



City Council Staff Report

Date: October 7, 2024
To: City Council
Through: Christopher J. Brady, City Manager
Marc Heirshberg, Deputy City Manager
From: Nana Appiah, PhD, AICP, Development Services Director
Jeff Robbins, CEcd, MPA, Redevelopment Program Administrator
Subject: City of Mesa Balanced Housing Plan

RECOMMENDATION:

Staff recommend that the Mesa City Council approve the resolution adopting the City’s Balanced Housing Plan (BHP) to serve as a guide for policy decisions regarding housing, as well as fulfilling the Arizona Revised Statute (A.R.S.) § 9-469(A) requirement for municipalities, beginning January 1, 2025, and every five years thereafter to publish a housing needs assessment.

The City’s guiding principle in the 2050 General Plan (to be voted on in the November general election), **“Our housing is attainable for all,”** recognizes that housing needs are shaped by a household’s financial and lifestyle needs, as well as influenced by access to jobs, education, and amenities. The goal of the BHP is to set forth data and information regarding housing and workforce conditions and recommendations to support housing need and supply from a balanced approach, including recommended strategies to boost affordability and create a conducive environment for housing supply for all residents of the City.

PURPOSE AND BACKGROUND:

Over the years, the City has been evaluating ways to meet its housing needs for the increasing population and to support allocation of balanced land use for sustainable development of the City. In 2022, as part of the 2050 General Plan update process, the City hired the services of a consultant to conduct a housing needs assessment and study, as well as to offer recommendations to help guide the City to support balanced housing needs and supply in the City. The Plan also serves as an elongation of the housing element of the City’s 2050 General Plan. In addition, the state of Arizona passed legislation effective September 14, 2024, that requires all municipalities in the State, beginning January 1, 2025, to provide a housing needs assessment including, in summary, projected population and job growth for the next five years, amount of residentially zoned land, and need for additional residential housing units. The BHP meets the requirements for the City’s housing needs assessment through the year 2030.

Both primary and secondary data sources were used to collect and analyze the City's housing need and supply for the BHP, including holding various stakeholder discussions with residents during the 2050 General Plan making process, a study session with the Planning and Zoning Board, the Housing and Community Board, and various meetings with private developers and nonprofit housing supply groups. The executive summary of the BHP is attached as Exhibit 2 of this report.

ATTACHMENTS:

Exhibit 1: Resolution

Exhibit 2: Executive Summary

Exhibit 3: Balanced Housing Plan

Exhibit 4: Action Plan