

DRAFT

**2001 SONORAN DESERT CONSERVATION
AND COMPREHENSIVE LAND USE PLAN**

HOUSING IN PIMA COUNTY, ISSUE PAPER NO. 1

LAND USE ELEMENT

MAY 2001

PIMA COUNTY, ARIZONA

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1.0 INTRODUCTION

In September 2000, the Pima County Board of Supervisors directed Planning Division staff to proceed with the Update of the Comprehensive Plan adopted in 1992. The two key factors of the Update are: 1) the State adoption of *Growing Smarter Plus* legislation, effective May 18, 2000, and 2) the Board acceptance of the *Preliminary Sonoran Desert Conservation Plan* in September 2000.

Growing Smarter Plus mandates that the County must complete its Comprehensive Plan by the end of 2001 addressing issues of: 1) Land Use, 2) Circulation, 3) Water Resources, 4) Open Space Acquisition and Preservation, 5) Growth Areas, 6) Environmental Planning, and 7) Cost of Growth.

The scope of the *2001 Sonoran Desert Conservation and Comprehensive Land Use Plan* is to successfully integrate the *Preliminary Sonoran Desert Conservation Plan* and the Comprehensive Plan Update that would serve as both the cornerstone of conservation as well as land development. The Land Use Element is a key feature of the Update.

2.0 PAST COMPREHENSIVE PLANNING EFFORTS

In 1992, the Pima County Comprehensive Plan was adopted and the Zoning Code was revised to establish procedures which included the process of annual amendments and periodic updates. The revised procedures provided for four-year updates, as part of the annual budget approval process.

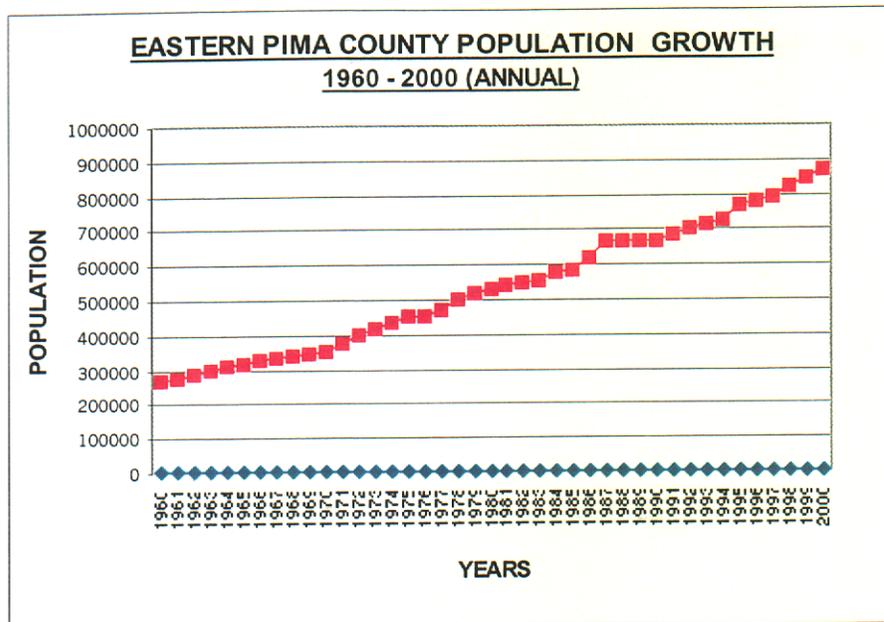
3.0 DEMOGRAPHICS

Most of the built environment and concentrations of population - and therefore the focus of urban activities - occur in Tucson, parts of unincorporated Pima County surrounding Tucson, and the two fastest growing municipalities in the State: Marana and Oro Valley. **Table 1** shows the population growth in Eastern Pima County between 1960 and 2000 (at five-year intervals).

**Table 1
POPULATION GROWTH (1960 - 2000)**

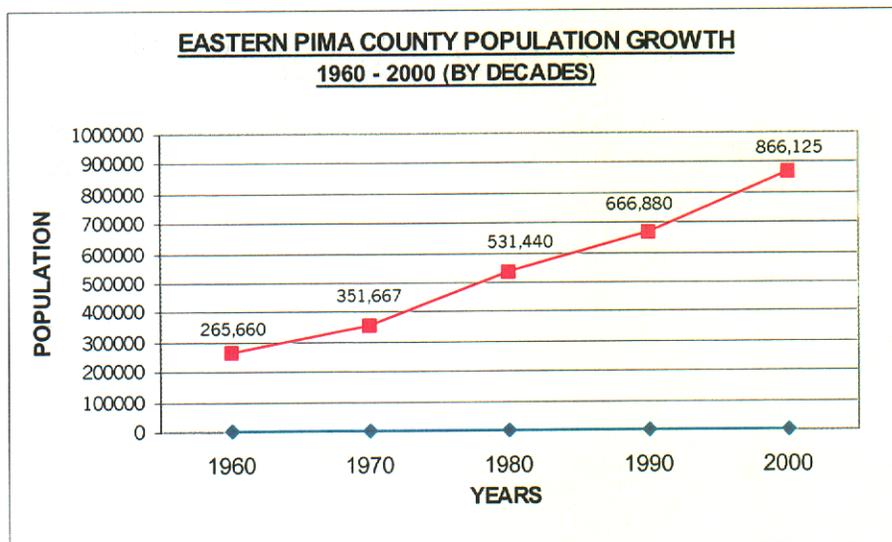
YEAR	PIMA COUNTY	5-YEAR GROWTH	GROWTH RATE
1960	265,660		
1965	317,000	51,340	19.33%
1970	351,667	34,667	10.94%
1975	449,500	97,833	27.82%
1980	531,440	81,940	18.23%
1985	582,600	51,160	9.63%
1990	666,880	84,280	14.47%
1995	766,170	99,290	14.89%
2000	866,125	99,955	13.05%

The steady rate of growth of Pima County's population over the past 40 years is likely to continue into the future. Eastern Pima County has a positive net migration of approximately 17,000 individuals each year. Its current population estimate is 856,127 (after deducting population of Native Americans and the Ajo-Why area. The projected population for 2010, 2020 and 2040 are shown in **Table 2**.



Graph 1: Population Growth, 1960 - 2000 (Annual)

Between 2001 and 2020, the population of Eastern Pima County will increase by roughly 330,000 people (38.43 percent), necessitating over 130,000 new dwellings at an average of 2.5 persons per dwelling. Similarly, from 2001 to 2040, the population will increase by roughly 640,000 people (74.64 percent) requiring about 256,000 new dwelling units.

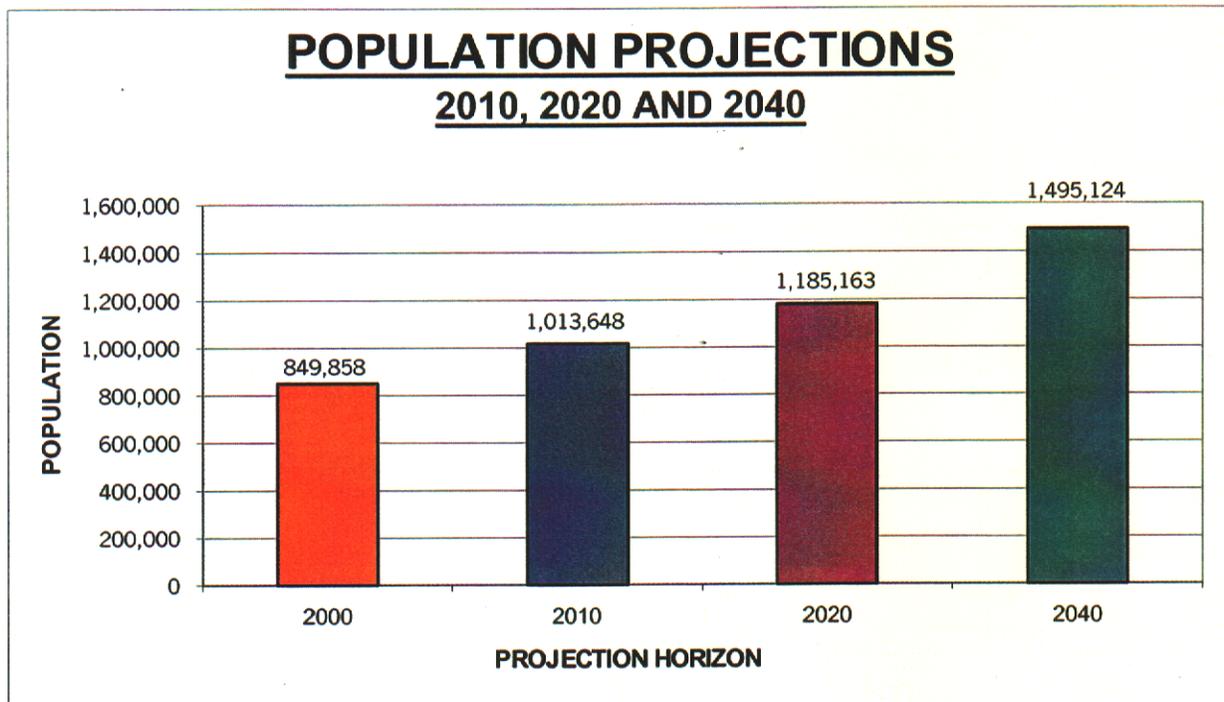


Graph 2: Population Growth, 1960 - 2000 (By Decades)

The population estimates for Native Americans and the Ajo-Why area have been obtained from the Population Handbook, 1995. Updated U.S. Census 2000 figures will be used when made available.

**Table 2
POPULATION PROJECTIONS**

YEAR	PIMA COUNTY	NATIVE AMERICAN	AJO-WHY	E. PIMA COUNTY	POP. CHANGE
2000	866,125	12,580	3,687	849,858	N/A
2010	1,031,623	14,013	3,962	1,013,648	163,790
2020	1,206,244	16,771	4,310	1,185,163	171,515
2040	1,522,615	22,449	5,042	1,495,124	309,961



Graph 3: Population Projections for 2010, 2020 and 2040

4.0 LAND USE

Growing Smarter Plus requires “planning for land use that designates the proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land appropriate to the county”.¹

“In order to facilitate meaningful community participation, the sixteen urban sectors identified in the *CLUE* were grouped into six subregions; The subregions varied greatly in size and character, ranging in size from 57 square miles to 410 square miles.”² After the Comprehensive Plan was adopted in 1992, planning in Eastern Pima County continued within the context of the planning subregions, as “the land use plans developed in a sub-regional context were evaluated and refined from a regional perspective, so that sub-regional plans would constitute one comprehensive land use plan”.³

The six planning subregions of 1992 through 2001 were: 1) Rincon Southeast/Santa Rita, 2) Upper Santa Cruz, 3) Tucson Mountains, 4) Avra Valley, 5) Cañada del Oro, and 6) Catalina Foothills.

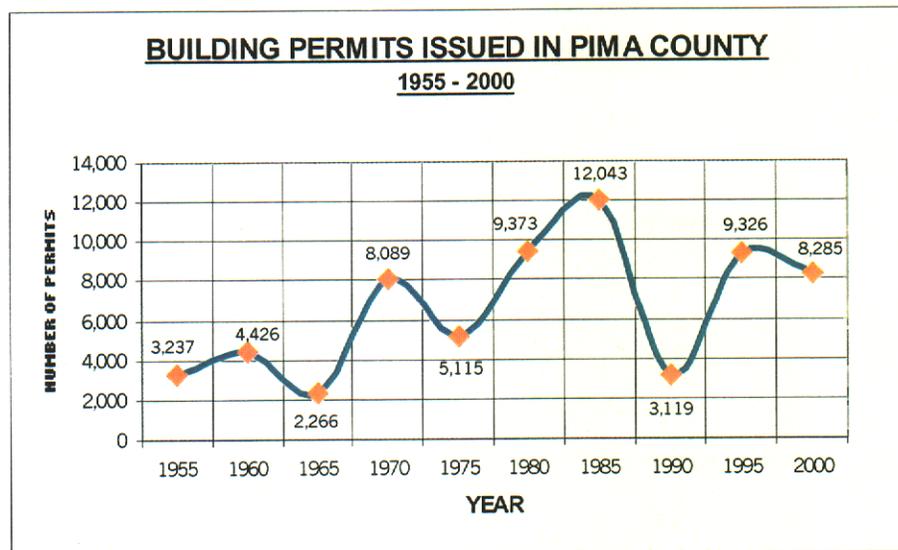
The updated subregions in Eastern Pima County are: 1) Rincon Southeast/Santa Rita, 2) Upper Santa Cruz, 3) Tucson Mountains/Avra Valley, 4) Northwest, 5) Catalina Foothills, and 6) Southwest (**Appendix B**). With BOS direction to update the County’s Comprehensive Plan in September 2000, the planning sub-region boundaries have been updated to encompass all of Eastern Pima County, and to reflect more meaningful planning areas based on conservation activities and the growth and development that has occurred since the early 1990s.

Based on Pima County Development Services calculations of committed land uses, there are approximately 170,000 acres of vacant land, 800,000 acres of vacant state land, 17,500 acres of land that are developed at a very low density (less than 0.2 RAC). And, there are approximately 31,000 acres in agricultural use and 208,000 acres designated as ranching.

5.0 HOUSING

Historic Context

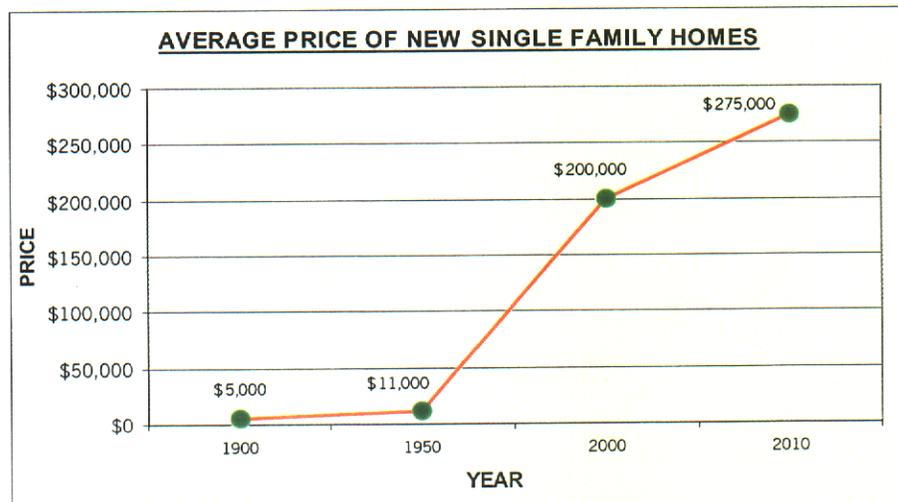
The number of new single family residential permits issued in Pima County was 2,957 in 1955; 3,597 in 1970; 2,251 in 1990; and, 7,245 in 1999.⁴ The number of new single family residential permits is forecast to be 6,921 in 2000.⁵ Between 1990 and 1997, the total number of housing units grew from 107,989 to 128,851 in unincorporated Pima County; and, for all of Pima County, the number of units increased from 298,207 to 343,332. During 1997, Pima County was the 34th fastest growing county in the United States.⁶ According to local economic experts, 1999 was the best year yet for new single family housing development; total residential permits were up by over 7.9 percent compared with 1998 figures. Pima County is now the 57th largest county.⁷



Graph 4: Building Permits Issued in Eastern Pima County

National Context

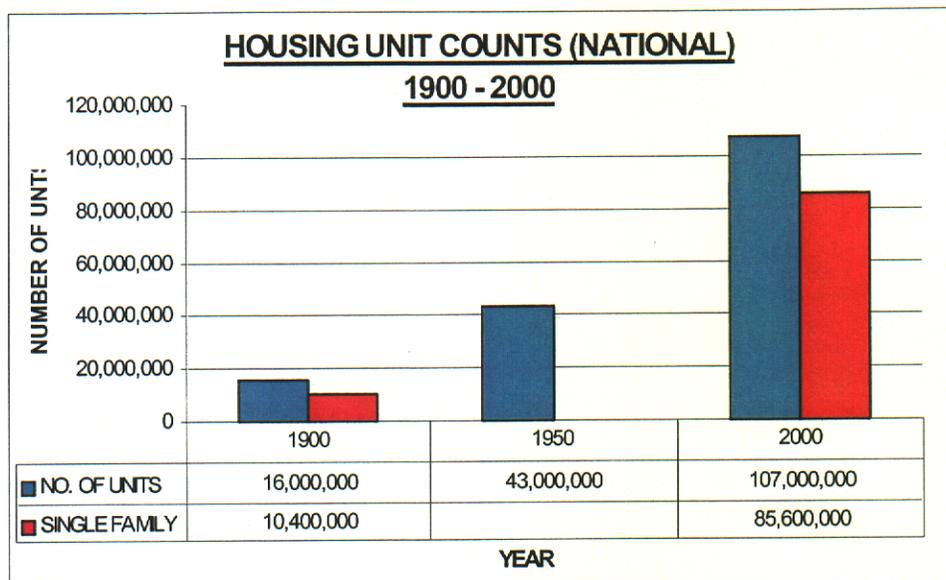
The total number of occupied housing units for the nation has increased from 16 million in 1900, to 43 million in 1950, to 107 million units in 2000. Of the new residences built in 1900, 65 percent were single family compared to the current figure of 80 percent single family.⁸



Graph 5: National Housing Unit Counts

Prices for new homes have risen exponentially. In 1900, the average new home price was less than \$5000; in 1950, the average price was less than \$11,000; and in 2000, the projected average price is slightly less than \$200,000.⁹ Another economic source states that the national average home price is closer to \$240,000.¹⁰

Despite rising housing prices, the rate of home ownership has been increasing considerably over the years. Based on a recent national housing trend study, the nation's home ownership rate increased from 46.5 percent in 1900 to almost 67 percent in 1999.¹¹



Graph 6: Average Price of Single Family Homes

The profile of a typical new, single family home has evolved over the years, as shown in **Table 3**. During the latter half of the 20th Century, homes began to include features such as garages for two or more cars, central air conditioning, a fireplace, etc.

Table 3
SINGLE FAMILY HOUSING CHARACTERISTICS¹²

YEAR	AVG. PRICE	AVG. AREA	BEDROOMS	BATHROOMS	NO. OF FLOORS
1900	\$5,000	700 - 1,200	2 - 3	1 OR NONE	2
1950	\$11,000	< 1,000	2	1	1
2000	\$200,000	2,000 +	3	2.5	2
2010	\$275,000	2,200 +	3 +	2.5	

In 1950, 62 percent of the homes were less than 1,200 square feet; whereas, in 1999, 34 percent of new homes are greater than 2,400 square feet in size. In 1950, 66 percent of homes had two (2) bedrooms or less, in 1999, 54 percent of homes had three (3) bedrooms. In 1950, 53 percent of homes had no garage or carport; whereas, by 1999, 65 percent of homes had two-car garages (16 percent have three-car or larger garages). The average finished area of new homes was 983 square feet in 1950; 1,500 square feet in 1970; and 2,225 square feet in 1999.¹³ The average home size is estimated to be 2,600 square feet in the future.¹⁴

Nationally, average lot size has decreased from 14,680 square feet in 1990 to 12,870 square feet in 1998. The Median lot size was 10,000 square feet in 1990 and in 1998 it was 8,800 square feet.¹⁵

Using current national preferences and emerging trends, the National Association of Home Builders' profile of a typical new home in 2010 will have a floor area of 2,200 or more square feet, three or more bedrooms, 2-½ bathrooms, two-car or larger garage, on an average lot of about 1,000 square feet smaller than today's average lot size.¹⁶

Based on current trends in the home-building industry, the house of the future will:

1. Be more energy efficient in its heating and cooling systems;
2. Have more flexible and adaptable interior spaces that can easily be converted for home office space, etc.;
3. Have modular wiring systems, high speed data access;
4. Have more factory-built components which reduce on-site labor costs; more engineered wood products; increased use of steel and concrete; increased use of recycled products;
5. Use materials and products that require less maintenance;
6. Have more home security systems, multiple telephone lines, energy management and lighting control systems;
7. Be in neighborhoods with smaller lots, narrower streets and less paved area;
8. Be located in more mixed-use communities utilizing neo-traditional designs.

The average sale price of such a home in 2010 is predicted to be in the \$270,000 - 280,000 range (See Graph 6).¹⁷

National statistics for housing-starts from 1978 to 1999 show a steadier portion of new residential development devoted to multi-family housing than found locally. In 1978, 29 percent of the total housing-starts were for multi-family; in 1990, it was 24.9 percent; and, in 1999, about 20 percent.

The manufactured housing industry reports that nationally manufactured housing constitutes 29 percent of the single family homes sold, and represents more than seven million households.¹⁸

Pima County Trends

Single Family (SF)

In 1999, Tucson had an all-time record single family housing construction year. Local market experts expect the year 2001 to slightly under-perform 2000 in building permits for all residential construction. Local forecasters predict that construction between 2000 and 2004 will be less "robust" than that of the late 1990s.¹⁹

Existing Use

In 1999, the total number of new residential units was 11,206, of which 68 percent (7,620) accounted for single family detached residences. That same year, 37.9 percent of all new residential units were permitted north of the Rillito River. According to a City of Tucson report, this percentage reflects a decrease from the mid-1990s, showing a better supply of market-priced, fully serviced, and developed lots in other areas around the City of Tucson. Approximately 66 percent of new single family units are built outside the City limits. Pima County grows by approximately 6,000 new residential dwelling units per year.²⁰

According to the U.S. Census Bureau, in 1990, there were 173,088 single family homes in Pima County.²¹ Sixty-one percent of households and 70 percent of single family dwellings are owner-occupied.²²

Of the top 100 cities, Tucson ranked 27th in middle-income, new housing affordability. The median value of all owner-occupied homes in 1990 was \$76,500. By 1999, it had increased to \$109,102. According to local marketing data, the average sales price of single family residences as of November 2000 was \$163,853. The median price was \$124,500. In 1994, the average sales price of an existing home in the Tucson area, as reported by the MLS, was \$114,750.²³ The University of Arizona's Economic & Business Research office states that Arizona's 6.6 percent housing price increase over the past year is slightly lower than the U.S. as a whole (6.8 percent). According to the Coldwell Banker Home Price Comparison Index, the latest average subject home price is \$189,167 (77 percent of the national average). A "subject home" is single family; 2,200 square feet, with four bedrooms, 2-½ bathrooms, a family room and a two-car garage in a typical corporate middle-management neighborhood. According to the National Association of Home Builders (NAHB), in 2000, 61 percent of Tucson's housing was considered affordable for the median-income population.

Recently, the affordability of new, single family housing has lessened locally, with used housing acting as a substitute. According to the Arizona Consolidated Plan (Executive Summary) prepared by the City of Tucson and Pima County, available and affordable housing for lower-income households has decreased significantly in recent years. The 1990 census identified Pima County as having approximately 298,000 units of year-round housing (excluding the Tohono O'odham Nation). Of these units, roughly two-thirds (62 percent) were within the Tucson city limits and the rest (38 percent) were in the remainder of the County. Of the total housing units in Pima County roughly 119,000 (42 percent) are rental units and 164,000 (58 percent) are owner-occupied. Half of all housing units in the County are free-standing, single family homes; single family attached units; and, manufactured/mobile homes.

Based on Pima County Development Services calculations of committed land uses, there are approximately 105,000 acres of single family residential land. Approximately 49 percent of the land designated for private development is single family residential. A portion of this total single family residential acreage is rural development with very low density (less than 1 residence per 10 acres). This portion (approximately 17,500 acres) was deleted from the calculation.

A recent Pima County report on wildcat subdividing (Board of Supervisors Memorandum dated April 10, 1998) noted that in 1997, of all new residential dwelling units in Pima County, 41 percent were constructed under the provisions of unregulated development - not subjected to the subdivision platting process. In 1997, new single family residential construction constituted 17 percent of the total unregulated development or 1,803 units. Other permit data confirms that a significant number of new dwelling units are built in unregulated lot-split areas. Entire residential communities have been created in this manner with dirt roads, septic tanks, and uncontrolled drainage. There is a huge contrast between the sensitivity of regulated development (subdivision platting) to the natural environment as opposed to lot-splitting. Lots in unregulated subdivisions have been sold at similar prices as subdivided lots because of their typically large lot size. The amount of land consumption per unit is significantly greater with lot-splitting (three times) than with subdivision platting.²⁴

Table 4 shows 20 major development projects in Pima County and their respective dwelling units and densities.

Table 4
PIMA COUNTY DEVELOPMENT PROJECTS

PROJECT	NUMBER OF UNITS	DENSITY (RAC)
Continental Ranch	9,434	4.0
Rita Ranch	10,780	8.2
Agua Dulce	440	1.0
Madera Reserve Ph.1	153	0.9
Rocking K	5,670	1.3
La Paloma Estates	76	0.7
La Paloma Ridge Estates	87	1.1
Rancho del Lago	5,500	3.5
Civano	900 - 1000	1.1 to 1.2
Dove Mountain	9,159	1.6
Quail Creek	5,000	3.8
Rancho Vistoso	13,862	1.8
Madera Reserve Phase II	159	0.8
Silverado Hills	895	1.9
Ventana Canyon	1,440	1.5
Sabino Springs	516	1.2
Madera Foothills Estates	86	0.24
Starr Pass Hotel/Resort	575	2.9
Coyote Creek	450	0.5
Overall Average		2.0

Table 5 shows a random selection of subdivision plats for unincorporated Pima County approved in 1999 and 2000.

Table 5
UNINCORPORATED PIMA COUNTY SAMPLE OF SUBDIVISION PLATS

SUBDIVISION PLAT	NO. OF LOTS	ACRES	DENSITY (RAC)
Northern Heights (CR-4)	65	11.85	5.49
Mona Lisa II (CR-5, TR)	75	12.75	5.88
Legends at Santa Rita Springs (CR-4, CR-5)	128	39.7	3.22
Sycamore Springs	64	266	0.24
Parcel E at Santa Rita Springs (CR-4, CR-5)	35	12.19	2.87
Canoa Northwest (RH, TR)	166	80.9	2.05
Pima Canyon Estates (CR-1)	11	15.5	1.40
Pinnacle Ridge (CR-1)	76	81.24	0.94
Valle Escondido (CR-1)	20	20.19	0.99
Tucson Mountain Ranch (CMH-1)	50	13.3	3.76

Table 6 shows a random selection of subdivision plats for the City of Tucson approved in 1999 and 2000.

**Table 6
CITY OF TUCSON SAMPLE OF SUBDIVISION PLATS**

SUBDIVISION PLAT	NO. OF LOTS	ACREAGE	DENSITY
Prince Lane	16	2.57	6.23
Fairway Groves II	41	13.72	2.99
Sierra Tortuga	14	47.73	0.29
Golden Hills	35	11.02	3.18
Ironwood	139	29.82	4.66
Park Avenue Estates	31	5.57	5.57
Arizona La Victoria	130	29.41	4.45
Monument Estates	35	36.85	0.95
Mesquite Trails	88	28.27	3.11
Rancho Reyes II	177	33.36	5.31
La Tierra Buena	207	42.9	4.83
Desert Sky Estates	9	2.53	3.56
Adelaide Farms	7	.88	7.95
Richmond American Homes at Rita Ranch	154	30.21	5.10

Out of 200 recent subdivision plats, for unincorporated Pima County, the most common zoning district has been SP Specific Plan; approximately 31 percent of those 200 plats had the SP zone. The second most common zoning district is GR-1 Rural Residential at 19 percent (although one 470-acre subdivision skews this figure), and the third and fourth most common zoning districts are SR Suburban Ranch and CR-1 Single Residence, respectively.

The average densities (gross) of developments shown on 200 recent subdivision plats show a difference between the jurisdictions. For example, Marana's Plat Sample has an average density of 2.8 residences per acre (RAC) and there were no gross densities greater than 5.11 RAC in this Sample. Oro Valley has an average density of 2.6 residences per acre (RAC) and the highest gross density is 9.7 RAC. The City of Tucson has an average gross density of 2.69 RAC and the highest gross density is 11.65 RAC. The average density for the City of Tucson doesn't reflect that there are a significantly greater number of medium and medium-high density plats in the city. Unincorporated Pima County has an average gross density of 2.7 RAC with the highest density of 12.5 RAC; however, there is a significantly smaller portion of plats that are medium and medium-high density than found in the city.

Table 7 shows a random selection of subdivision plats for Marana and Oro Valley approved in 1999 and 2000.

Table 7
MARANA AND ORO VALLEY SAMPLE OF SUBDIVISION PLATS

SUBDIVISION PLAT	NO. OF LOTS	ACREAGE	DENSITY
The Gallery (MAR)	20	19.97	1.00
Sunset Acres II (MAR)	42	55.85	0.75
Sunflower V at Continental Ranch (MAR)	173	44.83	3.86
Stone Canyon II (OV)	100	192.12	0.52
Vistoso Village (OV)	80	11.54	6.9
Rams Canyon Estates (OV)	5	9.17	0.55
Continental Ranch - Desert Traditional (MAR)	48	14.82	3.24
Rancho Vistoso Neighborhood 10 (OV)	102	26.18	3.90

Zoning

In unincorporated Pima County, the following zoning districts allow single family residential development: SP, TH, RH, GR-1, ML, SR, SR-2, SH, CR-1 through CR-5, TR, CMH-1, CMH-2, MU, CB-1 and CB-2. The zones that do not allow residential are Major Resort (MR) which allows major resorts and associated commercial facilities; Rural Village Center (RVC) which provides retail shopping facilities; and, the industrial zones which do not allow residential land use other than a residence for a watchman or caretaker associated with the industry. The commercial zones (CB-1, CB-2) do allow residential uses as they permit all uses allowed in the Transitional (TR) zone. While the Institutional Reserve (IR) zone does list single, detached dwellings including manufactured or mobile home trailer as permitted uses, the zone is intended for publicly-owned lands (i.e. primarily Federal and County) that remain in reserve.

Table 8 shows the total number of acres within the zoning categories of each jurisdiction that allows single family residential use; whether such uses are typically found in those zones is a separate issue addressed below with regard to rezoning case data for unincorporated Pima County.

Table 8
SINGLE FAMILY ACREAGES BY JURISDICTION

JURISDICTION	SF ZONE ACREAGE	PERCENT OF TOTAL ACREAGE
Pima County	1,605,199.8	52.3%/95.5% ¹
City of Tucson	89,901	72%
Sahuarita	18,687.9	99%
Marana	37,029.3	78%
Oro Valley	16,713.4	93%

¹ - Subtracting the "IR" portion from the total acreage.

Since 1990, approximately 489 rezoning cases have been approved by the Board of Supervisors, 62 have been denied, and 84 have been, in some form, effectively withdrawn. In reviewing these rezoning cases, the following trends are apparent:

1. The top five zones in total number of approved rezoning cases are: CR-1 (183), SH (61), CB-1 (48), TR (43), CB-2 (39). With regard to acreage, rezonings to CR-1 represent 26 percent of the total acreage rezoned and 45 percent of the total acreage rezoned to residential zones.
2. CR-1 rezonings also represent the largest number of cases that have been denied and withdrawn: CR-1 (48 cases), TR (14), SH (12), GR-1 (11), CB-1 (10).
3. Overall rezonings to residential zoning districts are 69 percent of the total number of cases approved and 58 percent of the total acreage approved.
4. Compared with the 183 approved CR-1 rezonings, the CR-2, CR-3, CR-4, and CR-5 rezoning cases total only 48.
5. Out of the 183 rezoning cases approved for the CR-1 zone, 98 of them were based on pre-approved zoning in the form of a zoning plan. The zoning plans represent 36 percent of the CR-1 rezonings in terms of acreage.

Single Family (SF) Planned Land Use

Land use intensity measures a variety of factors that affect land use such as type of use, proximity to service, density, and infrastructure. The primary goal inherent in the design of the Comprehensive Plan's intensity legend is to promote an efficient urban form with respect to the provision of urban infrastructure and services. **Table 9** shows the Plan's land use categories that allow single family residences, including manufactured/mobile homes and the number of acres for each use.

Table 9
SINGLE FAMILY USE BY LAND USE CATEGORY

LAND USE CATEGORY	ACREAGE	MAX. DENSITY
REAC Regional Activity Center	562	44.0
CAC Community Activity Center	3,711	24.0
NAC Neighborhood Activity Center	859	10.0
LIU 0.3 Low Intensity Urban	18,780	3.0 ¹
LIU 0.5 Low Intensity Urban	11,714	0.5 ¹
LIU 1.2 Low Intensity Urban	42,495	1.2 ¹
LIU 3.0 Low Intensity Urban	28,065	3.0 ¹
MIU Medium Intensity Urban	28,787	10.0
MHIU Medium/High Intensity Urban	8,109	24.0
HIU High Intensity Urban	572	44.0
MFC Multifunctional Corridor	5,333	44.0
RC Resource Conservation	183,092	0.3
RT Resource Transition	53,549	0.3
LIR Low Intensity Rural	286,776	0.3
MIR Medium Intensity Rural	43,168	1.3
TOTAL	715,572	

¹ Maximum densities may be increased through specific designation of open space.

Using data from rezoning cases approved between 1990 and 2000, it is apparent that the maximum densities allowed by the planned land use categories are rarely met by proposed developments and in fact, are consistently and significantly low for some land use categories, as illustrated in **Table 10**.

Table 10
MAXIMUM DENSITIES THAT HAVE OCCURRED, BY LAND USE CATEGORY

PLANNED LAND USE OF REZONING SITE	MAXIMUM DENSITY	AVG. DENSITY OF DEV. (RAC) BY PROPOSED ZONING	MOST FREQUENT DISTRICTS REZONED TO (PER LAND USE CATEGORY) (NO. OF ACRES)	TOTAL ACRES
LIU 1.2	1.2 ¹	0.74	CR-1(708), SR-2(73)	803
LIU 3.0	3.0 ¹	1.60	GC(360), CR-1(281), TR(144)	1,282
MIU	10	2.6	CR-1(605), CR-2(370), SH(144)	1,365
MHIU	24	8.08	TR(105), CR-4(73)	256
MIR	1.3	.59	GR-1(343)	343
NAC	10	N/A	CR-2(30), CB-1(9)	42
REAC	44	N/A	TR(14)	14
CAC	24	N/A	CB-1(54), CB-2(32), CR-4(28)	125
MFC	44	N/A	CB-2(49), CR-5(45), TH(44)	158

¹ Maximum densities may be increased through specific designation of open space.

Multi-family(MF)

In 1955, 280 multi-family housing permits were issued in Pima County; in 1970, there were 1,417 issued; in 1990, only 19 were issued; and, in 2000, there were 702. During the mid 1980s, the highest number of multi-family permits were issued. According to Pima Association of Governments, in 2000, multi-family permits represented 8.5 percent of the total number of housing permits, compared to 75 percent for single family,

Existing Use

Based on estimates by the City of Tucson, in 1955, 8.6 percent of the total residential permits were for multi-family, in 1970 the percentage had increased to 23.4 percent, and by 1990 it had decreased to 7.2 percent. The City's *Tucson Update 2001* states that Pima County issued permits for 1,221 units (10.9 percent of total residential units) for multi-family residential in 1999. Adding town homes (479) to this figure brings the total to 1,770 units or 15.8 percent.

The U.S. Census Bureau reports that as of November 2000, the year-to-date building permit total for multi-family units in unincorporated Pima County was 195 units which is approximately 5.2 percent of the total residential units. (The total number of multi-family permits calculated by the U.S. Census Bureau is much lower than that of Pima Association of Governments figures.)

Of the six jurisdictions (Tucson, South Tucson, Marana, Oro Valley, Sahuarita and Pima County) reviewed for permit information from 1990 to 2000, Tucson has had the largest percentage of multi-family permits (49.7 percent), Pima County is in second place (33 percent), and Oro Valley is in third place (15.5 percent).

About 12 percent of multi-family units are built outside the City of Tucson limits. Of the 1999 housing stock, multi-family residential represents 25.9 percent of the total units. Adding town homes (an additional 30,125 units), the percentage increases to 34.2 percent. It was forecast to be 16.6 percent in 2000.

The Tucson Consortium Consolidated Plan Executive Summary states: "The 1990 census identified Pima County as having approximately 298,000 units of year round housing (excluding the Tohono O'odham Nation). Of these units, roughly two-thirds (62 percent) were within Tucson city limits and roughly (38 percent) were in the remainder of the County. Of the total housing units in Pima County roughly 119,000 (42 percent) are rental units and 164,000 (58 percent) are owner-occupied units. Half of all housing units in the county are free standing single family homes, single family attached units and mobile homes."

Based on Pima County Development Services estimates of committed land use, 5,400 acres of Pima County is in multi-family residential use. Approximately 7.5 percent of the land designated for private development is multi-family residential.

For multi-family units, the average sales price in 1999 was \$35,931 per unit. The average rent excluding utilities for an unfurnished unit are: 1) studio = \$371, 2) one-bedroom = \$487, 3) two-bedroom = \$681, and 4) three-bedroom = \$776.

Zoning

In unincorporated Pima County, the following zoning districts allow multi-family residential: SP, CR-4, CR-5, TR, CB-1, CB-2, and MU.

Table 11 shows the total number of acres within each jurisdiction's zoning categories that allow multi-family residential. Whether multi-family housing is typically found in those zones is a separate issue addressed later for unincorporated Pima County by rezoning case data.

Table 11
MULTIFAMILY ACREAGE BY JURISDICTION

JURISDICTION	MF ZONE ACREAGE	PERCENT OF TOTAL ACREAGE
Pima County	27,340.5	0.9/1.6 ¹
City of Tucson	5,085.8	4.1
Sahuarita	3,747.8	19.9
Marana	2,934.34	6.2
Oro Valley	12,300	0.7

¹ - Subtracting the "IR" portion from the total acreage.

Since 1990, approximately 489 rezoning cases have been approved by the Board of Supervisors, 62 have been denied, and 84 have been, in some form, effectively withdrawn. In reviewing the rezoning cases approved by the Board of Supervisors from 1990 through 2000, for unincorporated Pima County, the following trends are apparent:

1. Out of 33 approved rezonings to CB-1, only one case included residential dwelling units. The same trend is found to be true for the CB-2 zone.
2. For the approved TR rezonings, less than one-third were for residential use.
3. A notable portion of the 10 percent of rezoning cases denied were requests to the TR zoning district.
4. Approximately 14 percent of rezonings submitted have been withdrawn. Withdrawn cases can signify a lack of support for the rezoning. Adding denied and withdrawn cases together, the zoning districts with the largest number of cases are CR-1 (48 cases), TR (14), SH (12), GR-1 (11) and CB-1 (10).
5. Two hundred and eighty-one acres of the CR-5 zoning district have been approved (3 percent of the total) at an average density of 5.8 RAC.
6. The CR-4 and CR-5 zones total 10 percent of the residential rezonings by acreage.

Planned Land Use

Planned land use categories that allow multi-family residences and their respective acreages according to the Pima County Comprehensive Plan are shown in **Table 12** below:

Table 12
MULTIFAMILY ACREAGES, BY PLANNED LAND USE CATEGORY

LAND USE CATEGORY	ACREAGE	MAX. DENSITY
REAC Regional Activity Center	562	44.0
CAC Community Activity Center	3,711	24.0
NAC Neighborhood Activity Center	859	10.0
LIU 3.0 Low Intensity Urban	28,065	3.0 ²
MIU Medium Intensity Urban	28,787	10.0
MHIU Medium/High Intensity Urban	8,109	24.0
HIU High Intensity Urban	572	44.0
MFC Multifunctional Corridor	5,333	44.0
TOTAL	75,998	

In reviewing the rezoning cases approved by the Board of Supervisors from 1990 through 2000 for unincorporated Pima County, the following trends are apparent:

1. Thirty-six percent of all rezoning cases within the Medium Intensity Urban (MIU) land use category were to the CR-1 zone; 44 percent of the total rezoning acreage within the MIU category were to CR-1. Comparing the above figure with only 20 percent of cases and four percent of acreage within the MIU category were rezoned to the TR zone, appears to show that the MIU category with a maximum density of 10 RAC is used significantly below its capacity. The average density of the approved rezonings under the MIU category is 2.5 RAC
2. The zoning districts CR-3 through CR-5 entail only 7.5 percent of the rezoning cases or eight percent in acreage.
3. Most rezonings to the CR-4 zone have underlying planned land use of MIU and MHIU; to CR-5 it is MIU; to TR it is MIU and MHIU; and to CB-1 it is CAC and MFC.
4. The residential development within planned activity centers (NAC, CAC, REAC) is so infrequent that there is no average density to report. For example, out of 24 rezoning cases within the CAC designation, only three cases entail residential units.

Manufactured Homes (MH)

Existing Use

In 1970, a total of 2,599 permits were issued for manufactured/mobile homes; in 1990, that figure was 894; and in 2000, it was 1,369. During the 1970s, more than 24,000 permits were issued for manufactured/mobile homes; in 2000, it represented 17 percent of the total number of permits (compared to the single family's 75 percent); and, 22 percent of the total for single family residential. Of the six jurisdictions (Tucson, South Tucson, Marana, Oro Valley, Sahuarita, Pima County) reviewed for permit information from 1990 to 2000, Pima County has had the largest percentage of manufactured/mobile home permits (62 percent) followed by the City of Tucson (35 percent).

In 1970, manufactured/mobile home permits accounted for 32 percent of the total. By 1990, it had increased to 45 percent. Pima County issued permits for 1,815 units (16 percent of total units) in 1999. Of the total housing stock in 1999, manufactured/mobile homes constituted 13 percent.

Based on Pima County Development Services estimates of committed land use, approximately 40,400 acres of Pima County is manufactured housing which translates to almost 27 percent of all committed residential land use.

According to a recent Pima County report on wildcat subdividing (Board of Supervisors Memorandum dated April 10, 1998), in 1997, roughly 70 percent of unregulated development (no subdivision plat or development plan) entailed manufactured/mobile homes. As noted previously, entire residential communities have been created through unregulated development resulting in dirt roads, septic tanks, and drainage problems. Lots in unregulated subdivisions have sold at similar prices as subdivided lots, often because the sites are larger than those of subdivided home sites.

Some of the major clusters of manufactured/mobile homes are in the areas of Picture Rocks, southwest of metro Tucson, Sahuarita Road and Rincon Valley.

Zoning

In unincorporated Pima County, the following zoning districts allow manufactured housing: RH, GR-1, SH, TH, CMH-1, CMH-2, MU. The Pima County zoning code provides special options for manufactured housing. For example, multi-sectional manufactured home subdivisions are allowed in residential zones after 1981 if approved by the Board of Supervisors.

While the Institutional Reserve zone does list single, detached dwellings including manufactured or mobile home trailer as permitted uses, the zone is intended for publicly-owned lands (i.e. primarily Federal and County) that remain in reserve.

The following chart shows the total number of acres within zoning categories for each jurisdiction that would allow manufactured housing. Whether manufactured housing is typically found in those zones is a separate issue addressed later by the rezoning case data.

Table 13
MANUFACTURED/MOBILE HOME ACREAGES, BY JURISDICTION

JURISDICTION	MH ZONE ACREAGE	PERCENT OF TOTAL ACREAGE
Pima County	1,504,427	49% ¹
City of Tucson	17,530	14%
Sahuarita	11,568	61%
Marana	16,528	34.9%
Oro Valley	51	0.3%

¹ - Subtracting the "IR" portion from the total acreage.

Specifically, for Pima County, the CMH-1 zones = 787 acres; CMH-2 = 673 acres; SH = 14,751 acres; MU = 2330 acres; RH = 1,437,190 acres; and, GR-1 = 48,695 acres.

Since 1990, approximately 489 rezoning cases have been approved by the Board of Supervisors, 62 have been denied, and 84 have been, in some form, withdrawn. In reviewing the rezoning cases approved by the Board of Supervisors from 1990 through 2000 for unincorporated Pima County, the following trends are apparent:

1. Rezoning to the CMH-1 and CMH-2 zones make up only 2.1 percent of the total acreage rezoned. Adding the SH zone, the percentage increases to 5.2 percent of the total acreage.
2. The top five zones in terms of total numbers of approved rezoning cases are CR-1 (183), SH (61), CB-1 (48), TR (43) and CB-2 (39).
3. Rezoning requests to allow recreational vehicle parks total 209 acres, or two percent of the total.

Planned Land Use

Planned land use categories that allow manufactured housing and their respective acreages according to the Pima County Comprehensive Plan are shown in **Table 14**.

Table 14**MANUFACTURED/MOBILE HOME DENSITIES, BY PLANNED LAND USE CATEGORY**

LAND USE CATEGORY	MAX. DENSITY ¹
REAC Regional Activity Center	44.0
CAC Community Activity Center	24.0
NAC Neighborhood Activity Center	10.0
LIU 0.3 Low Intensity Urban	0.3 ¹
LIU 0.5 Low Intensity Urban	0.5 ¹
LIU 1.2 Low Intensity Urban	1.2 ¹
LIU 3.0 Low Intensity Urban	3.0 ¹
MIU Medium Intensity Urban	10.0
MHIU Medium/High Intensity Urban	24.0
HIU High Intensity Urban	44.0
MFC Multifunctional Corridor	44.0
RC Resource Conservation	0.3
RT Resource Transition	0.3
LIR Low Intensity Urban	0.3
MIR Medium Intensity Urban	1.3

¹ Maximum densities may be increased through specific designation of open space.

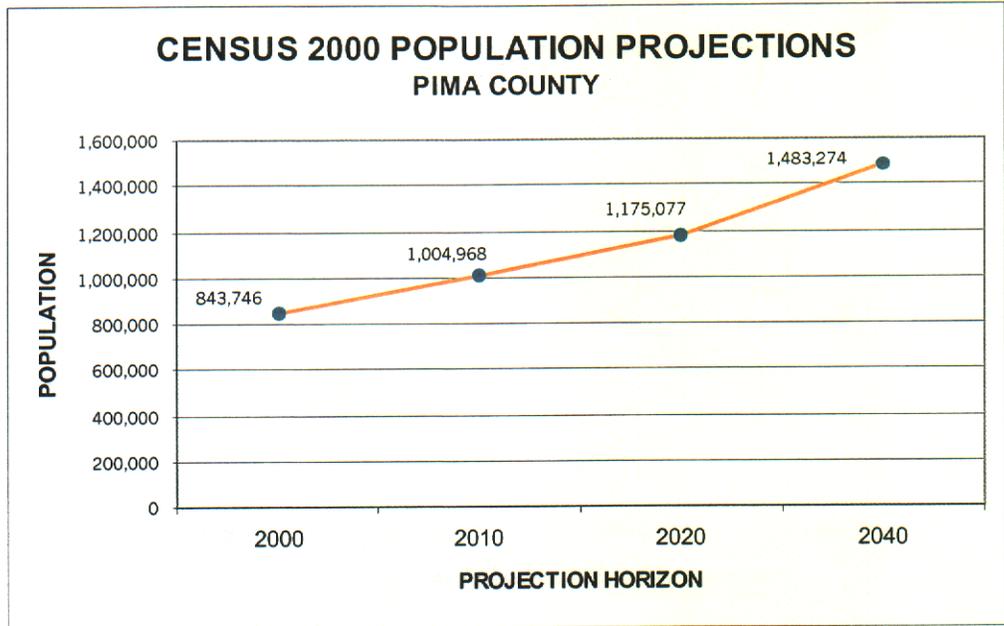
Pima County is estimated to grow by 17,000 new residents and 6,000 new dwelling units per year. The University of Arizona economic experts predict that the current boom in metro Tucson's economy will continue in 2001, making it the fastest growing area in Arizona. During the 12 months ending in April 2001, Metro Tucson accounted for more than 19,000 (20.3 percent) of the 94,000 new jobs created state-wide. In recent years, Tucson has added several thousand high paying Research and Development jobs in aerospace, optics and electrical machinery, and is quickly becoming the center of Arizona's research and development activity.

APPENDICES

Appendix A

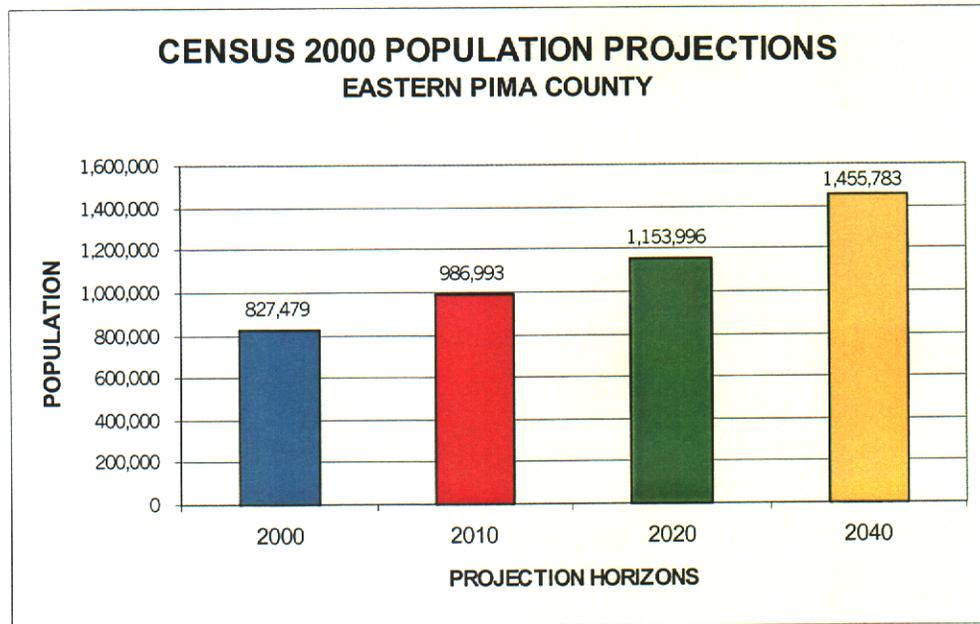
CENSUS 2000: POPULATION AND PROJECTIONS

The Census 2000 county population figures were released toward the end of March 2001. The Pima County Planning Division staff has provided 1) population projections (these are based on the County population for 2000, as shown in Census 2000, and utilizing the same projection ratios that the Pima Association of Governments had utilized in *Population Estimates and Projections - Appendix E*), and 2) land use scenarios based on the Census 2000-based population projections.



Graph 7: Pima County Population Projections

Graph 7 shows the population projections for 2010, 2020 and 2040 for Pima County based on the Census 2000 population count of 843,746. **Graph 8** shows projections for Eastern Pima County. The population projections for Pima County and Eastern Pima County, shown in **Graphs 7** and **8**, reflect the same ratios as those used in the *Population Estimates and Projections* by Pima Association of Governments.



Graph 8: Eastern Pima County Population Projections

Table 15 shows the PAG population projections based on State Department of Economic Security (DES) figures. Table 16 shows the ratios derived from the projections for 2010, 2020 and 2040

**TABLE 15
POPULATION ESTIMATES AND PROJECTIONS (PAG)**

YEAR	TOTAL PIMA CO.	NATIVE AMER	AJO-WHY	EAST. PIMA CO.	POP. CHANGE
2000	866,125	12,580	3,687	849,858	N/A
2010	1,031,623	14,013	3,962	1,013,648	163,790
2020	1,206,244	16,771	4,310	1,185,163	171,515
2040	1,522,615	22,449	5,042	1,495,124	309,961

**TABLE 16
RATIOS FOR POPULATION ESTIMATES AND PROJECTIONS (PAG)**

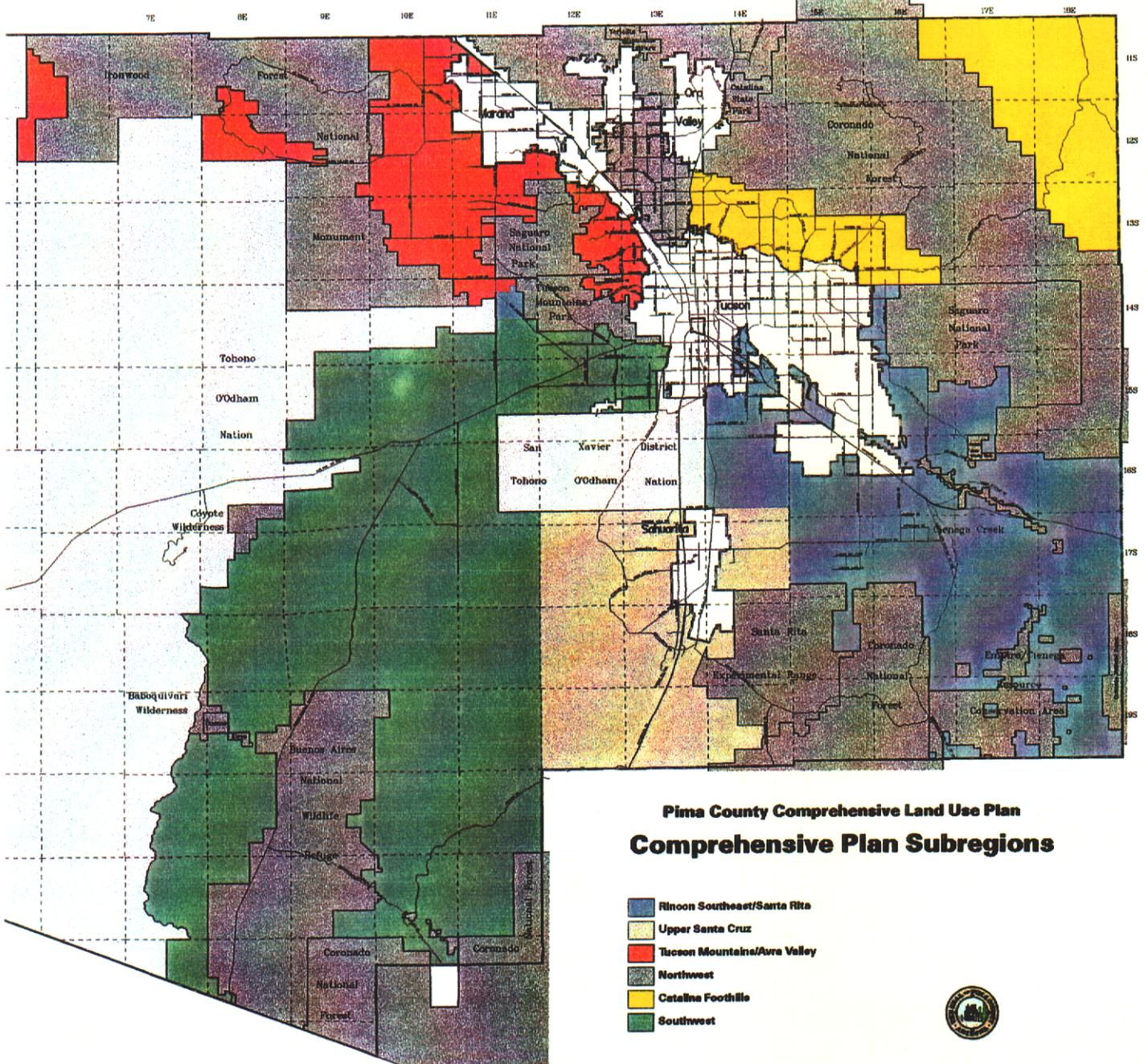
YEAR	2000	2010	2020	2040
POPULATION	866,125	1,031,623	1,206,244	1,522,615
RATIO	N/A	1.1910787	1.3926904	1.7579622

The Census 2000 population for Pima County is estimated at 843,746, as shown in Table 17. The projections for 2010, 2020 and 2040 were calculated using the same ratios that were used for the projections shown in Table 15.

**TABLE 17
POPULATION ESTIMATES AND PROJECTIONS (CENSUS 2000)**

YEAR	TOTAL PIMA CO.	NATIVE AMER	AJO-WHY	EAST. PIMA CO.	POP. CHANGE
2000	843,746	12,580	3,687	827,479	N/A
2010	1,004,968	14,013	3,962	986,993	159,514
2020	1,175,077	16,771	4,310	1,153,996	167,003
2040	1,483,274	22,449	5,042	1,455,783	301,787

* THE FIGURES FOR NATIVE AMERICAN AND AJO-WHY ARE LIKELY TO CHANGE WITH THE NEW CENSUS



Appendix B

Pima County Planning Sub-regions Map

Appendix C

POPULATION ESTIMATES AND PROJECTIONS: PIMA ASSOCIATION OF GOVERNMENTS

YEAR	MARANA	O VALLEY	SAHUARITA	S. TUCSON	TUCSON	UNINCORP PIMA CO.	TOTAL
1870					3,224	2,492	5,716
1880					7,007	9,999	17,006
1890					5,150	7,523	12,673
1900					7,531	7,158	14,689
1910					13,191	9,627	22,818
1920					20,292	14,388	34,680
1930					32,506	23,170	55,676
1940				1,066	35,752	36,020	72,838
1950				2,364	45,454	93,398	141,216
1960				7,004	212,892	45,764	265,660
1970	1,154	581		6,220	262,933	80,773	351,667
1980	1,647	1,489		6,554	330,537	191,216	531,443
1981	1,762	1,846		6,439	340,270	188,383	538,700
1982	1,745	2,144		6,320	347,690	190,201	548,100
1983	1,732	2,429		6,209	354,801	190,629	555,800
1984	1,713	2,722		6,086	362,110	202,869	575,500
1985	1,699	3,012		5,969	369,007	202,913	582,600
1986	1,819	3,635		5,799	376,530	229,817	617,600
1987	1,947	4,262		5,616	383,640	268,235	663,700
1988	2,066	4,882		5,447	390,950	262,655	666,000
1989	2,195	5,511		5,269	397,805	256,820	667,600
1990	2,187	6,670	1,629	5,171	405,390	247,540	666,880
1991	2,520	7,745		5,305	415,788	251,522	682,880
1992	2,683	9,024		5,452	424,180	258,911	700,250
1993	2,853	10,335		5,465	431,988	261,962	712,603
1994	3,570	11,947		5,521	440,334	267,053	728,425
1995	5,309	19,657	2,159	5,570	445,299	288,178	766,172
1996	5,960	21,405	2,255	5,570	449,635	295,925	780,750
1997	6,920	22,835	2,475	5,635	458,675	293,110	789,650
1998	9,965	25,455	2,945	5,705	468,520	311,310	823,900
1999	12,350	27,350	3,310	5,650	475,450	321,665	845,775
2000	15,185	29,530	3,580	5,675	485,790	326,365	866,125
2001	17,659	29,881	3,443	5,861	481,584	333,966	872,394
2002	20,673	31,375	3,927	5,919	488,808	339,654	890,356
2003	23,650	32,944	4,422	5,978	495,651	345,582	908,227
2004	26,628	34,592	4,754	6,038	502,094	351,946	926,052
2005	29,518	36,321	5,110	6,099	508,521	358,226	943,795
2006	32,470	37,773	5,391	6,160	514,929	364,796	961,519
2007	35,717	39,285	5,688	6,222	521,314	370,885	979,111
2008	39,288	40,856	5,944	6,284	527,674	376,579	996,625
2009	43,217	42,491	6,211	6,347	534,006	381,842	1,014,114
2010	46,078	44,190	6,491	6,474	540,307	388,083	1,031,623
2015	62,328	51,228	8,991	6,804	565,736	424,255	1,119,342
2020	76,553	59,388	10,564	7,151	589,899	462,689	1,206,244
2025	88,678	65,569	12,413	7,500	612,051	504,785	1,290,996
2030	99,328	68,914	14,275	7,500	631,889	550,413	1,372,319
2035	109,025	72,429	16,416	7,500	649,135	594,727	1,449,232
2040	117,900	76,123	18,468	7,500	663,542	639,082	1,522,615
2045	121,202	78,046	20,777	7,500	674,899	692,797	1,595,221
2050	124,232	79,607	23,374	7,500	683,037	753,432	1,671,182

ENDNOTES

1. Growing Smarter Plus. A.R.S. §11-821C1.
2. History of Land Use in Pima County. January 2000. P. 167.
3. History of Land Use in Pima County. January 2000. P. 167.
4. Pima Association of Governments
5. Tucson Planning Department. November 2000.
6. Pima County Board of Supervisors Memorandum. April 10, 1998.
7. Tucson Update 2001. January 2001.
8. Facts, Figures and Trends (National Association of Home Builders). January 2001.
9. Ibid.
10. 2000 Home Price Comparison Index (HPCI) [Coldwell Banker]. August 2000.
11. Facts, Figures and Trends (National Association of Home Builders). January 2001.
12. Ibid.
13. Ibid.
14. Tucson Update 2001. January 2001.
15. Facts, Figures and Trends (National Association of Home Builders). January 2001.
16. Ibid.
17. Ibid.
18. The Market Facts - Trends in Manufactured Homes (Foremost Insurance Group). No Date.
19. Tucson Update 2001. January 2001.
20. Ibid.
21. State and County Quick Facts (U.S. Census Bureau). 1997.
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23. Ibid.
24. Pima County Board of Supervisors Memorandum. April 10, 1998.