



CITY OF CASA GRANDE | STRONGER UNITED

510 E. Florence Blvd., Casa Grande, Arizona 85122

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Casa Grande 2025 -2029 Housing Needs Assessment

1. Population Projections 2025 -2029¹

<u>2020 Census</u>	<u>2025 Projection</u>	<u>2026 Projection</u>	<u>2027 Projection</u>	<u>2028 Projection</u>	<u>2029 Projection</u>
65,883	78,862	81,862	84,862	87,862	90,862

2. Job Growth 2025-2029²

<u>2024 Estimate</u>	<u>2029 Projection</u>	<u>Annual Numeric Increase</u>	<u>Annual % Increase</u>	<u>Total Projected Increase 2025-2029</u>	<u>Total Projected % Increase 2025-2029</u>
20,396	21,584	238	1.1%	1,189	5.8%

3. Zoning Data³

a. Single Family Zoned Land

i. Developed – 5,066 acres

ii. Vacant – 30,324 acres

iii. Total – 35,390 acres

b. Multi-Family Zoned Land

i. Developed – 373 acres

ii. Vacant – 2,893 acres

iii. Total -3,266 acres

c. Total Single Family and Multi-Family Zoned Land

i. Developed -5,439 acres

ii. Vacant – 33,217 acres

iii. Total – 38,656

4. Additional Housing Unit Need: 2025-2029

a. Units needed to meet deficiencies in existing population ⁴

Less than 30% Area Median Income	30-50% Area Median Income	50-80% Area Median Income	80-100% Area Median Income	More than 100% Area Median Income	Total Unit Need
120	150	230	130	380	990

b. Units needed to meet deficiencies in existing workforce

i. Same as above

c. Units needed to meet population growth projections ⁵

2025 New Residential Need - Projected	Units
➤ Single Family – New Construction (detached & attached)	580
➤ Build to Rent	120
➤ Single Family - Manufactured Homes	237
➤ Multi-Family	205
Total new residential	1142

2026 New Residential Need - Projected	Units
➤ Single Family – New Construction (detached & attached)	580
➤ Build to Rent	120
➤ Single Family - Manufactured Homes	237
➤ Multi-Family	205
Total new residential	1142

2027 New Residential Need - Projected	Units
➤ Single Family – New Construction (detached & attached)	580
➤ Build to Rent	120
➤ Single Family - Manufactured Homes	237
➤ Multi-Family	205
Total new residential	1142

2028 New Residential Need - Projected	Units
➤ Single Family – New Construction (detached & attached)	580
➤ Build to Rent	120
➤ Single Family - Manufactured Homes	237
➤ Multi-Family	205
Total new residential	1142

2029 New Residential Need - Projected	Units
➤ Single Family – New Construction (detached & attached)	580
➤ Build to Rent	120
➤ Single Family - Manufactured Homes	237
➤ Multi-Family	205
Total new residential	1142

d. Units needed to meet job growth projections

- i. Same as need to meet population growth projections

e. Units needed across all various income levels ⁶

2025	Less than 30% Area Median Income	30-50% Area Median Income	50-80% Area Median Income	80-100% Area Median Income	More than 100% Area Median Income	Total Unit Need
	80	100	156	88	258	682

2026	Less than 30% Area Median Income	30-50% Area Median Income	50-80% Area Median Income	80-100% Area Median Income	More than 100% Area Median Income	Total Unit Need
	80	100	156	88	258	682

2027	Less than 30% Area Median Income	30-50% Area Median Income	50-80% Area Median Income	80-100% Area Median Income	More than 100% Area Median Income	Total Unit Need
	80	100	156	88	258	682

2028	Less than 30% Area Median Income	30-50% Area Median Income	50-80% Area Median Income	80-100% Area Median Income	More than 100% Area Median Income	Total Unit Need
	80	100	156	88	258	682

2029	Less than 30% Area Median Income	30-50% Area Median Income	50-80% Area Median Income	80-100% Area Median Income	More than 100% Area Median Income	Total Unit Need
	80	100	156	88	258	682

Footnote Sources:

1. Population estimates and projections developed by Casa Grande Planning Department based upon building permit data. The population estimates and projections reflect housing units constructed for occupancy by permanent residents as well as seasonal residents.
2. Job and employment data was provided by the Arizona Department of Economic Opportunity.
3. Zoning data was generated by the Casa Grande Planning Department based upon GIS and Pinal County Assessor Land Use Code data.
4. Housing units needed to address existing deficiencies was provided by the Arizona State Demographer's Office.
5. Housing units needed to address population growth anticipated in the 2025-2029 timeframe was sourced from a Housing Need & Supply Study authored by the Casa Grande Planning Department in November 2023.
6. Housing units needed to meet housing requirements of various income levels during the 2025-2029 timeframe provided by the Arizona State Demographer's Office.