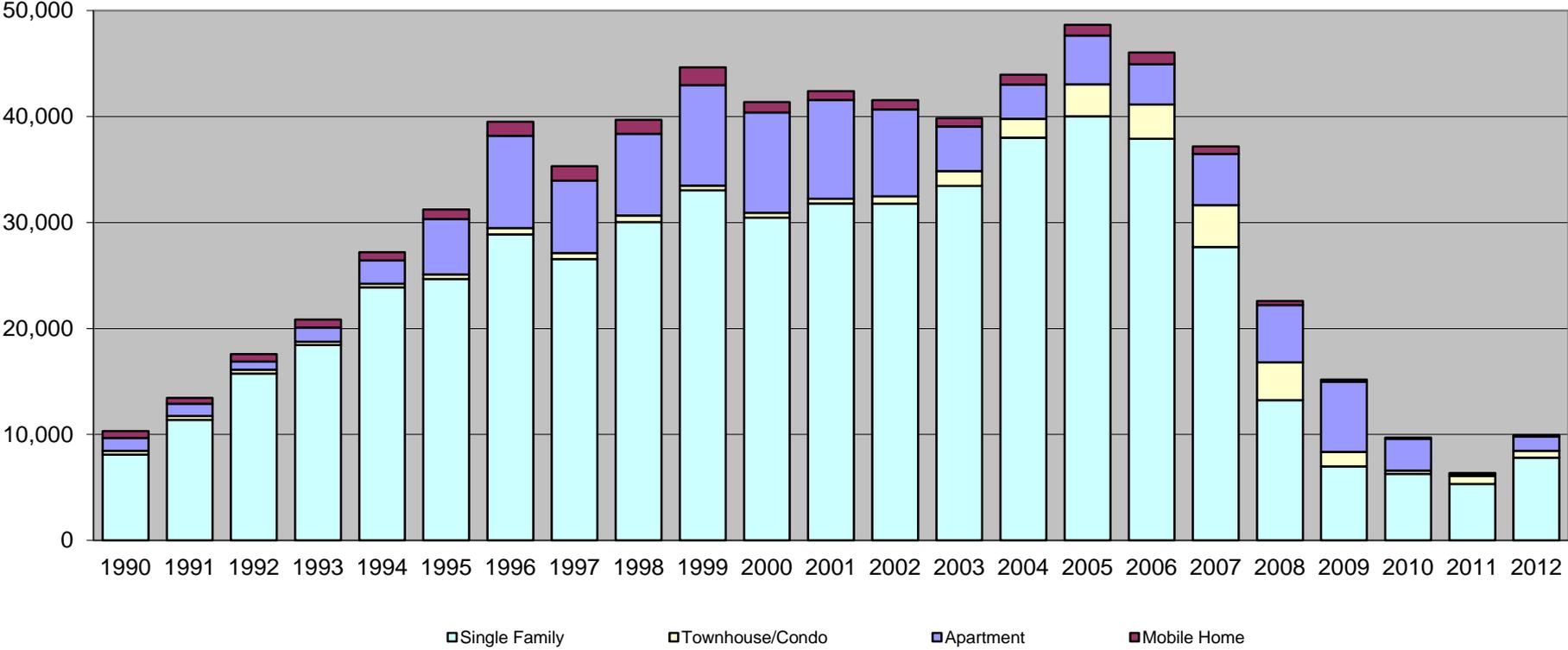
# Questions?

# **Residential Completion Data 1990 – 2012**

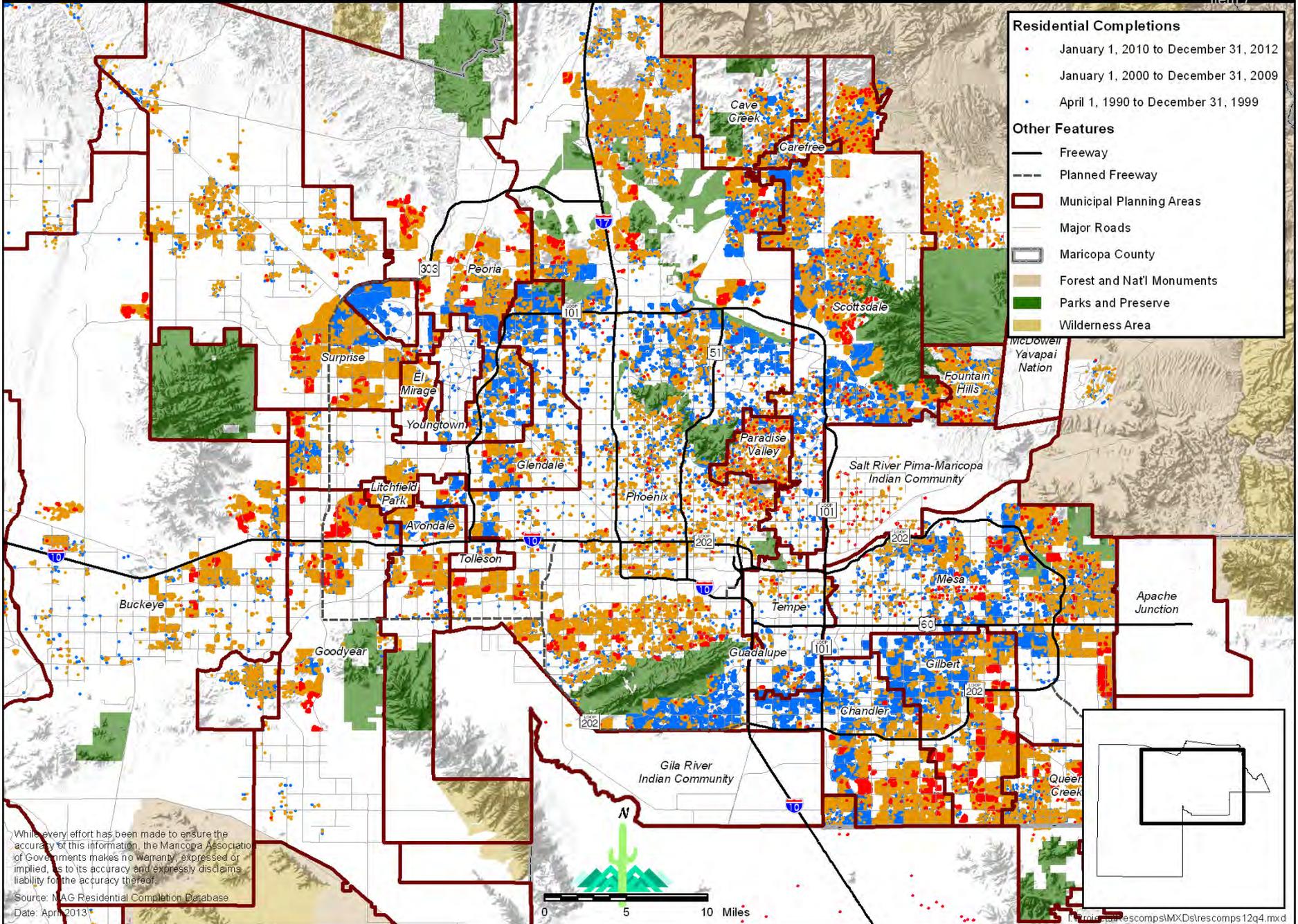
# New Housing Unit Mix by Year



# Residential Completions By Year and Unit Type



# Residential Completions (April 1, 1990 - December 31, 2012)



**Residential Completions**

- January 1, 2010 to December 31, 2012
- January 1, 2000 to December 31, 2009
- April 1, 1990 to December 31, 1999

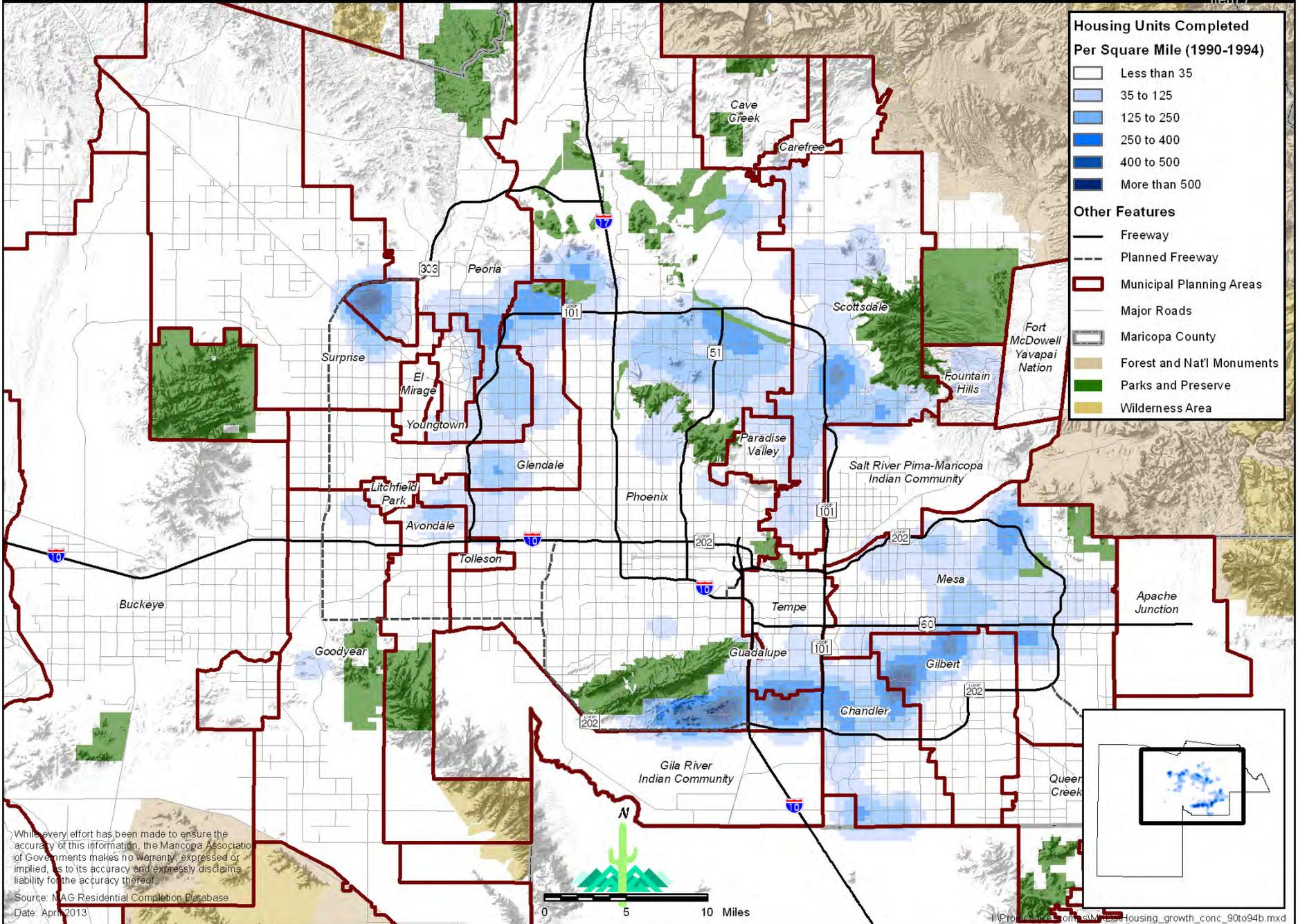
**Other Features**

- Freeway
- Planned Freeway
- Municipal Planning Areas
- Major Roads
- Maricopa County
- Forest and Nat'l Monuments
- Parks and Preserve
- Wilderness Area

While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

Source: MAG Residential Completion Database  
Date: April 2013

# Housing Growth Concentration (April 1, 1990 - December 31, 1994)

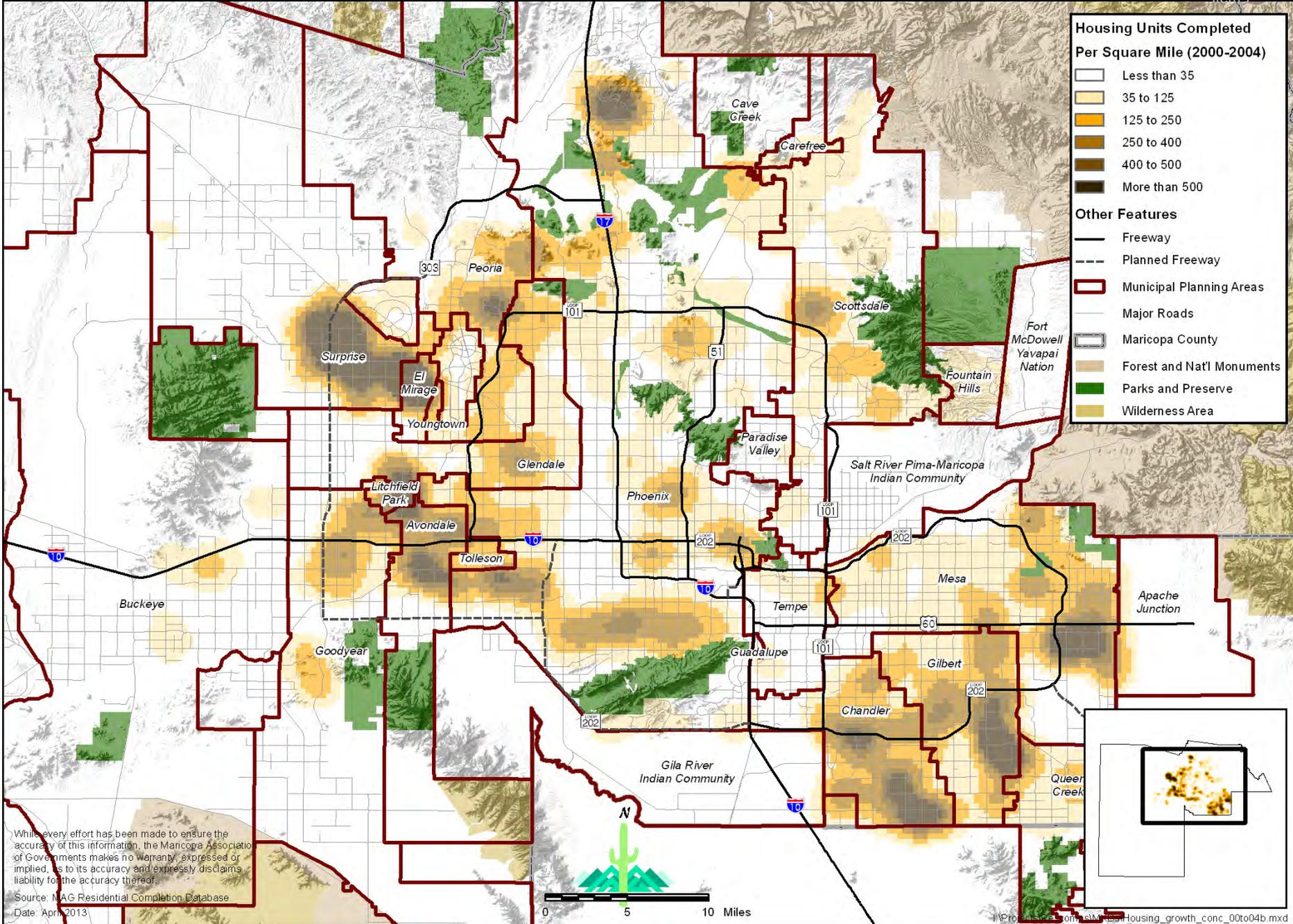


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Source: MAG Residential Completion Database  
Date: April 2013



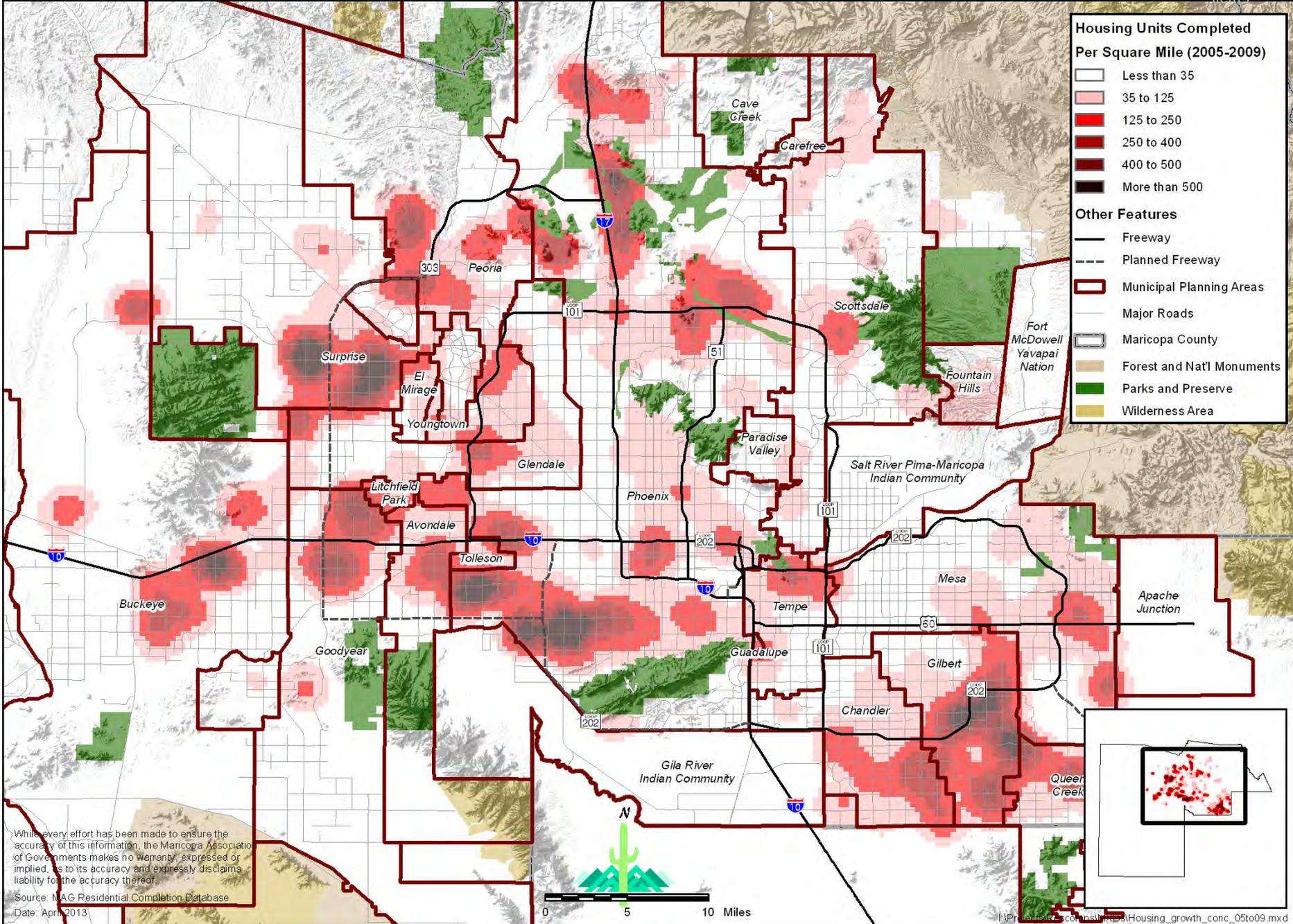
# Housing Growth Concentration (2000 - 2004)



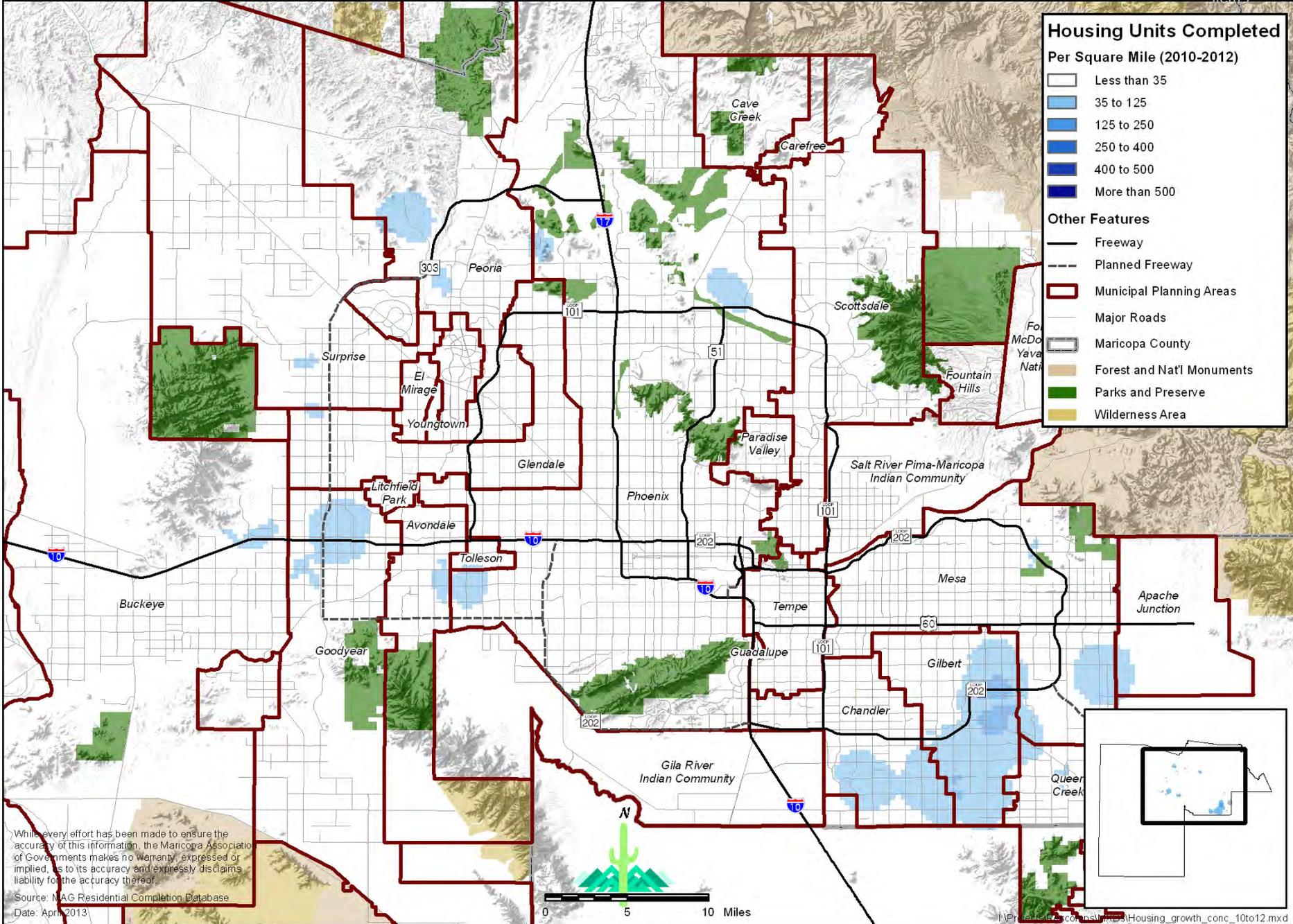
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Source: MAG Residential Completion Database  
Date: April 2013

# Housing Growth Concentration (2005 - 2009)



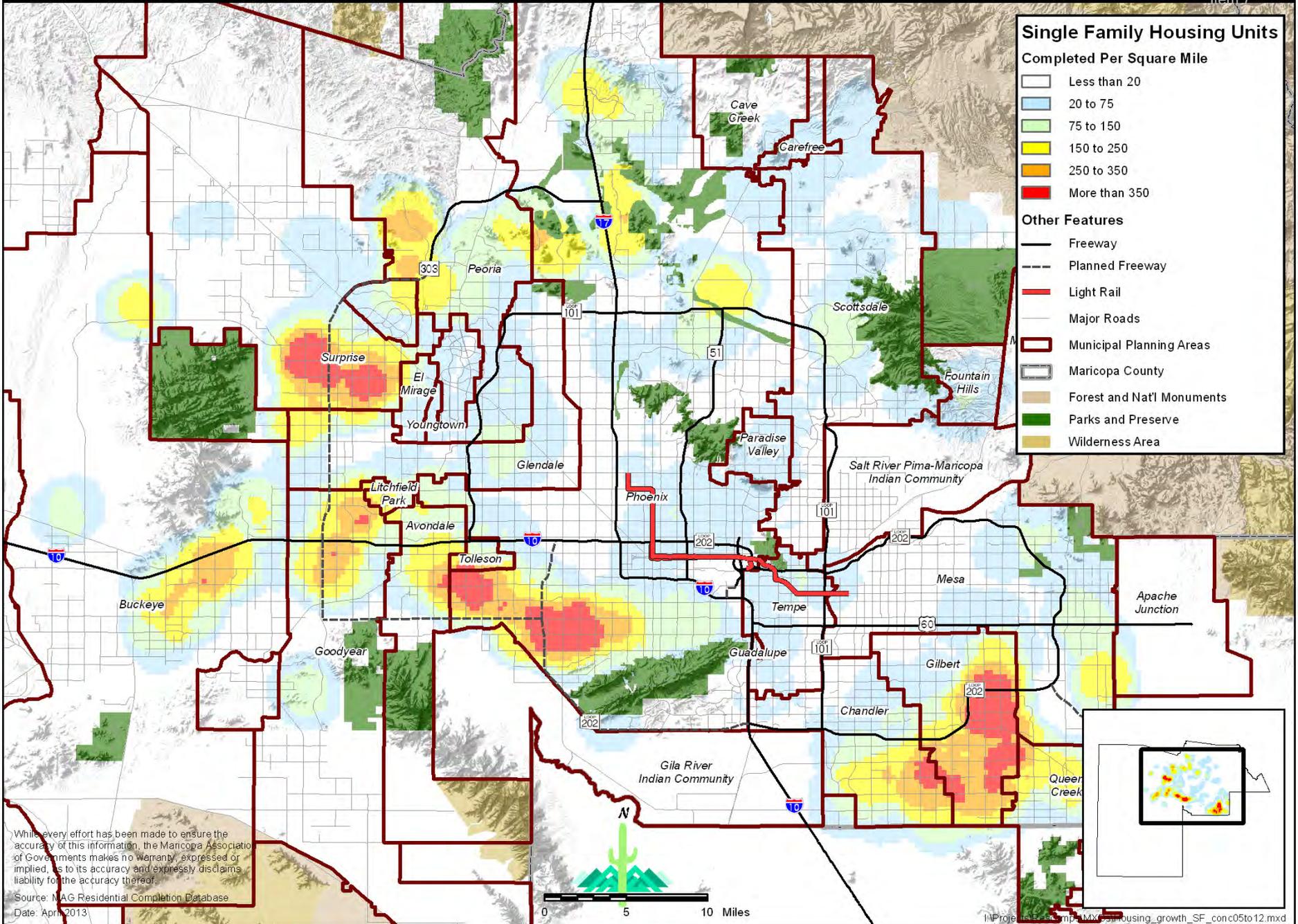
# Housing Growth Concentration (2010 - 2012)



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Source: MAG Residential Completion Database  
Date: April 2013

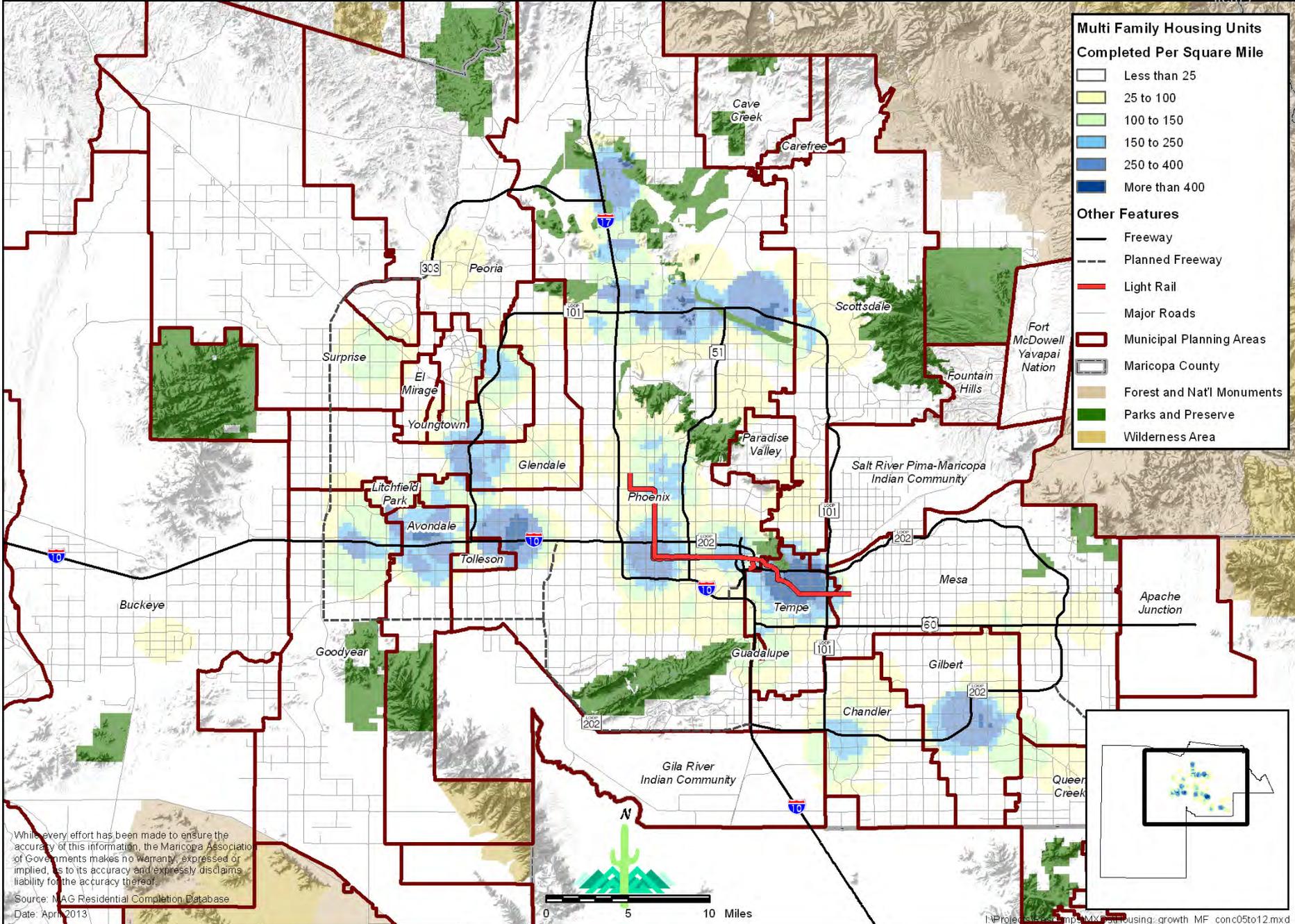
# Single Family Housing Growth Concentration (2005 through 2012)



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Source: MAG Residential Completion Database  
Date: April 2013

# Multi Family Housing Growth Concentration (2005 - 2012)



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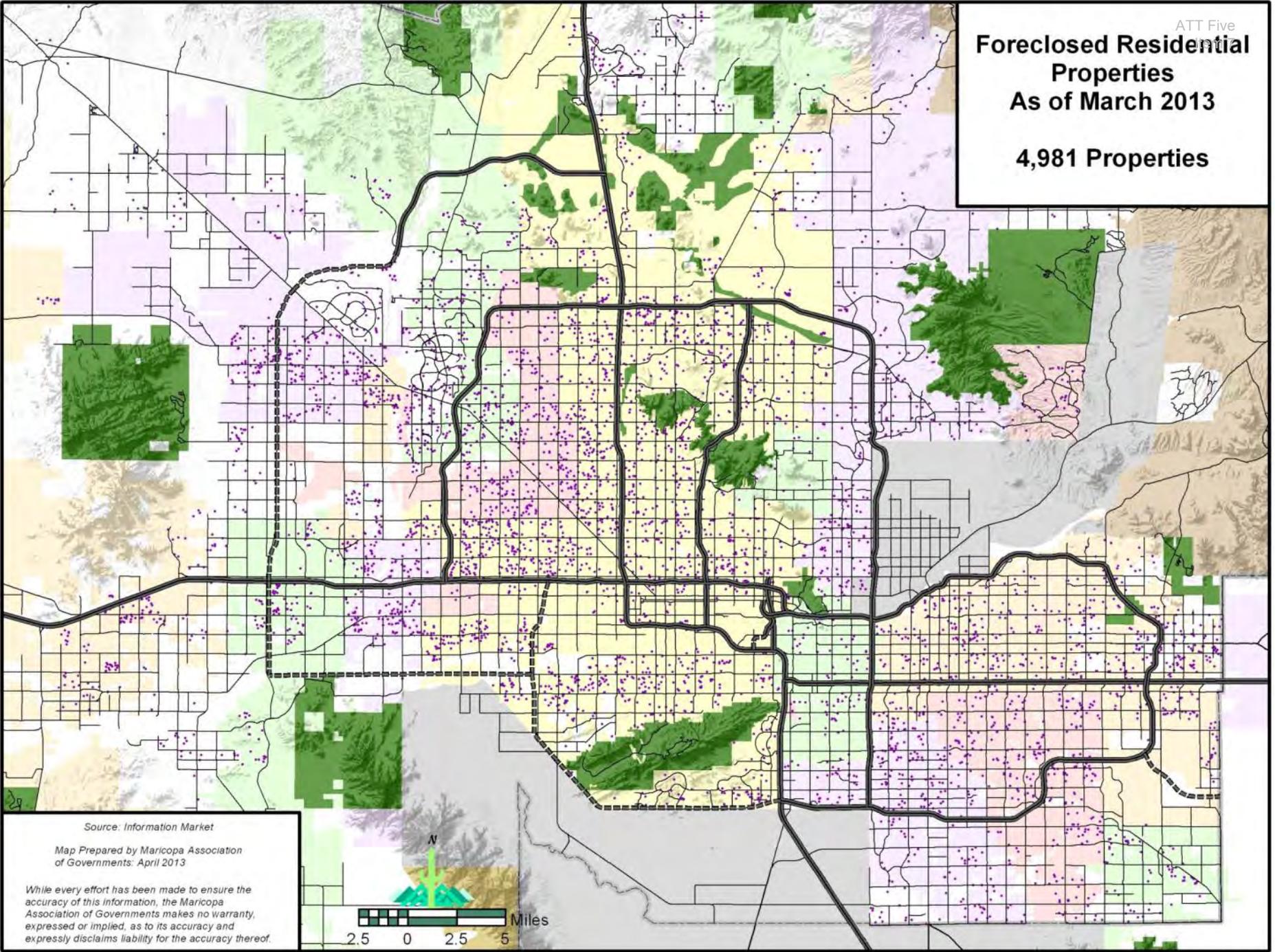
Source: MAG Residential Completion Database  
Date: April 2013

# **Distressed Properties**

## **March**

### **2013**

ATT Five  
ATT  
**Foreclosed Residential  
Properties  
As of March 2013**  
**4,981 Properties**

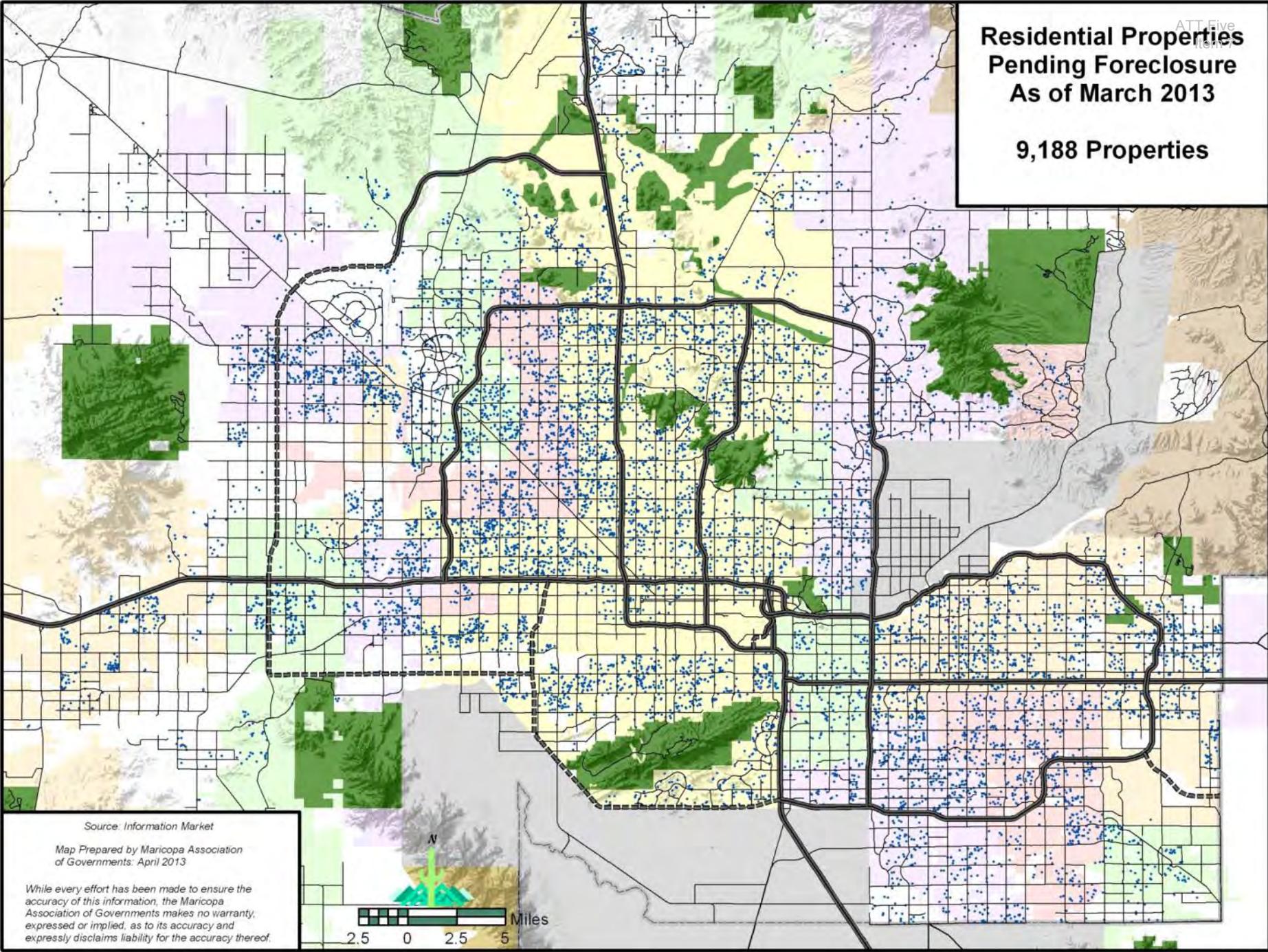


Source: Information Market  
Map Prepared by Maricopa Association  
of Governments: April 2013  
While every effort has been made to ensure the  
accuracy of this information, the Maricopa  
Association of Governments makes no warranty,  
expressed or implied, as to its accuracy and  
expressly disclaims liability for the accuracy thereof.



ATT Five  
Residential Properties  
Pending Foreclosure  
As of March 2013

9,188 Properties



Source: Information Market

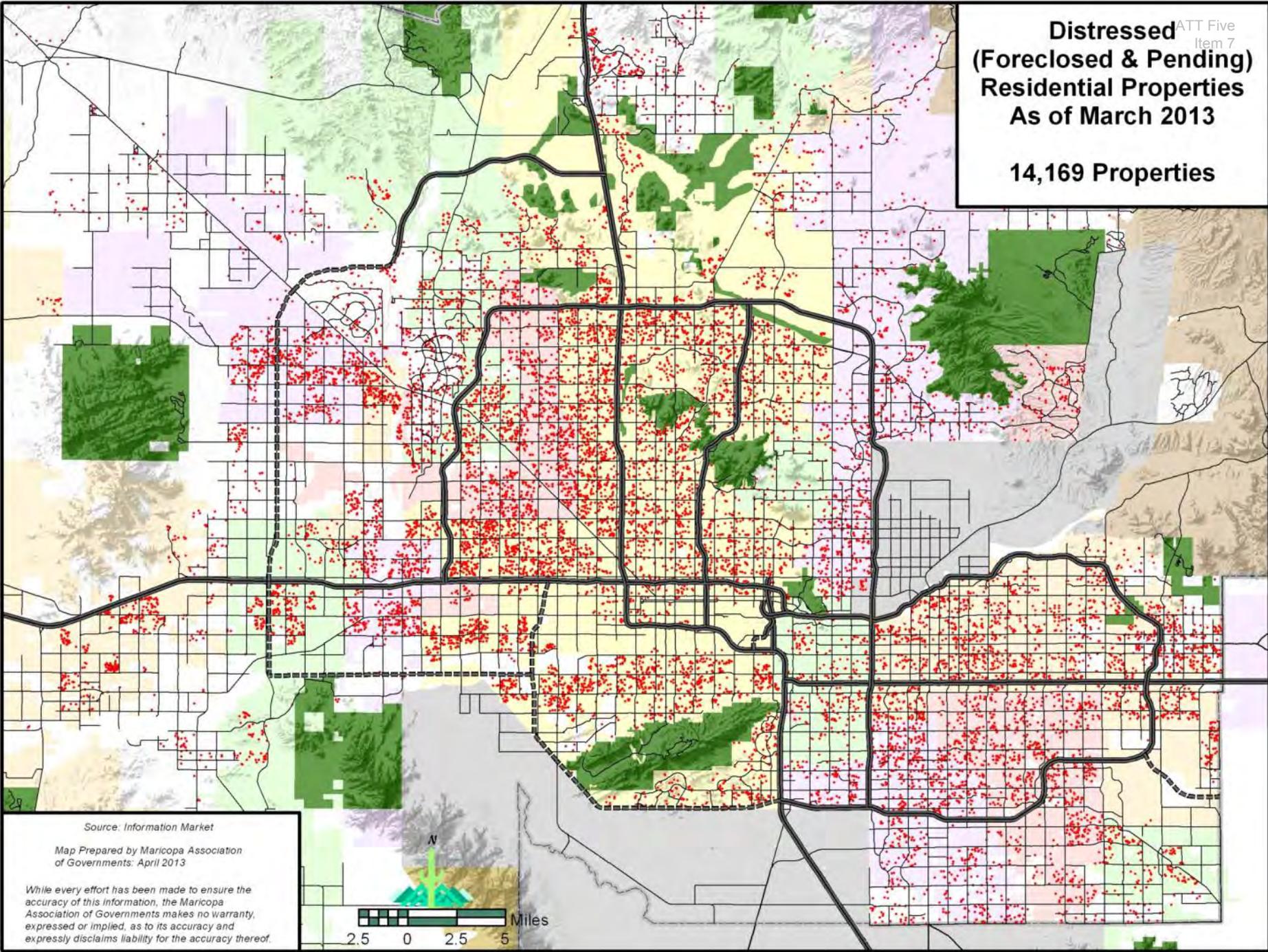
Map Prepared by Maricopa Association  
of Governments: April 2013

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# Distressed (Foreclosed & Pending) Residential Properties As of March 2013

**14,169 Properties**



Source: Information Market

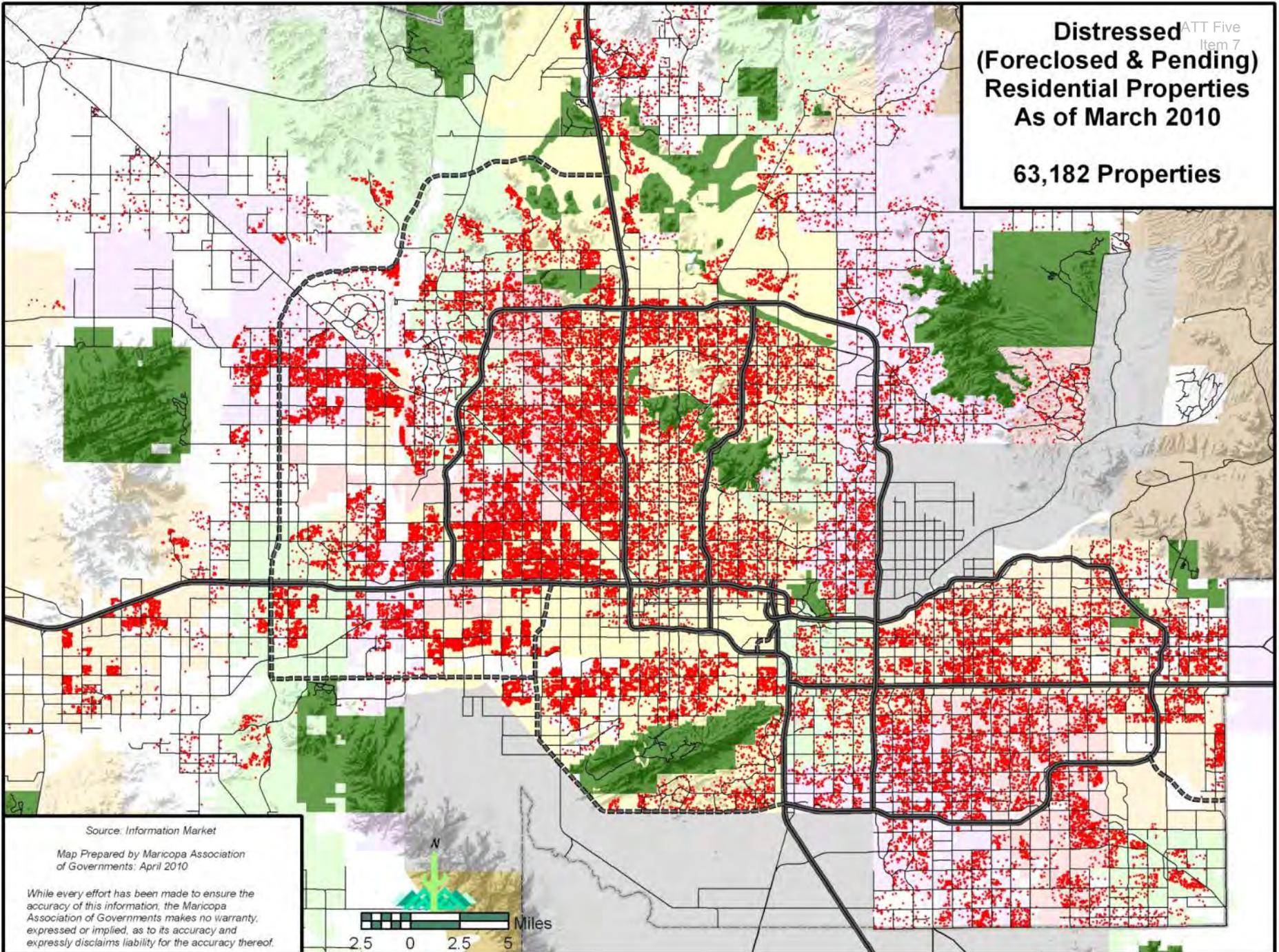
Map Prepared by Maricopa Association  
of Governments: April 2013

While every effort has been made to ensure the  
accuracy of this information, the Maricopa  
Association of Governments makes no warranty,  
expressed or implied, as to its accuracy and  
expressly disclaims liability for the accuracy thereof.



ATT Five  
Item 7  
**Distressed  
(Foreclosed & Pending)  
Residential Properties  
As of March 2010**

**63,182 Properties**



Source: Information Market

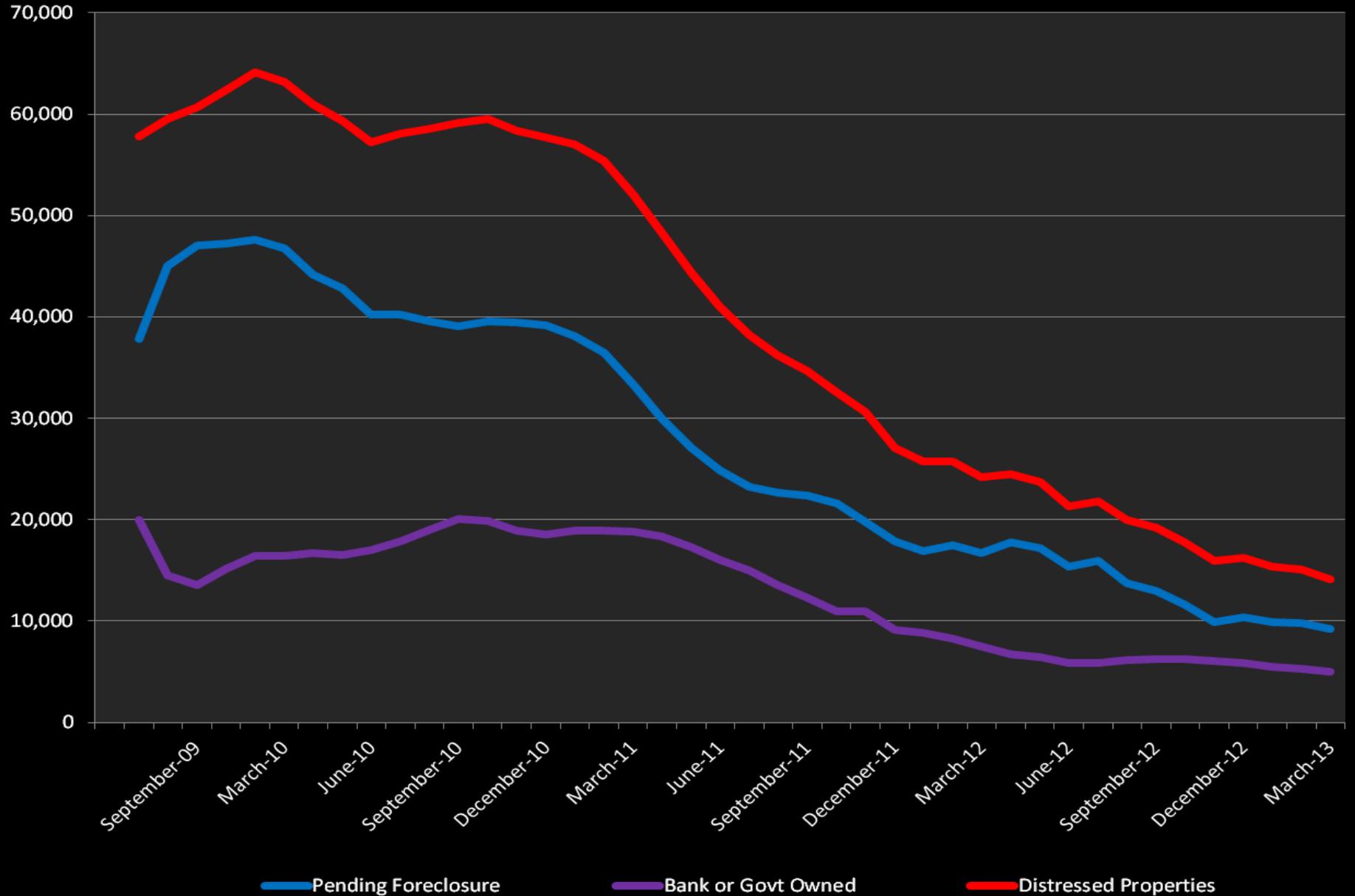
Map Prepared by Maricopa Association  
of Governments: April 2010

While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

2.5 0 2.5 5 Miles

# Distressed Properties in Maricopa County (March 2009 - March 2013)

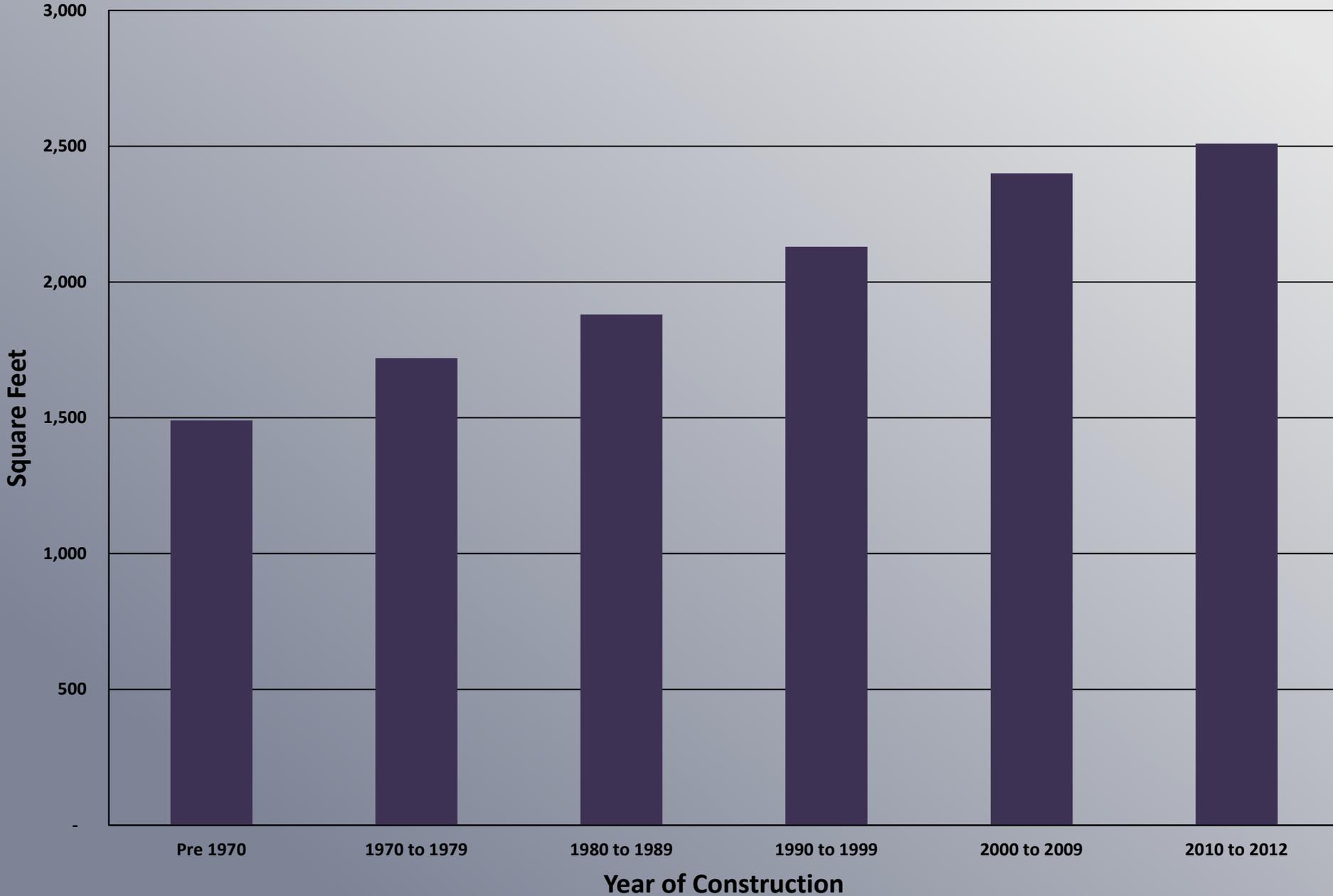
ATT Five  
Item 7



**Maricopa County  
Assessor - Single Family  
Housing Data  
2012**

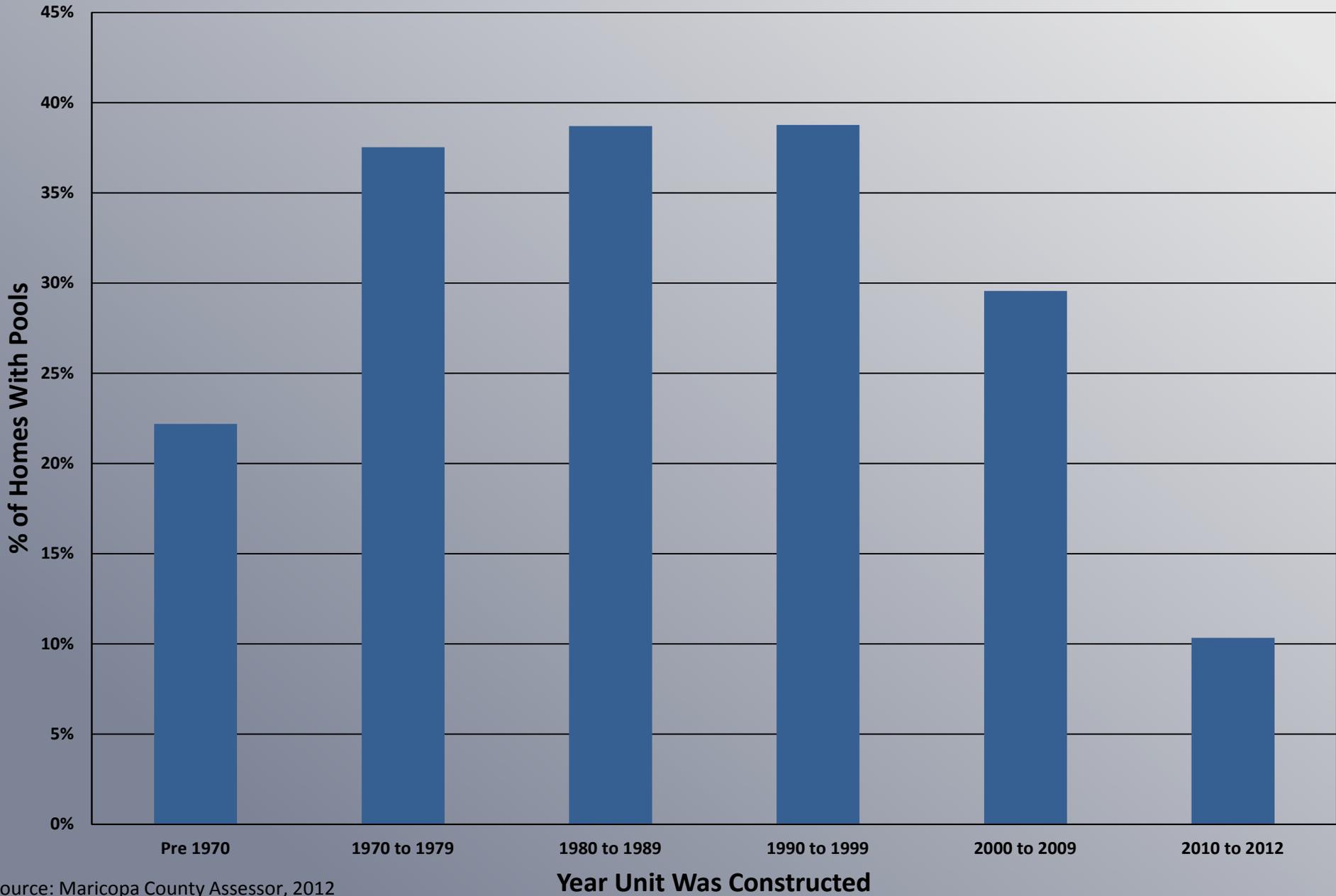
# Average Square Feet of Single Family Homes Maricopa County

ATT Five  
Item 7



# % of Single Family Homes with Pools Maricopa County

ATT Five  
Item 7



Source: Maricopa County Assessor, 2012

April 1, 2013

**MARICOPA ASSOCIATION OF GOVERNMENTS  
RESIDENTIAL COMPLETION SUMMARY  
YEARS: 1990-2012**

**Net Residential Unit Completions - All Unit Types (Completions minus Demolitions):**

Jurisdiction	YEAR																						Total	Jurisdiction		
	1990*	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			2012	
Avondale	206	222	233	199	178	394	638	680	915	986	1,756	2,460	1,675	1,824	1,707	1,997	1,194	1,236	304	125	1,100	26	13	20,068	Avondale	
Buckeye	59	54	15	8	16	20	22	28	62	149	158	70	408	355	997	2,836	2,676	3,453	2,126	660	410	416	628	15,626	Buckeye	
Carefree	22	28	37	30	46	62	75	67	74	44	76	71	52	29	59	121	50	32	15	8	2	1	6	1,007	Carefree	
Cave Creek	8	14	17	26	56	51	99	79	52	86	79	55	66	76	106	111	53	60	50	24	10	11	21	1,210	Cave Creek	
Chandler	944	1,332	2,157	2,457	3,263	4,068	4,929	3,240	3,448	3,508	3,446	4,344	4,498	3,563	3,808	3,455	2,206	1,592	736	493	607	534	774	59,402	Chandler	
County Areas	1,093	1,310	1,488	2,087	2,770	2,498	2,777	2,729	2,475	3,339	2,836	3,487	4,863	5,292	4,813	4,098	6,146	3,521	1,547	810	338	222	325	60,864	County Areas	
El Mirage	5	11	2	6	7	3	10	14	25	499	1,345	1,724	2,094	905	487	262	324	121	22	9	11	11	23	7,920	El Mirage	
Fort McDowell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Fort McDowell
Fountain Hills	106	117	142	240	370	484	527	521	540	537	438	341	235	119	197	328	293	236	126	52	26	14	9	5,998	Fountain Hills	
Gila Bend	1	2	6	4	2	0	-2	0	0	0	6	6	2	4	3	8	7	3	5	1	0	0	0	58	Gila Bend	
Gila River**	1	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	22	22	55	Gila River**	
Gilbert	736	1,210	1,389	1,333	1,926	2,292	4,379	3,622	3,934	2,901	3,006	4,242	3,706	3,655	4,137	4,007	4,268	4,477	1,916	1,614	1,264	1,217	2,107	63,338	Gilbert	
Glendale	458	826	1,229	1,473	1,919	1,784	1,925	2,135	3,100	2,835	1,551	1,986	839	1,361	840	818	481	1,173	308	276	81	110	230	27,738	Glendale	
Goodyear	31	63	96	155	360	436	672	846	1,024	1,045	1,301	1,752	1,582	1,880	2,374	1,816	2,657	1,781	1,344	1,067	538	499	710	24,029	Goodyear	
Guadalupe	0	4	9	4	0	0	0	0	0	0	0	14	12	7	6	8	1	77	15	6	68	2	2	235	Guadalupe	
Litchfield Park	7	5	1	29	23	16	22	25	18	24	11	8	3	21	25	322	110	29	25	20	12	26	33	815	Litchfield Park	
Mesa	982	1,498	1,881	2,327	2,872	2,355	3,572	3,748	4,624	5,836	7,188	5,243	4,208	2,839	2,587	1,753	1,996	1,546	937	749	600	474	668	60,483	Mesa	
Paradise Valley	31	49	54	65	83	122	105	86	93	74	94	73	80	59	69	59	86	75	122	80	35	36	32	1,662	Paradise Valley	
Peoria	657	781	1,215	1,564	1,633	1,503	1,840	1,923	3,340	3,466	2,707	2,552	2,011	1,986	1,915	2,676	2,770	1,753	1,738	1,072	423	393	575	40,493	Peoria	
Phoenix	3,236	3,130	5,076	4,915	6,600	9,048	11,078	8,776	7,355	11,531	8,322	7,411	9,482	8,209	9,525	13,925	13,258	10,508	6,401	5,577	2,449	1,369	2,030	169,211	Phoenix	
Queen Creek**	7	18	16	13	30	24	38	55	54	88	121	162	357	868	1,280	1,253	998	727	569	445	173	129	244	7,669	Queen Creek**	
Salt R Pima-Mar	0	0	0	0	0	0	0	0	0	0	30	35	29	11	3	5	9	12	19	10	12	23	9	207	Salt R Pima-Mar	
Scottsdale	988	1,777	1,930	3,173	3,433	4,003	4,466	3,945	4,095	3,687	3,108	2,787	1,891	1,689	1,665	1,349	1,443	1,278	931	590	389	203	311	49,131	Scottsdale	
Surprise	79	110	97	408	341	334	816	1,656	2,863	3,059	3,283	3,198	3,160	4,463	6,360	6,458	3,949	2,504	1,011	660	237	207	376	45,629	Surprise	
Tempe	238	253	210	109	1,028	1,128	815	725	1,360	822	379	143	104	162	223	165	613	565	1,788	525	666	206	591	12,818	Tempe	
Tolleson	2	1	-2	-1	0	16	23	55	37	0	23	3	2	228	3	3	11	61	44	26	-1	0	1	535	Tolleson	
Wickenburg	25	24	21	24	22	42	54	68	23	52	30	44	35	31	60	54	77	28	18	4	5	6	2	749	Wickenburg	
Youngtown	0	0	3	1	1	3	7	7	4	0	0	90	62	74	373	388	1	0	0	0	0	0	0	1,014	Youngtown	
<b>TOTAL</b>	<b>9,922</b>	<b>12,839</b>	<b>17,322</b>	<b>20,649</b>	<b>26,979</b>	<b>30,686</b>	<b>38,887</b>	<b>35,030</b>	<b>39,515</b>	<b>44,568</b>	<b>41,294</b>	<b>42,301</b>	<b>41,466</b>	<b>39,710</b>	<b>43,622</b>	<b>48,275</b>	<b>45,677</b>	<b>36,848</b>	<b>22,117</b>	<b>14,903</b>	<b>9,455</b>	<b>6,157</b>	<b>9,742</b>	<b>677,964</b>	<b>TOTAL</b>	

\* 1990 data is for three quarters only (April 1 - Dec. 31)

\*\*Data includes completions from both Maricopa and Pinal Counties

Source: Maricopa Association of Governments database  
of Residential Completion data provided by MAG member agencies.

Prepared by the Maricopa Association of Governments

## RESIDENTIAL COMPLETION ANALYSIS

Maricopa Association of Governments, 1990 to 2012

Area	1990 - 1994 Residential Completions		1995 - 1999 Residential Completions		2000 - 2004 Residential Completions		2005 - 2009 Residential Completions		2010 - 2012 Residential Completions	
	Completions	% of Total								
East of Phoenix	41,089	47%	85,539	45%	77,940	37%	47,127	28%	11,520	45%
West of Phoenix	14,917	17%	41,541	22%	66,213	32%	54,902	33%	7,101	28%
Phoenix	22,957	26%	47,788	25%	42,949	21%	49,669	30%	5,848	23%
Unincorporated	8,748	10%	13,818	7%	21,291	10%	16,122	10%	885	3%
Maricopa County Total	87,711		188,686		208,393		167,820		25,354	

Rank	1990 - 1994 Residential Completions		1995 - 1999 Residential Completions		2000 - 2004 Residential Completions		2005 - 2009 Residential Completions		2010 - 2012 Residential Completions	
	Jurisdiction	Completions								
1	Phoenix	22,957	Phoenix	47,788	Phoenix	42,949	Phoenix	49,669	Phoenix	5,848
2	Scottsdale	11,301	Scottsdale	20,196	Mesa	22,065	Gilbert	16,282	Gilbert	4,588
3	Chandler	10,153	Mesa	20,135	County Areas	21,291	County Areas	16,122	Chandler	1,915
4	Mesa	9,560	Chandler	19,193	Surprise	20,464	Surprise	14,582	Goodyear	1,747
5	County Areas	8,748	Gilbert	17,128	Chandler	19,659	Buckeye	11,751	Mesa	1,742
6	Gilbert	6,594	County Areas	13,818	Gilbert	18,746	Peoria	10,009	Tempe	1,463
7	Glendale	5,905	Peoria	12,072	Peoria	11,171	Goodyear	8,665	Buckeye	1,454
8	Peoria	5,850	Glendale	11,779	Scottsdale	11,140	Chandler	8,482	Peoria	1,391
9	Tempe	1,838	Surprise	8,728	Avondale	9,422	Mesa	6,981	Avondale	1,139
10	Avondale	1,038	Tempe	4,850	Goodyear	8,889	Scottsdale	5,591	Scottsdale	903

**Notes:**

- 1) All completion totals are net completions (Completions minus Demolitions)
- 2) 1990 data is for three quarters only (April 1 - December 31)
- 3) 'East of Phoenix' is defined as Carefree, Cave Creek, Chandler, Fort McDowell Yavapai Nation, Fountain Hills, Gila River IC, Gilbert, Guadalupe, Mesa, Paradise Valley, Queen Creek, Salt River Pima-Maricopa IC, Scottsdale and Tempe.
- 4) 'West of Phoenix' is defined as Avondale, Buckeye, El Mirage, Gila Bend, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, Tolleson, Wickenburg and Youngtown.

Source: Maricopa Association of Governments database of Residential Completion data provided by MAG member agencies.  
Prepared by the Maricopa Association of Governments, April 2013

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April 17, 2013

## Average Square Feet of Single Family Homes by Year of Construction Maricopa County

Jurisdiction	Construction Year of Unit						
	All Years	Pre 1970	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2012
Avondale	1,890	1,080	1,420	1,860	1,930	1,990	1,970
Buckeye	2,040	1,270	1,410	1,600	1,800	2,090	1,970
Carefree	3,320	2,760	2,870	3,240	3,340	4,000	3,680
Cave Creek	2,760	1,660	1,960	2,300	2,760	3,540	3,170
Chandler	2,070	1,380	1,560	1,620	2,010	2,600	2,760
Unincorporated Areas	2,030	1,360	1,640	1,860	2,050	2,540	2,620
El Mirage	1,580	1,060	1,330	1,790	1,400	1,640	1,060
Fountain Hills	2,520	NA	2,150	2,100	2,390	3,620	5,480
Gila Bend	1,310	1,120	1,580	1,540	1,430	1,710	NA
Gilbert	2,240	1,350	1,870	2,060	2,110	2,400	2,260
Glendale	1,880	1,470	1,700	1,810	2,120	2,240	3,160
Goodyear	2,160	1,370	1,530	1,850	1,940	2,250	2,320
Guadalupe	1,210	960	1,370	1,340	1,330	1,500	1,630
Litchfield Park	2,650	2,150	2,360	2,830	2,610	3,380	3,850
Mesa	1,900	1,460	1,670	1,820	2,020	2,330	2,270
Paradise Valley	4,640	3,140	3,940	5,220	5,400	7,070	8,500
Peoria	2,030	1,210	1,470	1,630	1,920	2,510	2,350
Phoenix	1,800	1,460	1,670	1,780	2,080	2,260	2,330
Queen Creek	2,600	1,480	1,790	2,280	2,560	2,650	2,310
Scottsdale	2,710	1,690	2,300	2,560	2,830	4,030	5,720
Surprise	2,010	1,100	1,280	1,530	1,660	2,130	2,090
Tempe	1,890	1,610	1,790	2,180	2,400	3,000	3,130
Tolleson	1,450	1,170	1,610	1,790	1,640	1,570	NA
Wickenburg	1,740	1,280	1,630	1,810	1,960	2,200	2,260
Youngtown	1,450	1,100	1,430	1,630	1,450	1,880	NA
<b>Maricopa County</b>	<b>2,000</b>	<b>1,490</b>	<b>1,720</b>	<b>1,880</b>	<b>2,130</b>	<b>2,400</b>	<b>2,510</b>

Source: Maricopa County Assessor, 2012. This analysis is based on the Maricopa County Assessor Residential Master File.

Note: Indian communities are not included in the above county analysis as the Maricopa County Assessor does not collect data for them

Data rounded to the nearest 10

Prepared by the Maricopa Association of Governments, April 2013

April 17, 2013

**Percent of Single Family Homes with Pools by Year of Construction**  
**Maricopa County**

Jurisdiction	Construction Year of Unit						
	All Years	Pre 1970	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 to 2012
Avondale	22%	2%	11%	40%	31%	20%	4%
Buckeye	14%	7%	14%	19%	21%	15%	4%
Carefree	61%	54%	50%	58%	63%	78%	71%
Cave Creek	44%	24%	31%	33%	43%	60%	42%
Chandler	40%	14%	35%	38%	41%	46%	5%
Unincorporated Areas	17%	5%	10%	13%	17%	27%	6%
El Mirage	7%	2%	7%	15%	6%	7%	0%
Fountain Hills	55%	0%	61%	50%	51%	70%	81%
Gila Bend	7%	3%	20%	13%	3%	8%	0%
Gilbert	38%	4%	31%	44%	46%	34%	8%
Glendale	36%	19%	44%	41%	37%	23%	5%
Goodyear	27%	9%	32%	39%	25%	29%	7%
Guadalupe	0%	0%	0%	2%	1%	0%	0%
Litchfield Park	52%	47%	70%	67%	39%	44%	14%
Mesa	32%	17%	37%	35%	33%	35%	16%
Paradise Valley	86%	74%	92%	94%	88%	88%	70%
Peoria	30%	9%	22%	28%	29%	35%	1%
Phoenix	32%	21%	40%	39%	45%	23%	10%
Queen Creek	31%	7%	22%	38%	51%	31%	4%
Scottsdale	61%	43%	71%	71%	57%	77%	75%
Surprise	20%	1%	3%	9%	13%	22%	5%
Tempe	45%	32%	51%	56%	48%	40%	8%
Tolleson	10%	5%	18%	22%	11%	0%	0%
Wickenburg	12%	7%	12%	15%	15%	14%	20%
Youngtown	4%	2%	2%	7%	4%	7%	0%
<b>Maricopa County</b>	<b>33%</b>	<b>22%</b>	<b>38%</b>	<b>39%</b>	<b>39%</b>	<b>30%</b>	<b>10%</b>

Source: Maricopa County Assessor, 2012. This analysis is based on the Maricopa County Assessor Residential Master File.

Note: Indian communities are not included in the above county analysis as the Maricopa County Assessor does not collect data for them

Prepared by the Maricopa Association of Governments, April 2013

<b>DRAFT</b> <b>MAG POPTAC Timeline</b> <b>From April 2013 to October 2013</b>		
MAG Due Date	Member Agency Due Date	Activity
	Submit when the latest Plan or update is complete.	Submit General Plans for 60 day review.
	Submit when Amendment is ready for review.	Submit Major General Plan Amendments for 60 day review.
Ongoing	Ongoing	Submit Minor General Plan Amendments, Area Plans and Development Master Plans/Community Master Plans and Amendments.
Ongoing	Ongoing	Submit Planned Area Developments/Planned Community Developments/Planned Residential Developments/Unit Planned Development/Final Plats and Reports.
Ongoing	Ongoing	Submit copy of C404 Form to MAG.
Ongoing	Ongoing	Submit Annexations to MAG as they occur.
	April, 2013	Submit Q1 residential completions to MAG.
April, 2013	April, 2013	MAG sends jurisdictions the draft annexations between July 1, 2012 and March 31, 2013 for July 1 Arizona Department of Commerce population estimates. Jurisdictions verify and provide number of units.
June, 2013	July, 2013	Review MAG point databases including hotel/motels, major group quarters, RV parks/Mobile homes, and apartments.
July, 2013		MAG begins collection of 2013 Employer data.
	July, 2013	Submit public employment data for MAG Employer Database 2013.
	July, 2013	Submit Q2 residential completions to MAG.
July, 2013	July, 2013	MAG sends jurisdictions draft annexations between April 1, 2013 to June 30, 2013 for July 1 Estimates. Jurisdictions verify and provide number of units.
August, 2013		MAG submits annexations that take place from April 1, 2013 thru June 30, 2013 to ADOA for July 1 Estimates.
	October, 2013	Submit Q3 residential completions to MAG.