



DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Date: July 22, 2026
To: Planning and Zoning Board
From: Mary Kopaskie-Brown, Planning Director
Rachel Phillips, Assistant Planning Director
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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:

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 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 April 2026 update to the Planning and Zoning Board, which included entitlements through March 2026, an additional 692 units have been approved; this includes 431 single-family units and 261 multi-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 July 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	533
Multi-Family Units Annual Need (Balanced Housing Plan)		806	806	806
Approved Multi-Family Units (Zoning Cases)		668	1549	276
Total Annual Need (Balanced Housing Plan)		2,165	2,165	2,165
Total Approved Units (Single-Family and Multi-Family)		1,215	2,487	809
* 2022 Balanced Housing Plan Supply (219,909) plus 2023 Certificates of Occupancy Issued - Single Family (2,311)				

