



DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Date: April 8, 2026
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 Quarterly Update

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:

Table with 6 columns: Year, Population, Households, Annual Citywide Single Residence Housing Need, Annual Citywide Multiple Residence Housing Need, Total Housing Need. Rows for years 2024 through 2030.

The Planning Division is tracking entitlement approvals for residential projects to help the City better understand the housing 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.

Since the December 2025 update to the Planning and Zoning Board, which included entitlements through November 2025, an additional 761 units have been approved; this includes 317 multi-family units and 444 single-family units.

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 March 2026)**

Year	2023 (Balanced Housing Plan)	2024	2025	2026
Current Housing Supply	219,909	222,220*	226,071	229,574
Total Housing Needs (Balanced Housing Plan)		203,623	205,788	207,953
Housing Supply (Surplus / Deficit)		18,597	20,283	21,621
Single-Family Units Annual Need (Balanced Housing Plan)		1,359	1,359	1,359
Approved Single-Family Units (Zoning Cases)		547	938	102
Multi-Family Units Annual Need (Balanced Housing Plan)		806	806	806
Approved Multi-Family Units (Zoning Cases)		668	1549	15
Total Annual Need (Balanced Housing Plan)		2,165	2,165	2,165
Total Approved Units (Single-Family and Multi-Family)		1,215	2,487	117

* 2022 Balanced Housing Plan Supply (219,909) plus 2023 Certificates of Occupancy Issued - Single Family (2,311)