



HOUSING NEEDS ASSESSMENT

Town of Sahuarita

January 2025

1.0 Introduction

The Introduction includes the following four subsections:

- Intent of this Assessment
- Briefly Sahuarita
- Statutory Requirements
- Executive Summary

1.1 Intent of this Assessment

This Housing Needs Assessment was prepared to allow the Town of Sahuarita to be compliant with Senate Bill (SB) 1162, as passed by the Arizona Legislature and signed into law by the Governor on April 23, 2024. As amended in Arizona Revised Statutes (ARS) 9-469, this new law requires all municipalities (more than 30,000 in population) to publish a housing needs assessment every 5-years as well as submit an annual housing report to the Arizona Department of Housing (ADOH).

Even though this housing assessment document is new, the Town previously prepared the Sahuarita-Green Valley Housing Feasibility Study. It included both the Town and the unincorporated community of Green Valley (est. population in 2024-22,628) due to its adjacency. The feasibility study was reviewed with the Town Council at its November 9, 2020 council meeting but was not accepted nor adopted. This housing assessment does not include data for Green Valley as it is neither an incorporated community nor exceeds the 30,000-population threshold, as identified above.

1.2 Briefly Sahuarita

Pertinent background information for the Town of Sahuarita includes the following:

- County: Pima
- Incorporation Date: 1994
- Location: 15 miles south of Tucson
- Size of Incorporated Area: 31.69 square miles
- Size of Planning Area: 79.7 square miles
- Adopted General Plan: Yes-currently in update process (anticipated to be complete by 2026)
- Adopted Zoning Code and Map: Yes
- Existing Population: 37,690 (2024, Pima Association of Governments est.)
- Existing Employment: 13,854
- Major Employers: Raytheon, University of Arizona, Freeport McMoran Copper and Gold, Inc.

- Municipal Public Services: Sewer (Town and Pima County), Police, Parks and Recreation
- Education: Sahuarita Unified School District #30, Continental School District, and three charter schools
- Fire Protection: Santa Rita Fire District
- Private Utilities: Water (Las Quintas Serenas Water Company, Quail Creek, Sahuarita Water Company, Sahuarita Village Water, Community Water Company of Green Valley, Farmers Water Company – Global Water), Gas (Southwest Gas), Electric (Trico Electric Cooperative and Tucson Electric Power - TEP), Telephone (Century Link), Cable Television (Cox Communications)

1.3 Statutory Requirements

ARS 9-469 identifies the minimum requirements of the Housing Needs Assessment. These requirements include the following:

- Total Population Growth Projected for Subsequent 5-Yr Period (2025-2030)
- Total Employment Growth Projected for Subsequent 5-Yr Period (2025-2030)
- Total Amount of Residentially Zoned Land (single family and multi-family)
- Total Need for Additional Residential Housing Units (for rent/for sale) to meet:
 - Any Deficiencies in Housing the Existing Population.
 - Any Deficiencies in Housing the Existing Workforce.
 - Population Growth Projections.
 - Job Growth Projections.
 - Housing Needs Across All Various Income Levels.

ARS 9-469 also identifies the minimum requirements of the Annual Housing Report. These requirements include the following:

- Total Number of Proposed Residential Housing Units (submitted to Town for prior year)
- Total Number of Net New Residential Housing Units (submitted to Town for prior year)
 - New Residential Housing Units Entitled
 - New Residential Housing Units Platted
 - New Residential Housing Units Issued a Building Permit
 - New Residential Housing Units Issued a Certificate of Occupancy
- Total Number of Housing Development Applications (submitted to Town for prior year)
- Total Number of Lots and Multi-family Units in all Housing Development Applications (submitted to Town)
- The Number of Lots and Multi-family Units Approved, Disapproved or Otherwise Not Approved (in the prior year)
- The Threshold Percentage Requirement of Multi-Family Zoned land and Single-Family Zoned Land to meet the Total Population Demand (based on US Census data)

- The Status and Progress in Meeting Sahuarita’s Housing Needs
- A plan that specifies how the municipality intends to satisfy the identified need for additional housing units within the municipality.

The initial date required, future updating requirement and its submission location for each of these two deliverables is identified below:

Table 1: Housing Plan Requirements

Deliverable	Initial Date Required	Future Updating Requirement	Deliverable Final Action
Publish a Housing Needs Assessment	January 1, 2025	Every five years thereafter	Published by the Town
Annual Housing Report	January 1, 2025	Every year thereafter	Submitted to the Arizona Department of Housing

Source: Arizona Revised Statute 9-469, November 2024

1.4 Executive Summary

The Town of Sahuarita is a vibrant community that exhibits very positive socio-demographic factors that allow for the development and absorption of single family detached housing as the primary housing unit type. As a young community of less than 30 years, its existing housing stock is stable as its predominant age is less than 20 years. In terms of population and employment forecasts, the Town is expected to grow at a faster pace than both the County and State and is well positioned with available and platted land to accommodate these forecasts between 2025 and 2030 without the need to either rezone and/or annex (and zone) additional lands within its unincorporated planning area.

2.0 Housing and Employment Data Inventory and Forecasts

The Housing Data Inventory and Forecasts includes the following four subsections:

- Existing Demographic Profile
- Existing Housing Profile
- Land Availability for Housing
- Housing Needs to Address Population and Employment Forecasts

2.1 Existing Demographic Profile

This subsection includes those population and socio-economic characteristics of the Town that have a direct and/or indirect impact on the generation of housing needs to accommodate the five-year population and employment forecasts identified in Subsection 2.4.

2.1.1 Historic and Existing Population

Historically, the Town’s population growth has significantly exceeded the growth rate of both Pima County and State. The most significant growth (679 percent) occurred between the years 2000 and 2010. Over the past four years, the Town has expanded by more than 10 percent (or 2.5 percent per year), which is more than Pima County (4.2 percent) or the State (7.0 percent).

Table 2: Historic Population Growth

Jurisdiction	2000	2010	2020	2022	2024 (est.)	Percent Change
Sahuarita	3,242	25,259	34,134	35,638	37,690	1,062%
Pima County	843,746	980,263	1,043,433	1,057,597	1,087,948	29%
Arizona	5,130,632	6,392,017	7,151,502	7,359,197	7,658,633	49%

Source: US Census, 2000, 2010, and 2020 and Arizona Office of Economic Opportunity, 2024

2.1.1 Population by Income

Sahuarita exhibits a significantly higher median household income than either Pima County or the State. The top four employment sectors that contribute to household incomes within the Town include Public Administration, Manufacturing, Finance, Insurance and Real Estate and Agriculture, Forestry, Fishing and Hunting.

Table 3: Income Levels

Jurisdiction	Median Household Income	Per Capita Income	Persons Below Poverty Level
Sahuarita	\$97,133	\$38,226	8.1%
Pima County	\$64,323	\$36,494	14.6%
Arizona	\$72,581	\$38,334	12.4%

Source: US Census, in 2022 dollars

2.1.2 Labor Force

The labor force of the Town increased by nearly 44 percent between 2010 and 2020. By comparison, the overall labor force in the County increased less than eight percent and the State only increased less than three percent.

Table 4: Labor Force

Jurisdiction	2010	2020	Percent Growth
Sahuarita	38.4%	55.2%	43.7%
Pima County	53.5%	57.5%	7.5%
Arizona	58.8%	60.1%	2.2%

Sources: US Census, 2018-2022, US Census, American Community Survey, 2010

In terms of employment growth by type, sales and office occupations exhibited the largest percentage growth, while management, business, science, and arts occupations exhibited the highest numerical increase.

Table 5: Employment Growth by Type

Employment Type	2020	2022	Increase/ (Decrease)	2-year Change
Management, business, science, and arts occupations	4,853	5,541	688	14.2%
Service occupations	2,696	2,891	195	7.2%
Sales and office occupations	2,263	2,855	592	26.2%
Natural resources, construction and maintenance occupations	521	976	455	87.3%
Production, transportation and material moving operations	945	924	(21)	(2.2%)
Total	11,278	13,187	1,909	16.9%

Sources: 2020 US Census and American Community Survey; Five Year Estimates Detailed Tables, 2022

2.1.3 Population by Age

In terms of age of the population, the Town exhibits a median age of 37.1 years. Over one-third of the population of Sahuarita is below the age of 18 years, which is higher than both Pima County (24 percent) and the State (26.6 percent). Due to this condition, a lower percentage of the population can participate within the typical labor force of 18-65 years. The percentage of people over 65 years is nearly equivalent among the Town, County and State.

Table 6: Population by Age

Jurisdiction	Age Range			
	Persons under 5 years	Persons under 18 years	Persons between 18-65 years	Persons over 65 years
Sahuarita	7.0%	27.7%	51.6%	20.7%
Pima County	4.7%	51.6%	58.7%	22.0%
Arizona	5.3%	20.7%	59.4%	19.3%

Source: US Census, 2023

2.1.4 Educational Attainment

The Town’s residents exceed the educational attainment of both the County and State for both high school and college matriculation. The income data presented earlier also supports the higher education status of Town residents.

Table 7: Educational Attainment

Jurisdiction	High School Graduate or Higher	Bachelor’s Degree or higher
Sahuarita	94.2%	41.4%
Pima County	89.5%	35.0%
Arizona	88.7%	31.8%

Source: US Census, 2023

2.1.5 Ethnicity

The Town is not as ethnically diverse as either the County or the State. The Town exhibits lower proportions of American Indian, Asian, Black and Pacific Islander groups. However, its Hispanic Ancestry is higher than either the County or the State.

Table 8: Ethnicity

Jurisdiction	American Indian	Asian	Black	Hispanic Ancestry	White	Pacific Islander
Sahuarita	0.7%	1.0%	2.7%	39.2%	53.7%	0.0%
Pima County	4.3%	3.6%	4.6%	36.6%	51.4%	0.3 %
Arizona	5.2%	4.1%	5.7%	31.6	53.4%	0.3%

Source: US Census, 2023

2.2 Existing Housing Profile

This subsection identifies and describes the existing housing conditions that exist within the Town’s incorporated area to provide data to determine the housing needs to accommodate the five-year population and employment forecasts identified in Section 3.0

2.2.1 Households and Size

The Town exhibits a higher level of persons per household than the County and State, which is supported by the 0–18-year age data presented previously. It also exhibits a higher persons per household than either the County or State.

Table 9: Household Composition

Jurisdiction	Households	
	Total Number	Persons Per Household
Sahuarita	11,698	2.92
Pima County	423,075	2.39
Arizona	2,739,136	2.56

Source: US Census, 2023

2.2.1 Existing Housing Markets

The Town of Sahuarita/Green Valley Housing Feasibility Study, 2020-2030 identified three types of housing markets within the Town based on Area Median Income (AMI) thresholds (for a family of four). These thresholds are based on HUD program limits and have been updated with the following:

- Attainable Income Category-Households earning less than 80% of the AMI, which is \$77,706 or less.
- Workforce Income Category-Households earning from 80% to 120% of the AMI, which ranges from \$77,706 to \$116,560.
- Market Income Category-Households earning greater than \$120% of the AMI, which is \$116,561 or more.

When analyzing existing available resale inventory within the Town for each threshold, there is a limited supply of housing units within the “Attainable Income Category”. This is one indicator that suggests households within this threshold category are limited in their options for owner-occupied housing.

Table 10: Income Range by Affordability Level

Component	Attainable Income Category	Workforce Income Category	Market Rate Income Category
Income Limits	Less than \$77,706	\$77,706-\$116,560	Greater than \$116,561
Existing Households in Threshold (2022)	4,589	2,523	4,585
Maximum Housing Price (2024)	Less than \$233,118	\$233,118-\$349,680	Greater than \$349,681
Available Resale Inventory*	1	76	150

Sources: Chrystal and Company, 2020; US Census Bureau, 2022

*Zillow (November 2024)

2.2.2 Existing Housing Distribution (Owner/Non-Owner-Occupied)

As of 2022, occupied units in Sahuarita consisted of approximately 80 percent owner-occupied (typically Single Family Residential (SFR) and nearly 20 percent renter-occupied (typically Multi-Family Residential (MFR)). Based on these percentages, Sahuarita has a higher rate of ownership and lower rate of renters than the County, and the State, as illustrated in the table below. Again, the higher median household income contributes to ability to qualify for and obtain a mortgage.

Table 11: Housing Ownership

Jurisdiction	Owner Occupied	Non-Owner Occupied	Total
Sahuarita	80.5%	19.5%	100.0%
Pima County	64.1%	35.9%	100.0%
Arizona	66.3%	33.7%	100.0%

Source: US Census, 2018-2022

2.2.3 Housing Stock Tenure

Once the community was incorporated in 1994, Sahuarita’s housing stock exploded between 2000 and 2009, with nearly 60 percent of its overall existing supply developed at that time. The next 10 years added approximately 20 percent to its supply, so more than three-quarters of its housing supply is less than 25 years old. The age of housing has the greatest correlation to housing in need of major rehabilitation. As such, it does not appear that the Town suffers from a major residential revitalization or redevelopment issue with less than five percent of its housing stock being more than 45 years old.

Table 12: Housing Stock Tenure

Year Constructed	Owner-Occupied Units	Renter Occupied Units	% of total
2020 or later	148	0	1%
2010 to 2019	2,505	358	20%
2000 to 2009	7,103	991	58%
1980 to 1999	1,399	802	16%
1960 to 1979	484	115	4%
1940 to 1959	29	0	<1%
1939 or earlier	30	12	<1%
Total	11,698	2,278	13,976
Percent	(84%)	(16%)	100%

Source: US Census, 2020

2.2.4 Housing and Transportation Affordability Index

Due to its separation, yet proximity to the Tucson Metropolitan Area, the commute time typically approaches 30 minutes for Sahuarita residents. The existing jobs/housing balance within Sahuarita is 0.36 which means that there is one job in Sahuarita for every three homes. It is recognized that jobs/housing balance is achieved when the ratio is one job for each home.

Another measure to assess the relative affordability of a community is to combine average housing and transportation costs. The Housing and Transportation (H+T[®]) Affordability Index (developed by the Center for Neighborhood Technology (CNT)) has created an online tool to analyze the financial impact of housing affordability when households are sited at distant locations to take advantage of/qualify for a mortgage. However, due to their potentially dispersed location, the new homeowner may have to allocate more of their disposable income due to increased vehicle miles travelled, which increases fuel consumption and maintenance as well as time.

According to CNT, Sahuarita’s residents, on average, pay a combined total of 63% of their income on combined housing (32%) and transportation (31%) costs, which is higher than Pima County (54%) and Tucson (47%).

2.3 Land Availability for Housing

This subsection identifies and describes the amount and status of vacant land that is available within the Town’s incorporated and/or planning area to accommodate the five-year population and employment forecasts identified in Section 3.0

2.3.1 Supply of Existing Vacant Platted Lots

The Town utilizes a tentative and final platting process to confirm and formalize the approval of a single family detached or attached residential subdivision. Typically, these platted lots accrue to owner occupied housing. Platting in Sahuarita includes the approval of both the tentative and final plats which have a two-year timeframe for performance, with the ability to obtain a one-time, one-year extension. As of November 2024, the Town has a supply of 2,267 vacant final platted residential lots as shown below:

Table 13: Supply of Existing Vacant Platted Lots

Project/Subdivision Name	Final Plat	Platted Lots	Built Lots	Vacant Platted Lots	Zoning Designation
Madera Highlands	X	1,568	1,228	340	Specific Plan (SP)
Quail Creek	X	3,440	3,095	345	Specific Plan (SP)
Rancho Sahuarita	X	8,062	6,480	1,582	Specific Plan (SP)
Total		13,070	10,803	2,267	

Source: Town of Sahuarita, November 2024

2.3.2 Supply of Vacant Residentially and Commercially Zoned Land

The Town regulates both residential and employment development utilizing its adopted Zoning Ordinance and Zoning Map. A scan of the existing Town incorporated area was conducted in October 2024 to determine the supply of vacant, residentially and commercially zoned land to accommodate the forecasted increase in population and employment between 2025-2030.

The summary (and allocation of zoned land by typical Single Family Residential vs Multi-Family Residential status) is shown below:

Table 14: Supply of Vacant Residentially and Commercially Zoned Land

Zoning District (Designator)	Min. Lot Size (Sq. Ft.)	Single Family Residential	Multi-Family Residential	Subtotal Vacant Acreage (acres)	Total Zoning District Acreage (acres)
Residential:					
Rural Homestead Zone (RH)	180,000	X		2,672.4	4,491.4
Rural Residential Zone (GR-1)	36,000	X		250.0	1,012.5
Suburban Ranch Zone (SR-2)	144,000	X		13.7	240.8
Suburban Homestead Zone (SH)	36,000	X		0	0
Trailer Homesite Zone (TH)		X		0	0
Single Residence Zone (R-1)	36,000	X		10.2	227.2
Single Residence Zone (R-2)	16,000	X		6.4	174.4
Single Residence Zone (R-3)	8,000	X		23.5	157.1
Manufactured and Mobile Home-1 (MH-1)	1,500*	X		0	43.3
Mixed Dwelling Type Zone (R-4)	3,500	X	X	20.5	380.2
Multiple Residence Zone (R-5)	1,800	X	X	0	59.3
Manufactured and Mobile Home-2 (MH-2)	1,500*		X	0	0
Commercial:					
Neighborhood Commercial (NC)	0	X	X	0.2	20.9
Local Business Zone (B-1)	0		X	0.5	140.8
General Business Zone (B-2)	0		X	65	357.6
Mixed-Use Zone (MX)	0	X	X	0	0
Specific Plan					
Community	Approved Lots	Platted Lots	Built Lots	Combined Total	Combined Total
Sahuarita Farms	19,055	0	0		
La Villita	2,100	0	0	Varies	
Madera Highlands	1,800	1,568	1,228		1,061.4
Quail Creek	5,000	3,440	3,095		12,545.4
Rancho Sahuarita	11,680	8,062	6,480		
Total	39,635	13,070	10,803	4,123.8**	19,900.7

Source: Town of Sahuarita, November 2024 *per dwelling unit ** SF Subtotal Ac. 2,976.2 and MF Subtotal Ac. 86.2

The vacant land supply within the Town includes approximately 21 percent of its existing incorporated area. In addition to the amount of vacant zoned land that allows for single family residential development and the existence of a significant inventory of specific plan approved residential lots that have not been built (i.e. 28,832 dwelling units), of which, 2,267 have already been platted, Sahuarita has

well over a five-year supply of entitled land to accommodate future anticipated single family residential needs. However, when accounting for the commercial needs of the Town, there is a limited supply of vacant zoned land that allows for multi-family residential development (i.e. R-4, R-5).

2.3.3 Supply of Vacant Residentially Designated Land in General Plan

The general plan is an aspirational document that is mandated by Arizona Revised Statutes for all incorporated cities and towns in the State to guide future community growth. Sahuarita updated and readopted this document (Aspire 2035) on June 22, 2015. The Sahuarita General Plan contains 10 elements: Land Use, Growth Areas, Transportation, Public Facilities and Services, Parks, Recreation and Open Space, Environmental, Water Resources, Energy, Economic Development, and Cost of Development.

The vision of Aspire 2035 consists of the following:

*We envision that in the year 2035, the Town of Sahuarita will be a place of distinctively high quality of life, achieved through its commitment to economic, social, and environmental sustainability. Sahuarita will have abundant opportunities for **housing**, shopping, recreation and leisure, access to all levels of high-quality education, and a wide variety of employment options– **a place where people choose to live** and where businesses choose to locate. Sahuarita will be a safe, attractive, and diverse community with well-maintained, highly efficient, and effective municipal services and amenities. Sahuarita’s **appeal to residents**, businesses, and tourists will be enhanced through its recognition and protection of the arts and its natural and cultural resources – the Santa Cruz River, archaeological and historic preservation areas, clean air, water resources, dark skies, natural habitat, and scenic views.*

The General Plan Land Use Element and Map contains a mix of residential, employment and other supportive land use categories that are utilized to identify land uses for Sahuarita’s entire planning area. For this assessment, the vacant residential and commercial land use categories identified within the municipal limits of the Town are shown on the table below because the residential, commercial and mixed-use zoning districts allow housing as a permitted or conditional use. A description of these land use designations is included in the Appendix.

Table 15: Supply of Vacant Residentially Designated Land in General Plan

General Plan Future Land Use	Density (du/ac)	Compatible Zoning	Single Family Residential	Multi-Family Residential	Vacant Acreage
Very Low Density Residential	0-0.3	RH, SR, MR	X		0
Low Density Residential	0.31-3	SH, R-1, R-2 R-3	X		209.6
Medium Density Residential	3.1-6	R-2, R-3, R-4, MH-1	X		1,114.0
Medium-High Density Residential	6.1-12	R-4, R-5, MH-2		X	0
High Density Residential	12.1+	R-5		X	0
Commercial	Varies	NC, B-1	X	X	54.75
Mixed Use	12.1+	R-5		X	178.2
Specific Plans	Varies	Varies	X	X	1,831.4

Source: Sahuarita General Plan (Aspire 2035), November 2024

2.4 Housing Needs to Address Population and Employment Forecasts

This subsection utilizes the third party (Arizona Office of Economic Opportunity (AOEO)) population and employment forecasts to underpin the anticipated housing product type and land acreage necessary for the Town to meet these forecasts by the year 2030.

2.4.1 Total Forecast Population Growth (2025-2030)

The AOEO forecast, as shown below, anticipates a five-year growth rate of 8.8 percent. Starting from a year 2024 population of 37,690 the Town population is expected to increase to 41,837, representing an increase of 4,147 residents. The annual forecast of population growth is expected to remain fairly constant, ranging from 661 to 745 for the five-year period. The Towns’ population growth is expected to be above both the County (3.1 percent) and the State (6.8 percent).

Table 16: Total Forecast Population Growth (2025-2030)

Jurisdiction	2024	2025	2026	2027	2028	2029	2030	5-year Increase	Percent Change
Sahuarita	37,690	38,435	39,131	39,822	40,506	41,176	41,837	4,147	8.8%
Sahuarita Annual Population Growth	—	745	696	691	684	670	661	4,147	8.8%
Pima County	1,087,948	1,095,834	1,102,227	1,108,795	1,115,523	1,122,384	1,129,414	33,580	3.1%
Arizona	7,658,633	7,781,973	7,896,344	8,006,817	8,113,307	8,215,637	8,313,814	531,841	6.8%

Source: Arizona Office of Economic Opportunity, 2024

2.4.2 Total Forecast Housing Growth/Need (2025-2030)

Based on the annual forecast for population, the persons per household factor (2.92) was applied as well as the existing distribution of SFR (80.5 percent) and MFR (19.5 percent) housing units within the Town. It should be recognized that this distribution could change in the future depending on the policy goals of the Town Council.

The results are shown on the table below, generating a total housing count need of 1,420 residential units, allocated to 1,143 units as SFR and 277 units as MFR.

Table 17: Total Forecast Housing Growth/Need (2025-2030)

Housing type	2025	2026	2027	2028	2029	2030	Total
Single Family Residential (SFR)	205	192	190	189	185	182	1,143
Subtotal							
Multi-Family Residential (MFR)	50	46	46	46	45	44	277
Subtotal							
Total	255	238	237	234	229	226	1,420

Source: Michael Baker International, November 2024

2.4.3 Total Housing Need by Income Level

Table 21 shows the total units needed to match the percentage of household incomes by AMI groups (i.e. income levels). The existing household income distribution projection matches the percentages of households in each of the three income category brackets from the current makeup of Sahuarita. Currently, approximately 39 percent of the Town is in the less 80 percent AMI category, 22 percent is in the 80 to 120 percent category, and 39 percent of the Town is in the greater than 120 percent category.

Table 18: Housing Unit Need by Income Levels

Dataset	Total Units Needed	Distribution / Need	< 80% AMI	80% – 120% AMI	> 120% AMI
Household Income	1,420	Existing Distribution	39%	22%	39%
		Projected Need (Housing Units)	554	312	554

Source: Michael Baker International, November 2024

2.4.3 Total Forecast Employment Growth (2025-2030)

The employment forecast, as shown below, anticipates a five-year growth rate of nearly 18 percent. Starting from the year 2024 employment of 13,854, the Town’s job base is expected to increase to 16,833, representing an increase of 2,522 employees. The annual forecast of employment growth is expected to remain fairly constant, at 3.3 percent for the five-year period, which is based on the forecast provided in the Town of Sahuarita-Green Valley Housing Feasibility Study in 2020. The Towns’ employment growth is expected to be well above both the County (3.8 percent) and the State (6.9 percent).

Table 19: Total Forecast Employment Growth (2025-2030)

Employment Type/Land Use Type	2024 ¹	2025	2026	2027	2028	2029	2030	5-year Increase	Percent Change (5-year)
Management, business, science, and arts occupations/Office	5,961	6,158	6,361	6,571	6,788	7,012	7,244	1,085	17.6%
Service occupations/Retail	3,312	3,421	3,534	3,651	3,771	3,895	4,024	603	17.6%
Sales and office occupations/Office	2,780	2,872	2,966	3,064	3,165	3,270	3,378	506	17.6%
Natural resources, construction and maintenance occupations/Industrial	640	661	683	705	729	753	778	117	17.6%
Production, transportation and material moving operations/Industrial	1,161	1,199	1,239	1,280	1,322	1,365	1,411	211	17.6%
Sahuarita Total	13,854	14,311	14,783	15,271	15,775	16,296	16,833	2,522	17.6%
Pima County Total	424,232	427,449	430,665	433,882	437,099	440,315	443,532	16,083	3.8%
Arizona Total	3,415,110	3,462,906	3,510,703	3,558,500	3,606,297	3,654,094	3,701,890	238,984	6.9%

Sources:¹ yCharts.com (6/30/2024 data); Town of Sahuarita-Green Valley Housing Feasibility Study, 2020 (pg. 15); 2022-2032 Arizona Industry Employment Projections (Prepared by the Arizona Office of Economic Opportunity in cooperation with the U.S. Dept of Labor, Bureau of Labor Statistics, November 2023).

2.4.4 Total Forecast Employment Land Need and Availability

Based on the forecast presented above for total and type of employment, acreage needed to accommodate this demand can be determined. As such, based on accepted planning standards, the Town should have a total amount of land zoned for office use to accommodate both Management, Business, Science and Arts Occupations and Sales and Service Occupations in the range of 66 acres for the five-year timeframe or approximately 11 acres per year. The Town only has an inventory of 65 acres zoned as B-2, General Business Zone, but may have additional acreage available for office use within the Specific Plan zoning designation. For land needs to accommodate retail use (Service Occupations), the Town should have a total of 17 acres of B-2, General Business Zone land available for the five-year timeframe or approximately three acres per year. Again, the Town has an inventory of 65 acres currently zoned as B-2, which may have to be increased to allow for adequate land to accommodate this forecast. However, the trend to work remotely and engage in e-commerce may make these forecasts more liberal than what is experienced in the Sahuarita marketplace. For land needs to accommodate industrial use (Natural Resources, Construction and Maintenance Occupations and Production, Transportation and Material Moving Operations), the Town should have a total of 42 acres of land available within the five-year timeframe or approximately seven acres per year. The Town only has an existing inventory of hard zoned land (I-1) available at the current time, but again, there may be appropriately designated land within the Specific Plan zoning category.

2.4.4 Total Forecast Residential Land Need and Availability

The forecast for land needs, to accommodate the forecasted increase of residential dwelling units in Sahuarita between 2025 and 2030, is based on the apportionment of the forecast by SFR and MFR basis and then allocated to the respective general plan residential land use categories (to apportion by housing product type). To meet the forecast, the Town will have to develop from 139 to 156 acres annually to meet the forecast growth for population by the year 2030, as provided on the table below.

Table 20: Total Forecast Residential Land Need

	Apportionment by Housing Type Status (%)	Gen. Plan Density Range	Density Applied (du/ac)	Compatible Zoning	Single Family Residential	Multi-Family Residential	Acreage Needed to Meet Forecast Housing Demand						
							2025	2026	2027	2028	2029	2030	Total
Low Density Residential	37	0.31-3	3	SH, R-1, R-2 R-3	X		25.3	23.7	23.6	23.2	22.7	22.4	140.8
Medium Density Residential	63	3.1-6	4.5	R-2, R-3, MH-1	X		28.7	26.9	26.7	26.3	25.8	25.5	159.9
Subtotal	100						54.0	50.6	50.3	49.5	48.5	47.9	300.7
Mixed Use	74	DNI	16	R-5		X	2.3	2.1	2.1	2.1	2.1	2.0	12.8
High Density Residential	4	12.1+	16	R-4, R-5, MH-2		X	0.1	0.1	0.1	0.1	0.1	0.1	1
Commercial	22	12.1+	16	NC, B-1		X	0.7	0.6	0.6	0.6	0.6	0.6	4
Subtotal	100						3.1	2.9	2.9	2.9	2.8	2.8	17.3
Total Acreage							57	53	53	52	51	51	318
Annual Dwelling Unit/Residential Lots Forecast (Single Family Residential)							205	192	190	189	185	182	1,143
Annual Dwelling Unit Forecast (Multi-Family Residential)							50	46	46	46	45	44	277
Annual Households/Dwelling Units							255	238	237	234	229	226	1,419
Annual Job Growth							453	423	421	416	407	402	2,522
Persons per Household							2.92	2.92	2.92	2.92	2.92	2.92	
Population Forecast							745	696	691	684	670	661	4,147

Source: Michael Baker International, November 2024

Based on the need expressed above, an analysis of the Town’s land base, which included an assessment of their supply of final platted residential lots, land zoned with appropriate residential and commercial designations to allow for timely platting, and also residential lands identified on the Town’s adopted General Plan (Aspire 2035) Land Use Element. This analysis is presented below:

Table 21: Total Forecast Residential Land Availability

Year	Ownership Type	SFR Lots Required	MFR Acreage Required
2025	Single Family Residential	205	0
2025	Multi-Family Residential	0	3.1
2026	Single Family Residential	192	0
2026	Multi-Family Residential	0	2.9
2027	Single Family Residential	190	0
2027	Multi-Family Residential	0	2.9
2028	Single Family Residential	189	0
2028	Multi-Family Residential	0	2.9
2029	Single Family Residential	185	0
2029	Multi-Family Residential	0	2.8
2030	Single Family Residential	182	0
2030	Multi-Family Residential	0	2.8
Total Needed		1,143	17.3
Available Vacant Platted SF Res.		2,267	
Available Vacant Zoned MF Res.			86.2

Source: Michael Baker International, November 2024

The compilation of residential forecasts for dwelling units and the determination as to the ability of the existing inventory of platted lots, zoned land and residentially designated land (general plan) demonstrates the Town’s ability to meet the five-year residential and employment forecasts. As shown above, for single family residential lot demand over the five-year period, the existing vacant inventory (2,267) of platted lots will more than satisfy this demand without the need to plat more lots on existing residentially zoned land. Although, there is additional vacant residentially zoned land (2,976 ac) that is positioned for platting if needed. Thus, no land acreage will need to be rezoned nor added to the Town’s planning area in terms of future annexation to satisfy the demand for Single Family Residential within the five-year period.

To satisfy the five-year demand for Multi-Family Residential acreage, the Town's existing inventory (20.5 acres) of R-4, Mixed Dwelling Type Zone will accommodate the five-year forecast period, without the need to rezone additional land. However, when considering choice in land inventory, the Town should consider rezonings for MFR (R-4 and R-5) when its inventory diminishes to 10 acres to provide choice in the land market. It should be noted that the Zoning Ordinance allows land zoned as NC, Neighborhood Commercial, B-1, Local Business Zone, B-2, General Business, and MX, Mixed Use to also accommodate Multi-Family Residential, but this collective inventory must support the Town's non-residential commercial and employment needs as well, thus the total available vacant zoned land that can support Multi-Family Residential (86.2 acres) should not all be allocated to residential uses. Because the existing supply of platted lots and zoned land will more than accommodate the forecasted residential growth for Single and Multi-Family Residential, no land acreage will need to be added to the Town's incorporated area in terms of future annexation.

3.0 Key Findings to Accommodate Housing and Employment Forecasts

The Key Findings to Address Housing Deficiencies includes the following three subsections:

- Existing Demographic Profile
- Existing Housing Profile
- Land Availability for Housing and Employment Growth

3.1 Existing Demographic Profile

Population: The Town has expanded its population base over the past 24 years at a rate that far exceeds both the County and State due to its proximity to Tucson, natural setting and development pattern.

Income: The Town's median household income is significantly higher, and its poverty level is significantly lower than the County and State due to its attractiveness as a desired community for highly educated people.

Labor Force: The Town's economic base has expanded, but not at the same pace as historic population growth, so longer commuting times and cost may continue .

Population Age: The Town's age profile is younger, with not as many labor eligible (18-65) residents than either the County or State, which could be a detriment to its business attraction efforts.

Educational Attainment: The Town's population is more educated than either the County or State, which provides for a higher income level (as described above) and housing attainment.

Ethnicity: The Town is not as ethnically diverse as the County or State and its highest poverty population is White.

3.2 Existing Housing Profile

Household Size: The Town exhibits a higher persons per household than the County or State, owing to its median age and family-centered community that requires more bedrooms in its housing stock. This is a key input in determining the Single Family Residential and Multi-Family Residential units and necessary acreage to accommodate this demand in the forecast section.

Housing Market Types: Income thresholds define three market types in Sahuarita: Attainable, which is \$77,706 or less AMI; Workforce, which is between \$77,707 and \$116,560 AMI and Market, which is in excess of \$116,561. These AMI income levels then translate to

housing cost levels of \$233,118 for Attainable; \$233,119-\$349,680 for Workforce and \$349,681+ for Market Rate. A recent survey of houses for sale on Zillow illustrated a very low inventory available in Sahuarita for Attainable Housing with 1 unit available, more Workforce Housing available, with 76 units; and plenty of Market Rate Housing with 150 units available. Lack of Attainable Housing is an ongoing condition of many factors including escalating land values; increasing costs of development and infrastructure, existing homeowners with very low interest rates and current presence of high interest rates, which creates somewhat of a frozen marketplace.

Housing Distribution: The Town is basically split 80%/20% in terms of Single Family Residential and Multi-Family Residential housing units. This is a key input in determining their apportionment in the forecast section.

Housing Tenure: The Town has more than 75 percent of its existing housing that is less than 25 years old. Generally, its need for rehabilitation or redevelopment is very low at the present time.

Housing and Transportation Affordability: The Town's residents have to allocate a combined 63% of their annual income to housing and transportation costs, which is higher than the County and State. This situation provides the impetus for the Town to continue to attract more employers in their targeted industries to sustain its job base, reduce commute times and improve quality of life.

3.3 Land Availability for Housing and Employment Growth

Platted Lots for Single Family Residential: The Town's supply of platted lots will more than satisfy the needs for Single Family Residential units for all five of the five-year forecast period. In addition, the Town has a large inventory of specific plan designated lots (27,955) that can be expeditiously platted to accommodate housing demand in the future.

Zoned Land for Multi-Family Residential: The Town's supply of zoned land will satisfy the needs for Multi-Family Residential for all five years of the five-year forecast period.

General Plan Designated Land for Residential Use: Because the Town can accommodate housing demand with existing platted lots and zoned (hard zoned and specific plan) land, the Town will not need to annex (and rezone) additional land by the year 2030.

Zoned Land for Employment: The Town's supply of zoned land will also satisfy the needs for Employment for all five years of the five-year forecast period.

4.0 Appendix

4.1 Sahuarita General Plan (Aspire 2035 Residential and Commercial Land Use Designations and Descriptions)

Very Low Density Residential is comprised of single-family residential development that maintains a rural character typified by lots of 3.3 acres and larger and houses of an individual design. Rural commercial uses allowed in the permitted zoning categories are acceptable. Recommended zoning categories are: Rural Homestead (RH), Suburban Ranch (SR), and Major Resort (MR).

Low Density Residential consists of single-family residential development that maintains either a rural or larger lot suburban character. Clustering of uses is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Rural, non-commercial uses allowed in the permitted zoning categories are acceptable. Recommended zoning categories include: Suburban Homestead (SH), R-1 Single Residence Zone, R-2 Single Residence Zone, and R-3 Single Residence Zone.

Medium Density Residential is characterized by single-family suburban residential development with a range of subdivided lot sizes. Clustering of uses is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Recommended zoning categories include: R-2 Single Residence Zone, R-3 Single Residence Zone, R-4 Mixed Dwelling Type Zone and MH-1 Manufactured and Mobile Home-1 Zone.

Medium High Density Residential includes primarily single family attached or detached residential development. Clustering or use of the small lot subdivision option is permitted if it adds to an interconnected open space system. Recommended zoning categories include: R-4 Mixed Dwelling Type Zone, R-5 Multiple Residence Zone, and MH-2 Manufactured and Mobile Home-2 Zone.

High Density Residential consists of multi-family residential developments. The recommended zoning category is R-5.

Commercial A Commercial land use designation allows for office and retail development that support the needs of the Town's market area and employment centers. Recommended zoning categories include: Neighborhood Commercial (NC), Mixed Use (MX), Local Business (B-1), General Business (B-2) and Major Resort (MR).

Mixed Use allows for residential and compatible non-residential development in a compact development pattern, including entertainment, cultural uses and community gathering spaces, creating opportunities to live, work, learn and recreate in a pleasant, walkable setting integrated with parks, trails and open space. Allowable uses include Medium High to High Density residential, commercial, employment, hotel and resort uses, public spaces, governmental/institutional uses. Vertical and horizontal mixed-use is

encouraged. It is strongly recommended that specific plans be utilized to implement the mixed-use concept. Otherwise, recommended zoning categories include R-5 Multiple Residence, Neighborhood Commercial (NC), Mixed Use (MX), and Local Business (B-1). General Business (B-2), Major Resort (MR), Campus Park Industrial (CPI) and Light Industrial/Warehousing (I-1) are recommended only when subject to strict design standards ensuring compatibility with neighboring uses.

Adopted Specific Plans allow flexibility in site planning and design, while assuring the General Plan goals and objectives are implemented. Existing specific plans in Sahuarita are characterized by a variety of intensities and uses, including low to high density residential, differing scales of commercial development, industrial and employment related uses, and significant open space and natural areas. The Town has adopted several Specific Plans – La Jolla Verde Commercial Center, Madera Highlands, Rancho Sahuarita, Sahuarita Farms, and Quail Creek – which are incorporated by reference into this General Plan. Future Specific Plan locations will be determined by their ability to create a functional, well designed, flexible specific plan.