



DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Date: December 10, 2025
To: Planning and Zoning Board
From: Mary Kopaskie-Brown, Planning Director
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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) | | | |