

HOUSING ELEMENT

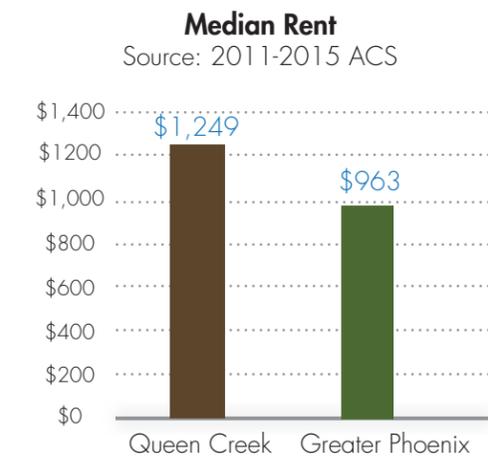
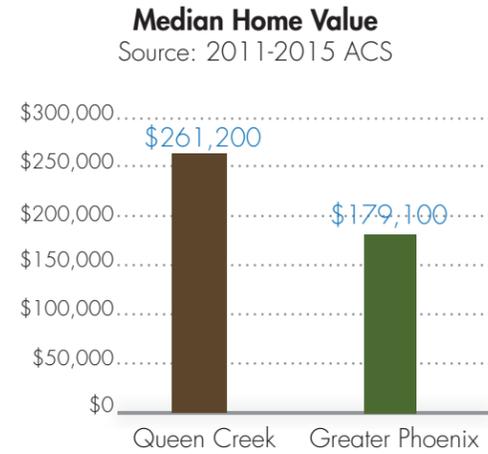
The housing element is required in the General Plan under State law to establish standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability, and for provision of adequate sites for housing. A further purpose is to ensure equal provision for the housing needs of all segments of the community. While this housing element addresses these particular issues, it also recognizes the vital connection between housing and the neighborhoods in which they are found. The goals, strategies, and actions outlined in this element will address both neighborhood and housing issues.

HOUSING CHARACTERISTICS

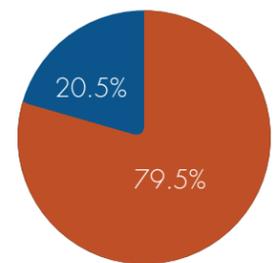
Throughout its history, Queen Creek has developed in a suburban character with primarily single family homes and few multifamily units. Comparatively, 65% of the Greater Phoenix's housing inventory is single family units with much higher levels of high-density housing.

Queen Creek also possesses a high percentage of owner-occupied units relative to the region and the median home value is well above the Greater Phoenix median value. Homeownership in Greater Phoenix has declined precipitously primarily due to the housing crisis and Great Recession; Queen Creek has not experienced a similar decline.

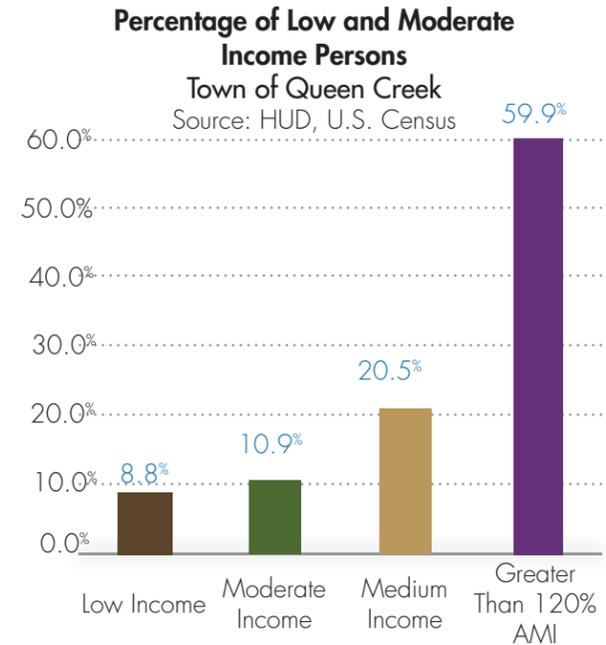
Units in Structure		
Unit Type	Queen Creek	Greater Phoenix
Total housing units	10,002	1,832,045
1-unit, attached	90.9%	65.3%
1-unit, detached	0.0%	5.0%
2 units	0.0%	1.1%
3 or 4 units	1.8%	3.7%
5 to 9 units	2.5%	5.0%
10 to 19 units	1.6%	6.1%
20 or more units	2.5%	7.2%
Mobile home	0.6%	6.4%
Boat, RV, van, etc.	0.0%	0.2%
2011-2015 American Community Survey 5-Year Estimates		



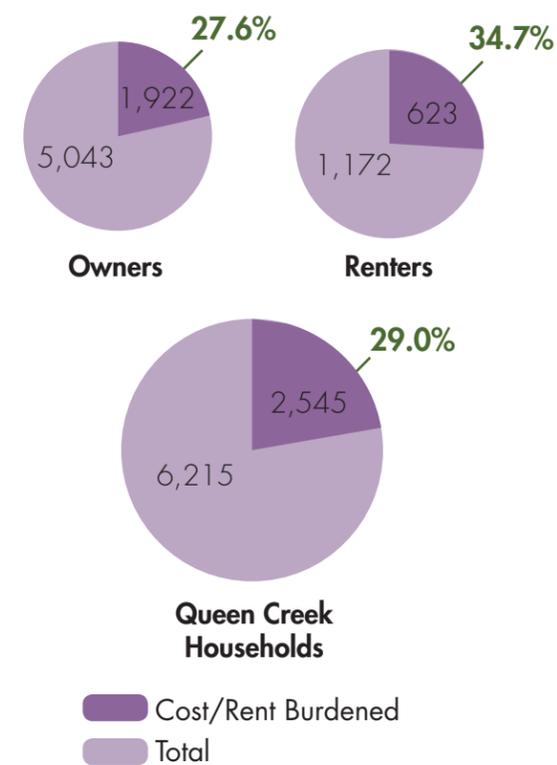
**Housing Occupancy by Tenure
Town of Queen Creek**
Source: 2011-2015 ACS



■ % Owner-Occupied
■ % Renter-Occupied



Percentage of Households Paying More than 30% Towards Housing Cost
Source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates



Housing Cost Burden

Among major cities in Greater Phoenix, Queen Creek households have one of the highest median incomes at more than \$83,000. These lower income households are the ones typically burdened by housing costs.

The traditional standard for evaluating housing cost burden is a household spending more than 30% of income on housing. The Town also has a segment of the population that is considered low and moderate income, earning less than 80% of the region's median income. Overall, 29.0% of Queen Creek households are considered cost burdened, with a greater portion of renters than owners cost-burdened.

Housing Demand

Queen Creek's population in 2017 is estimated at 41,200. The Town is expected to continue to grow rapidly, reaching 73,200 persons by 2027 (Town of Queen Creek forecast). Assuming that the average household size of 3.44 persons remains the same over the next 10 years, the demand for housing in Queen Creek is estimated at 9,300 units.

Planning Considerations

In general, Queen Creek's housing inventory is in good condition since the majority of units have been built since 2000. Challenges still exist, however.

Dominance of low-density, single-family homes

- Low density single family homes dominate the residential housing market. An estimated 91% of all housing units in the Town are single family compared to 65% for Maricopa County. The lack of diversity in the housing market has several consequences:
 - » Prospective employers may not consider Queen Creek for relocation because of the lack of housing diversity for their employees.
 - » Housing densities are not high enough to support retail development in some areas of the Town. This could be a particular issue with regards to redevelopment efforts in the Town Center.
 - » The lack of housing diversity may force young families and individuals to move out of Queen Creek if they cannot afford a single family home or do not wish to live in one.
 - » The lack of a diverse housing stock negatively affects the tax base of the Town and hinders the growth of property tax revenue for needed services and infrastructure.
- Based on the Queen Creek Housing Cost Burden calculations (Percentage of Households Paying More than 30% Towards Housing Cost) housing affordability is an issue for 29% of Queen Creek's households.
- Affordability affects homeownership and renters. Renters are more affected than owners by the supply of affordable housing since there are fewer options for them to alleviate the cost of housing. Persons living below the poverty level have the most need for safe and adequate housing. This segment of the population could include retired and elderly persons living on fixed incomes.
- The demand for housing over the next 10 years is extensive. Upwards of 9,300 units will be needed to accommodate the expected population. Providing more housing options for existing and prospective residents is an important element of the Town's future economic development.
- As housing units and neighborhoods age, maintenance and upkeep of homes can become an issue. While most of Queen Creek's housing stock is new and in good condition, over time neighborhoods can fall into disrepair. Homeowners' associations (HOAs) typically assist in requiring upkeep of homes and maintain a certain level of housing quality throughout a community. Neighborhood maintenance is an important aspect of preserving and growing housing values throughout the community.

Goals, Strategies, & Actions

GOAL 1:
PROVIDE A DIVERSE RANGE OF QUALITY HOUSING OPTIONS FOR CURRENT & FUTURE RESIDENTS

Strategy 1.A: Promote the creation and maintenance of attractive, high-quality neighborhoods to ensure a healthy, safe, and attractive environment today and into the future.

Action 1.A.1: Maintain minimum standards for architecture and landscape treatments within neighborhoods thru Town Zoning and Design Standards.

Action 1.A.2: Work with homeowners' associations to address neighborhood maintenance in addition to Town enforcement efforts.

Action 1.A.3: When approving new housing development, coordinate with the appropriate school district.

Strategy 1.B: Identify and encourage investment in neighborhoods that are aging, at risk, transitional, or in general need of restoration.

Action 1.B.1: Begin to identify neighborhoods that may be showing signs of aging and disinvestment.

Action 1.B.2: Develop the foundations of programs that may be needed in the future to address at risk neighborhoods.

Action 1.B.3: Assure the Town has adequate public facilities to support its housing stock.

Strategy 1.C: Work with developers to provide a variety of housing options that meet the socioeconomic needs of people who live and work in Queen Creek.

Action 1.C.1: Integrate higher density housing options where they are most appropriate and fit into the surrounding neighborhood.

Action 1.C.2: Promote the development of both for-sale and for-rent high-density residential products in appropriate areas as designated and described in the Land Use Element.

Strategy 1.D: Encourage housing development in the Town Center that provide for live, work, and play relationships to support continued development and expansion of the Town Center.

Action 1.D.1: Identify Town Center sites that are appropriate for higher density residential development including live/work housing.

Strategy 1.E: Ensure that every person has access to safe and affordable housing.

Action 1.E.1: Promote fair housing opportunities for all residents.

Action 1.E.2: Promote the development of workforce housing for persons working in the community.