

## City of Tempe Housing Needs Assessment Annual Report July 1, 2024-June 30, 2025



Submitting Jurisdiction:				
Metric	Details	July 1, 2024 to June 30, 2025	Additional if available Approved and not completed prior to July 1, 2024 (total pipeline)	Notes
<b>Number of Housing Units in New Projects Submitted</b>	Proposed submitted (initial units based on zoning)	2158		This number includes a few larger projects that had modifications to prior entitlements or projects that lost financing and re-designed to fit new pro-forma. These preliminary site plan review cases were proposed housing units submitted inclusive of proposed zoning amendments and Planned Area Developments, where unit count is determined by project design.
	Net new submitted (pre-plat/final plat)	11		Most of the housing was multi-family or mixed use developments due to limited land available for single-family plats. Number reflects platted single family lots.
<b>Number of Housing Units (may be overlapping data with previous section)</b>	Entitled	2377		Most of the housing was multi-family or mixed use developments due to limited land available for single-family plats. Number reflects platted single family lots.
	Platted	8		
	Building Permits Issued	937		
	Certificate of Occupancy	1693		

Pursuant to Arizona § Section 3. Title 9, Chapter 4, Article 6.4 Section 9-469 Municipal housing needs assessment; annual report, the following pages are being provided to comply with the mandates of the state statute.

Data provided is an extrapolation from data provided within the Housing Inventory Report, Tempe General Plan 2050, Maricopa Association of Governments (MAG) and records obtained from the Planning and Building Safety Divisions of Community Development to address elements required by the State of Arizona.

The annual report is required to be submitted to the Arizona Department of Housing by January 1, 2025, and every year thereafter. The housing assessment growth projections and the annual report data are published online and available to the public.

Metric	Details	July 1, 2024 to June 30, 2025		Additional if available Approved and not completed prior to July 1, 2024 (total pipeline)	Notes
		Single Family	Multi Family		
<b>Housing Development Applications</b>	Number of projects received	8	8		
	Number of total units (SF and MF) received	336	3249		By unit type if available
	Number of units approved (SF and MF)	87	2290		By unit type if available
	Number of Units disapproved (SF and MF) by denial of project	0	0		By unit type if available
	Number of Units (SF and MF) otherwise not approved	249	644		By unit type if available Projects Pending
<b>Residential zoned land use</b>	Acres of Single-family and Multi-family Zoned land use	9,324.80	2,490.1 (MF) + 603.9 (MU) = 3,094 acres total		MU is mixed use land use that includes residential in the mix of uses.
	Acres of undeveloped Single-family and Multi-family land use	75.9	25.1 (MF) + 45.2 (MU) = 70.3 acres total		MU is mixed use land use that includes residential in the mix of uses.
	Single-family units yield range (using density in zoning)	32,472			
	Multi-family units yield range (using density in zoning)	101,199			44,702 (MF) + 56,497 (MU) = 101,199 units total
	Multifamily units as percentage of total residential units (calc in cell)	76%			
<b>Threshold Requirement</b>	Current deficiency of housing need	21237			
	Projected housing needs out to 2029	97464			
	Sum of housing yield from current density (calc in cell)	133671			
	Does the current yield meet demand for deficiency and projected 2029 need?	YES			
	<b>IF NO then please add details below:</b>				
	<i>Additional Multifamily zoned land needed to meet demand</i>				
<i>Additional Single-family zoned land needed to meet demand</i>					
<i>Multifamily zoned land as percentage of total residential land needed to meet demand for deficiency and projected 2029 need</i>					
<b>Housing Needs Progress (Year 2)</b>	Total Housing Units in Pipeline (permitted, entitled and platted)	3322			
	Additional yield from available undeveloped residential zoning	1177			

**Comments:**  
 Use this space for any clarifying information or details you would like to provide.

Data needs for SB1162 (ARS 9-469, Subsection B, Paragraph 6)



Submitting Jurisdiction:

Strategy	Status*	Comments:**
Offering Financial Incentives for Affordable Housing	In Use	Parcels are purchased by the City of Tempe using multiple funding streams, including the city general fund, CDBG and HOME Fund for development with long term leases and land trust agreements, in addition to GPLETs and Fee Waivers.
Offering Regulatory Incentives for Affordable Housing	In Use	
Offering Financial Incentives for Workforce Housing	In Use	Parcels are purchased by the City of Tempe using multiple funding streams, including the city general fund, CDBG and HOME Fund for development with long term leases and land trust agreements, in addition to GPLETs and Fee Waivers.
Offering Regulatory Incentives for Workforce Housing	In Use	Apache Boulevard Redevelopment Area offers 50% Workforce Housing, provided that at least 15% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120
Using GPLET to aid the construction of Housing (General)	In Use	By DDA developers make contributions to Hometown for All program to contribute to public benefit, and receive an agreed upon GPLET.
Using GPLET to aid the construction of Housing (Workforce)	In Use	By DDA developers provide a percentage of workforce or affordable housing in return for an agreed upon GPLET.
Using GPLET to aid the construction of Housing (Affordable)	In Use	By DDA developers provide a percentage of workforce or affordable housing in return for an agreed upon GPLET.
Offering Financial Incentives for Adaptive Reuse	Not In Use	
Offering Regulatory Incentives for Adaptive Reuse	In Use	Adaptive reuse program allows reductions in parking, and reduces code required standards for existing conditions for conversion of building to new use and occupancy. Could be used for commercial to housing on smaller sites.
Waiving or Reducing Permit Fees (General)	In Use	Residential rebate program for homeowners doing additions or remodels to their existing homes.
Waiving or Reducing Permit Fees (Affordable)	In Use	
Waiving or Reducing Permit Fees (Workforce)	In Use	Apache Boulevard Redevelopment Area offers 50% Workforce Housing, provided that at least 15% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120% AMI, or 10% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 80% AMI but does not exceed 100%
Self Certification	Not In Use	
Administrative Approval of Plats and Amended Plats	In Use	Had an administrative process for up to 3 lots or tracts and have now updated code to conform to new state laws.
Administrative Approval of Site Plans	In Use	Had an administrative process up to 5 units and have now updated code to conform to new state laws.
At-Risk Grading Program	In Use	Applicants may initiate grading prior to entitlements or permits at risk to expedite construction schedule.
Concurrent Regulatory Processes	In Use	Entitlement processes can be run concurrently to expedite schedule.
Expedited Approval Timeframes (General)	In Use	For additional fee, when reviewed by city staff (not 3rd party review)
Expedited Approval Timeframes (Affordable)	In Use	For additional fee, when reviewed by city staff (not 3rd party review)
Expedited Approval Timeframes (Workforce)	In Use	For additional fee, when reviewed by city staff (not 3rd party review)
Adopting an Accessory Dwelling Unit policy beyond state requirements	In Use	Had ADU code prior to state, modifying to meet state, extending size allowance on AG lots for larger ADU than state.
Adopting an Adaptive Reuse policy beyond state requirements	In Use	
Adopting middle housing policies beyond state requirements	In Use	
Offering Incentive to Convert Short-Term Rentals to Long-Term	Not In Use	

\* Please Use One of the Following Options:

**Not Applicable** - This strategy does not apply to your community. (Please provide an explanation in the Comments column)  
**Not In Use** - This strategy is not currently in use in your community.

**In Use** - Your community has already adopted this strategy.

**Approval In Progress** - Your community is actively pursuing either the administrative or council adoption of this strategy.

**Under Review** - Your community is exploring the potential use of this strategy.

\*\*Please use this column to provide additional commentary specific to the corresponding strategy.

<p><b>General Comments:</b></p> <p>Use this space to list any strategies being utilized or that will be utilized that were not covered on the strategy list. You may also provide any additional narrative here or link to any detailed housing plans your community may have.</p>
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