



Planning and Zoning Board - Study Session

Meeting Agenda - Final

*Chair Benjamin Ayers
Vice Chair Troy Peterson
Boardmember Jeff Pitcher
Boardmember Genessee Montes
Boardmember Jamie Blakeman
Boardmember Jayson Carpenter
Boardmember Chase Farnsworth*

Wednesday, December 10, 2025

3:00 PM

Study Session

- 1 Call meeting to order.
- 2 Review items on the agenda for the December 10, 2025 regular Planning and Zoning Board Hearing.
- 3 Planning Director's Updates.
(The items in the Planning Director's Updates are not for Board discussion and no Board action will be taken on the updated items.)
- 3-a [PZ 25116](#) Balanced Housing Plan Follow-up - Year to Date Summary of Housing Entitlements.
- 4 Adjournment.

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Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.



Master

File Number: PZ 25116

File ID: PZ 25116	Type: PZ Presentation	Status: Agenda Ready
Version: 1	Reference:	In Control: Planning and Zoning Board - Study Session
		File Created: 12/04/2025
File Name*: Balanced Housing Plan Follow-up - Year to Date Summary of Housing Entitlements.		Final Action:

Title: Balanced Housing Plan Follow-up - Year to Date Summary of Housing Entitlements.

Notes:

Sponsors:

Enactment Date:

Attachments: Balanced Housing Plan Update

Enactment Number:

Contact:

Hearing Date:

Contact:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File PZ 25116

Title

Balanced Housing Plan Follow-up - Year to Date Summary of Housing Entitlements.



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

Date: December 10, 2025
To: Planning and Zoning Board
From: Mary Kopaskie-Brown, Planning Director
 Rachel Phillips, Assistant Planning Director
 Evan Balmer, Assistant Planning Director
Subject: Balanced Housing Plan Follow-up - Year to Date Summary of Housing Entitlements

In the Balanced Housing Plan adopted by City Council in October 2024, the annual housing needs in Mesa - for both single-family and multi-family housing - were identified. Figure 5-12 of [Balanced Housing Plan](#) shows the following need for housing through the year 2030:

Year	Population	Households	Annual Citywide Single Residence Housing Need	Annual Citywide Multiple Residence Housing Need	Total Housing Need
2024	525,936	193,316	1,359	806	203,623
2025	528,888	195,416	1,359	806	205,788
2026	531,857	197,516	1,359	806	207,953
2027	534,842	199,616	1,359	806	210,118
2028	537,845	201,716	1,359	806	212,282
2029	540,864	203,816	1,359	806	214,448
2030	543,900	205,916	1,359	806	216,612

The Planning Division is tracking entitlement approvals for residential projects (see Page 2 – Year to Date Summary of Housing Entitlements) to help the City better understand the supply and need. It is important to note that the number of entitlements may exceed the annual needs identified because not all entitlements will be built, and some may expire.

There are no additional entitlements since this report was provided on November 12, 2025.

The Planning Division will provide this summary to the Planning and Zoning Board quarterly.

City of Mesa
Year to Date Summary of Housing Entitlements
(as of November 2025)

Year	2023 (Balanced Housing Plan)	2024	2025
Current Housing Supply	219,909	222,220*	226,071
Total Housing Needs (Balanced Housing Plan)		203,623	205,788
Housing Supply (Surplus / Deficit)		18,597	20,283
Single-Family Units Annual Need (Balanced Housing Plan)		1,359	1,359
Approved Single-Family Units (Zoning Cases)		547	596
Multi-Family Units Annual Need (Balanced Housing Plan)		806	806
Approved Multi-Family Units (Zoning Cases)		668	1247
Total Annual Need (Balanced Housing Plan)		2,165	2,165
Total Approved Units (Single-Family and Multi-Family)		1,215	1,843
* 2022 Balanced Housing Plan Supply (219,909) plus 2023 Certificates of Occupancy Issued - Single Family (2,311)			