

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: July 10, 2024 Time: 3:30 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Troy Peterson
Jayson Carpenter
Chase Farnsworth*

MEMBERS ABSENT

Genessee Montes
Jamie Blakeman

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Nana Appiah
Jeff Robbins
Evan Balmer
Brett Hanlon
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Montes and Boardmember Blakeman and declared a quorum present, the meeting was called to order at 3:30 pm.

2 Election of the Planning and Zoning Board Officers:

- a. Chair
- b. Vice Chair

This item was continued to the July 24, 2024 Planning and Zoning Board meeting.

3 Review items on the agenda for the July 10, 2024, regular Planning and Zoning Board Hearing.

3-a Staff Planner Evan Balmer presented case ZON24-00277. See attached presentation.

Staff Planner Evan Balmer explained that the lots would need to be combined in response to Boardmember Carpenters question.

MINUTES OF THE JULY 10, 2024 PLANNING & ZONING STUDY SESSION

4 Other Business.

4-a Hear a presentation, discuss, and receive an update on the Mesa CONNECTED Transit Oriented Development Study. See attached presentation.

Planning Director Mary Kopaskie-Brown explained that this project is a land use study of the property surrounding the streetcar route and will have a limited impact on the finalization of the streetcar route in response to Boardmember Carpenters question.

Boardmember Peterson pointed out that the projected population increase in the area is pretty aggressive over the next five to 10 years and would like clarification on how those numbers correlate to this study.

Assistant Planning Director Rachel Nettles explained that the projected population does not account for the anticipate streetcar alignment and the area already has a lot of transit dependent people with one of our highest used bus routes in the City, making this an area that would really benefit from additional transit options.

4-b Hear a presentation, discuss, and provide feedback on the City's draft Balanced Housing Plan. See attached presentation.

Development Services Director Nana Appiah and Senior Economic Development Project Manager Jeff Robbins presented the City's draft Balanced Housing Plan, detailing the processes to identify trends and gaps, emphasizing the need for diverse housing types and the strategies to address the identified gaps, including support for attainable housing.

In response to Chair Ayers' question about the shortage of high income earners Mr. Robbins explained that it is important to keep the high end income earners in the city because it creates a snowball effect on the type of retail and entertainment options we attract to our community.

Dr. Appiah answered Chair Ayers' question about the implementation strategy by stating that the recommendations have been grouped into an action plan and assigned to various departments to pursue them with ongoing or specific timelines.

Boardmemeber Peterson inquired if there is a city comparable to Mesa that has a successful model that has been looked at or is everyone still trying to figure it out?

Dr. Appiah responded that Mesa is one of the first cities looking at a balanced housing plan. Other cities have focused on affordable housing or ways to ease the development process but Mesa is one of the first to adopt a comprehensive balanced strategy.

Discussion ensued around the socio-economics of rental versus owner occupied and the impacts and how those play a role in development.

Note:Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

MINUTES OF THE JULY 10, 2024 PLANNING & ZONING STUDY SESSION

5 Planning Director Update: Boardmember Orientation presentation will be made by staff at the July 24,2024 Planning and Zoning Board Study Session.

6 Adjournment.

Boardmember Carpenter motioned to adjourn the study session. The motion was seconded by Boardmember Pitcher.

The study session was adjourned at 4:57 pm.

Vote (5 – 0; Boardmember Montes and Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Farnsworth

NAYS – None

Respectfully submitted,

Evan Balmer, Principal Planner

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ZON24-00277

Emily Johnson, Planner I

July 10, 2024



Request

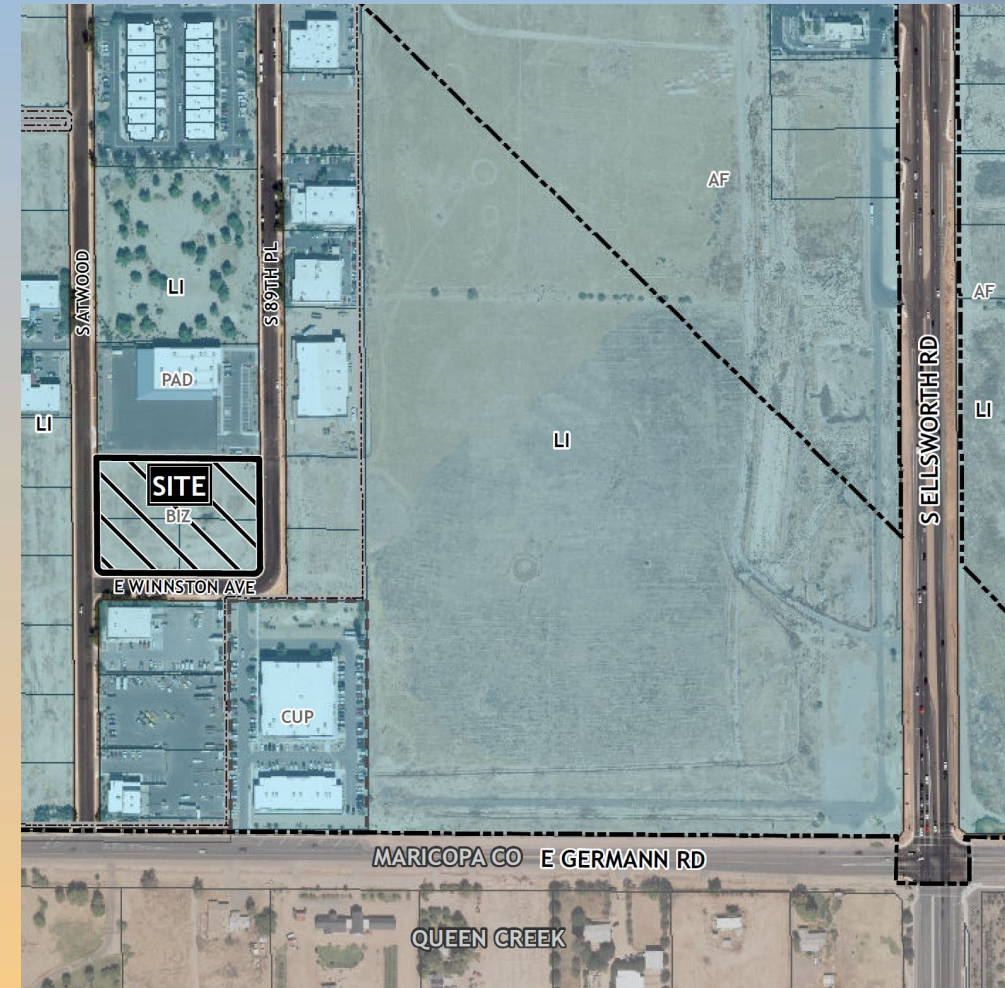
- Rezone from LI-PAD-BIZ to LI-PAD-BIZ
- Bonus Intensity Zone Overlay
- Major Site Plan Modification
- To allow an industrial development





Location

- North of Germann Road
- West of Ellsworth Road





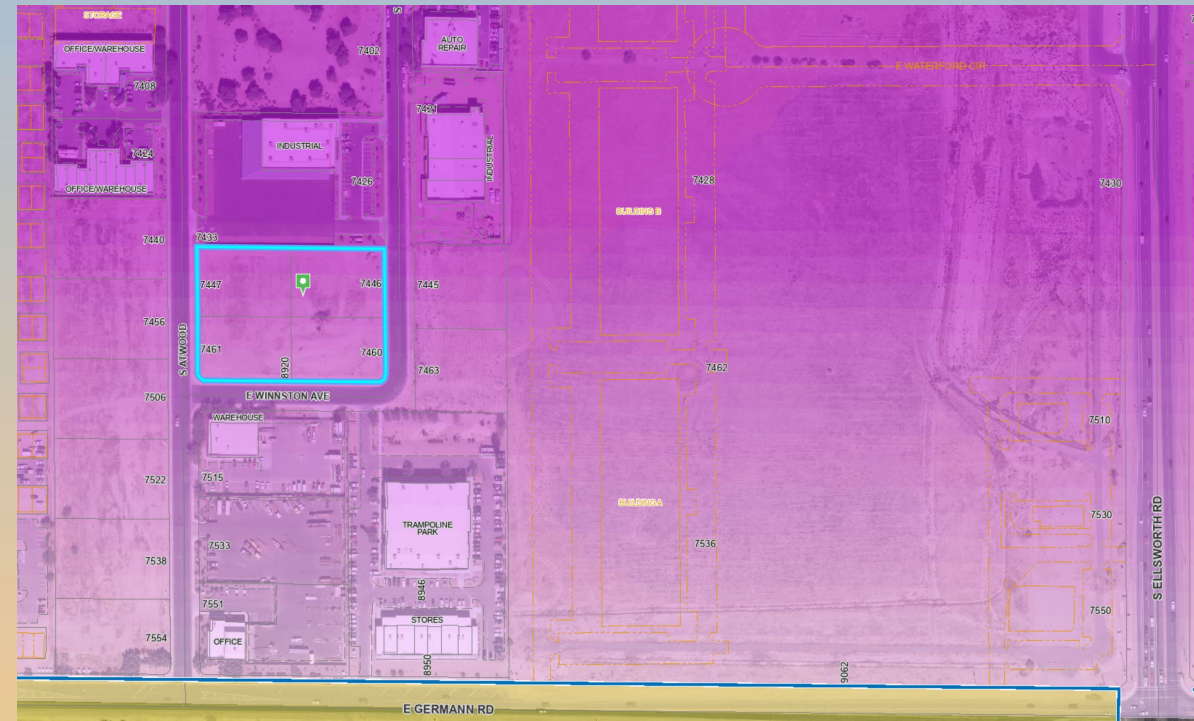
General Plan

Employment with Business Park Sub-type

- Devoted primarily to industrial, office, warehousing, and related uses

Mesa Gateway Strategic Development Plan

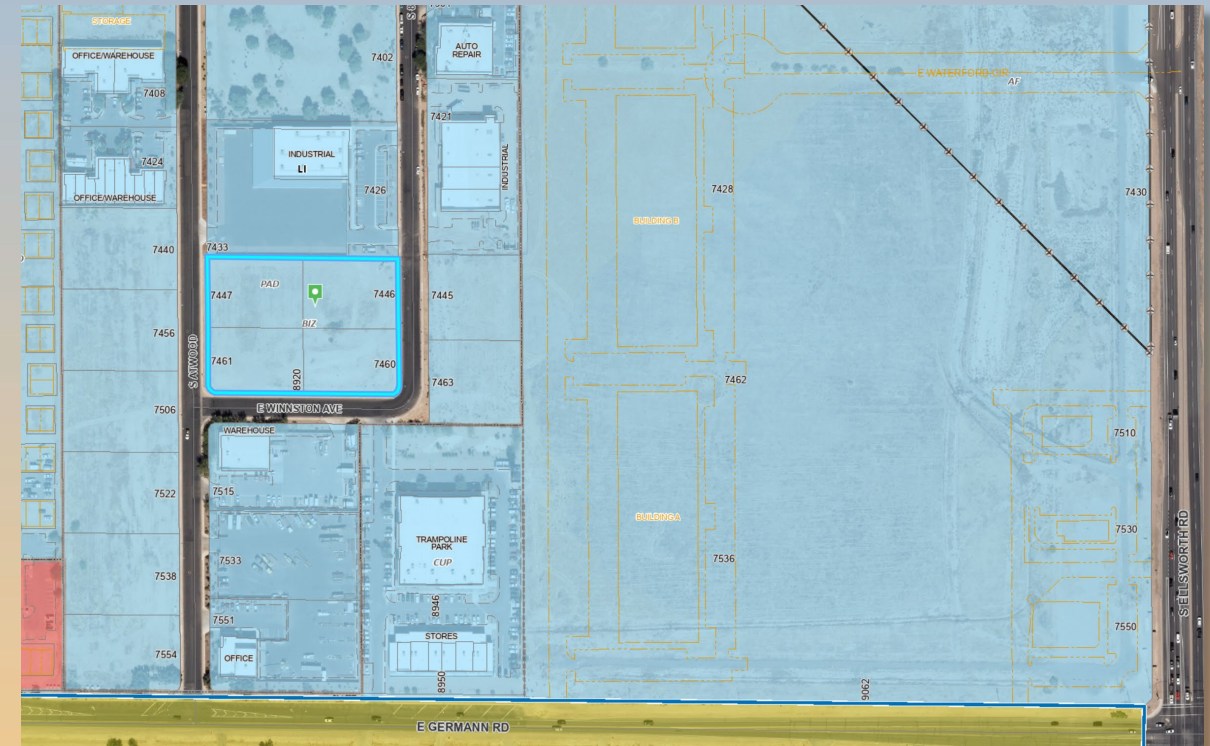
- Within the Logistics and Commerce District. Heavy industrial, light industrial, and business park uses will be predominant





Zoning

- Rezone from LI-PAD-BIZ to LI-PAD-BIZ
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to rear one-half of the lot





Site Photo

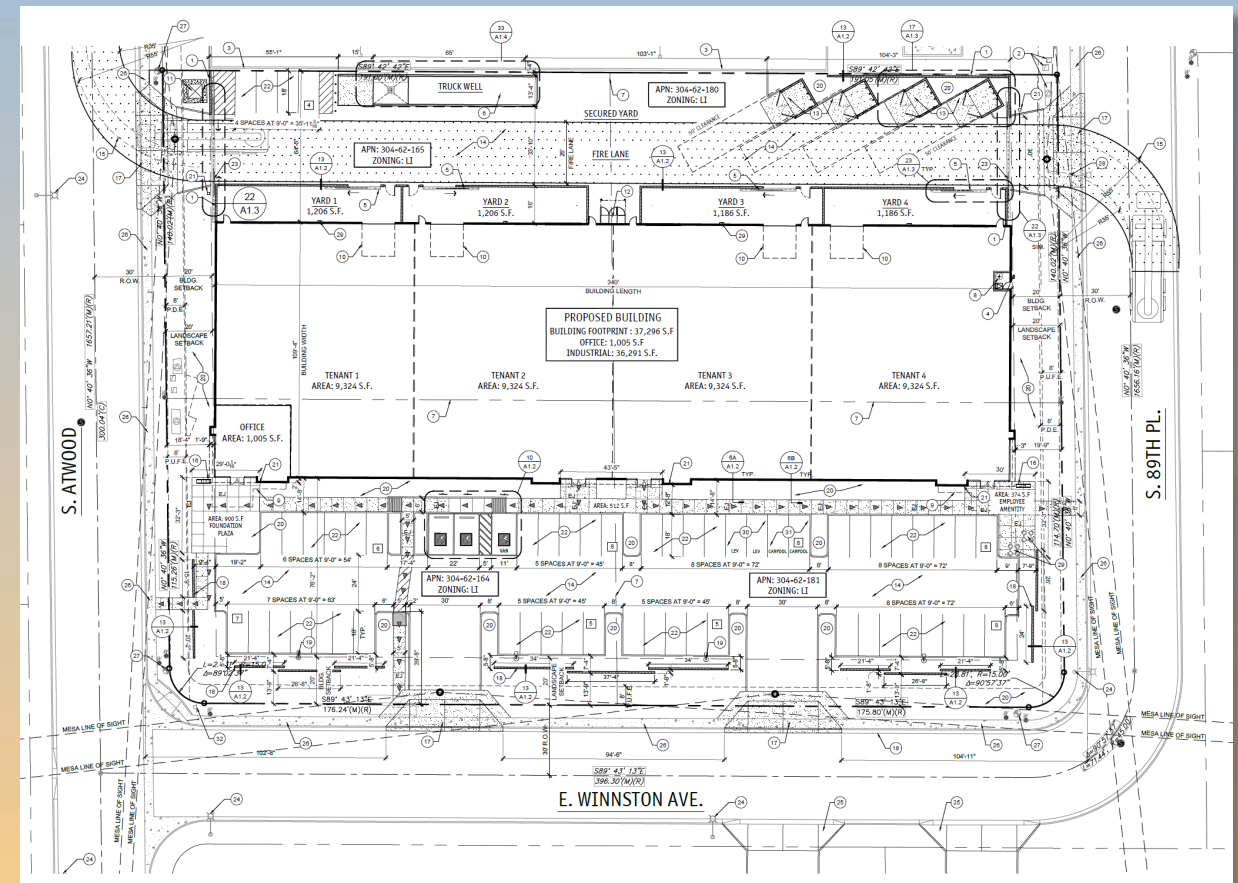


Looking northeast from Atwood and Winnston



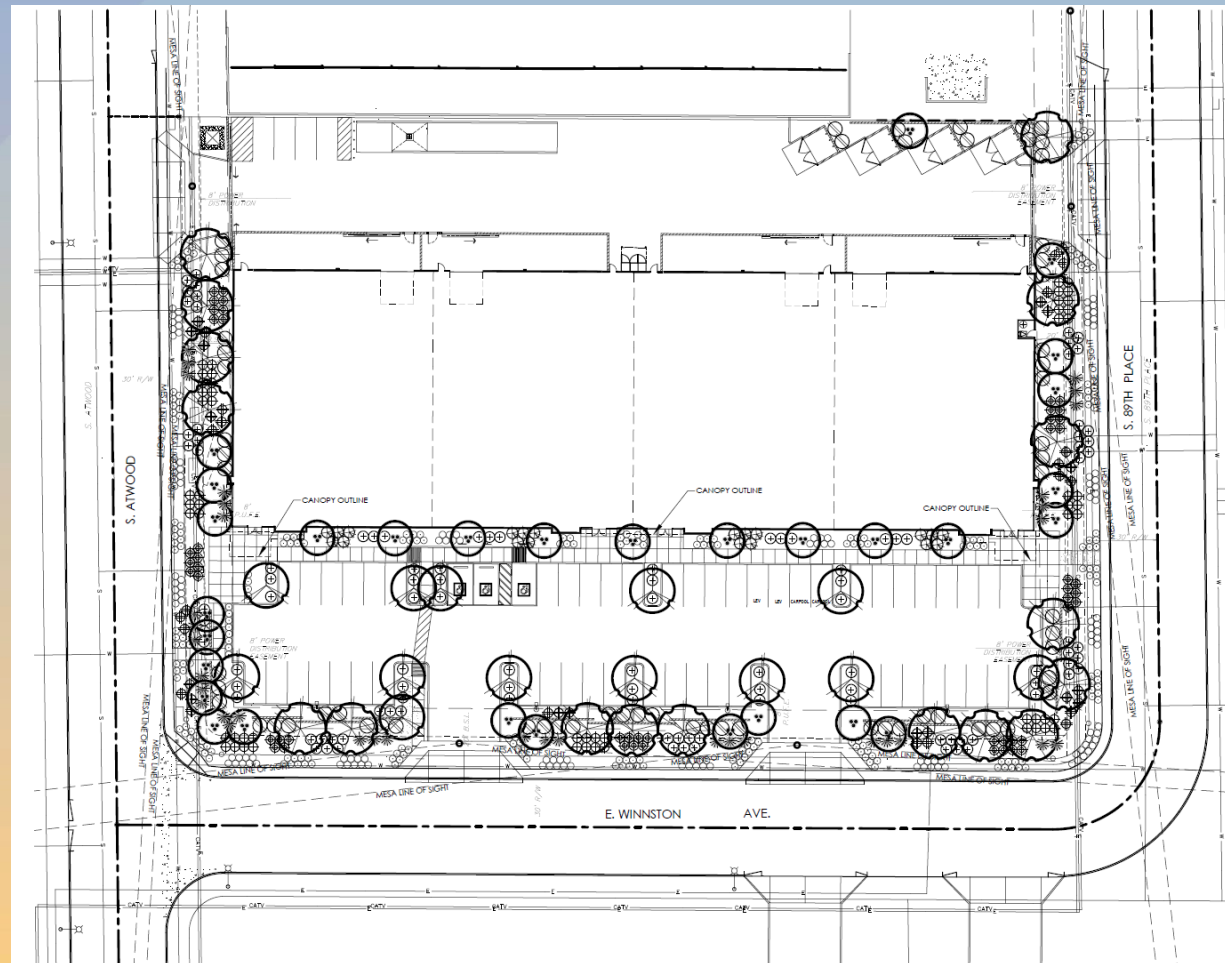
Site Plan

- 36,291 sq. ft of industrial and 1,005 sq. ft. of office space
- 76 parking spaces required; 55 proposed
- Primary access from Winnston and secondary gated access to outdoor storage yards from Atwood and 89th


















Landscape Plan



LANDSCAPE LEGEND

TREES

-  TIPUANA TIPU
TIPU TREE
36" BOX (17)
-  QUERCUS VIRGINIANA
LIVE OAK
36" BOX (15)
-  CAESALPINIA CACALACO
CASALOTE
36" BOX (31)
- LARGE SHRUBS**
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (61)
- MEDIUM SHRUBS**
-  EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (109)
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (20)
- ACCENTS**
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (56)
-  HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (50)
-  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (38)
-  AGAVE DESMETIANA
SMOOTH AGAVE
5 GALLON (35)
- GROUND COVER**
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (237)
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (126)
-  1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



Bonus Intensity Zone

Development Standard

MZO Required

Gateway Airport Commerce Park PAD

BIZ Proposed

Minimum Parking Requirements –
MZO Table 11-32-3.A & PAD
- Industrial

1 space per 600 sq. ft.

1 space per 500 sq. ft.

1 space per 700 sq. ft.

Setback of Cross Drive Aisles–
MZO Section 11-32-4(A)

Parking spaces along main drive aisles connecting directly to a street shall be setback at least 50 ft. from the property line abutting the street

-

Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet 9 inches from the property line abutting the street

Foundation Base –
MZO Section 11-33-5(A)(1)
- Exterior Walls with Public Entrance

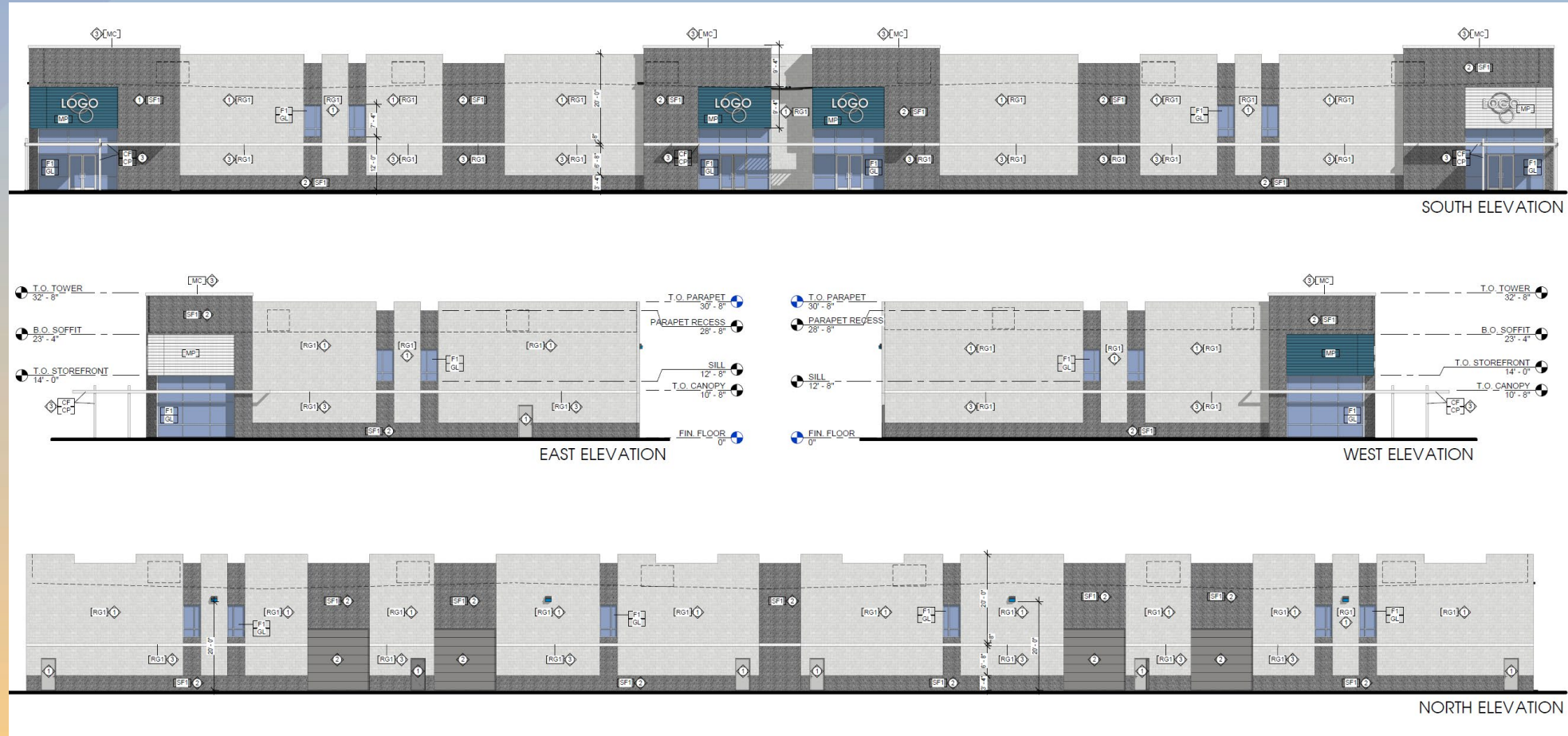
15-foot-wide foundation base measured from face of building to face of curb along entire length of the exterior wall

-

14 feet 4-inch-wide foundation base measured from face of building to face of curb along entire length of exterior wall



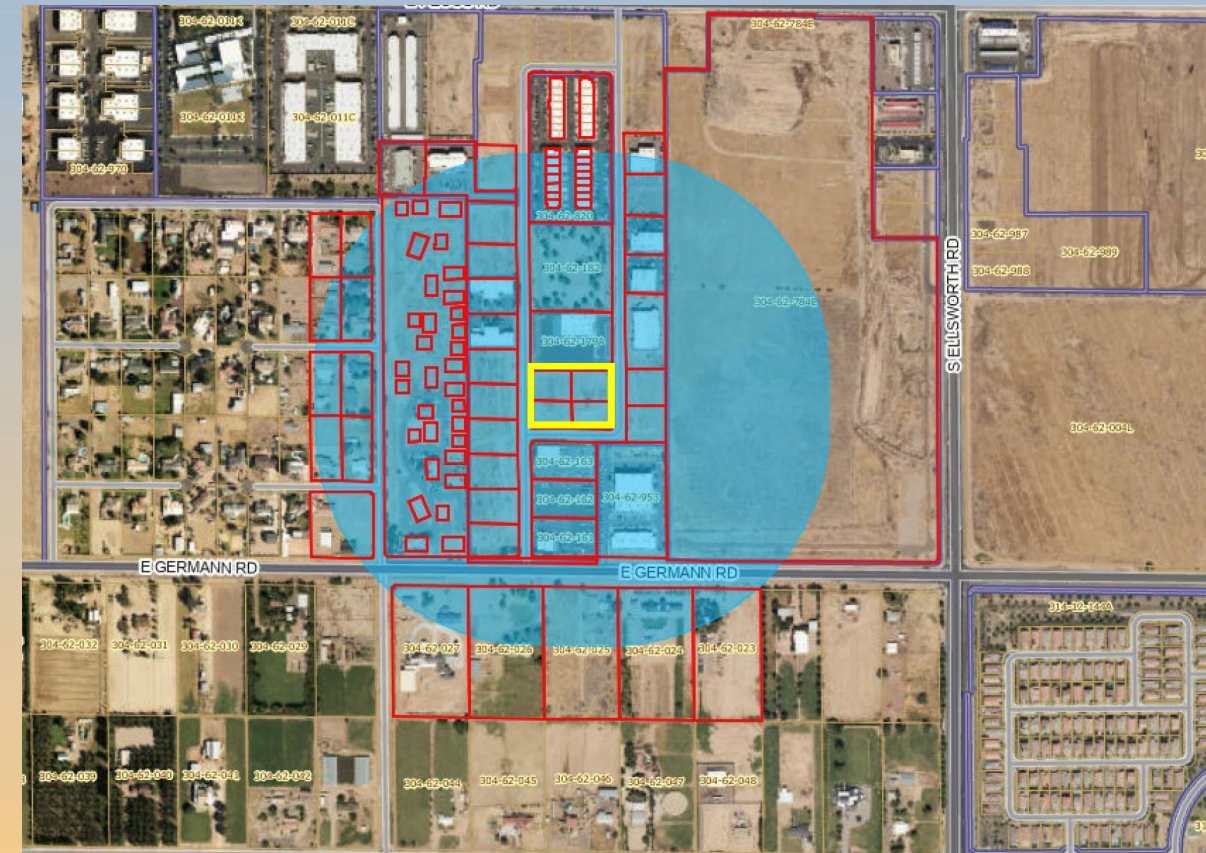
Elevations





Citizen Participation

- Notified property owners within 1,000’, HOAs and registered neighborhoods
- Letters were sent out May 13, 2024 to property owners providing information on the proposal
- Neither staff nor the applicant have received any feedback





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 21 of the MZO for a BIZ Overlay

Staff recommend Approval with Conditions

MESA CONNECTED

TRANSIT-ORIENTED DEVELOPMENT PLAN

Planning and Zoning Study Session

Mary Kopaskie-Brown, Planning Director
Rachel Nettles, Assistant Planning Director
Brett Hanlon, Principal Planner



PROJECT OVERVIEW

- Received \$920,000 FTA Grant
- Complete a study on Transit Oriented Development (TOD) -urban design and policy framework
- 5-mile-long land use plan looking at the transit corridor
- Connect major activity centers and destinations
 - Sloan Park, Mesa Riverview, Asian District, Fiesta District, Banner Desert Medical Center, Mesa Community College, Downtown Mesa



MULTI-DISCIPLINARY PROJECT TEAM

City of Mesa

- Planning Division
- Transit Services Division
- Office of Economic Development
- Transportation Department
- Downtown Transformation Office

Project Consultants

- Dig Studio – Lead Consultant
- Central Creative – Public Engagement
- Opticos – Planning & Urban Design
- AECOM – Transportation Planning
- Jacobs – Planning & Urban Design
- ESI – Economic & Market Analysis
- Lokahi – Traffic Engineering

POSITIONING MESA FOR FUTURE SUCCESS

TOD Plan

- Supports future FTA grant proposals
- Advances ongoing Mesa initiatives
 - ✓ Infill, Adaptive Reuse, Parking and Housing-related Text Amendments
 - ✓ Business attraction and expansion
 - ✓ Motorized and non-motorized mobility
 - ✓ Climate Action and Sustainability



OVERVIEW OF PROJECT

COMMUNITY PROFILE

NOV. 2023

MARKETING & INVESTMENT

FALL 2023

ZONING UPDATE &
IMPLEMENTATION

2025/2026

VISIONING
SUMMER 2024

POLICY PLANNING

SUMMER 2024

FINALIZE & PRESENT PLAN

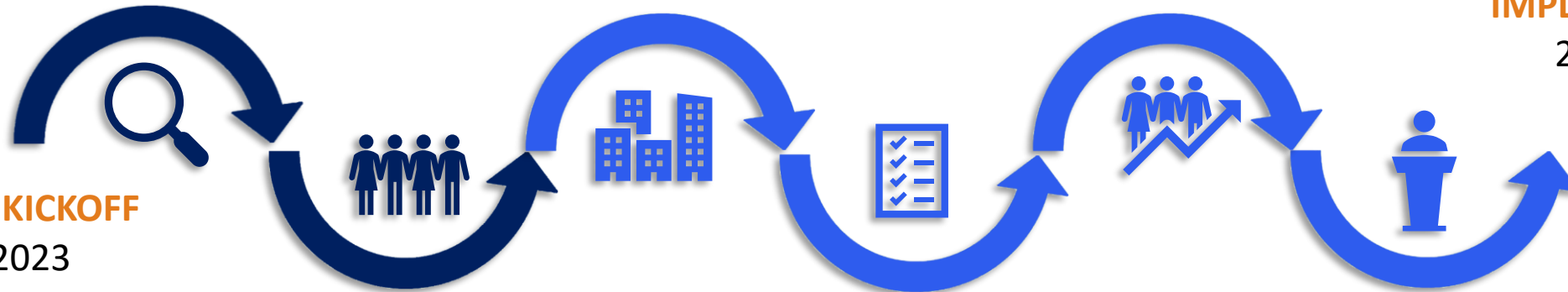
WINTER 2024/2025

PUBLIC ENGAGEMENT

SPRING 2024

PROJECT KICKOFF

SEP. 2023



TASK 1 - COMMUNITY PROFILE

Scope Overview

- Demographics & Built Environment
- Corridor Districts & Identity Areas
- Affordable Housing Inventory
- Transportation Network
- Micromobility Needs Assessment
- Market Analysis



TASK 1 - COMMUNITY PROFILE | KEY FINDINGS

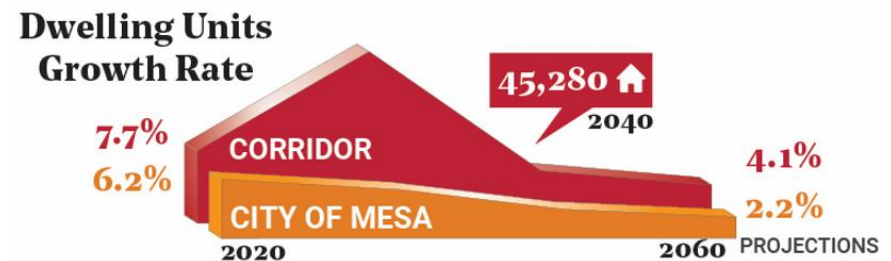


45,418 residents live in the study area

Study area has potential to **grow 2x faster** than the City in **population** and **dwelling units**



Study Area has nearly **2x the population density** compared to the City as a whole



TASK 1 - COMMUNITY PROFILE | KEY FINDINGS



Study area residents are **younger** than Mesa's general population (30 vs 37 yrs. old)

Fewer than **1%** of residents **live and work** in the study area



Study area **household income is 36% lower** than in Mesa as a whole (\$42,099 vs \$65,725)



TASK 1 - COMMUNITY PROFILE | KEY FINDINGS



Over **1,000** businesses in the study area employing nearly **25,000** employees



Consumer services, healthcare, and retail account for **51%** of businesses in the study



Corridor could add over **1,000** jobs a year and have **66,533** employees by 2060

TASK 2 - PUBLIC ENGAGEMENT

Scope Overview

- Public Engagement Plan
- Public Outreach & Engagement Activities
- Public Input Report & Summary
- Input from Businesses on Construction Mitigation



TASK 2 - PUBLIC ENGAGEMENT

Summary of Public Outreach & Engagement Activities To Date

- 4 Community Outreach Meetings Held
- 4 Pop-Up Events
- 4 Developer / Builder Focus Groups
- Online Surveys - 250 responses to date



TASK 2 - PUBLIC ENGAGEMENT - TO DATE

What we heard from West Mesa stakeholders



Improved **safety** & increased **shade** would have the greatest benefit for West Mesa



60% wish they could get around West Mesa without **worrying about parking**



71% want the convenience of **walking or biking** to a nearby restaurant or shopping center



Expressed the greatest desire for **parks, public spaces, sit-down restaurants and grocery stores**

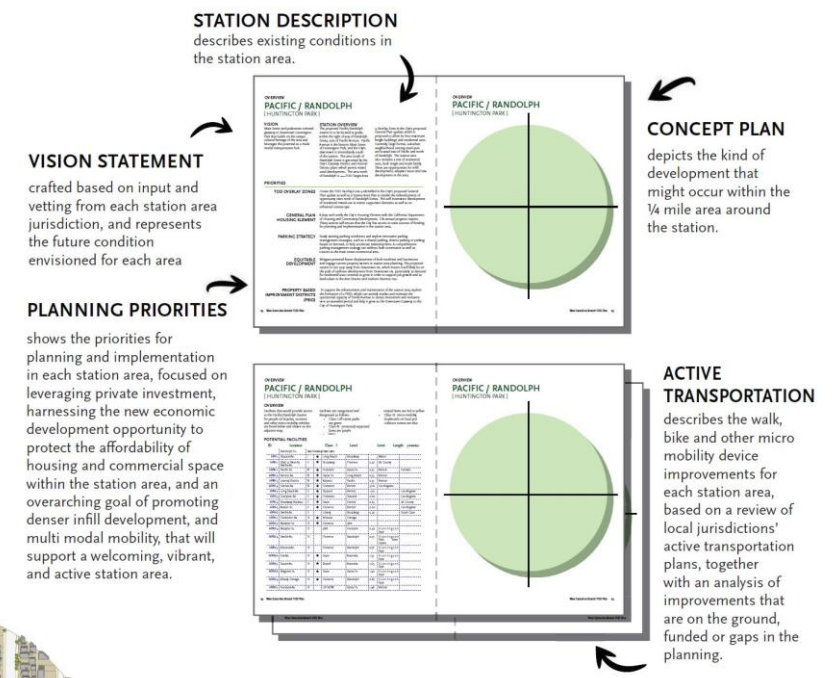
TASK 3 - VISIONING

Scope Overview

- TOD Corridor Vision
- Station Area Typologies
- Station Area Plans
 - Visualizations and concept plans
 - Active transportation recommendations
 - Opportunity site and phasing recommendations




STATION AREA PORTRAITS



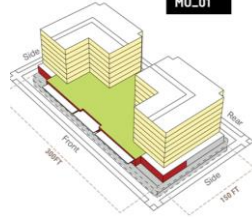
TASK 4 - POLICY PLANS

Scope Overview


- Regulatory Approach Memo
- TOD Overlay Zoning – Text and Map Recommendations
- TOD Design Guidelines/Standards
- TOD Supportive Policy Implementation Memo & Policy Toolkit
- ArcGIS Urban Modeling



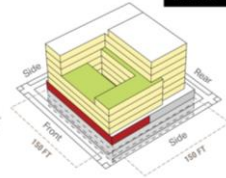
HIGH RISE (300 x 150 ft Block)
Mixed Use - Residential + Retail **MU_01**



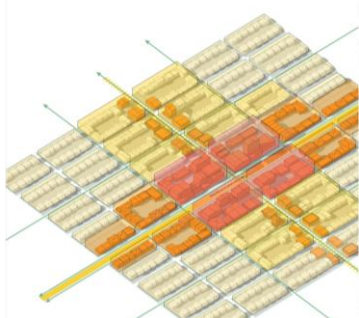
GUIDELINES	
Mix of Uses	Residential, Retail/Restaurants Parking
Building Setbacks	
● Required Front Build To Zone	25 - 30 ft
● Required Interior / Side Setback	15 - 18ft
● Required Rear Setback	10 - 12ft
Building Height / Number of Floors	± 120 ft above ground
Floor Area Ratio	2.32 FAR
Number of Residential Units	130 - 150 Units
Lot Coverage	70 - 80 %
Parking Type	Podium (01) + Under ground (-01, -02)



MID RISE (150 x 150 ft Block)
Mixed Use - Residential + Retail **MU_02**




GUIDELINES	
Mix of Uses	Residential, Retail/Restaurants Parking
Building Setbacks	
● Required Front Build To Zone	25 - 30 ft
● Required Interior / Side Setback	15 - 18ft
● Required Rear Setback	10 - 12ft
Building Height / Number of Floors	± 85 ft above ground
Floor Area Ratio	3.1 FAR
Number of Residential Units	60 - 70 Units
Lot Coverage	70 - 80 %
Parking Type	Podium (01) + Under ground (-01, -02)



Land Use Type	Area (m²)
Commercial Mixed Use	5,000 m²
Residential Mixed Use	8,000 m²
Attached Residential	15,000 m²
Detached Residential	10,000 m²

Total Residential Population: 2,000
Total Jobs: 1,900
Total Area: 50,743 m²
Total Value Commercial Taxes (10 Years): \$ 0.9 B

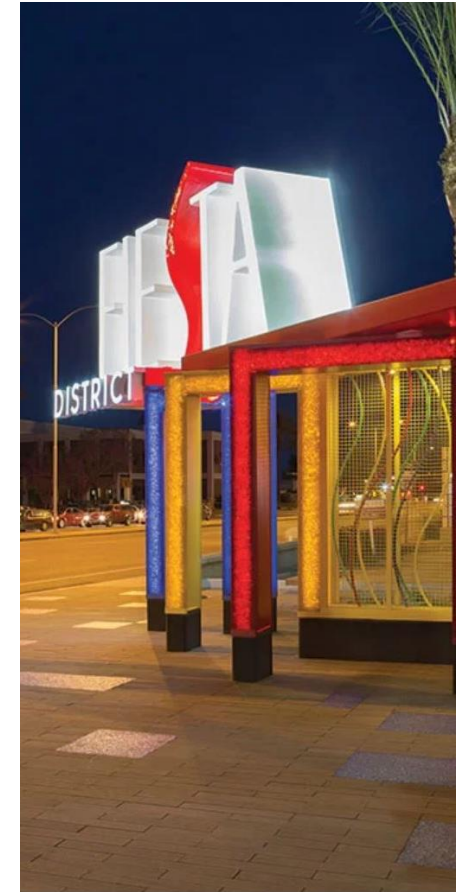


Block F1 - West Elevation
Block F1 - South Elevation
Block F1 - East Elevation
Block F1 - North Elevation
Block F1 - First Floor

TASK 5 – FINANCING & INVESTMENT STRATEGIES

Scope Overview

- Financing Plan & Investment Strategies
- Market Forecast
- Marketing Plan
- TOD Prioritization Tool for Station Areas



TASK 6 – PRESENTATION OF FINAL PLAN & RECOMMENDATIONS FOR CITY ADOPTION

Scope Overview

- Delivery of Final Plan
- Present the Final Plan and associated reports to the Planning & Zoning Board and City Council



PROJECT STATUS



QUESTIONS?

THANK YOU!





mesa·az

Balanced Housing Plan Planning and Zoning Board

July 10, 2024

Nana Appiah, PhD, AICP
Development Services
Director

Jeff Robbins, CEcD
Redevelopment Program Administrator



Why a Balanced Housing Plan?

- Use data to help inform City policy
- Identify housing trends and gaps
- Create strategies to close housing gaps
- Foster public-private partnership for housing supply
- Element of the 2050 General Plan



The Plan Making Approach

- Public participation process
- Secondary data gathering
 - Population
 - Who lives in Mesa?
 - Who works in Mesa?
 - Income
 - Household income levels
 - Types of trades and incomes
 - Housing
 - Housing supply in Mesa
 - Housing trends in Mesa and Cost
 - Housing gap in Mesa
- Recommendations and strategies to meet housing needs

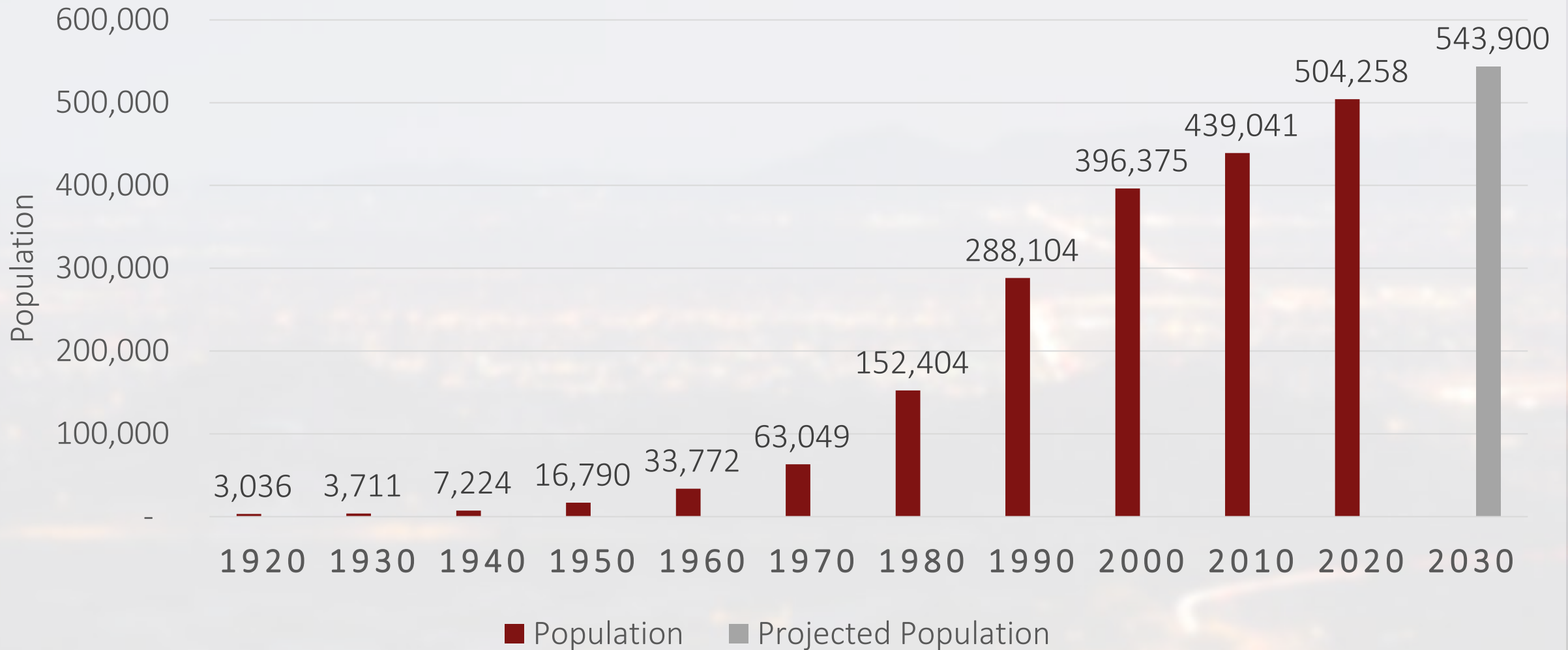


Public Participation and Input

- General Plan public participation (January 2023-March 2024)
 - Support diversity of housing
 - Support attainable housing
 - Minimize overconcentration of attainable housing
- Housing and Community Board (October, 2023)
 - Support attainable housing
 - Minimize overconcentration of attainable housing
- Realtors Focus Group (December, 2023)
 - Improve perceptions about living in Mesa
 - Encourage missing middle housing
- Non-Profit and Developers Focus Group (December, 2023)
 - Consider pre-approved starter home models
 - Difficulty in developing missing middle housing

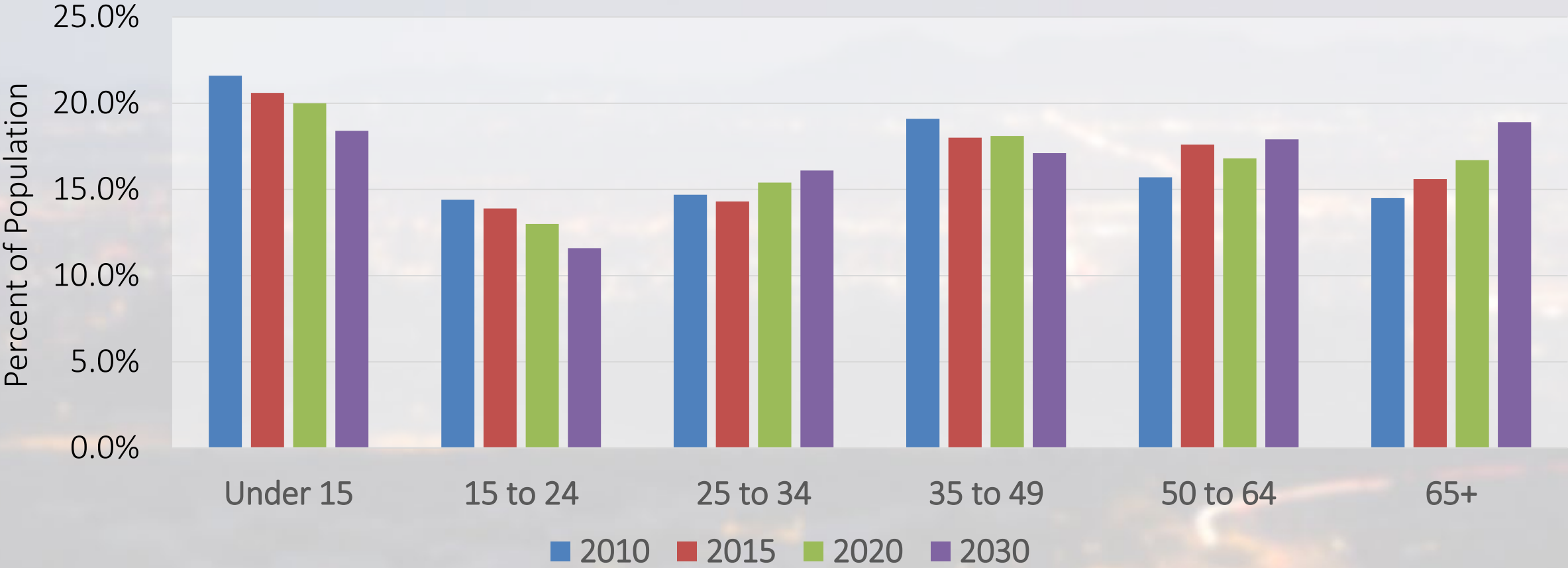


Historical and Projected Population Growth in Mesa



Source: United States Census, 1920-2020; Maricopa Association of Governments 2023 Socio-Economic Projections

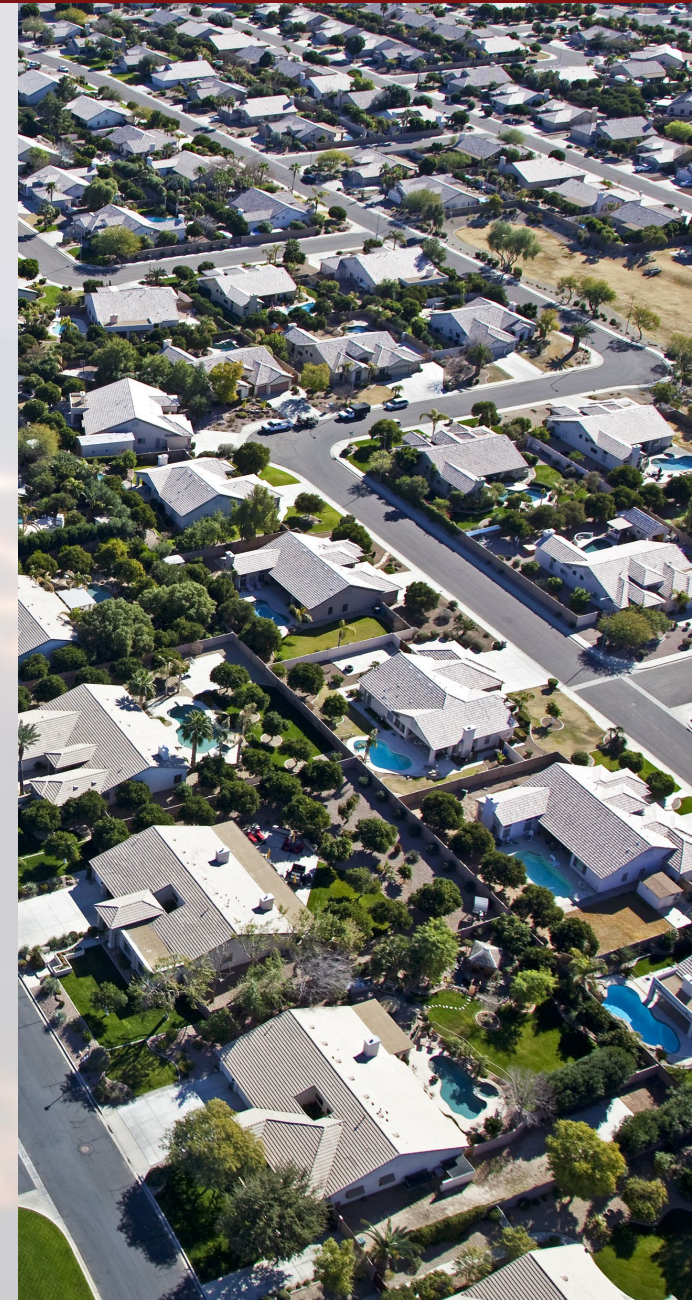
Percentage of Population in Mesa by Age Category: 2010, 2015, 2020, and 2030 Projected



Source: United States Census, 2010, 2015 and 2020 ACS 5-Year Estimates; ZPFI 2030 Projections

Summary & Highlights

- Used multiple data sources and public input for the plan making process
- City is projected to add 20,900 residents by 2030, reaching a population of 543,900
- The City's population is aging at a faster rate than the national rate¹
- Residents over the age of 65 are projected to be the largest age cohort by 2030



Income



Median Household Income in Mesa and Surrounding Cities

	Gilbert	Scottsdale	Mesa	Phoenix	Tempe	Glendale	Tucson	Maricopa County
Median Income	\$115,179	\$104,197	\$73,766	\$72,092	\$72,022	\$66,375	\$52,049	\$80,675

Source: US Census 2018-2022 ACS 5-Year Estimates

Affordable Housing Price Range in Mesa

Income Level	Income Range	Housing Price Range
30% AMI	\$0 - \$25,250	\$60,134
50% AMI	\$25,250 - \$42,100	\$60,134 - \$126,577
80% AMI	\$42,100 - \$67,350	\$126,577 - \$226,143
100% AMI	\$67,350 - \$84,187	\$226,143 - \$292,535
130% AMI	\$84,187 - \$109,443	\$292,535 - \$392,125
150% AMI	\$109,443 - \$126,280	\$392,125 - \$458,516
180% AMI	\$126,280 - \$151,536	\$458,516 - \$558,106
Workforce Plus (200%)	\$151,536 - \$168,374	\$558,106 - \$624,502
High Income Earner	\$168,374 - \$300,000+	\$624,502 - \$1,143,531+

*Workforce plus and high-income earner categories are not defined by HUD but are added to the analysis to better analyze higher income levels

Examples of Home Prices (For Sale)

\$25,450 - \$42,100
(50% AMI)



\$125,000 Manufactured Home
1,550 sq. ft. 3bds, 2 bath

\$42,100 - \$67,350
(80% AMI)



\$224,900 Townhome
898 sq. ft. 2bds, 2 bath

\$109,443 - \$126,280
(150% AMI)



\$434,999 Single Family Home
1,692 sq. ft. 3bds, 2 bath

\$168,374+
(High-Income Earner)



\$1,295,000 Single Family Home
3,181 sq. ft. 3bds, 3 bath

Affordable Rents by Household Income

Income Range	Maximum Affordable Rent
\$0 to \$9,999	\$0
\$0 to \$14,999	\$125
\$15,000 to \$19,999	\$125-\$250
\$20,000 to \$24,999	\$250-\$375
\$25,000 to \$34,999	\$375-\$625
\$35,000 to \$49,999	\$625-\$1,000
\$50,000 to \$74,999	\$1,000-\$1,625
\$75,000 to \$99,999	\$1,625-\$2,250
\$100,000 to \$149,999	\$2,250-\$3,500
\$150,000 or More	\$3,500 +

Source: US Census 2018-2022 ACS 5-Year Estimates; ZPFI

Examples of Home Prices (For Rent)

\$25,000 to \$34,999
(50% AMI)



\$375-\$600 (not available)

\$50,000 to \$74,999
~(80% AMI)



\$1,150 Apartment
579 sq. ft. 1bd, 1 ba

\$100,000 to \$149,999
(150% AMI)



\$2,195 Townhome
1,692 sq. ft. 3bds, 2 ba

\$150,000+
~(High-Income Earner)



\$3,800 Single Family Home
2,475 sq. ft. 4bds, 3 ba

Acero Eastmark (Ellsworth and Ray Area)

1 bd /1 ba

\$1,505 - \$2,360 / Month

771 - 851 SF

Annual Household Income : \$70,000-\$102,000

2 bd /2 ba

\$1,845 - \$2,545/ Month

1,119 SF

Annual Household Income: \$80,000-\$115,000

3 bd /2 ba

\$2,445 - \$3,685/ Month

1,342 SF

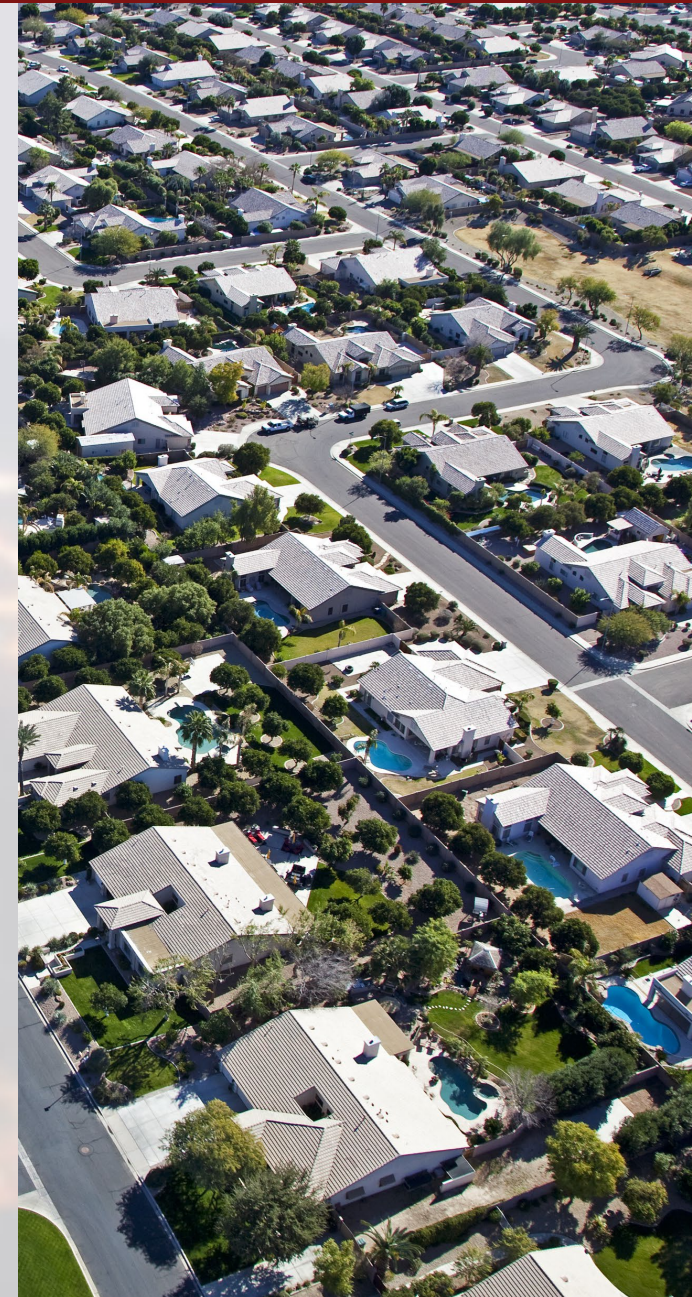
Annual Household Income: \$105,000-\$155,000



Source: www.aceroeastmark.com June 2024
Annual household incomes
are approximations

Summary & Highlights

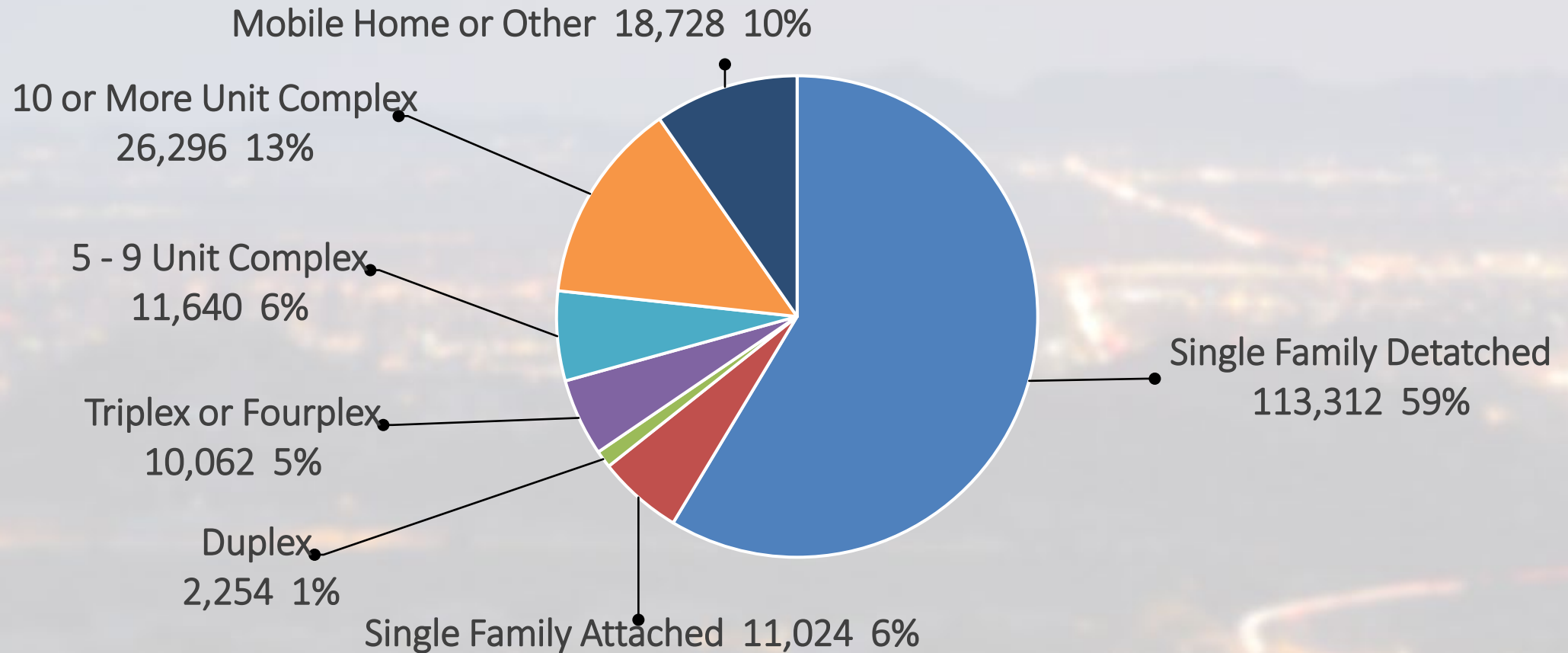
- The City's median household income (\$73,766) is lower than national (\$75,149) and County (\$80,675) median household income
- A resident generally has to make above 80% of AMI to afford middle housing, such as townhomes, duplexes or rent an ADU in Mesa
- Income influences type and cost of housing preference



Housing Need and Supply

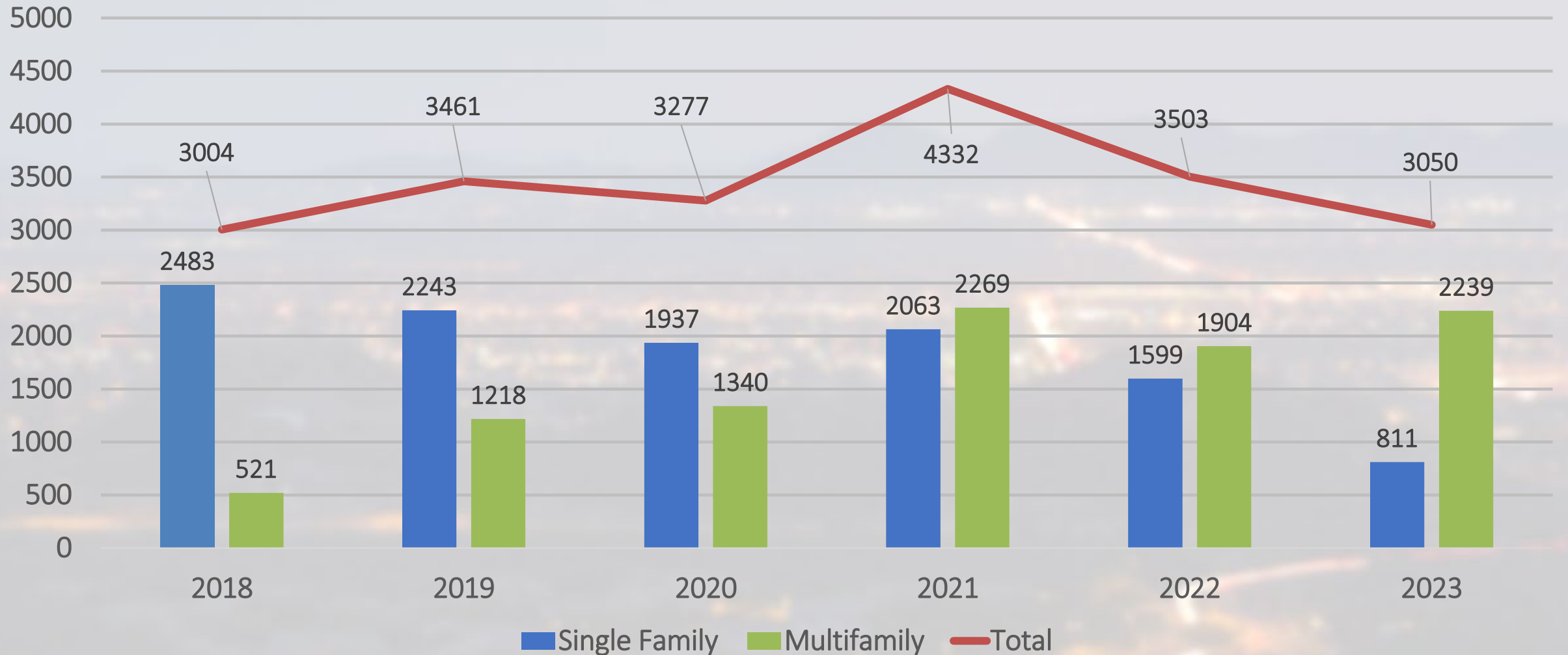


Households by Housing Type (2022)

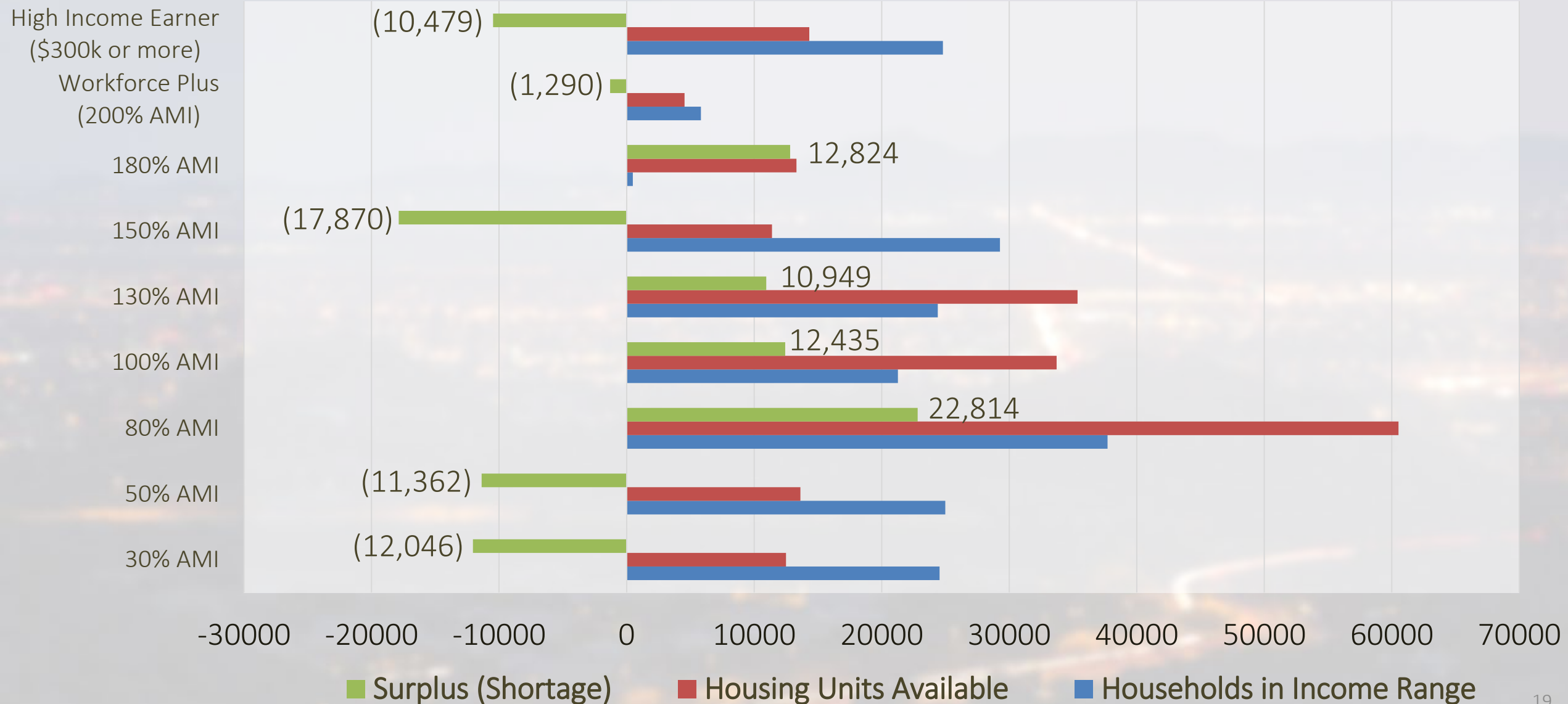


Source: United States Census 2022 ACS 5-Year Estimates

Chart Mesa Residential Building Permits Issued by Year (2018-2023)



Housing Gap by AMI Categories



Historical Housing Supply and Projected Need

Average number of building permits issued yearly
(2018-2023) = 3,000 units

Projected yearly housing need: 2,165 units

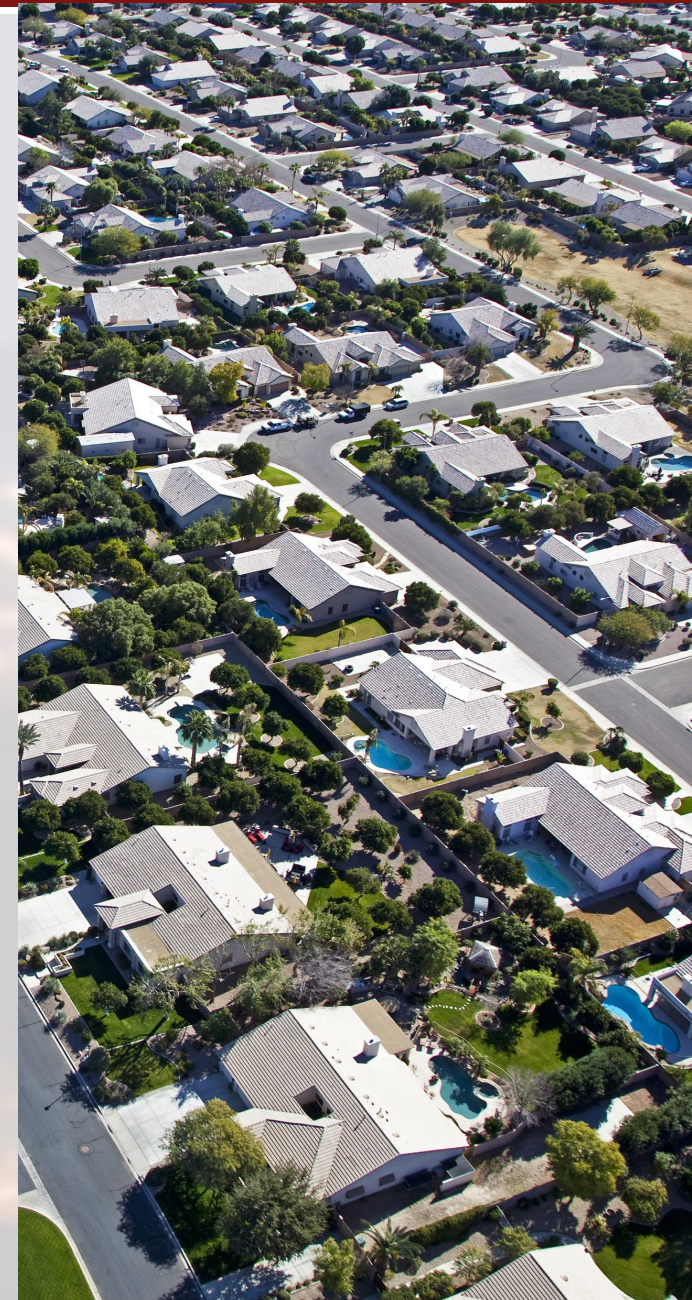


Housing Needs (2024-2030)

Year	Population	Households	Annual Citywide Single Residence New Housing Need	Annual Citywide Multiple Residence New 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

Summary & Highlights

- City has limited quantity of middle housing (i.e. townhomes, duplexes, etc)
- The predominant housing in type in Mesa is single family residence
- There is a housing supply shortage for residents making below 50% AMI, 150% AMI, and 200% AMI or more
- Since 2018, yearly building permits for housing has exceeded projected demand



Recommendations

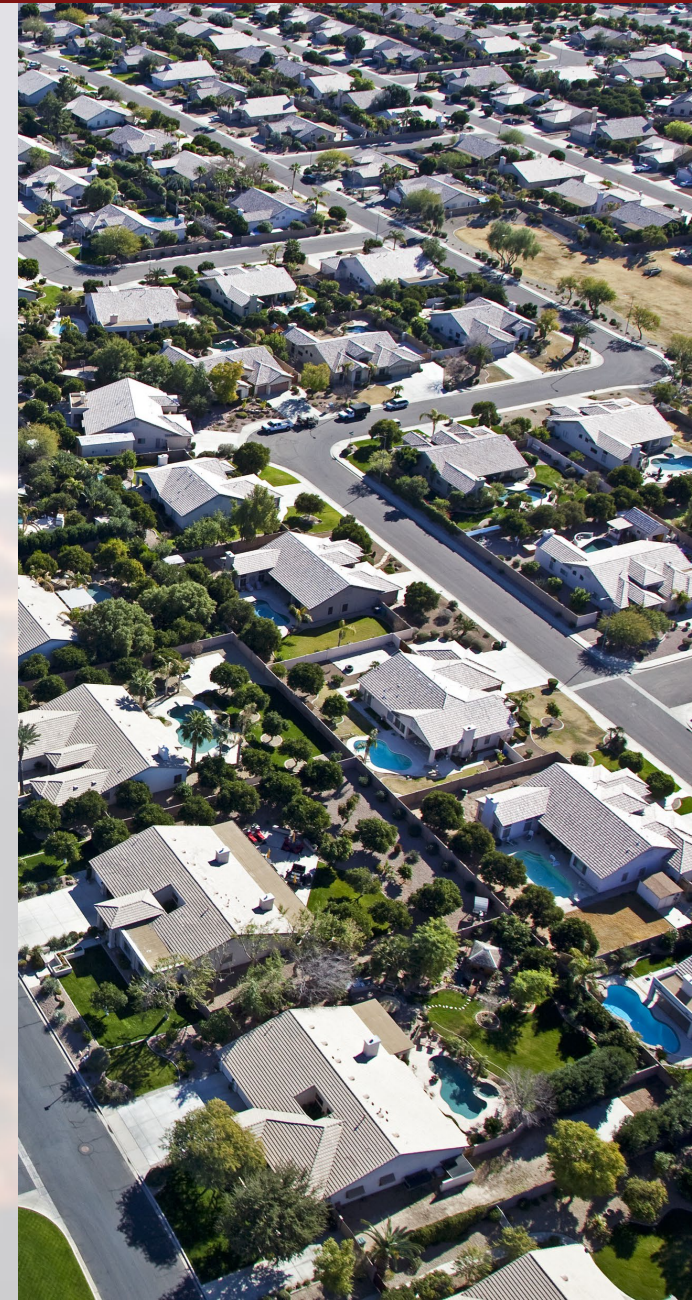


Evaluate Development Requirements

- Review current parking standards to ensure appropriate and suited standards
- Review and reduce setbacks standards to make infill more feasible
- Encourage use of form-based codes in appropriate areas
- Encourage affordable housing as appropriate through reduced development fees
- Increase administrative approval processes to reduce review timeframe
- Continue to improve efficient and streamlined review and approval process
- Review zoning districts to allow
 - Diversification of permissible housing types
 - **Middle housing types**
- Promote the use of ADUs
- Review density regulations
- Encourage mixed use developments

Expand Successful, Existing Programs

- Consider expansion of down payment assistance programs where allowed by HUD
- Consider expansion or revisions to City's existing HVC assistance programs when market conditions and HUD program requirements allow
- Support programs to rehabilitate older neighborhoods
- Provide supportive programs for the aging and elderly



Care for the Homeless

- Continue to support Mesa's Housing Path
- Consider expansion of or revisions to the City's existing programs or create new programs
- Facilitate co-location of essential services to support housing



Attract and Provide Housing for Higher-Wage Earners

- Attract, retain and grow employment opportunities for high-wage earners
- Continue to support current workforce development programs
- Encourage development of higher-priced homes and high-end middle housing types





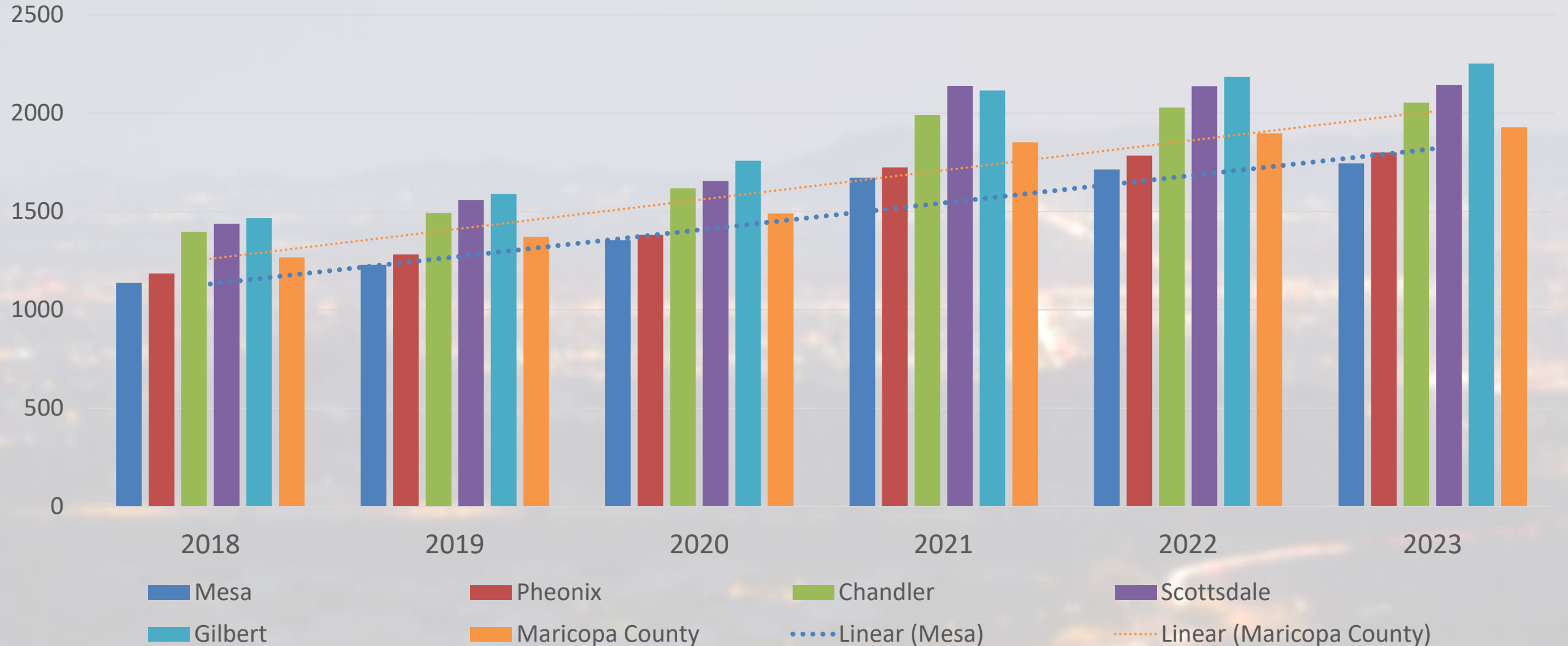
Next Steps

- City Council is currently reviewing the Plan
 - City Council Study Session discussion on August 22, 2024
 - City Council adoption on September 23, 2024
-

Questions?

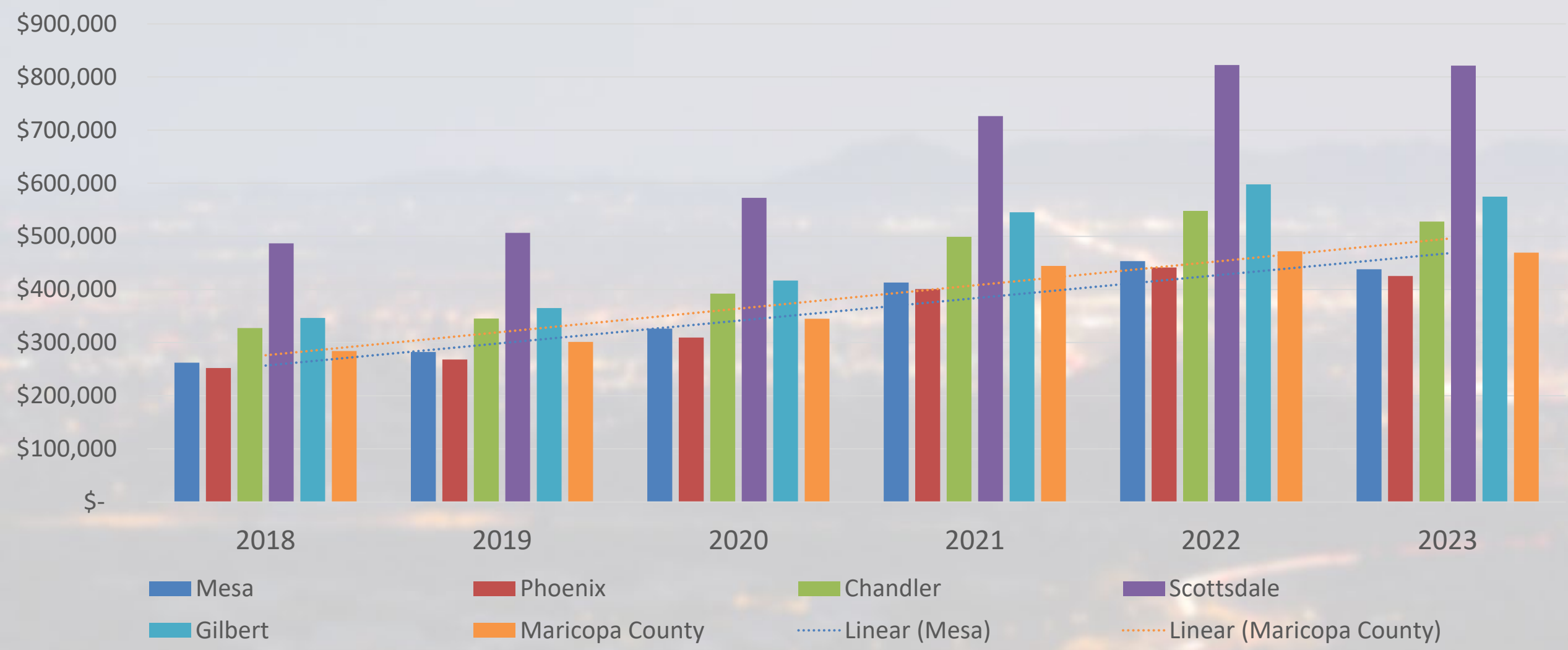


Observed Price of Monthly Rent 2018 - 2023



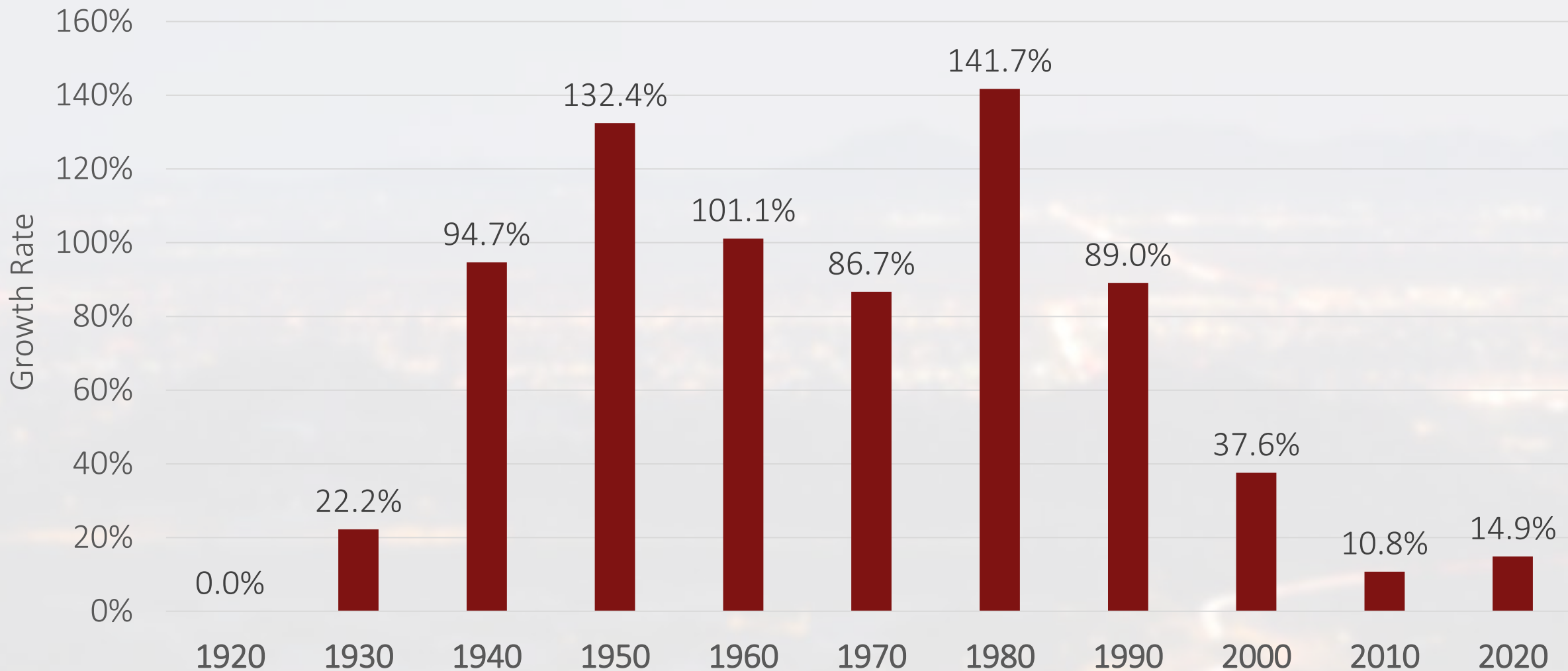
Source: Zillow, 2023

Median Home Price 2018 - 2023



Population Growth

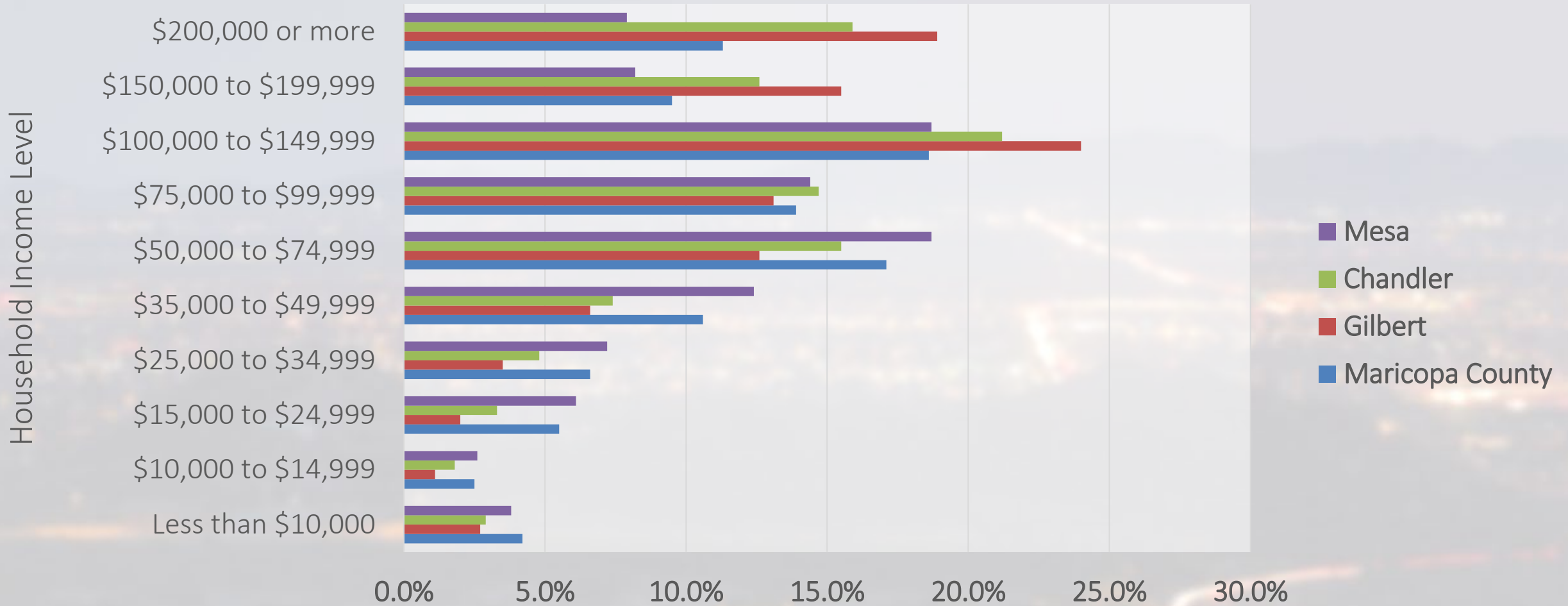
Population Growth by Decade in Mesa



Source: United States Census, 1920-2020; Maricopa Association of Governments 2023 Socio-Economic Projections

Household Income

Household Income Distribution for Mesa, East Valley Cities, and Maricopa County



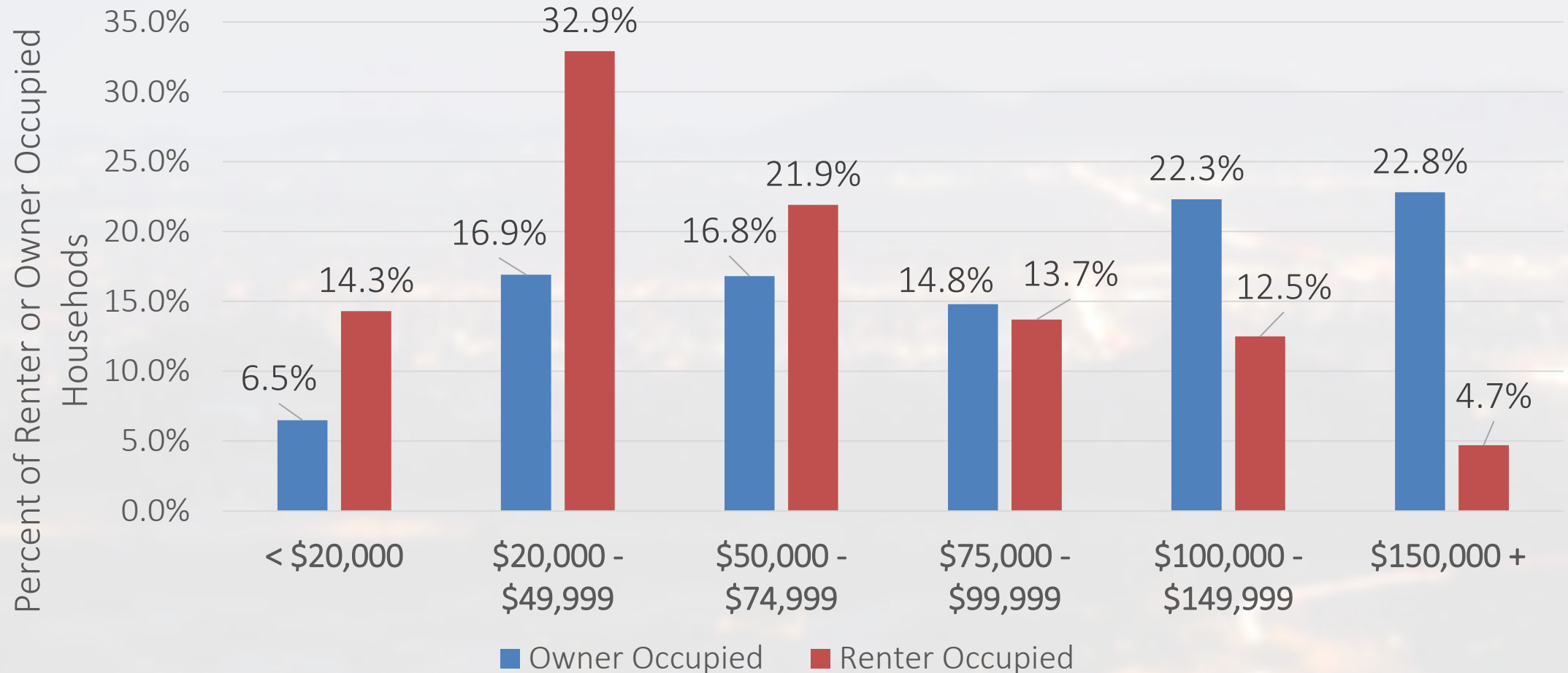
Source: United States Census, 2018-2022; ACS 5-Year Estimates

Home Affordability by Industry and Income

Industry Cluster	Annual Employment Change	Annual Wage	1.5 Worker Household Wage Adjustment	Maximum Affordable Home Price
Management	222	\$94,949	\$148,292	\$648,506
Business and Finance Operations	170	\$68,100	\$106,359	\$458,210
Computer and Financial Operations	113	\$87,302	\$136,349	\$594,307
Legal	24	\$74,675	\$116,628	\$504,811
Educational Instruction and Library	96	\$47,625	\$74,807	\$315,026
Healthcare Support	398	\$28,868	\$45,086	\$180,149
Protective Services	49	\$48,324	\$75,472	\$318,045
Food Preparation and Serving Related	403	\$27,288	\$42,524	\$168,525
Building and Grounds Cleaning and Maintenance	95	\$31,565	\$49,298	\$199,264
Personal Care and Service	120	\$32,402	\$50,605	\$205,196
Office Administrative Support	174	\$39,519	\$61,719	\$255,632
Construction and Extraction	175	\$47,677	\$74,462	\$313,460
Installation, Maintenance, and Repair	149	\$48,076	\$75,085	\$316,288

Source: City of Mesa, Lightcast 2023, US Census 2017-2021 ACS 5-Year Estimates

Share of Renter or Owner Households by Income



Source: United States Census 2022 ACS 5-Year Estimates