



**CENTRAL ARIZONA COLLEGE  
LONG-TERM DEMOGRAPHIC PROJECTIONS  
FOR PINAL COUNTY HIGH SCHOOL DISTRICTS**

**FINAL REPORT**

**PREPARED FOR:**

**CENTRAL ARIZONA COLLEGE  
8470 N. OVERFIELD RD.  
COOLIDGE, ARIZONA 85228**

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**Economic & Fiscal Impact**

**Demographic Analysis**

**Economic Development**

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## ***EXECUTIVE SUMMARY***

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Pinal County is a predominately rural area situated between the Phoenix and Tucson metro areas, with its population concentrated in the western portion of the County and in close proximity to the Phoenix metro area. Native American reservations are located in the southwest, northwest, and eastern areas of the County while the south and eastern portions are largely composed of government land, including over 1.2 million acres currently owned by the State of Arizona, and the Tonto National Forest on the north (see Map 1).

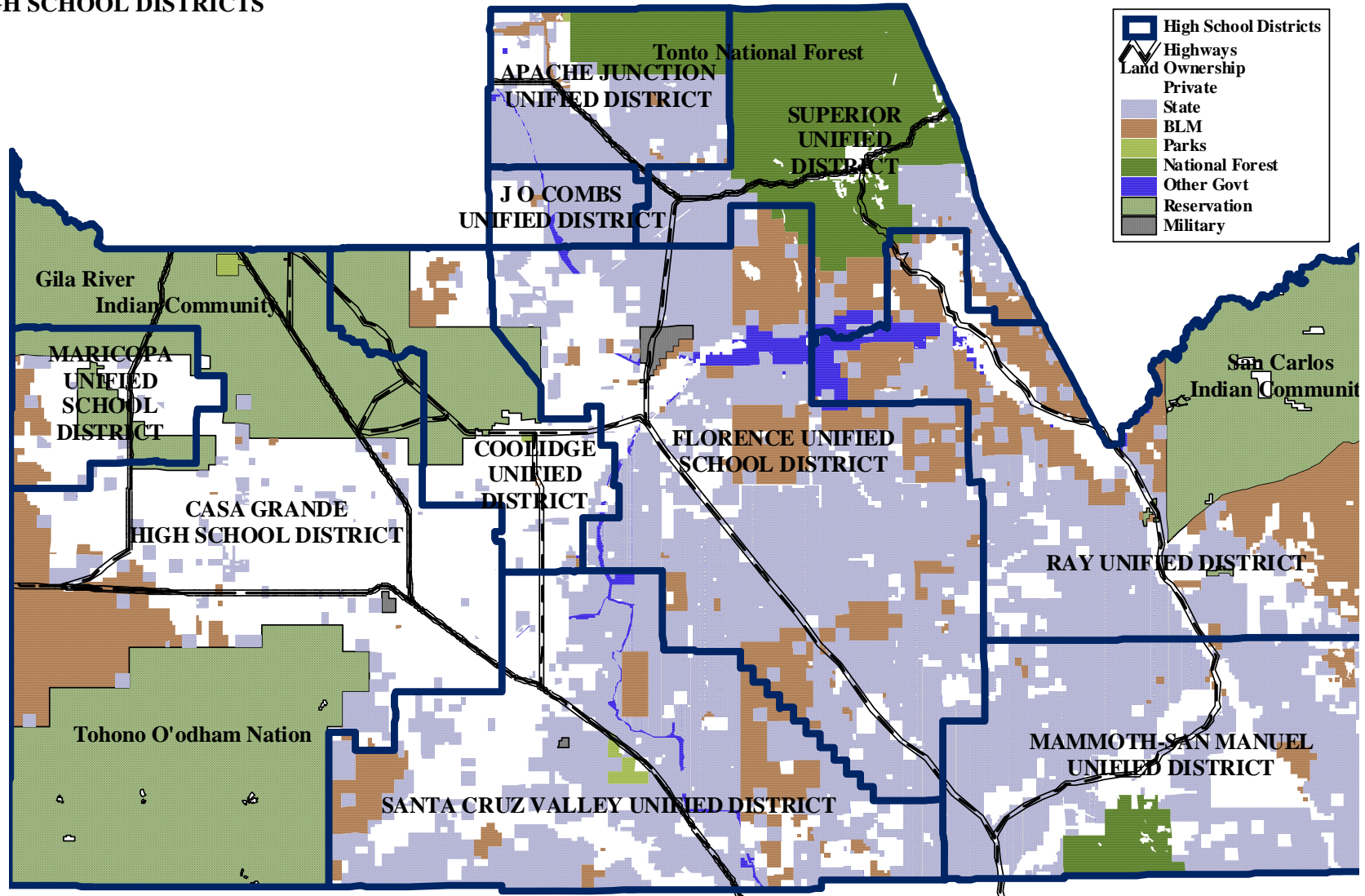
As of the 2000 Census, Pinal County was home to a population of 179,727 people, with 65.4 percent residing in the Apache Junction and Casa Grande – Coolidge – Eloy Study Areas. The majority (56.1 percent) of residents were working age (ages 20 to 64), with 16.3 percent of retirement age, and the remaining 27.6 under 20 years. Whites represented a majority share of the population throughout the County. Over half (55.1 percent) of the population 25 years and over had a high school education or some college, with about one-fourth (27.3 percent) having less than a high school education and the remaining (17.6) share holding a college or advanced degree. Pinal County as a whole had 3.9 percent of the total population unemployed, though 52.1 percent of the population 16 years and over were not in the labor force. Service, administrative, construction, and professional occupations employed two-thirds of employed residents. Most (51.8 percent) workers commuted only 5 to 30 minutes to work, but 21.9 percent commuted 45 minutes or more, likely to the Phoenix metro area. The median household income in the County was \$36,615, while per capita income measured at \$16,351.

Pinal County experienced explosive growth from 2000 to 2007. Total population increased dramatically, over 80 percent from 179,727 to 326,398. Households grew slightly more, resulting in a decline in population per household. Total number of new units increased from 2000 until 2006. In all, more than 61,718 new units were added to inventory over the seven-year period.

An influx of housing developments is transforming the privately owned, agricultural land in the northwest portion of the County, driven by the relatively low cost of the land and the proximity to Phoenix. Development projects encompassing as many as 137,000 housing units could begin construction in Pinal County within the next five years. Including all projects expected to begin from 2008 until 2025, the number jumps to nearly 1.04 million units. Through 2025, the most activity is expected in the Casa Grande Union and Florence Unified School Districts.

By 2025, the population in Pinal County could reach nearly 1,171,880 persons (see Table 1 and Map 2). By this time period, as a result of accessibility and land availability, the largest share of the population, is projected to be living in the Casa Grande Union School District. Other districts, such as Superior Unified and Ray Unified, are expected to remain small with little population growth, due to their remote locations and dependence on the mining industry. The Maricopa Unified School District is expected to experience the second highest percent change in population growth from 2000 to 2025, however, continued strong growth may be impeded by a lack of accessibility to the Phoenix metro area. Apache Junction Unified's growth is expected to steadily increase until the supply of developable land increases, then it will grow near or above Pinal County as a whole. Additionally, the median age of the County population is projected to decrease over the projection period. The racial composition of the County is projected to shift towards a stronger Hispanic presence. The White population is projected to decrease to about half of the population (46.9 percent) by the end of the projection period while Hispanics increase their share significantly (44.8 percent). Household income levels (in constant year 2000 dollars) are projected to increase by 17.9 percent Countywide from 2000 to 2025; projections place the median household income at \$43,154 and the mean at \$52,727. Per capita income is projected to grow 21.5 percent to \$19,862.

**MAP 1  
2008 DEMOGRAPHIC STUDY  
HIGH SCHOOL DISTRICTS**



**TABLE 1**  
**POPULATION PROJECTIONS BY SCHOOL DISTRICT**

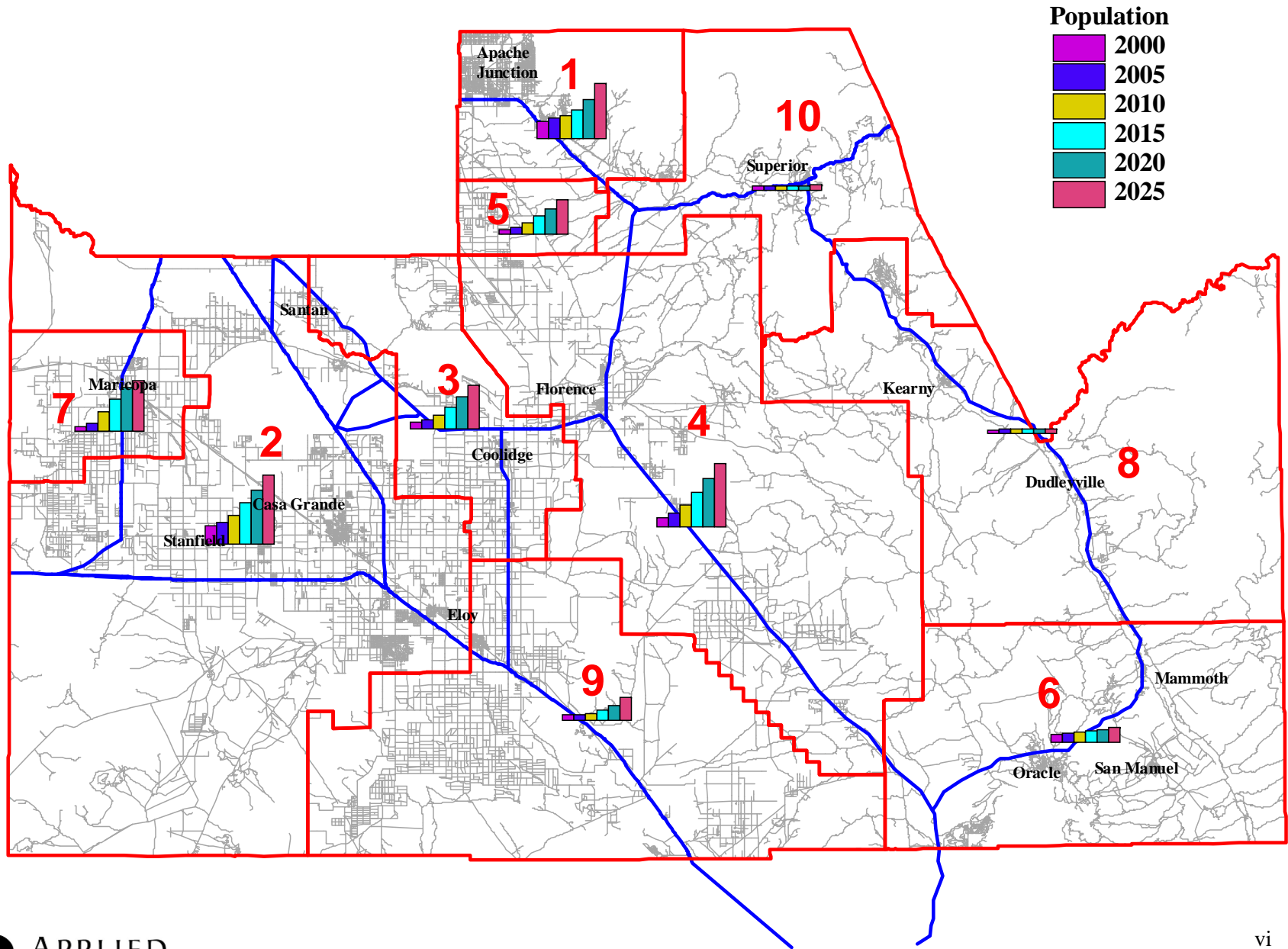
Study Area / Name	2000	2005	2007	2010	2015	2020	2025
1 Apache Junction Unified	47,377	59,959	64,373	70,523	90,886	127,581	183,113
2 Casa Grande Union	54,412	69,631	78,785	93,002	136,126	183,467	232,816
3 Coolidge Unified	14,963	23,238	31,700	39,450	66,330	102,340	144,438
4 Florence Unified	21,235	35,254	48,926	64,758	110,858	159,034	211,826
5 J.O. Combs Unified	2,744	11,573	19,070	27,491	51,422	78,323	108,508
6 Mammoth-San Manuel Unified	15,488	20,051	21,825	23,367	28,528	33,362	39,260
7 Maricopa Unified	4,831	16,982	40,472	56,942	101,005	141,826	167,453
8 Ray Unified	4,687	4,891	4,934	5,022	5,221	5,478	5,782
9 Santa Cruz Valley Union	10,120	11,550	12,175	13,112	26,681	43,843	71,998
10 Superior Unified	3,870	4,061	4,138	4,274	4,697	5,479	6,686
Pinal County Total	179,727	257,190	326,398	397,941	621,754	880,733	1,171,880

Source:

2000 Estimates - U.S. Bureau of the Census, 2000.

Pinal County Projections - Applied Economics, 2008.

**MAP 2  
2008 DEMOGRAPHIC STUDY  
SCHOOL DISTRICTS AND PROJECTED GROWTH**



## ***1.0 INTRODUCTION***

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This report provides long-term population projections for Pinal County, Arizona developed for Central Arizona College (CAC). The projections will be used to assess the future need for facilities and program offerings for the School Districts in Pinal County. Annual housing and population estimates are provided for the period from 2000 through 2007 to document the size of the current population, as well as recent growth trends within each study area. Demographic projections are provided for five-year periods from 2005 through 2025 and include total population and households, population by age cohort, population by race, and median household income.

Projections of new housing are translated into new households using occupancy rates developed based on historic Census data, the market orientation of the new units being added to each Study Area, and the type of residents who are likely to occupy them. For the study areas within Pinal County these projections are based on an inventory of development projects combined with long-term trends in absorption, while in the areas outside Pinal County projections from the appropriate metropolitan planning organizations are employed. This analysis leads to projections of overall household size, which when applied to the number of occupied units results in forecasts of total population. The breakdowns of population by age and population by race are developed by using a modified shift-share approach for each Study Area, controlling the overall allocation to projected trends for the County while explicitly accounting for housing growth.

As shown in Map 1, the study examines housing, population, and income growth for the ten high school districts within Pinal County. While not all of these districts may ever have CAC facilities located in them, it is important to look where within the County the demand for educational services is now, and where it is likely to be in the future. Map 2 and Table 1 exhibit brief summaries of anticipated population growth.

The information and observations contained in this report are based on Applied Economics' present knowledge of Pinal County, and of the current physical and socioeconomic conditions in each School District. Estimates and projections presented in this report are based on hypothetical assumptions. However, even if the assumptions outlined in this report were to occur, there will usually be differences between the estimates and projections and the actual results because events and circumstances frequently do not occur as expected. Applied Economics is under no obligation to update this report for events occurring after the date of its release.

## 2.0 PINAL COUNTY

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### 2.1 EXISTING CONDITIONS

Pinal County experienced explosive growth from 2000 to 2007. Total population increased dramatically, over 80 percent from 179,727 to 326,398 (see Table 2-1). Households grew slightly more, resulting in a decline in population per household. Total number of new units increased from 2000 until 2006. In all, more than 61,718 new units were added to inventory over the seven-year period. Despite vacant properties rising by over 11,000 units to 30,900, occupancy rates have increased from 75.6 percent to 78.4 percent

**TABLE 2-1  
HOUSING AND HOUSEHOLDS  
PINAL COUNTY**

Year	Housing Units	New Units	House-holds	Vacant	Occupancy Rate	Pop. Per HH	Total Population
2000	81,154		61,364	19,790	75.6%	2.93	179,727
2001	83,533	2,379	63,354	20,179	75.8%	2.95	186,976
2002	87,797	4,264	66,822	20,975	76.1%	2.94	196,778
2003	92,541	4,744	70,745	21,796	76.4%	2.94	208,135
2004	101,529	8,988	78,027	23,502	76.9%	2.93	228,669
2005	113,832	12,303	88,022	25,810	77.3%	2.92	257,191
2006	130,272	16,440	101,547	28,725	77.9%	2.92	296,483
2007	142,872	12,600	111,972	30,900	78.4%	2.91	326,398

Sources: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

According to the 2000 Census, the majority of Pinal County's 179,727 residents were White (58.8 percent), with Hispanics representing the largest minority (29.9 percent). The remainder of the population was comprised 6.5 percent by Native Americans, 2.6 percent by African Americans, 1.5 percent by "other" races, and 0.6 percent by Asians. Over half (56.1 percent) of the population was working age (20 to 64 years), greater than one-fourth were under 20 years of age, and 16.3 percent were retirement age (65 years and over).

Census data indicated nearly three-quarters of the population held a high school diploma or greater; 55.1 percent held a high school diploma or attended some college, 13.2 percent held an Associates or Bachelors degree, and 4.4 percent held advanced degrees. Of the population 16 years and over, 52.1 percent did not participate in the labor force. Of those employed, 22.5 percent held service occupations, followed by 15.3 percent in administrative occupations, 14.6 percent in construction occupations, and 13.7 percent in professional occupations. Just 39.7 percent of workers commuted more than 30 minutes to work. Median household income was \$36,615, mean household income was \$44,737, and per capita income was \$16,351.

### 2.2 RESIDENTIAL DEVELOPMENT POTENTIAL

New housing potential is important due to its obvious impact on population growth. Development information for the county and component study areas was compiled primarily from city and town planning departments, the Pinal County planning department, and the Central Arizona Association of Governments. Those and additional resources were used to refine and supplement the data available on residential developments. Development projects include active subdivisions, planned developments, and

long-range planning areas, with estimates of additional inventory potential included as individual house construction outside of planned developments. Unit counts for long-range projects were estimated based on acreages and reasonable density levels for the immediate area.

Potential housing units are categorized by basic type and a general estimate of when construction is expected **to begin**. It should be understood that these timing periods refer only to the start of construction at a project, or even a single subdivision within a larger development, and is not related to the completion of construction.

The number of units listed for the County, or any study area, is based on current information and is subject to change. As development get nearer actual construction, planning becomes more specific and the number of units generally changes and densities and/or land uses are modified. Over the course of time, some projects become dormant or are superseded by other plans, and new projects are sometimes introduced in areas where no changes had been expected.

Pinal County has a currently identified residential development potential of over 1.1 million housing units as shown in Table 2-2. These units are contained in about 250 major developments, projects of over 160 acres, and about the same number of smaller projects. Housing in the county is expected to be overwhelmingly single family, with only 3 percent currently planned as multifamily. As some development plans mature, it is likely that the proportion of multifamily housing will increase to some extent, though the county can be expected to remain suburban rather than urban in nature. Manufactured housing will continue to be a component of the residential market, but it can be expected to diminish as increasing amounts of housing construction takes place within planned development projects rather than as individual construction.

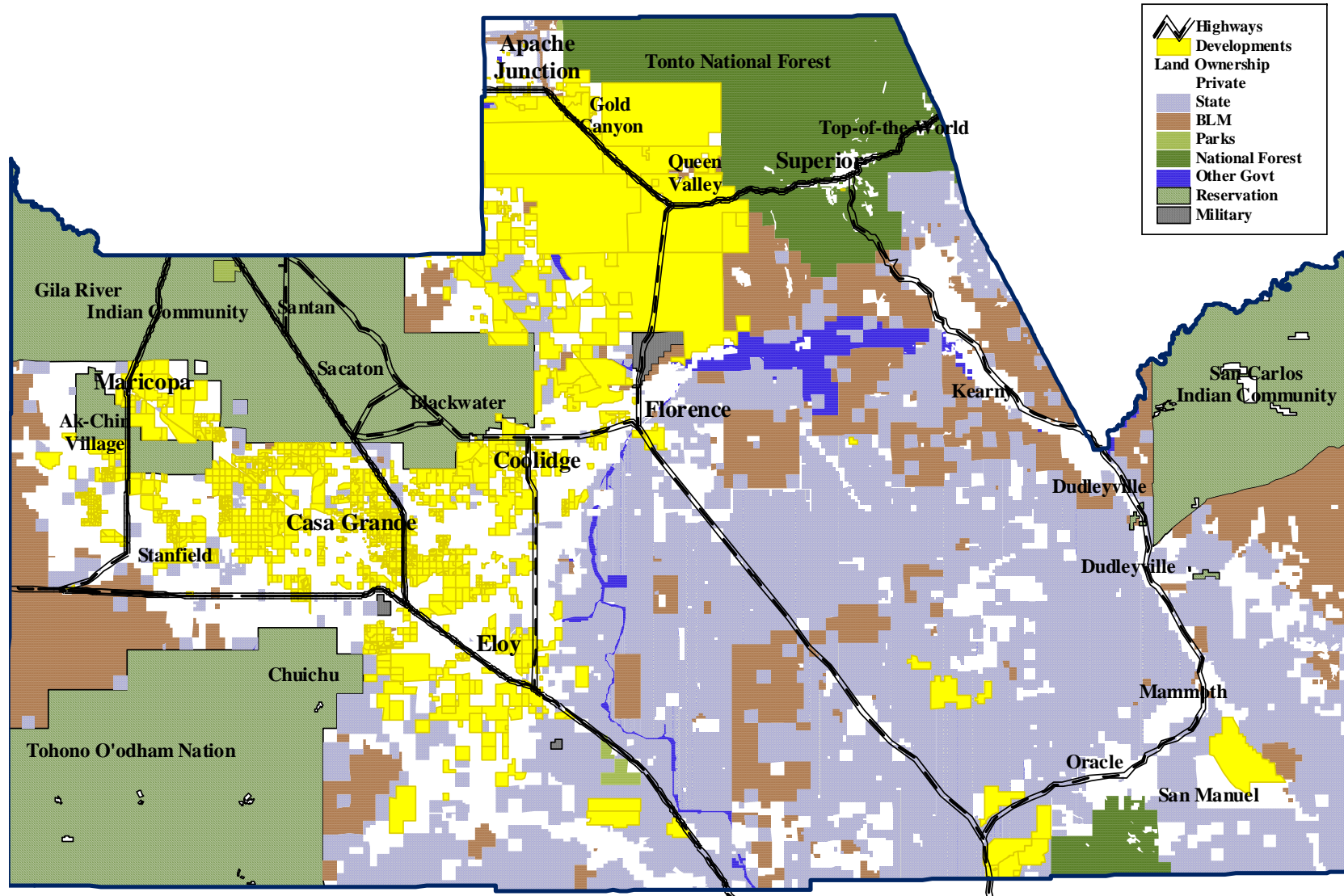
**TABLE 2-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
PINAL COUNTY**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	69,251	29,287	15,288	88,661	647,718	218,363	1,068,568
Manufactured House	6,471	-	-	1,386	11,641	-	19,498
Multifamily	896	1,051	174	1,229	25,410	418	29,178
<b>Total</b>	<b>76,618</b>	<b>30,338</b>	<b>15,462</b>	<b>91,276</b>	<b>684,769</b>	<b>218,781</b>	<b>1,117,244</b>

Sources: Pinal County, Apache Junction, Casa Grande, Coolidge, Eloy, Florence, Maicopa Planning Departments; Central Arizona Association of Governments; Applied Economics, 2008.

Housing potential is concentrated in a band running from Maricopa, through Casa Grande, Coolidge, and Florence, then north along the Pinal-Maricopa County boundary to Apache Junction. Currently, development is most active in Casa Grande, Maricopa, and north of Florence along the Hunt Highway. Activity in Coolidge and Eloy is increasing, but is still in early stages. Activity in Apache Junction and Gold Canyon has diminished as most of the previously available land has been developed, but that area is in line for a massive level of construction when the Lost Dutchman Heights/Superstition Vistas area becomes active. There are pockets of development potential in the southern portion of the county, but much of the eastern third of the county is either state or federal land, and is not likely to be approved for major development in the foreseeable future.

**FIGURE 2-1  
PINAL COUNTY KNOWN DEVELOPMENTS**



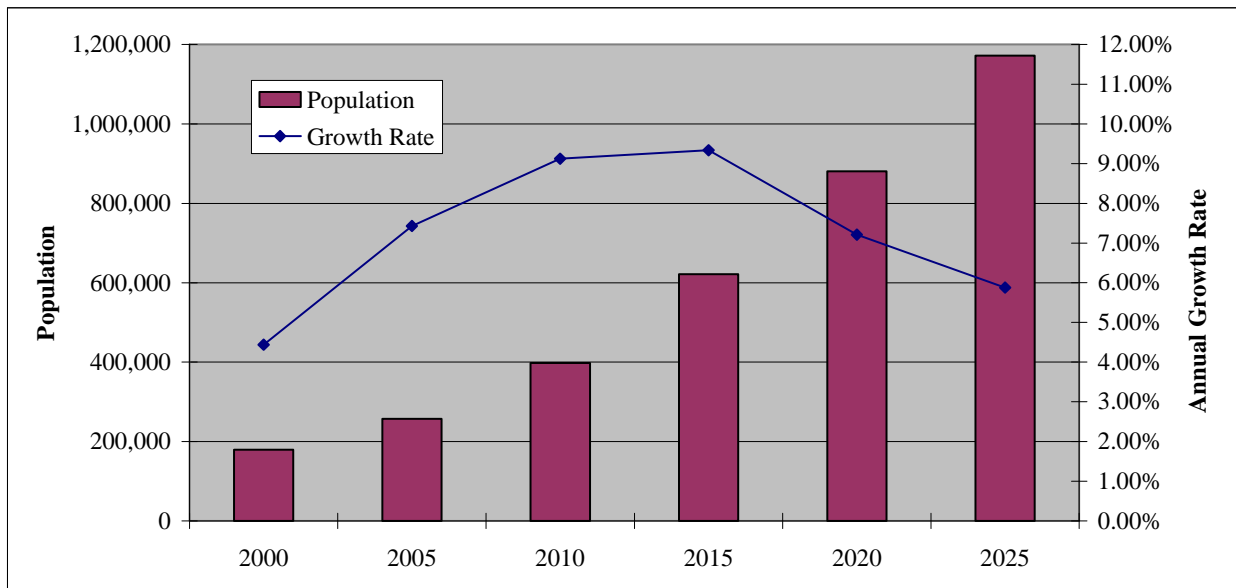
## 2.3 DEMOGRAPHIC PROJECTIONS

Projections for Pinal County indicate a total population growth rate of 552.0 percent from 2000 to over 1,171,000 people in 2025 (Figure 2-2). The strongest period of growth is projected during the five-year period from 2010 to 2015 when population is expected to jump 56.2 percent from 397,940 to 621,753 residents. Through the projection period, the number of households is expected to grow at rates similar to the population, but with an increasing occupancy rate outweighing the decreasing population per household rate, the number of households should grow at an even faster rate of just over 600.0 percent from 2000 to 2025.

The overall age profile within Pinal County is expected to become younger from 2000 to 2025, as the age cohorts representing residents 34 years or younger will increase their shares while the age cohorts 40 years and over are all projected to experience a decrease in share. By 2015, 54.0 percent of the population will be 34 years or younger, an increase from 46.9 percent in 2000 (Table 2-3). While the White population is projected to continue to hold the largest representation throughout the projection period, its share is expected to steadily decline and drop below the majority threshold in 2025 to 46.9 percent. During this time, the Hispanic population is projected to increase its share substantially, 29.9 percent in 2000 to 44.8 percent in 2025. Income is expected to grow, at an increasing rate, throughout the projection period with the median household income increasing 17.9 percent from \$36,615 in 2000 to \$43,154 in 2025.

In 2000, Pinal County total public high school enrollment was 6,827 students (Table 2-3). By 2005, enrollment had increased 26.9 percent to 8,665 students. By 2025, the total high school-age enrollment in public schools is likely to reach nearly 55,000 students.

**FIGURE 2-2**  
**PROJECTED POPULATION GROWTH IN PINAL COUNTY**  
**2000 – 2025**



**TABLE 2-3  
DEMOGRAPHIC PROJECTIONS - PINAL COUNTY**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Pop. Per HH	Total Population	Public High School Enrollment
2000	81,154		61,364	19,790	75.6%	2.93	179,727	6,827
2005	113,832	12,303	88,022	25,810	77.3%	2.92	257,191	8,665
2010	173,455	12,502	137,526	35,929	79.3%	2.89	397,940	14,622
2015	271,834	98,379	219,066	52,768	80.6%	2.84	621,753	24,017
2020	389,888	118,054	317,491	72,397	81.4%	2.77	880,732	37,462
2025	525,650	135,762	432,033	93,617	82.2%	2.71	1,171,880	54,793

Sources: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	12,088	13,002	12,566	11,995	10,974	11,877	11,746	13,457	12,615	10,658	10,248	9,836	9,424	9,993	8,281	10,967	179,727
2005	18,480	19,008	19,153	18,542	17,848	16,323	17,386	16,260	18,628	15,079	12,914	11,691	11,039	16,113	14,608	14,119	257,191
2010	30,535	31,407	29,912	30,615	29,601	27,723	25,432	25,780	24,492	23,655	19,557	15,861	13,797	19,831	24,522	25,219	397,940
2015	50,398	51,838	49,370	46,958	47,955	46,329	42,841	38,237	38,908	32,405	30,651	24,471	19,266	25,435	31,798	44,893	621,753
2020	75,155	77,302	73,621	69,702	65,769	68,099	65,271	58,883	52,725	47,525	38,731	35,375	27,150	32,801	37,792	54,831	880,732
2025	103,715	106,678	101,598	95,924	89,969	86,580	89,224	83,846	75,161	60,093	52,832	41,344	36,649	42,886	45,184	60,196	1,171,880

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	4,684	1,165	53,782	11,740	105,665	2,691	179,727
2005	8,091	1,806	85,409	15,694	142,002	4,189	257,191
2010	13,073	3,009	147,561	19,016	208,178	7,103	397,940
2015	19,688	5,010	249,508	23,950	311,563	12,034	621,753
2020	25,169	7,509	374,670	27,596	427,417	18,371	880,732
2025	29,986	10,564	524,595	30,825	549,633	26,277	1,171,880

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$36,615	\$44,737	\$16,351
2005	\$36,969	\$45,170	\$16,398
2010	\$37,886	\$46,291	\$16,725
2015	\$39,359	\$48,090	\$17,507
2020	\$41,145	\$50,273	\$18,598
2025	\$43,154	\$52,727	\$19,862

Source: Applied Economics, 2008.

## 3.0 SCHOOL DISTRICT 1: APACHE JUNCTION UNIFIED

### 3.1 EXISTING CONDITIONS

Population change in the Apache Junction Unified School district has been steady. Over the last seven years, the area experienced a 35.9 percent increase in population from 47,377 in 2000 to 64,373 in 2007 (see Table 3-1). Over the same period, total housing units increased 24.8 percent with 7,954 new units added to inventory bringing the 2007 total to 40,026. The occupancy rate, low compared to Pinal County averages, increased to 67.3 percent. Population per household has been increasing, as a more diverse population has been added to the area.

**TABLE 3-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 1: APACHE JUNCTION**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	32,072		20,595	11,477	64.2%	2.30	47,377
2001	32,949	877	21,332	11,617	64.7%	2.33	49,803
2002	34,299	1,350	22,389	11,910	65.3%	2.35	52,591
2003	35,282	983	23,212	12,070	65.8%	2.36	54,835
2004	36,689	1,407	24,301	12,388	66.2%	2.37	57,619
2005	37,914	1,225	25,240	12,674	66.6%	2.38	59,959
2006	38,979	1,065	26,074	12,905	66.9%	2.38	62,053
2007	40,026	1,047	26,953	13,073	67.3%	2.39	64,373

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2007.

In 2000, the Apache Junction Unified School District's population was 47,377, accounting for more than 25 percent of the Pinal County total. The vast majority of the population was White (89.5 percent), with a small percentage (7.4 percent) of Hispanics. Native Americans, Asians, African Americans, and "other" races made up the remaining balance (3.1 percent). This area was home to a large portion of retirees; nearly 12,103 people aged 65 years or over lived in the area, with 40.0 percent of these retirees aged 75 years or over.

An older population, coupled with a high vacancy rate, indicated a large sector of seasonal visitors. A housing unit is considered vacant if it is occupied for less than three months; a person is considered a seasonal visitor if they live in one place for less than three months. According to the census, more than 35.0 percent of the 32,072 housing units in the area were vacant. Additionally, the Apache Junction School District's median household income of \$38,291 was slightly higher than the County.

Census data indicated the educational attainment of the population over 24 years old was greater than the County. Less than 20.0 percent of the population had less than a high school education. Further, 46.4 percent of the population had at least some college education; 14.9 percent of the population had attained an Associates or Bachelors degree and an additional 4.4 percent had earned advanced degrees. In addition, residents of the Apache Junction Unified School District were generally willing to drive greater distances to work than residents in other parts of Pinal County. This was largely due to the area's proximity to Mesa and other Phoenix metro cities; the District had many residents who accessed jobs in the Phoenix metro area.

### 3.2 RESIDENTIAL DEVELOPMENT POTENTIAL

This District includes the well-established city of Apache Junction and the Gold Canyon area, with the Tonto National Forest covering the northeast portion and state land encompassing most of the southern half of the region. The District's location adjacent to the city of Mesa, coupled with the completion of the Superstition Freeway in the early 1990s, has been an impetus for much of the development activity of the last two decades. Most of the land currently available for development consists of small acreages and infill parcels, with construction by individuals still taking place, particularly in the northwestern portion of the District.

While currently accessible property is limited, large parcels of state land are expected to become available in coming years, expanding the housing potential for the District to nearly 174,000 units, or about 16 percent of the county total (see Table 3-2). This land covers most of the southern half of the District, or about 110 square miles. Housing is currently estimated as single family, but it is highly probable that significant amounts of multifamily housing will be included in the final plans.

**TABLE 3-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 1: APACHE JUNCTION UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	3,009	94	140	4,635	113,600	50,100	171,578
Manufactured House	1,503	-	-	-	-	-	1,503
Multifamily	540	300	29	25	-	-	894
Total	5,052	394	169	4,660	113,600	50,100	173,975

Sources: Pinal County, Apache Junction Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

Development will first take place in the area called Lost Dutchman Heights, a twelve square mile area located just south of the Superstition Freeway. Actual development plans should be ready for at least a portion of the area in about one year. The first site of development is to be a 1,000 acre parcel called Desert Communities, and initial infrastructure work could possibly start in 2009, though the current economic situation may cause a delay.

### 3.3 DEMOGRAPHIC PROJECTIONS

Population within the Apache Junction Unified School District is projected to reach 183,113 residents by 2025, a 286.5 percent increase from 2000 (see Table 3-3). Though a substantial amount of residential development is expected to occur, portions of the School District are already established, causing a growth rate that is lower than that of the County. As is typical amongst the School Districts in Pinal County, occupancy rates are increasing while population per household is decreasing over the projection period.

The age profile of the Study Area reflects an increase in the share of young families and a decrease in the share of retirees. From 2000 to 2025 children 19 years and under will grow from 20.5 percent of the population to over one-third, at a 34.4 percent share; the age cohorts from 20 to 34 years are also expected to increase their share. Residents at retirement age (65 years and over) are expected to decrease their share from 25.5 to 16.6 percent. As a result, the median age is projected to decrease substantially. In

2000, the White population had the majority share with 89.5 percent, but this is expected to decrease to 65.7 percent by 2025 as Hispanics increase their share from just 7.4 percent in 2000 to 29.6 percent in 2025. Other races are projected to remain relatively steady. Household income is projected to grow at rates greater than that of the County. Median household income could reach \$48,462 by 2025, a 26.6 percent increase compared to 17.9 percent for Pinal County.

In 2000, high school enrollment in the Apache Junction Unified School District totaled 1,385. By 2005, enrollment had reached 1,634, an increase of about 18.0 percent. Over the remainder of the projection period vacancies are expected to decline, population per household increase, and the age distribution of the population to become much younger. By 2025, the youngest three age cohorts will likely account for over a quarter of the total population and high school enrollment is projected to reach almost 9,100 students.

**TABLE 3-3  
DEMOGRAPHIC PROJECTIONS – SCHOOL DISTRICT 1: APACHE JUNCTION UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population	Public High School Enrollment
2000	32,072		20,595	11,477	64.2%	2.30	47,377	1,385
2005	37,914	1,225	25,240	12,674	66.6%	2.38	59,959	1,634
2010	42,473	1,000	29,208	13,265	68.8%	2.41	70,523	2,275
2015	52,340	9,867	37,211	15,129	71.1%	2.44	90,886	3,607
2020	70,072	17,732	51,532	18,540	73.5%	2.48	127,581	5,752
2025	95,867	25,795	73,002	22,865	76.1%	2.51	183,113	9,061

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Age Groups															Total	
	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74		75 and Over
2000	2,806	2,548	2,300	2,067	2,245	2,488	2,352	3,350	2,618	2,741	2,971	3,274	3,514	4,076	3,169	4,858	47,377
2005	3,868	3,979	3,378	2,988	2,631	2,976	3,298	3,118	4,351	3,122	3,088	3,268	3,384	5,588	5,672	5,250	59,959
2010	4,809	4,948	4,758	3,958	3,430	3,145	3,559	3,944	3,653	4,682	3,174	3,064	3,048	4,856	7,016	8,478	70,523
2015	6,747	6,942	6,675	6,290	5,126	4,627	4,243	4,800	5,214	4,435	5,369	3,553	3,224	4,934	6,878	11,830	90,886
2020	10,435	10,736	10,323	9,727	8,979	7,622	6,880	6,310	6,996	6,978	5,606	6,627	4,121	5,754	7,703	12,785	127,581
2025	15,956	16,417	15,785	14,875	13,730	13,202	11,207	10,116	9,092	9,257	8,720	6,842	7,600	7,272	8,883	14,158	183,113

Source: Applied Economics, 2008.

Year	African American			Native American		Other	Total
	American	Asian	Hispanic	American	White		
2000	187	276	3,500	282	42,405	727	47,377
2005	261	375	7,088	315	50,884	1,036	59,959
2010	336	472	11,463	322	56,575	1,355	70,523
2015	471	648	18,802	352	68,692	1,921	90,886
2020	713	965	32,049	407	90,504	2,943	127,581
2025	1,099	1,465	54,116	458	121,397	4,578	183,113

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$38,291	\$46,339	\$20,026
2005	\$39,408	\$47,692	\$20,076
2010	\$40,691	\$49,244	\$20,395
2015	\$42,666	\$51,634	\$21,140
2020	\$45,372	\$54,909	\$22,179
2025	\$48,462	\$58,648	\$23,381

Source: Applied Economics, 2008.

## 4.0 SCHOOL DISTRICT 2: CASA GRANDE UNION

### 4.1 EXISTING CONDITIONS

Total population in the Case Grande Union School District has increased by 44.8 percent to 78,785 in 2007 (see Table 4-1). Household growth has been stronger; from 2000 to 2007, households have grown 49.9 percent and population per household has been declining. The number of housing units increased 53.8 percent from 21,847 in 2000 to 33,594 in 2007. In all, more than 13,447 new units were added to inventory since 2000. Occupancy rates have dropped from 83.0 percent to 80.9 percent over the same period.

**TABLE 4-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 2: CASA GRANDE UNION**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	21,847		18,126	3,721	83.0%	3.00	54,412
2001	22,756	909	18,836	3,920	82.8%	3.02	56,803
2002	24,043	1,287	19,855	4,188	82.6%	3.00	59,633
2003	25,638	1,595	21,117	4,521	82.4%	2.99	63,132
2004	27,232	1,594	22,346	4,886	82.1%	2.97	66,370
2005	28,967	1,735	23,643	5,324	81.6%	2.95	69,631
2006	30,999	2,032	25,160	5,839	81.2%	2.92	73,470
2007	33,594	2,595	27,164	6,430	80.9%	2.90	78,785

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2007.

In 2000, the Case Grande Union School District had a population of 54,412. The White population accounted for 44.1 percent of the total, followed by Hispanics at 36.5 percent, and Native Americans at 14.3 percent. The distribution of the population was younger in Casa Grande than in the County. 47.6 percent of the population was younger than 30 years old, compared to 39.8 percent throughout Pinal County.

The supply of multifamily housing units in this School District was greater than other Districts in Pinal County due to the large overall population base, longer development history, and higher share of young residents. The younger population typically has a lower disposable income, increasing the market demand for rental properties in the District, as compared to other areas. Further, according to the Census, of the 21,847 housing units in the area, 25.6 percent were renter occupied.

Though the Case Grande Union School District had a larger share of its population aged 25 and over that has less than a high school education (31.2 percent) as compared to the County (27.3 percent), it also had the same share with an Associates degree or higher (17.6 percent). A little over half of the area's population (51.1 percent) had a high school diploma or attended some college, compared to 55.1 percent for the County.

This area is a growing population and job center in Pinal County. Therefore, people in the District have less need to travel far distances for work. About 44.2 percent of the working population drove less than 15 minutes to work. Service and administrative occupations were the most prevalent in the area; however, the share of professional and production occupations were greater here than in the County.

## 4.2 RESIDENTIAL DEVELOPMENT POTENTIAL

The Casa Grande Union High School District covers 1,300 square miles and is the largest and most populous high school district in the county. The area is traversed by Interstates 10 and 8, and is oriented to both Phoenix and Tucson metropolitan areas due to its location between them. The Gila River Indian Community and the Tohono O’odham Nation respectively comprise most of the northern and southern portions of the District, so the majority of the population is, and will be, concentrated in and around the city of Casa Grande in the center. The District has a more developed economic base than most of the county and substantial development has been underway for a number of years. There exists in currently identified development parcels a housing potential of about 317,000 units, or about 28 percent of the county total (see Table 4-2).

**TABLE 4-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 2: CASA GRANDE UNION**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	11,916	4,501	4,644	15,596	239,725	980	277,362
Manufactured House	2,988	-	-	1,386	11,641	-	16,015
Multifamily	172	511	145	1,204	21,574	-	23,606
Total	15,076	5,012	4,789	18,186	272,940	980	316,983

Sources: Pinal County, Casa Grande, Eloy Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

Development is active at a number of projects throughout the District. Major planned area developments include Villago and Mission Royale (both family and retirement sections) in Casa Grande, Robson Ranch retirement community in northern Eloy, and long-established but still growing Arizona City west of Eloy.

Housing includes a wider range of types than elsewhere in the county, with multifamily housing accounting for about 7 percent of the total potential. Manufactured housing is largely contained in some older but still active projects or on individual lots in the southern or western portions of the District. There are also some large planned manufactured housing projects in the western portion of the District that may be changed to other housing types at some point.

Growth in Casa Grande is spreading outward in all directions. The area west of the city is anticipated as the primary future growth area, though there will be some delay caused by the land sale of the 6,000 acre Legends project. Numerous projects in the central and north parts of the city are still active, or moving ahead, with increased interest in areas in the southern parts of the city, and east of I-10 with the opening of the new Westcor retail center and redevelopment along Florence Boulevard.

### 4.3 DEMOGRAPHIC PROJECTIONS

Though the Casa Grande Union School District is already established and represented nearly one-third of the County population in 2000, it still has a significant potential for residential development. By 2025, this School District should encompass nearly 121,888 housing units, a little more than 5.5 times the 2000 level (see Table 4-3). The School District's population is projected to grow to 232,816 by 2025. The area's share of Countywide population is expected to decrease from 30.3 percent in 2000 to just under 20.0 percent by 2025.

The three age cohorts representing years 20 to 24, 25 to 29, and 30 to 34 are projected to experience the greatest growth from 2000 to 2025; overall, the median age is projected to decrease. The Native American share of the population is expected to drop significantly, due to its slow growth rate compared to other races. As a result, the Native American share is expected to drop from 14.3 percent in 2000 to 7.1 percent by 2025. Though Asians will experience a 185.0 percent increase, its share of the total population is small limiting the high growth rate's affect on the overall racial composition. Meanwhile, the Hispanic population is expected to increase its share during the same period, from 36.5 to 59.6 percent. The White population's lower growth rate will decrease its share from 44.1 percent to 28.2 percent during the same time period. African Americans share declined slightly, while "other" races increased slightly. Casa Grande Union School District's median household income during the projection period will grow more slowly than the County, 11.9 percent growth compared to 17.9 percent, and will remain at a lower amount, \$37,401 in 2025 compared to \$43,154 for Pinal County.

Casa Grande Union School District enrollment during the 2000/01 school year totaled 2,518. By 2005, high school enrollment reached 3,059 students. The number of students is expected to increase almost 345.0 percent by 2025, high school enrollment will increase from 2,518 to over 11,000 students as the population is projected to increase about 328.0 percent and become younger.

**TABLE 4-3  
DEMOGRAPHIC PROJECTIONS – SCHOOL DISTRICT 2: CASA GRANDE UNION**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	21,847		18,126	3,721	83.0%	3.00	54,412	2,518
2005	28,967	1,735	23,643	5,324	81.6%	2.95	69,631	3,059
2010	40,883	3,126	32,731	8,152	80.1%	2.84	93,002	4,072
2015	63,510	22,627	49,943	13,566	78.6%	2.73	136,126	6,018
2020	90,662	27,152	70,108	20,554	77.3%	2.62	183,467	8,470
2025	121,888	31,225	92,817	29,071	76.1%	2.51	232,816	11,193

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	4,650	5,011	5,018	4,698	3,066	3,518	3,518	3,902	3,696	3,045	2,827	2,614	1,998	2,279	1,946	2,627	54,412
2005	6,046	6,220	6,264	6,148	5,638	3,833	4,398	4,398	4,780	4,159	3,235	2,934	2,549	2,997	2,991	3,040	69,631
2010	8,127	8,361	8,040	7,935	7,628	7,288	4,954	5,685	5,571	5,561	4,569	3,471	2,958	3,954	4,068	4,833	93,002
2015	12,051	12,398	11,922	11,234	10,861	10,877	10,391	7,064	7,944	7,149	6,739	5,408	3,860	5,060	5,919	7,250	136,126
2020	16,456	16,931	16,280	15,340	14,160	14,261	14,281	13,644	9,090	9,387	7,979	7,344	5,538	6,082	6,977	9,715	183,467
2025	21,119	21,728	20,892	19,687	18,172	17,473	17,598	17,623	16,500	10,095	9,846	8,172	7,069	8,201	7,880	10,761	232,816

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	1,397	408	19,865	7,772	24,019	950	54,412
2005	1,723	487	28,637	8,946	28,517	1,321	69,631
2010	2,214	604	42,544	10,612	35,123	1,905	93,002
2015	3,113	817	68,558	13,577	47,068	2,993	136,126
2020	4,024	1,009	100,873	15,662	57,589	4,310	183,467
2025	4,889	1,164	138,758	16,530	65,655	5,820	232,816

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$33,433	\$40,758	\$13,552
2005	\$33,831	\$41,243	\$14,004
2010	\$34,438	\$41,983	\$14,775
2015	\$35,300	\$43,033	\$15,788
2020	\$36,307	\$44,261	\$16,913
2025	\$37,401	\$45,595	\$18,177

Source: Applied Economics, 2008.

## 5.0 SCHOOL DISTRICT 3: COOLIDGE UNIFIED

### 5.1 EXISTING CONDITIONS

The Coolidge Unified School District has experienced very strong growth over the past seven years. Total population increased 111.9 percent to 31,700 in 2007 (see Table 5-1). The number of housing units increased 113.0 percent with 6,422 new units added to inventory since 2000. Population per household declined over the period signaling stronger household growth relative to population growth. The occupancy rate grew to 85.0 percent.

**TABLE 5-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 3: COOLIDGE UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	5,682		4,746	936	83.5%	3.15	14,963
2001	5,806	124	4,868	938	83.8%	3.17	15,442
2002	5,932	126	4,993	939	84.2%	3.16	15,799
2003	6,231	299	5,263	968	84.5%	3.16	16,605
2004	7,141	910	6,046	1,095	84.7%	3.14	18,982
2005	8,794	1,653	7,452	1,342	84.7%	3.12	23,238
2006	10,939	2,145	9,275	1,664	84.8%	3.10	28,725
2007	12,104	1,165	10,288	1,816	85.0%	3.08	31,700

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2007.

Population in the Coolidge Unified School District, as of the 2000 Census, was 14,963. This area's population is composed 43.4 percent by Whites, 33.7 percent by Hispanics, 13.8 percent by Native Americans, and 6.7 percent by African Americans. The remaining 2.3 percent include Asians or "other" ethnicities. The median age in the School District is younger than that of Pinal County. The 10 to 14 year old age cohort includes the greatest share of the population at 10.2 percent, followed by the 15 to 19 year old cohort at 9.5 percent. Combined, residents aged 10 to 19 years account for almost a fifth of the total population within the District. The working-age population, aged 20 to 64 years, accounts for an additional 51.0 percent of the population, compared to 56.1 percent of the Pinal County total. In addition, the area has a smaller share of retirement age population, 11.7 percent compared to 16.3 percent throughout the County.

The Coolidge Unified School District has a below-average level of education attainment. Almost 18 percent of 8,368 residents 25 years and over has less than a 9<sup>th</sup> grade education. In addition, the share with an Associates or Bachelors degree is less in the School District, only 10.2 percent compared to 13.2 percent for Pinal County.

Lower education, coupled with little job creation, has resulted in an above average unemployment rate of 15.4 percent. Service occupations dominate the area, accounting for 28.7 percent of all jobs, followed by construction and professional occupations, at 14.7 and 14.6 percent respectively. The majority of jobs had lower salaries, reflected in the income level for this School District; the median household income was \$31,392, slightly more than \$5,000 below the County median.

## 5.2 RESIDENTIAL DEVELOPMENT POTENTIAL

The Coolidge Unified High School District includes the town of Coolidge and surrounding agricultural land, a small but densely developed corner of the Hunt Highway corridor east of the San Tan Mountains, with the sparsely populated eastern portion of the Gila River Indian Community in between. While major development is progressing in the area adjacent to Queen Creek, development in and around the town was still at an early stage when the current downturn in the housing market began. However, while a significant amount of housing remains to be constructed in the northern portion of the District, the area around Coolidge itself contains the major potential. In the District there is a currently identified development potential of about 86,000 housing units (see Table 5-2).

**TABLE 5-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 3: COOLIDGE UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	5,979	8,660	3,439	19,609	42,046	1,462	81,195
Manufactured House	402	-	-	-	-	-	402
Multifamily	-	240	-	-	3,836	418	4,494
Total	6,381	8,900	3,439	19,609	45,882	1,880	86,091

Sources: Pinal County, Coolidge Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

About 2,300 houses remain to be constructed at San Tan Heights, the largest development currently active, with about 1,100 remaining at Morning Sun Farms, on the other side of Hunt Highway. In the town of Coolidge, building is about half complete on the first two phases of Heartland, with about 550 houses remaining. Phases 3 and 4 will add another 1,050 houses. West of town, development has begun at Martin Valley, and Sandia has received approvals on final plats for phase 1. Development activity in the future will continue to be focused to the west and south of the town. Major development to the east of Coolidge will be limited by infrastructure issues caused by the necessity of crossing the railway tracks.

## 5.3 DEMOGRAPHIC PROJECTIONS

The Coolidge Unified School District's population is expected to grow by 865.3 percent from 14,963 in 2000 to 144,438 in 2025 (see Table 5-3). This growth is spurred by increasing residential development throughout the projection period. The decreasing population per household rate offsets the increasing occupancy rate, slightly lessening the population growth rate as compared to growth in housing units, 927.6 percent from 2000 to 2025. The School District is projected to experience occupancy and population per household rates above that of the County throughout the period.

Median age in the School District is not expected to change significantly. Each of the cohorts representing ages 20 to 44 is projected to increase their share of the School District's population from 2000 to 2025. Combined, their share will grow from 31.9 percent to 38.5 percent. Ages 25 to 29 and 30 to 34 are projected to experience the greatest growth rates in their population counts, increasing over 12.5 and almost 14.25 times their 2000 levels by 2025, respectively. During this time, Hispanics are projected to grow by 1039.5 percent; their share will increase from 33.7 percent in 2000 to almost 40.0 percent in 2025. Whites are also projected to increase shares, 43.4 percent to a majority share of 50.3 percent by 2025.

2025. African Americans and Native Americans are the other races experiencing declines. Native American share decline is the most severe, from 13.8 percent of the School District's population in 2000 to only 2.0 percent by 2025. Median household income within the School District is projected to remain below that of the County. Mean household and per capita income will be slightly above the County's levels by in 2025.

In 2000, the Coolidge Unified School District had 792 high school students. By 2005, high school enrollment had increased a little more than 9.0 percent to 866 students. The age distribution is expected to remain young through the end of the projection period and total population is experience strong growth. High school enrollment by 2025 is projected to increase almost 810.0 percent to about 7,200 students.

**TABLE 5-3  
DEMOGRAPHIC PROJECTIONS – SCHOOL DISTRICT 3: COOLIDGE UNIFIED**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	5,682		4,746	936	83.5%	3.15	14,963	792
2005	8,794	1,653	7,452	1,342	84.7%	3.12	23,238	866
2010	15,162	1,250	12,999	2,163	85.7%	3.03	39,450	1,504
2015	25,984	10,822	22,577	3,407	86.9%	2.94	66,330	2,692
2020	40,741	14,757	35,927	4,814	88.2%	2.85	102,340	4,613
2025	58,390	17,649	52,349	6,041	89.7%	2.76	144,438	7,203

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	1,247	1,401	1,529	1,414	1,003	827	774	1,136	1,026	930	829	667	433	588	519	639	14,963
2005	1,968	2,025	2,127	2,274	2,060	1,522	1,255	1,174	1,690	1,401	1,199	1,044	789	788	937	984	23,238
2010	3,379	3,477	3,343	3,440	3,604	3,400	2,512	2,071	1,899	2,510	1,966	1,643	1,344	1,563	1,366	1,933	39,450
2015	5,763	5,929	5,701	5,372	5,415	5,909	5,575	4,120	3,329	2,802	3,499	2,676	2,101	2,646	2,691	2,800	66,330
2020	8,915	9,172	8,819	8,310	7,671	8,055	8,790	8,293	6,006	4,456	3,543	4,319	3,105	3,751	4,132	5,003	102,340
2025	12,684	13,050	12,548	11,824	10,914	10,495	11,020	12,025	11,119	7,395	5,182	4,023	4,609	5,097	5,388	7,066	144,438

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	1,008	115	5,045	2,072	6,497	225	14,963
2005	1,448	199	8,118	2,668	10,409	396	23,238
2010	2,258	372	14,261	3,594	18,214	751	39,450
2015	3,460	682	24,785	4,470	31,538	1,395	66,330
2020	4,818	1,140	39,486	4,472	50,069	2,355	102,340
2025	6,066	1,733	57,486	2,889	72,653	3,611	144,438

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$31,392	\$41,591	\$13,047
2005	\$32,283	\$42,771	\$13,715
2010	\$33,828	\$44,818	\$14,768
2015	\$35,770	\$47,391	\$16,131
2020	\$37,833	\$50,124	\$17,596
2025	\$39,948	\$52,926	\$19,182

Source: Applied Economics, 2008.

## 6.0 SCHOOL DISTRICT 4: FLORENCE UNIFIED

### 6.1 EXISTING CONDITIONS

The Florence Unified School District experienced robust growth over the past seven years. Total population increased 130.4 percent from 21,235 in 2000 to 48,926 in 2007 (see Table 6-1). Household growth was stronger; the number of households increased 278.9 percent to 13,649. Housing unit growth was slightly smaller than household growth. The addition of 13,206 new units to inventory brought the total number of units to 18,117, an increase of 268.9 percent. Both occupancy rates and population per capita increased.

**TABLE 6-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 4: FLORENCE UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	4,911		3,641	1,270	74.1%	2.58	21,235
2001	5,104	193	3,798	1,306	74.4%	2.61	21,888
2002	5,719	615	4,271	1,448	74.7%	2.62	23,292
2003	6,513	794	4,880	1,633	74.9%	2.63	25,055
2004	8,672	2,159	6,512	2,160	75.1%	2.63	29,488
2005	11,531	2,859	8,664	2,867	75.1%	2.63	35,254
2006	15,180	3,649	11,410	3,770	75.2%	2.62	42,732
2007	18,117	2,937	13,649	4,468	75.3%	2.62	48,926

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

In 2000, the population within the Florence Unified School District was 21,235. Whites held a majority share of 52.5 percent, with a large Hispanic minority at 34.3 percent. The remainder of the population was composed of 7.6 percent African Americans, 4.2 percent Native Americans, 0.8 percent “other,” and 0.6 percent Asian. The population was heavily concentrated within the five-year age cohorts from 20 to 44 years old, consisting of more than 10 percent of the population, the group represented 56.5 percent of the total population. This age distribution of the population reflected those incarcerated within the Arizona State Prison Center. The population 19 years and under represented a 14.1 percent share, much lower than the County average. Likewise, the oldest age cohorts, 65 years and over, were lower than average with 10.0 percent of the population.

Census data from 2000 indicated the level of educational attainment in the area was below the Pinal County average. Slightly more than one-third of residents 25 years and over had less than a high school education. Approximately 55.5 percent of the population had a high school education or some college education, close to Pinal County’s average. However, only 10.8 percent had an Associates degree or higher, less than the County average.

The median household income was slightly greater than the County average. Mean household income was slightly below the County average. However, the per capita income for this area was much lower at \$7,223, driven down by the population within the prison complex. Further, prisoners are not considered part of the labor force, resulting in low employment.

## 6.2 RESIDENTIAL DEVELOPMENT POTENTIAL

The Florence Unified District encompasses the development corridor stretching from Queen Creek in Maricopa County southeast along the Hunt Highway to the county seat of Florence. Large areas of state and federal land dominate the southeast portion of this 928 square mile district. The northeastern portion of the area consists of state land to be included in the Superstition Vistas development area.

The availability of lower cost land in direct proximity to the Phoenix metro area has driven the substantial influx of housing development activity in the last decade and will continue to do so. There is a currently identified development potential of nearly 222,000 housing units, or 20 percent of the county total (see Table 6-2).

**TABLE 6-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 4: FLORENCE UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	30,116	6,660	3,158	25,629	60,826	95,318	221,707

Sources: Pinal County, Florence Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

Current development is concentrated along the Hunt Highway corridor between the Pinal County boundary and the Gila River just north of the town of Florence. Major developments currently active include Johnson Ranch, the first of the developments, San Tan Heights, Morning Sun Farms, Circle Cross Ranch, Magic Ranch, and Anthem at Merrill, which includes both family and retirement housing. These projects and others planned nearby contain about 107,000 potential housing units.

The vast areas of Superstition Vistas in the District contain a currently estimated potential of 87,900 housing units, though this number will likely be modified when development planning is completed. Construction is not expected to occur for more than five years, since development will begin on portions in the Apache Junction District.

## 6.3 DEMOGRAPHIC PROJECTIONS

The Florence Unified School District's population is expected to grow from 21,235 in 2000 to 211,826 by 2025, an increase of 897.5 percent (see Table 6-3). Total population growth includes the Arizona State Prison population. As a result, growth in total population is markedly lower than growth in households. Household population, total population net of the institutionalized population, is projected to increase to 194,826 by 2025, an increase of 1972.6 percent, a figure more in line with household growth. Occupancy rates and population per household are expected to both increase over time.

Though the median age of the population in the Florence Unified School District is not expected to change significantly during the projection period, the age profile should shift. The age cohorts combining to represent ages 19 and under will grow substantially to increase their combined share to 28.5 percent in 2025 from 14.1 percent in 2000. Tempering this increase somewhat is the growth in the population aged 70 and over; their share is projected to increase to 10.6 percent from 6.4 percent during the projection period. From 2000 to 2025, African Americans, Asians, Native Americans, and Whites are all projected to lose share of the total population while Hispanics and "other" races will increase their overall share. Whites lost the majority share of the population in 2005 and Hispanics will control the majority share by

2025 with 51.2 percent. Median household income is projected to remain above the County average and mean household income, growing at 21.5 percent, is expected to also surpass the County Average by 2025. By 2025, median household income in the Florence Unified School District should reach \$46,377.

The Florence Unified School District is located in a potentially high-growth area of Pinal County. The population is expected to reach 211,826 residents by 2025, almost 10 ten times the 2000 level of 21,235. The rapid population expansion coupled with an increasingly younger age distribution are likely increase high school enrollment from the 2005 level of 819 to the 2025-projected level of about 8,600 students.

**TABLE 6-3  
DEMOGRAPHIC PROJECTIONS - SCHOOL DISTRICT 4: FLORENCE UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population	Household Population	Public High School Enrollment
2000	4,911		3,641	1,270	74.1%	2.58	21,235	9,400	361
2005	11,531	2,859	8,664	2,867	75.1%	2.63	35,254	22,754	819
2010	25,408	2,981	19,297	6,111	75.9%	2.63	64,758	50,758	1,972
2015	47,036	21,628	36,169	10,866	76.9%	2.62	110,858	94,858	3,270
2020	69,505	22,469	54,192	15,313	78.0%	2.62	159,034	142,034	5,243
2025	93,942	24,437	74,398	19,544	79.2%	2.62	211,826	194,826	8,583

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	526	688	597	1,184	2,277	2,466	2,687	2,224	2,327	1,445	1,186	808	704	765	597	756	21,235
2005	1,367	1,406	1,720	2,011	3,229	3,824	3,738	3,118	2,992	1,970	1,960	1,291	1,373	1,789	1,618	1,849	35,254
2010	3,233	3,327	3,199	4,449	5,026	5,870	6,738	5,346	4,900	3,131	2,853	2,609	2,124	3,463	3,902	4,586	64,758
2015	6,439	6,625	6,370	6,706	9,143	8,684	9,910	10,350	8,537	5,824	4,352	3,551	3,777	4,649	6,615	9,326	110,858
2020	10,325	10,623	10,214	10,372	11,111	13,597	12,587	13,279	14,619	9,598	7,075	4,700	4,191	6,804	7,205	12,735	159,034
2025	15,115	15,551	14,953	14,837	15,232	15,236	18,455	15,856	17,408	16,376	10,971	7,430	5,090	6,905	9,746	12,666	211,826

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	1,608	131	7,276	884	11,158	178	21,235
2005	2,609	209	13,274	1,058	17,737	367	35,254
2010	4,339	369	26,576	1,295	31,374	805	64,758
2015	6,319	606	49,249	1,330	51,752	1,602	110,858
2020	7,952	832	76,039	1,590	70,001	2,620	159,034
2025	9,956	1,059	108,455	1,695	86,742	3,919	211,826

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$38,179	\$43,918	\$7,223
2005	\$39,135	\$45,017	\$11,063
2010	\$41,077	\$47,252	\$14,080
2015	\$42,937	\$49,391	\$16,114
2020	\$44,638	\$51,348	\$17,497
2025	\$46,377	\$53,348	\$18,737

Source: Applied Economics, 2008.

## ***7.0 SCHOOL DISTRICT 5: J.O. COMBS UNIFIED***

### **7.1 EXISTING CONDITIONS**

Total population and household growth in the J.O. Combs Unified School District was impressive over the last seven years. Total population increased 595 percent to 19,070 in 2007 (see Table 7-1). Households increased 607.9 percent to 6,364 in 2007. Housing increased 603.2 percent with 6,346 new units added to inventory. Occupancy rates climbed to 86.0 percent. Population per household decreased to 3.00.

**TABLE 7-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 5: J.O. COMBS UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	1,052		899	153	85.5%	3.05	2,744
2001	1,139	87	976	163	85.6%	3.07	2,998
2002	1,325	186	1,137	188	85.8%	3.07	3,489
2003	1,622	297	1,395	227	86.0%	3.06	4,269
2004	2,566	944	2,209	357	86.1%	3.05	6,731
2005	4,442	1,876	3,821	621	86.0%	3.03	11,573
2006	6,059	1,617	5,207	852	85.9%	3.01	15,674
2007	7,398	1,339	6,364	1,034	86.0%	3.00	19,070

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

According to the 2000 Census, the population in the J.O. Combs Unified School District was 2,744. Whites held the majority share of 66.2 percent of the population and Hispanics were the largest minority with 29.0 percent. The remainder of the population was composed of 1.5 percent African American, 1.5 percent “other,” 1.1 percent Native American, and 0.7 percent Asian. The population was very young, those younger than 20 comprised over a third (34.4 percent) of the total population. In addition, the share of those 65 or older was more than half the county average of 16.3 percent.

The level of education attainment was higher than the county average. The share of the population that had less than a high school diploma was 25.1 percent and the share that had an Associates degree or higher was 18.1 percent. Advanced degrees accounted for 3.4 percent.

Numerous employment opportunities were available in the area surrounding J.O. Combs Unified School District, leading to a relatively low unemployment rate. The youthfulness of the District is evidenced by the high percentage of the population employed. Due to the area’s recent growth, construction remained the largest occupation, followed by administrative, service, and professional. These occupations typically had higher salaries, reflected in the income level for this School District; the median household income was \$42,930, almost \$6,400 more than the county. J.O. Combs Unified School District is located within a reasonable driving distance to Phoenix, a fact reflected in longer worker commutes.

### **7.2 RESIDENTIAL DEVELOPMENT POTENTIAL**

J. O. Combs Unified is a small, 68 square mile school district adjacent to Maricopa County, where major production housing construction started in 2002. The new housing communities are interspersed with areas of large lot, ranchette housing. Development has progressed steadily in the western third of the

District, though the major potential is contained in the approximately 31,400 acres of state land that is part of the Superstition Vistas planning area. The District has a currently identified development potential of over 100,000 housing units (see Table 7-2).

**TABLE 7-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 5: J.O. COMBS UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	2,295	1,876	-	2,304	94,070	-	100,545
Manufactured House	158	-	-	-	-	-	158
Total	2,453	1,876	-	2,304	94,070	-	100,703

Sources: Pinal County Planning Department;  
Central Arizona Association of Governments; Applied Economics, 2008.

House construction remains active at Pecan Creek and Larado Ranch, while Castlegate is nearing build-out. Site preparation and golf course development is underway at Johnson Farms, where approximately 2,200 houses will be constructed. Site preparation is also taking place at Ironwood Crossings (formerly called Era Mae, or Barnes Farms), which will add another 1,400 houses. Development at the Combs portion of Superstitions Vistas will probably not occur soon since construction will begin in the area closer to Apache Junction, and the need to bridge the CAP canal to access the land located in the eastern portion of the District.

### 7.3 DEMOGRAPHIC PROJECTIONS

The J.O. Combs Unified School District has strong development potential in the near future and major development potential in the long run. Population is expected to increase almost 40 times the 2000 level by 2025 to 108,508 (see Table 7-3). The School District is expected to increase its share of county population from 1.5 percent in 2000 to 9.3 percent by 2025. Population per household is projected to decline throughout the projection period and occupancy rates are likely to increase.

The median age of the School District is not expected to shift significantly through the projection period. Cohorts comprising the greatest share of the District's population will be those 19 years and under, with 36.6 percent by 2025. Retirees, those 65 years and older, comprised the smallest share of the population in 2000 at 8.0 percent and are expected to increase slightly to 11.4 percent by 2025; the 75 years and over cohort will experience the greatest growth in population. Whites are expected to decline from an almost exactly two-thirds share of the population in 2000 to just under two-fifths of the population by 2005 (39.0 percent). Hispanics are expected to increase share from 29.0 percent to 47.5 percent by 2025, the largest of all races/ethnic groups. Hispanics are likely to reach a majority share after 2025. In 2000, the median household income in the J.O. Combs Unified School District was \$42,930; by 2025, median household income is expected increase to \$52,764, well above the County as a whole.

High school enrollment from the J.O Combs Unified High School District area in 2000 was about 100 students. As the population increased from 2,744 to 11,573 by 2005, public high school enrollment increased to an estimated 515 students. A trend similar to those experienced by other districts is likely to occur: population growth is expected to increase dramatically over the projection period and the age distribution of the population is expected to become much younger. As such, enrollment in the J.O Combs Unified School District is expected to have about 5,700 high school students by 2025.

**TABLE 7-3  
DEMOGRAPHIC PROJECTIONS - SCHOOL DISTRICT 5: J.O. COMBS UNIFIED**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	1,052		899	153	85.5%	3.05	2,744	104
2005	4,442	1,876	3,821	621	86.0%	3.03	11,573	515
2010	10,762	1,375	9,296	1,466	86.4%	2.96	27,491	1,497
2015	20,600	9,838	17,898	2,702	86.9%	2.87	51,422	2,557
2020	32,004	11,404	28,011	3,993	87.5%	2.80	78,323	4,067
2025	45,177	13,173	39,907	5,271	88.3%	2.72	108,508	5,711

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	255	300	209	180	154	218	237	246	214	133	158	100	120	81	59	80	2,744
2005	1,063	1,093	1,205	822	694	619	874	950	967	775	454	528	314	579	340	298	11,573
2010	2,501	2,573	2,474	2,672	1,786	1,569	1,401	1,978	2,106	1,969	1,491	852	931	853	1,375	960	27,491
2015	4,654	4,788	4,604	4,339	4,589	3,196	2,808	2,506	3,468	3,392	2,995	2,214	1,190	1,999	1,603	3,076	51,422
2020	7,279	7,489	7,201	6,785	6,263	6,901	4,806	4,223	3,694	4,694	4,336	3,739	2,597	2,147	3,157	3,013	78,323
2025	10,057	10,347	9,949	9,375	8,654	8,321	9,169	6,385	5,499	4,417	5,301	4,781	3,874	4,140	2,995	5,243	108,508

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	42	18	796	30	1,817	41	2,744
2005	222	88	3,786	58	7,221	198	11,573
2010	637	240	10,010	69	16,011	524	27,491
2015	1,394	505	20,624	77	27,740	1,082	51,422
2020	2,432	854	34,308	94	38,832	1,803	78,323
2025	3,798	1,302	51,541	109	49,045	2,713	108,508

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$42,930	\$51,218	\$16,486
2005	\$44,952	\$53,630	\$17,708
2010	\$46,867	\$55,915	\$18,907
2015	\$48,838	\$58,266	\$20,280
2020	\$50,767	\$60,568	\$21,661
2025	\$52,764	\$62,950	\$23,151

Source: Applied Economics, 2008.

## **8.0 SCHOOL DISTRICT 6: MAMMOTH-SAN MANUEL UNIFIED**

### **8.1 EXISTING CONDITIONS**

Total population in the Mammoth – San Manuel Unified School District increased from 15,488 in 2000 to 21,825 by 2007 (see Table 8-1). The 40.9 percent increase in total population was driven by a 36.9 percent increase in total housing units. In all, more than 2,678 new units were added to inventory over the seven-year period. Occupancy rates were steady. Slower household growth relative to population growth led to increases in population per housing.

**TABLE 8-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 6: MAMMOTH-SAN MANUEL UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	7,255		6,203	1,052	85.5%	2.50	15,488
2001	7,292	37	6,241	1,051	85.6%	2.53	15,799
2002	7,695	403	6,593	1,102	85.7%	2.54	16,776
2003	7,885	190	6,761	1,124	85.7%	2.56	17,284
2004	8,642	757	7,408	1,234	85.7%	2.56	18,988
2005	9,135	493	7,816	1,319	85.6%	2.57	20,051
2006	9,680	545	8,264	1,416	85.4%	2.57	21,219
2007	9,933	253	8,478	1,455	85.4%	2.57	21,825

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2007.

The Mammoth – San Manuel Unified School District had an older, more affluent population than other school districts in Pinal County. The population of 15,488 included a large portion of baby boomers and retirees; almost 25 percent of the population in the area was aged 50 to 64 years and an additional 22.9 percent was 65 years and over. The White population made up the majority at 64.0 percent followed by Hispanics with 34.3 percent.

The educational attainment of the Study Area was much higher, as well. Only 14.3 percent of the population 25 years and over had less than a high school education, compared to 27.3 percent Countywide. The majority, 53.9 percent, had a high school education or some college. Most notable, 31.9 percent had an Associates degree or more, compared to the County average of 17.6 percent.

Due to the older population, this School District had a smaller share of employed persons at 36.6 percent. Of those employed, professional, sales, and construction occupations had larger shares than that of the County as a whole. These occupations typically had higher salaries, reflected in the income level for this District; the median household income was \$47,340, almost \$11,000 more than the County. The Mammoth – San Manuel Unified School District is near the southern border of Pinal County and within a reasonable driving distance to Tucson, which was reflected in the longer commute times for workers living in this Study Area.

### **8.2 RESIDENTIAL DEVELOPMENT POTENTIAL**

The Mammoth-San Manuel Unified District is primarily composed of government-controlled land. The Santa Catalina Mountains in the Coronado National Forest lie along the southern border with Pima County and the scenic San Pedro River runs through the eastern portion of the area. The remote location

and lack of easily developable land has precluded it from high levels of construction, and will continue to do so in the future. However, the area has proven attractive to specific types of development, such as retirement communities, and this is expected to continue. There is a currently identified development potential estimated at about 18,500 units (see Table 8-2).

**TABLE 8-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 6: MAMMOTH-SAN MANUEL UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	1,266	-	-	5,427	1,550	10,130	18,373
Manufactured House	118	-	-	-	-	-	118
<b>Total</b>	<b>1,384</b>	<b>-</b>	<b>-</b>	<b>5,427</b>	<b>1,550</b>	<b>10,130</b>	<b>18,491</b>

Sources: Pinal County Planning Department;  
Central Arizona Association of Governments; Applied Economics, 2008.

The Saddlebrook retirement community located on the county border is mostly built out, though property to the west could be developed in the future. Saddlebrook Ranch, also a retirement community to be located just north of the junction of highways 77 and 79, is planned for over 5,000 units and is expected to begin development in three to five years. Biosphere 2 and approximately 1,700 acres were purchased in mid-2007 and have zoning approval for 1,550 housing units. Approximately 23,000 acres of land owned by BHP Copper around the town of San Manuel has been redesignated to allow residential development. Much of the property would not be developable, but an estimated 5,000 units could be added, which could quadruple the town population, though development is not expected for a number of years.

### 8.3 DEMOGRAPHIC PROJECTIONS

The population in the Mammoth-San Manuel Unified School District is relatively small, with growth projected to occur at less than a third the rate of the County. By 2025, the current population of 15,488 should grow 153.5 percent to reach 39,260 (see Table 8-3). Population growth rates for each five-year period from 2005 to 2025 are projected to remain above 16.5 percent. While new residential development is slower than the County, the growth in the occupancy rate will also occur at a slower rate.

The 2000 median age in the Mammoth-San Manuel Unified School District is significantly higher than that of the County, reflecting the strong presence of retirees; residents 50 years and over comprise 47.4 percent of the population and 22.8 percent are of retirement age, 65 years and over. By 2025, the age composition will shift dramatically, with the median age dropping over 10 years to level closer to that of the County. At this same time, resident 50 years and over will represent 27.8 percent of the population and those aged 65 years and over will hold just a 17.6 percent share. Though these future shares are still greater than that of the County, it is a significant shift for the School District. The White share is projected to decrease through the projection period, and will lose its majority share sometime after 2015. The Hispanic minority is projected to grow from 34.3 percent to a majority share of 51.5 percent by 2025. The income levels in the Mammoth-San Manuel Unified School District are significantly higher than that of the County and are expected to remain as such.

Public high school enrollment is expected to grow slowly to about 1,500 students over the projection period as retirement communities are expected to be the main source of residential development.

**TABLE 8-3  
DEMOGRAPHIC PROJECTIONS - SCHOOL DISTRICT 6: MAMMOTH-SAN MANUEL UNIFIED**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	7,255		6,203	1,052	85.5%	2.50	15,488	444
2005	9,135	493	7,816	1,319	85.6%	2.57	20,051	355
2010	10,545	250	9,005	1,540	85.4%	2.59	23,367	575
2015	12,788	2,243	10,920	1,868	85.4%	2.61	28,528	705
2020	14,800	2,013	12,656	2,144	85.5%	2.64	33,362	1,091
2025	17,211	2,410	14,766	2,445	85.8%	2.66	39,260	1,554

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	801	1,090	833	897	682	670	529	829	1,026	785	963	1,211	1,644	1,344	1,155	1,030	15,488
2005	1,091	1,122	1,427	1,068	1,127	893	878	692	1,063	1,209	874	1,047	1,237	2,584	1,848	1,891	20,051
2010	1,362	1,401	1,348	1,680	1,232	1,354	1,073	1,054	815	1,149	1,234	871	981	1,782	3,258	2,775	23,367
2015	1,801	1,853	1,782	1,679	2,051	1,566	1,722	1,364	1,313	932	1,242	1,302	864	1,496	2,379	5,179	28,528
2020	2,471	2,543	2,445	2,304	2,127	2,705	2,066	2,271	1,763	1,559	1,045	1,360	1,340	1,367	2,073	3,923	33,362
2025	3,157	3,248	3,123	2,943	2,717	2,612	3,322	2,538	2,734	1,949	1,628	1,066	1,303	1,975	1,764	3,182	39,260

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	49	73	5,317	19	9,906	124	15,488
2005	71	108	7,572	50	12,040	210	20,051
2010	92	141	9,626	87	13,117	304	23,367
2015	122	191	12,732	142	14,899	442	28,528
2020	155	245	16,036	208	16,118	600	33,362
2025	196	314	20,219	294	17,432	805	39,260

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$47,340	\$59,190	\$23,462
2005	\$48,621	\$60,791	\$23,696
2010	\$49,964	\$62,471	\$24,074
2015	\$51,675	\$64,610	\$24,730
2020	\$53,403	\$66,771	\$25,330
2025	\$55,355	\$69,212	\$26,031

Source: Applied Economics, 2008.

## 9.0 SCHOOL DISTRICT 7: MARICOPA UNIFIED

### 9.1 EXISTING CONDITIONS

The Maricopa Unified School District experienced very strong growth during the period. Total population increased 737.8 percent, from 4,831 in 2000 to 40,472 in 2007 (see Table 9-1). The number of households grew even more. From 2000 to 2007, the number of households increased 770.4 percent, which led to the decline in population per household from 3.31 to 3.18. The total number of housing units increased 762.6 percent. In all, more than 12,644 new units were added to inventory over the period. Occupancy rates continued to climb even further from the Pinal County average of 75.6 percent to 88.9 percent.

**TABLE 9-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 7: MARICOPA UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	1,658		1,461	197	88.1%	3.31	4,831
2001	1,733	75	1,531	202	88.3%	3.32	5,083
2002	1,974	241	1,749	225	88.6%	3.31	5,779
2003	2,494	520	2,214	280	88.8%	3.29	7,280
2004	3,600	1,106	3,200	400	88.9%	3.26	10,447
2005	5,907	2,307	5,249	658	88.9%	3.24	16,982
2006	11,170	5,263	9,920	1,250	88.8%	3.21	31,803
2007	14,302	3,132	12,717	1,585	88.9%	3.18	40,472

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2007.

In 2000, the population of the Maricopa Unified School District was younger than the County average. Nearly 27.8 percent of the 4,831 residents in 2000 were 14 years or under, compared to 20.9 percent of all County residents. In addition, the share of population 40 to 44 years old was slightly greater than the County, 8.1 and 7.0 percents respectively. This age group was likely to have older children, explaining the greater than average share of the 10 to 14 year old population at 10.1 percent. The area had a slightly larger share of Hispanic than White population, 44.8 percent compared to 42.7 percent. The area also included 442 Native Americans comprising 9.1 percent of the population. The addition of several new housing developments very recently has attracted numerous new residents to this Study Area, though it remains to be seen what affect this has had on the age and racial distribution of the population.

Census data from 2000 showed the educational attainment of Maricopa Unified School District residents was well below the County average. Only 9.8 percent of the area population aged 25 years or older had attained an Associates degree or higher, compared to 17.6 percent throughout Pinal County. Furthermore, 23.1 percent of the population in this area had less than a 9<sup>th</sup> grade education, more than double the County share of 10.6 percent. Similar to the J.O. Combs Unified School District, this area is located in close proximity to the Phoenix metro area and attracted residents who also work in the metro area. As a result, a greater share of residents was willing to commute longer distances.

### 9.2 RESIDENTIAL DEVELOPMENT POTENTIAL

The Maricopa Unified School District includes the City of Maricopa, with the Gila River Indian Community in the north, the Ak-Chin Indian Community in the south and central portion of the District,

and open agricultural or range land in the southwest and western portions. Growth is centered in Maricopa, with steady, limited additions to housing in the rural areas at the outside of the District. This 158 square mile district has a currently identified housing potential of nearly 57,000 units (see Table 9-2).

**TABLE 9-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 7: MARICOPA UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	13,735	2,538	1,538	12,648	25,757	-	56,216
Manufactured House	602	-	-	-	-	-	602
Total	14,337	2,538	1,538	12,648	25,757	-	56,818

Sources: Pinal County, Maricopa Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

House construction in Maricopa has progressed rapidly since the opening of Rancho El Dorado in 2002. While conventional single family housing for younger families remains the primary type of development, retirement housing is also present with the partially built nearly 2,000 lot Province community. Growth in Maricopa faces impacts both from the current downturn in the housing market, and also the lack of either employment opportunities or sufficient transportation corridors to commute into Maricopa County.

A limited amount of new housing is being constructed at the Ak-Chin community, at Farrell Road and Highway 347, and ground preparation has begun on Amarillo Creek in the southern portion of the District. Due to the downturn in the housing market, few new developments are expected to begin, and construction will continue to be centered in the City of Maricopa.

### 9.3 DEMOGRAPHIC PROJECTIONS

Population in the Maricopa Unified School District is expected to increase more than thirty-five times its 2000 level to 167,453 by 2025, as development will rebound in later years (see Table 9-3). With an increasing occupancy rate, the increase in households will outpace the increase in housing units. Though the population per household is projected to decrease through 2025, it will still remain greater than the County throughout the projection period, due to the families that are attracted to this region.

By 2025, the median age is expected to drop to the 25 to 29 years cohort from 30 to 34 years. A younger population is attracted to this area due to its affordability and proximity to the Phoenix metro area. By 2025, the four youngest cohorts, those 19 years and under, will have the four highest shares of the population, a combined 35.5 percent share. The strongest growth in population counts, however, is expected to occur in retiree cohorts (65 and older). Hispanics will almost reach a majority share by 2025 at 49.6 percent. Asians are likely to experience the largest growth rate in population, though the high growth in share is expected to have a limited affect on racial composition. Income in the Maricopa Unified School District was below that of the County in 2000 and expected to remain as such by 2025, increasing 28.0 percent to a median household income of \$41,907.

The Maricopa Unified School District is expected to witness strong population growth over the projection period. It is likely the growth will lead to a much younger age distribution and an increase in high school enrollment from 318 students in 2000 to more than 8,200 students by 2025. Age cohorts 19 years and younger are expected to represent almost 36.0 percent of the total population by 2025.

**TABLE 9-3  
DEMOGRAPHIC PROJECTIONS - SCHOOL DISTRICT 7: MARICOPA UNIFIED**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	1,658		1,461	197	88.1%	3.31	4,831	318
2005	5,907	2,307	5,249	658	88.9%	3.24	16,982	529
2010	20,470	2,375	18,297	2,173	89.4%	3.11	56,942	1,856
2015	37,686	17,216	33,942	3,744	90.1%	2.98	101,005	3,832
2020	54,804	17,118	49,810	4,994	90.9%	2.85	141,826	6,152
2025	67,023	12,219	61,585	5,437	91.9%	2.72	167,453	8,212

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	425	432	489	336	321	361	333	349	389	347	245	238	165	133	121	146	4,831
2005	1,499	1,542	1,462	1,624	1,093	1,088	1,223	1,127	1,159	1,188	1,000	690	629	669	474	514	16,982
2010	5,021	5,166	4,968	4,617	5,023	3,520	3,505	3,940	3,557	3,360	3,252	2,675	1,734	2,432	2,263	1,909	56,942
2015	8,898	9,155	8,803	8,295	7,552	8,558	5,998	5,973	6,580	5,455	4,867	4,599	3,555	3,546	4,350	4,820	101,005
2020	12,609	12,973	12,474	11,754	10,850	10,289	11,660	8,172	7,975	8,068	6,317	5,504	4,888	5,812	5,073	7,409	141,826
2025	15,063	15,498	14,902	14,042	12,962	12,463	11,820	13,394	9,200	8,245	7,878	6,023	4,931	6,738	7,010	7,284	167,453

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	54	14	2,163	442	2,062	97	4,831
2005	181	69	7,766	526	8,102	338	16,982
2010	584	302	26,592	569	27,776	1,119	56,942
2015	993	660	48,146	677	48,569	1,960	101,005
2020	1,335	1,101	68,975	769	66,930	2,716	141,826
2025	1,507	1,507	83,057	859	77,358	3,165	167,453

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$32,728	\$38,746	\$12,043
2005	\$34,924	\$41,345	\$12,780
2010	\$36,815	\$43,584	\$14,004
2015	\$38,464	\$45,536	\$15,302
2020	\$40,210	\$47,603	\$16,719
2025	\$41,907	\$49,612	\$18,246

Source: Applied Economics, 2008.

## ***10.0 SCHOOL DISTRICT 8: RAY UNIFIED***

### **10.1 EXISTING CONDITIONS**

Growth has been less dramatic in the Ray Unified School District. Total population increased only 5.5 percent to 4,934 (see Table 10-1). The addition of 59 new units to inventory left the District with 2,120 housing units, an increase of 2.8 percent. Likewise, households increased only 4.4 percent, from 1,692 in 2000 to 1,766 in 2007. Over the same period, occupancy rates and population per household were steady.

**TABLE 10-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 8: RAY UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	2,061		1,692	369	82.1%	2.77	4,687
2001	2,075	14	1,709	366	82.4%	2.80	4,785
2002	2,078	3	1,718	360	82.7%	2.80	4,818
2003	2,088	10	1,731	357	82.9%	2.81	4,864
2004	2,095	7	1,741	354	83.1%	2.81	4,888
2005	2,100	5	1,746	354	83.1%	2.80	4,891
2006	2,110	10	1,754	356	83.1%	2.80	4,904
2007	2,120	10	1,766	354	83.3%	2.79	4,934

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

The Ray Unified School District had a population of 4,687 people in 2000. The majority was White (54.8 percent), with a strong Hispanic minority (42.7 percent) and small minorities of Native Americans, Asians, African Americans, or “other” ethnicities and races composing the remaining 2.5 percent. The age profile was somewhat younger than the County average—31.8 percent were under 20 years, 29.0 percent were 20 to 44 years, 25.3 percent were 45 to 64 years, and 14.1 percent were 65 years or over.

The majority of the population 25 years and over in the School District had the equivalent of a high school education or some college credit. Of these 2,978 residents, 23.0 percent of the population had less than a high school education. However, a larger than average portion of this population, 62.4 percent, had a high school diploma or some college.

Of those employed, construction, service, and administrative occupations had the highest shares. Employment and income were close to County averages. The unemployment rate matched the County average at 8.1 percent. Median household and per capita income for the District were \$36,727 and \$15,403, respectively. The slightly lower percentage of the population not in the labor force highlights the smaller retiree population in the area. Commuters spent, on average, less time driving to work; over three-fourths of the workforce spent less than 30 minutes on the road.

### **10.2 RESIDENTIAL DEVELOPMENT POTENTIAL**

The Ray Unified School District includes part of the San Carlos Indian Community to the east, large tracts of state and BLM land, and a few small towns located along the San Pedro River corridor. There are no development projects identified within the region and the distance to urban areas, lack of developable private land, and the difficulties of developing any of the roughly 160,000 acres of state land make it unlikely that any appreciable residential development will occur in the foreseeable future. The

development potential is estimated at 235 units and consists of individual building lots located near the Highway 77 corridor (see Table 10-2).

**TABLE 10-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 8: RAY UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	88	-	-	-	-	-	88
Manufactured House	147	-	-	-	-	-	147
Total	235	-	-	-	-	-	235

Sources: Pinal County Planning Department;  
Central Arizona Association of Governments; Applied Economics, 2008.

Any future residential growth should be slight, with any variance in the near term tied to fluctuations in the mining activity in the area. Housing demand from new residents attracted to the area by its scenic beauty and rural character will largely be offset by older, existing residents leaving the area; this combination should maintain the low demand for new housing.

### 10.3 DEMOGRAPHIC PROJECTIONS

The Ray Unified School District has no know development projects, leading to very little new housing units and a corresponding slow population growth. From 2000 to 2025, population is projected to increase just 23.4 percent to 5,782 from 4,687 (see Table 10-3). This is the slowest growth rate for a School District in Pinal County. Similar to most School Districts, the Ray Unified School District is experiencing increasing occupancy rates and declining a population per household.

The median age is projected to decrease from late-30s to late-20s by 2025. All age cohorts representing 29 years and under, as well as the age cohort for 75 years and over, should increase their shares during the projection period. The cohorts within ages 40 to 74 are projected to lose share. The four largest age cohorts in 2025 will be those 19 years and under, but the 20 to 24 years cohort will experience the greatest growth in share. The White population, the current majority, is expected to remain the majority throughout the projection period. Hispanics, the largest minority, will slightly increase their share of population from 42.7 percent in 2000 to 44.6 percent by 2025. Income measures are projected to grow at a lesser rate than that of the County and remain at lower levels compared to the County through 2025. By 2025, the median household income is should reach \$42,414.

High school enrollment in the Ray Unified School District in 2000 totaled 215 students. Since appreciable residential development is unlikely for the foreseeable future, it is expected that enrollment will not increase significantly. From 2000 to 2025, a net gain of 94 students to high school enrollment totals is projected. Moreover, the student-age population is expected to only increase less than third over the period from 2005 to 2025.

**TABLE 10-3  
DEMOGRAPHIC PROJECTIONS – SCHOOL DISTRICT 8: RAY UNIFIED**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	2,061		1,692	369	82.1%	2.77	4,687	215
2005	2,100	5	1,746	354	83.1%	2.80	4,891	213
2010	2,144	10	1,800	344	84.0%	2.79	5,022	220
2015	2,223	79	1,888	335	84.9%	2.77	5,221	254
2020	2,318	94	1,994	324	86.0%	2.75	5,478	277
2025	2,426	109	2,119	308	87.3%	2.73	5,782	309

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	401	374	392	317	224	259	271	305	302	289	328	346	218	221	224	215	4,687
2005	426	438	382	391	311	228	264	276	305	277	251	278	275	267	237	285	4,891
2010	445	457	440	376	377	312	229	265	272	276	237	209	218	331	282	298	5,022
2015	467	481	462	436	364	381	315	232	262	247	237	199	165	264	352	356	5,221
2020	499	513	493	465	429	374	391	324	233	242	215	202	159	203	284	451	5,478
2025	544	559	538	507	468	450	392	410	332	220	216	187	165	200	223	373	5,782

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	5	9	2,001	28	2,570	73	4,687
2005	12	17	2,107	30	2,649	76	4,891
2010	19	25	2,182	31	2,688	77	5,022
2015	26	34	2,289	32	2,760	80	5,221
2020	34	44	2,422	34	2,861	83	5,478
2025	43	55	2,579	36	2,982	87	5,782

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$36,727	\$41,723	\$15,403
2005	\$37,626	\$42,745	\$15,256
2010	\$38,578	\$43,827	\$15,711
2015	\$39,716	\$45,119	\$16,316
2020	\$40,992	\$46,568	\$16,951
2025	\$42,414	\$48,184	\$17,655

Source: Applied Economics, 2008.

## ***11.0 SCHOOL DISTRICT 9: SANTA CRUZ VALLEY UNION***

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### **11.1 EXISTING CONDITIONS**

The Santa Cruz Valley Union School District has mild growth in total population from 2000 to 2007. Total population increased 20.3 percent, from 10,120 in 2000 to 12,175 in 2007 (see Table 11-1). The population per household ratio was the highest of the Districts and began declining slowly after peaking at 4.09 from 2001 to 2004. Household growth has increased about 20 percent to 3,001 over the same period.

**TABLE 11-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 9: SANTA CRUZ VALLEY UNION**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	2,773		2,501	272	90.2%	4.05	10,120
2001	2,833	60	2,556	277	90.2%	4.09	10,446
2002	2,882	49	2,602	280	90.3%	4.09	10,645
2003	2,924	42	2,641	283	90.3%	4.09	10,810
2004	3,015	91	2,721	294	90.2%	4.09	11,123
2005	3,148	133	2,834	314	90.0%	4.08	11,550
2006	3,232	84	2,902	330	89.8%	4.06	11,789
2007	3,345	113	3,001	344	89.7%	4.06	12,175

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

In 2000, the population of the Santa Cruz Valley School District was younger than the County average. Nearly 21.5 percent of the 10,120 residents in 2000 were 14 years or under, compared to 20.9 percent of all County residents. Almost 40.0 percent of the population was younger than 25 years. The area had a considerably larger share of Hispanic than White population, 64.3 percent compared to 24.2 percent. The area also included 233 Native Americans comprising 2.3 percent of the population, African Americans comprised 5.8 percent, and Asian and “other” ethnicities made up the remaining balance.

Education attainment in the Santa Cruz Valley Union School District residents was well below the County average. Only 7.3 percent of the area population aged 25 years or older had attained an Associates degree or higher, compared to 17.6 percent throughout Pinal County. Furthermore, 29.2 percent of the population in this area had less than a 9<sup>th</sup> grade education, a little less than three times the County share of 10.6 percent. The majority of the residents over 25 years of age have less than a high school education (52.3 percent).

Poor education attainment is evidenced in sharply lower median and mean household and per capita income. The median household income in the Study Area was \$23,641 compared to the County average of \$36,586. The majority of earnings were in service, construction, administrative, and sales occupations. Higher paying professional and management occupations accounted for 17.1 percent of employment, compared with 22.7 percent for the County. Commuters typically stayed within thirty minutes of their homes (57.0 percent).

## 11.2 RESIDENTIAL DEVELOPMENT POTENTIAL

Santa Cruz Valley Union School District includes part of the City of Eloy and consists primarily of state and federal land in the eastern and southern portions of the District, with scattered parcels of private land. The District is bisected by Interstate 10. Most development potential exists on the agricultural land surrounding Eloy. The currently estimated housing potential is slightly under 100,000 units, with the great majority not expected to start development in the next five years (see Table 11-2).

**TABLE 11-2  
POTENTIAL NEW HOUSING UNITS BY DEVELOPMENT TIMELINE  
SCHOOL DISTRICT 9: SANTA CRUZ VALLEY UNION**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	762	4,911	2,369	2,813	69,594	18,273	98,722
Manufactured House	476	-	-	-	-	-	476
Multifamily	184	-	-	-	-	-	184
<b>Total</b>	<b>1,422</b>	<b>4,911</b>	<b>2,369</b>	<b>2,813</b>	<b>69,594</b>	<b>18,273</b>	<b>99,382</b>

Sources: Pinal County, Eloy Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

Even though most of the development potential is located in the Eloy area, the major project actually under development is Red Rock Village, located on the west side of Interstate 10 about 6 miles north of Pima County. This development is planned for about 3,900 units at build-out. On the north side of Eloy, development is underway on the first phase of Esperanza, which will add 3,033 housing units at build-out.

## 11.3 DEMOGRAPHIC PROJECTIONS

Population growth in the Santa Cruz Valley Union School District is expected to remain slow until later in the projection period when development is projected to increase. Growth could increase 103.5 percent from 2010 to 2015 and almost 65 percent for every five year period thereafter (2015 to 2020 and 2020 to 2025) (see Table 11-3). By 2025, the 2000 population of 10,120 is projected to reach 71,998.

The median age increases, though not significantly, as the age cohorts 45 and over increase shares and numbers. The largest increases in cohort numbers were for those 50 to 59 and retirees (65 and over). The Hispanic majority of 64.3 percent in 2000 is expected to decline to 44.6 percent by 2025 when Whites almost reach the majority threshold with 49.9 percent. Indeed, every race besides Whites are decreasing in share over time despite large growth rates (with the exception of the African American population). African Americans are expected to decline from share high of 5.8 percent in 2000 to just under 1.0 percent by 2025. Income in the Santa Cruz Valley Union School District is expected to remain well below the County average despite strong growth over the projection period of 30.9 percent in median and mean household income and 38.6 percent in per capita income. Median household income is projected to reach \$30,948 by 2025.

The Santa Cruz Valley Union School District had only two additional high school students enrolled between 2000 and 2005 bringing total enrollment to 514 students. As with the typical high school district, school age population growth will lead to a large percentage change over the projection period. Total high school enrollment is expected to reach about 2,700 students by 2025, an increase of almost 430.0 percent.

**TABLE 11-2  
DEMOGRAPHIC PROJECTIONS – SCHOOL DISTRICT 9: SANTA CRUZ VALLEY UNION**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	2,773		2,501	272	90.2%	4.05	10,120	512
2005	3,148	133	2,834	314	90.0%	4.08	11,550	514
2010	3,620	113	3,245	376	89.6%	4.04	13,112	499
2015	7,483	3,862	6,689	794	89.4%	3.99	26,681	917
2020	12,443	4,961	11,110	1,333	89.3%	3.95	43,843	1,586
2025	20,646	8,203	18,447	2,199	89.3%	3.90	71,998	2,707

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	603	731	841	695	1,037	944	990	995	865	630	392	376	363	211	174	273	10,120
2005	707	727	824	929	752	1,169	1,064	1,116	1,098	877	603	366	330	491	250	245	11,550
2010	821	844	812	902	996	840	1,305	1,189	1,221	1,104	832	559	319	443	576	349	13,112
2015	1,716	1,765	1,697	1,599	1,740	2,001	1,689	2,622	2,341	2,208	1,886	1,388	876	769	934	1,448	26,681
2020	2,981	3,067	2,949	2,779	2,565	2,908	3,344	2,821	4,294	3,520	3,136	2,615	1,809	1,757	1,350	1,951	43,843
2025	5,108	5,255	5,053	4,762	4,395	4,226	4,791	5,509	4,555	6,367	4,930	4,288	3,361	3,577	3,040	2,780	71,998

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	591	164	6,511	233	2,451	169	10,120
2005	556	172	6,975	266	3,392	189	11,550
2010	498	178	7,401	302	4,523	210	13,112
2015	743	326	14,006	614	10,573	419	26,681
2020	775	476	21,285	1,009	19,625	673	43,843
2025	540	684	32,111	1,656	35,927	1,080	71,998

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$23,641	\$32,257	\$7,808
2005	\$24,423	\$33,324	\$8,176
2010	\$25,312	\$34,537	\$8,547
2015	\$27,706	\$37,803	\$9,477
2020	\$29,333	\$40,024	\$10,142
2025	\$30,948	\$42,228	\$10,819

Source: Applied Economics, 2008.

## ***12.0 SCHOOL DISTRICT 10: SUPERIOR UNIFIED***

### **12.1 EXISTING CONDITIONS**

Total population in the Superior Unified School District increased almost 7 percent from 3,870 in 2000 to 4,138 in 2007 (see Table 12-1). Households and housing units grew at slower rates than population over the period. The total number of households increased 6.2 percent to 1,593 by 2007. The number of housing units increased 4.8 percent to 1,933. In all, 90 new units were added to inventory over the past seven years. Occupancy rates and population per household both increased slightly.

**TABLE 12-1  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 10: SUPERIOR UNIFIED**

Year	Housing Units	New Units	Households	Vacant	Occupancy Rate	Population Per HH	Total Population
2000	1,843		1,500	343	81.4%	2.58	3,870
2001	1,846	3	1,507	339	81.6%	2.61	3,929
2002	1,850	4	1,515	335	81.9%	2.61	3,956
2003	1,864	14	1,531	333	82.1%	2.61	4,002
2004	1,877	13	1,544	333	82.3%	2.61	4,034
2005	1,894	17	1,558	336	82.3%	2.61	4,061
2006	1,924	30	1,582	342	82.2%	2.60	4,114
2007	1,933	9	1,593	340	82.4%	2.60	4,138

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Whites (47.0 percent) and Hispanics (49.6 percent) comprised most of the Superior Unified School District's population of 3,870 residents according to the 2000 Census. The population in this area consisted of a larger percentage of elderly people than Pinal County as a whole, and had a higher than average median age. More than 25 percent of the population was aged 65 years and over.

The level of educational attainment was below that of the County, with just 14.9 percent of the population over 25 years having attained an Associates degree or higher. A much larger share of people in the area had only graduated high school or attended some college, 62.0 percent compared to 55.1 percent Countywide. The unemployment rate in the School District was 11.3 percent, 3.2 percent greater than Pinal County as a whole. In addition, the median household income of \$31,648 was below the County median of \$36,586, but per capita income of \$16,323 was above the County per capita income of \$15,275.

The School District is within a reasonable driving distance to Apache Junction and eastern Maricopa County, which was reflected in longer commute times for workers. 37.1 percent of commuters drove 45 or more minutes to work, including 17.7 percent who spent as least an hour on the road. The majority of workers were commuting to Service (28.6 percent), Administrative (15.6 percent), and Construction (15.1 percent) related occupations.

### **12.2 EXISTING CONDITIONS**

The Superior Unified School District covers 376 square miles and is primarily composed of the Tonto National Forest. It also contains the Town of Superior, Top of the World CDP, and over 26,000 acres of land in the western portion of the District that is part of the Superstition Vistas planning area. Because of that, there is a currently estimated potential in the District of nearly 43,000 housing units (see Table 12-2).

**TABLE 12-2  
HOUSING AND HOUSEHOLDS  
SCHOOL DISTRICT 10: SUPERIOR UNIFIED**

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
Single Family	85	47	-	-	550	42,100	42,782
Manufactured House	77	-	-	-	-	-	77
Total	162	47	-	-	550	42,100	42,859

Sources: Pinal County Planning Departments;  
Central Arizona Association of Governments; Applied Economics, 2008.

Limited future growth is expected to take place within the Town of Superior itself as infill or reuse of available land, but large parcels for residential development are not readily available. The only planned development currently is Superior Highlands, which has added 63 single family units, with another 47 being constructed in phase 3. Increased mining employment should spur some infill construction.

Development of the portion of Superstition Vistas located within the District is not expected to begin for a number of years, since other portions of that enormous planning area have better access to sewer and water infrastructure, though the area does have good transportation corridors in highways 60 and 79. Even though there is a development potential currently estimated at 42,100 units, overall density is expected to be low due to the hilly nature of the terrain.

### 12.3 DEMOGRAPHIC PROJECTIONS

Growth in the Superior Unified School District is expected to be very limited. The School District will have the second slowest growth rate in Pinal County. Population is expected to increase 72.8 percent over the projection period to 6,686 in 2025 from 3,870 in 2000 (see Table 12-3). With development increasing over time, five-year growth rates will increase from 5.2 percent in 2010 to 2015 to 22.0 percent in 2020 to 2025. With a gradually increasing occupancy rate, the number of households is projected to grow at a faster rate than the number of new housing units added to the inventory. Population per household slightly increased and is expected to decrease for the remainder of the projection period.

The median age is projected to decrease by more than 10 years from 2000 to 2025 and the racial profile is also expected to shift. From 2000 to 2025, all age cohorts representing ages under 45 years are projected to increase their shares, while age cohorts for ages 45 years and over decrease their shares. By 2010, Whites will represent the majority with a 51.0 percent share of the population. By 2025, this share is projected to increase to 57.1 percent. The Hispanic Share will correspondingly decrease from 49.6 percent in 2000 to 37.8 percent in 2025. African Americans and Asians are expected to increase their shares. Native Americans and “other” races are expected to decrease their shares. Asians will see the largest percent change in number, but their share is too small to greatly affect the School District’s racial composition. Incomes within the Superior Unified School District are projected to increase slower than that of the County as a whole. From 2000 to 2025, median household income is projected to reach \$37,053, a 17.1 percent increase from \$31,648.

Superior Unified School District is similar to the Ray Unified High School District. With little current or planned development, population growth is not expected to be substantial. High school enrollment totals are expected to increase by a little over 80 students from 2000 to 2025 to about 260 students.

**TABLE 12-2  
DEMOGRAPHIC PROJECTIONS - SCHOOL DISTRICT 10: SUPERIOR UNIFIED**

Year	Housing Units	New Units	Households	Occupancy Vacant	Rate	Population Per HH	Total Population	Public High School Enrollment
2000	1,843		1,500	343	81.4%	2.58	3,870	178
2005	1,894	17	1,558	336	82.3%	2.61	4,061	161
2010	1,988	23	1,649	340	82.9%	2.59	4,274	154
2015	2,185	197	1,829	355	83.7%	2.57	4,697	165
2020	2,539	354	2,150	389	84.7%	2.55	5,479	210
2025	3,082	543	2,644	438	85.8%	2.53	6,686	259

Source: Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Year	Under 5 Years	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 and Over	Total
2000	198	243	274	231	157	192	154	208	183	305	288	202	242	304	313	376	3,870
2005	250	257	301	332	274	194	237	191	252	203	321	281	156	216	355	242	4,061
2010	274	282	277	316	342	294	208	255	201	244	185	286	235	175	195	505	4,274
2015	332	342	335	322	361	407	350	248	297	215	247	146	265	258	153	419	4,697
2020	417	430	421	405	381	445	501	431	299	329	225	252	141	314	267	224	5,479
2025	508	523	513	493	464	455	531	598	504	321	333	223	235	155	373	458	6,686

Source: Applied Economics, 2008.

Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	19	9	1,918	21	1,817	85	3,870
2005	31	20	1,917	32	1,977	84	4,061
2010	43	32	1,917	22	2,178	82	4,274
2015	60	47	1,997	16	2,493	84	4,697
2020	84	68	2,200	16	3,021	90	5,479
2025	120	100	2,527	20	3,819	100	6,686

Source: Applied Economics, 2008.

Year	Median Household Income	Mean Household Income	Per Capita Income
2000	\$31,648	\$39,839	\$16,323
2005	\$32,335	\$40,704	\$15,616
2010	\$33,116	\$41,687	\$16,079
2015	\$34,117	\$42,947	\$16,728
2020	\$35,434	\$44,605	\$17,504
2025	\$37,053	\$46,643	\$18,447

Source: Applied Economics, 2008.

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Manager  
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Tom Sloat  
Project Manager - Villago  
Diamond Ventures

Jerry Stabley  
Planning Manager  
Pinal County

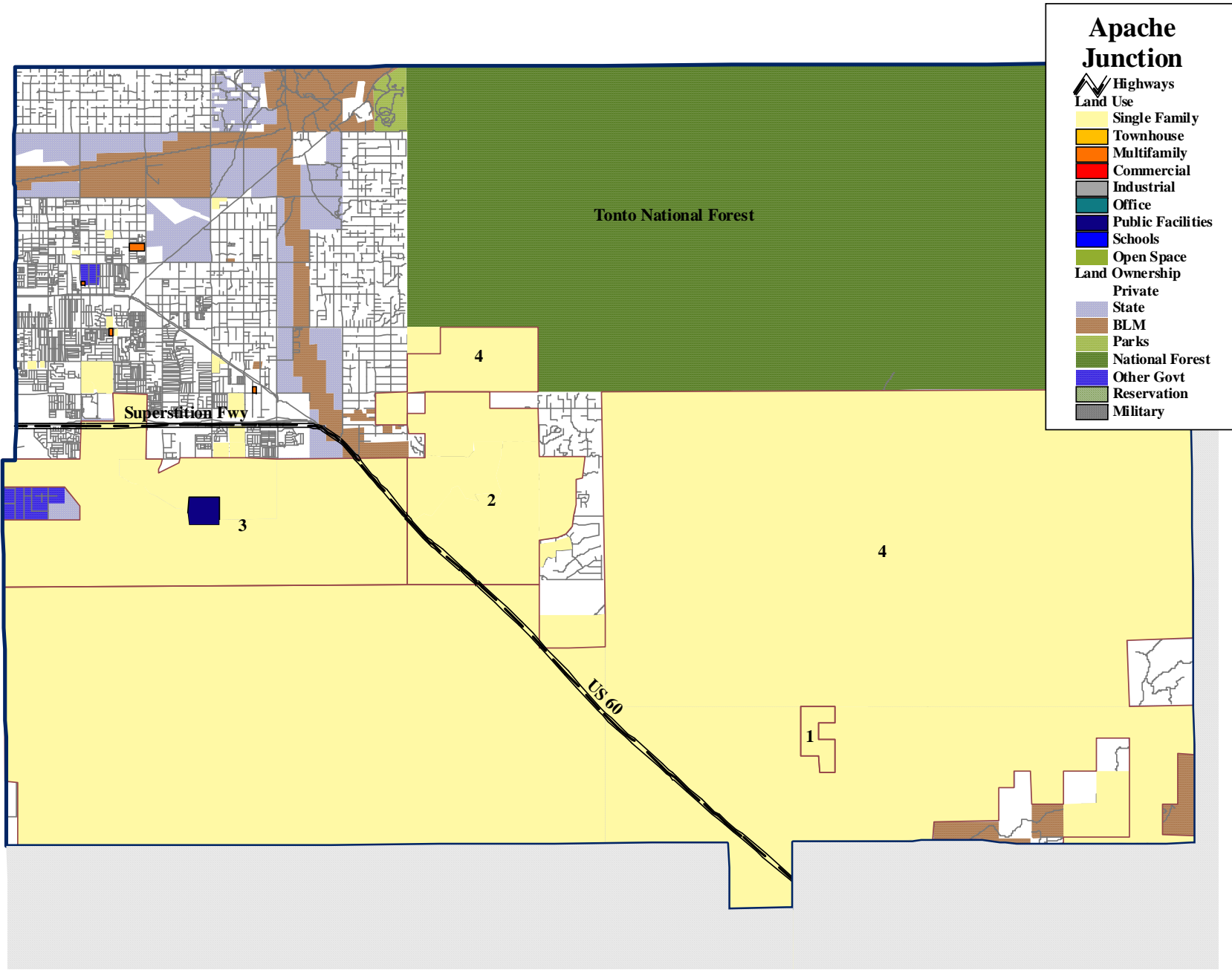
Gordon Taylor  
Planner  
Arizona State Land Department

Mark Thompson  
Planner 1  
Town of Florence



















Robert Wilson  
Program Manager/Senior Planner  
Central Arizona Association of Governments

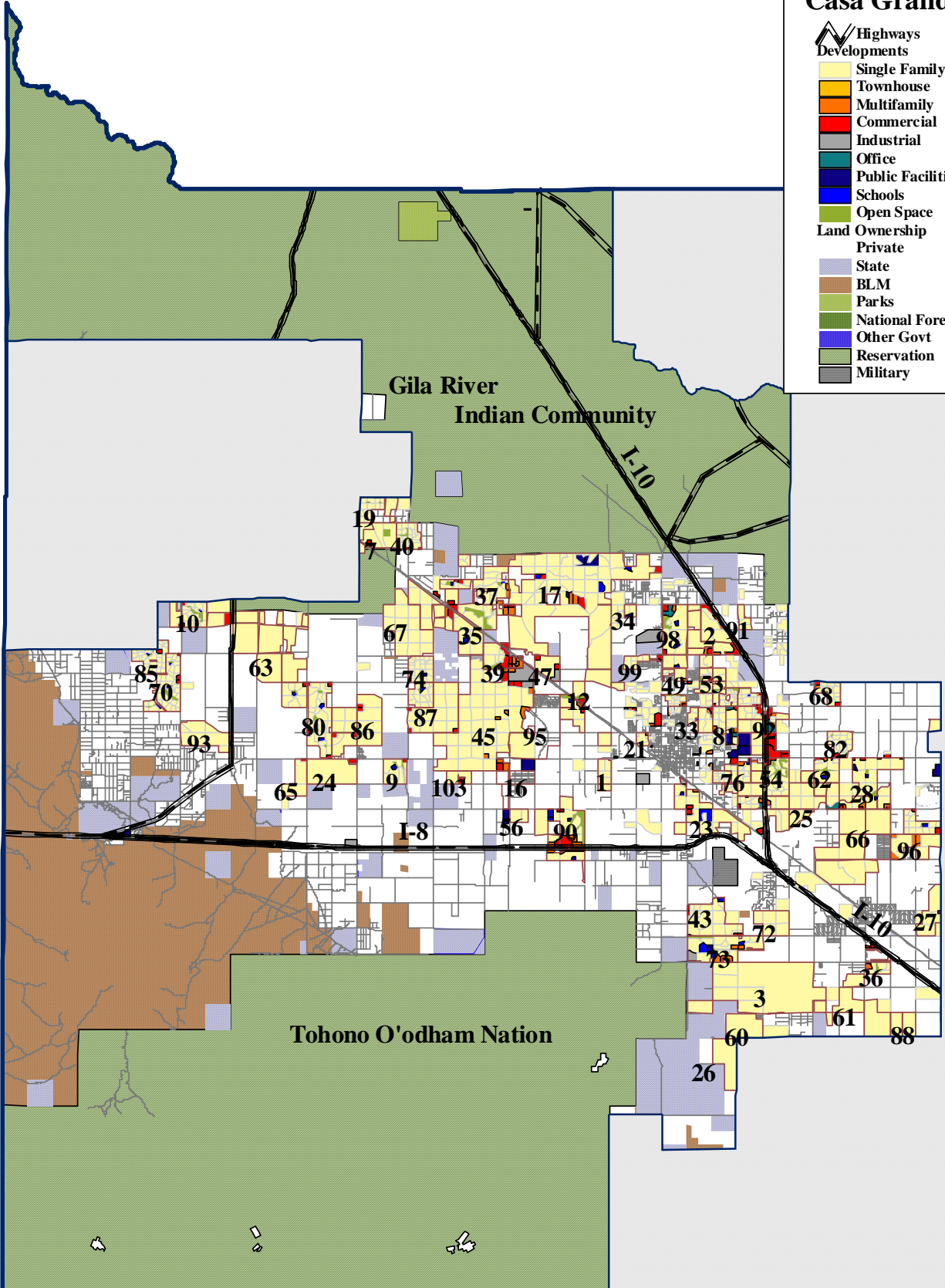
***APPENDIX A: DEVELOPMENT MAPS AND LISTINGS***

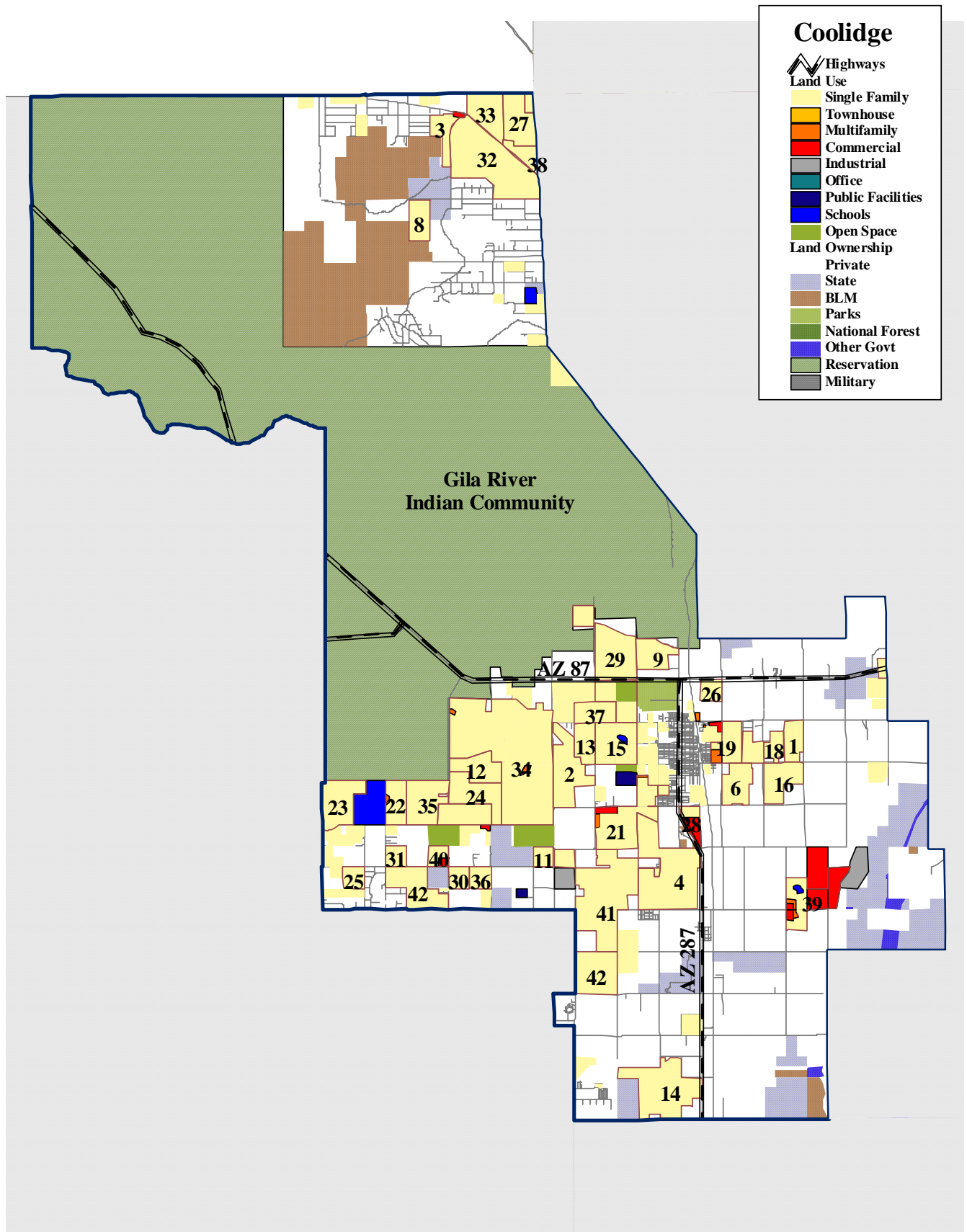
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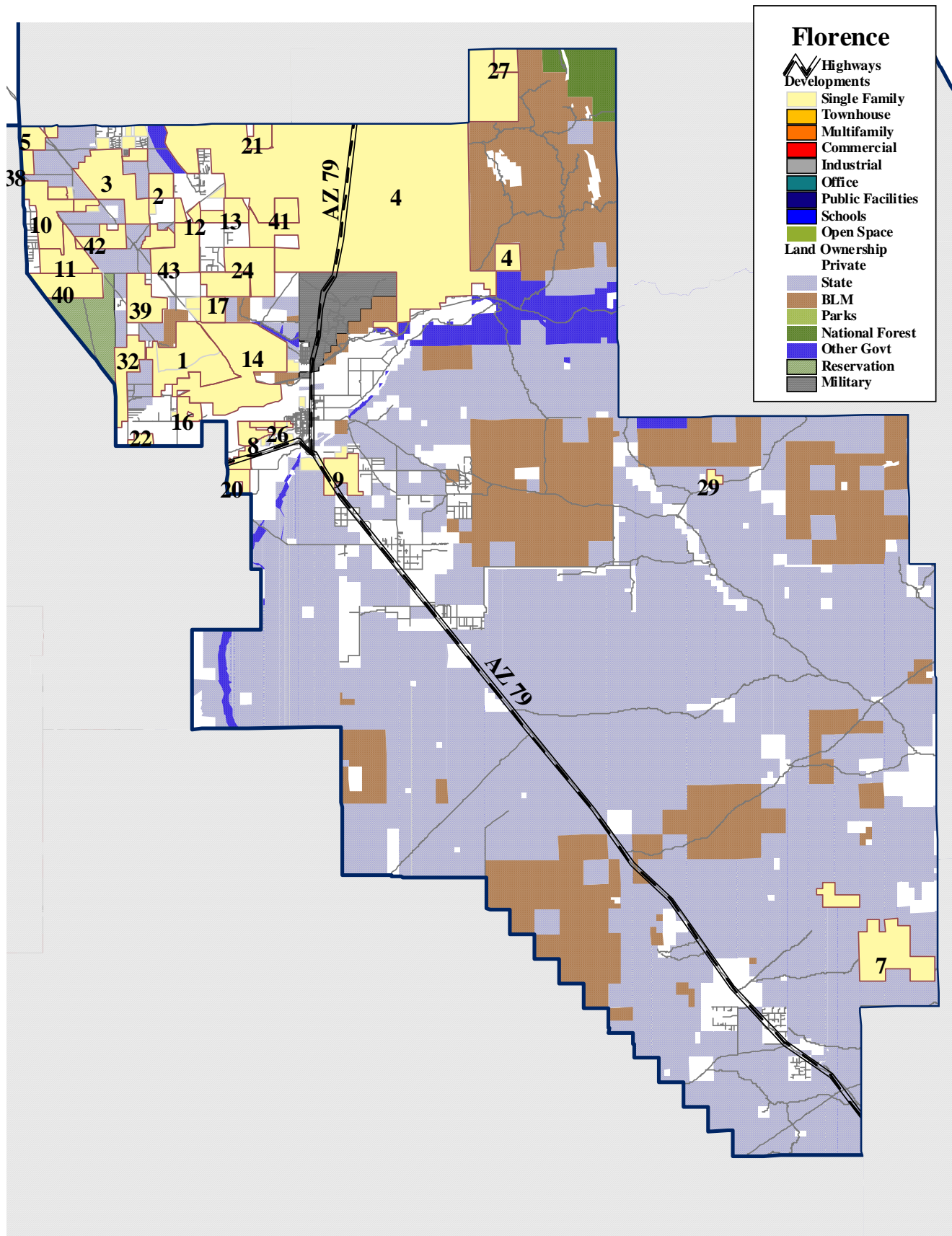


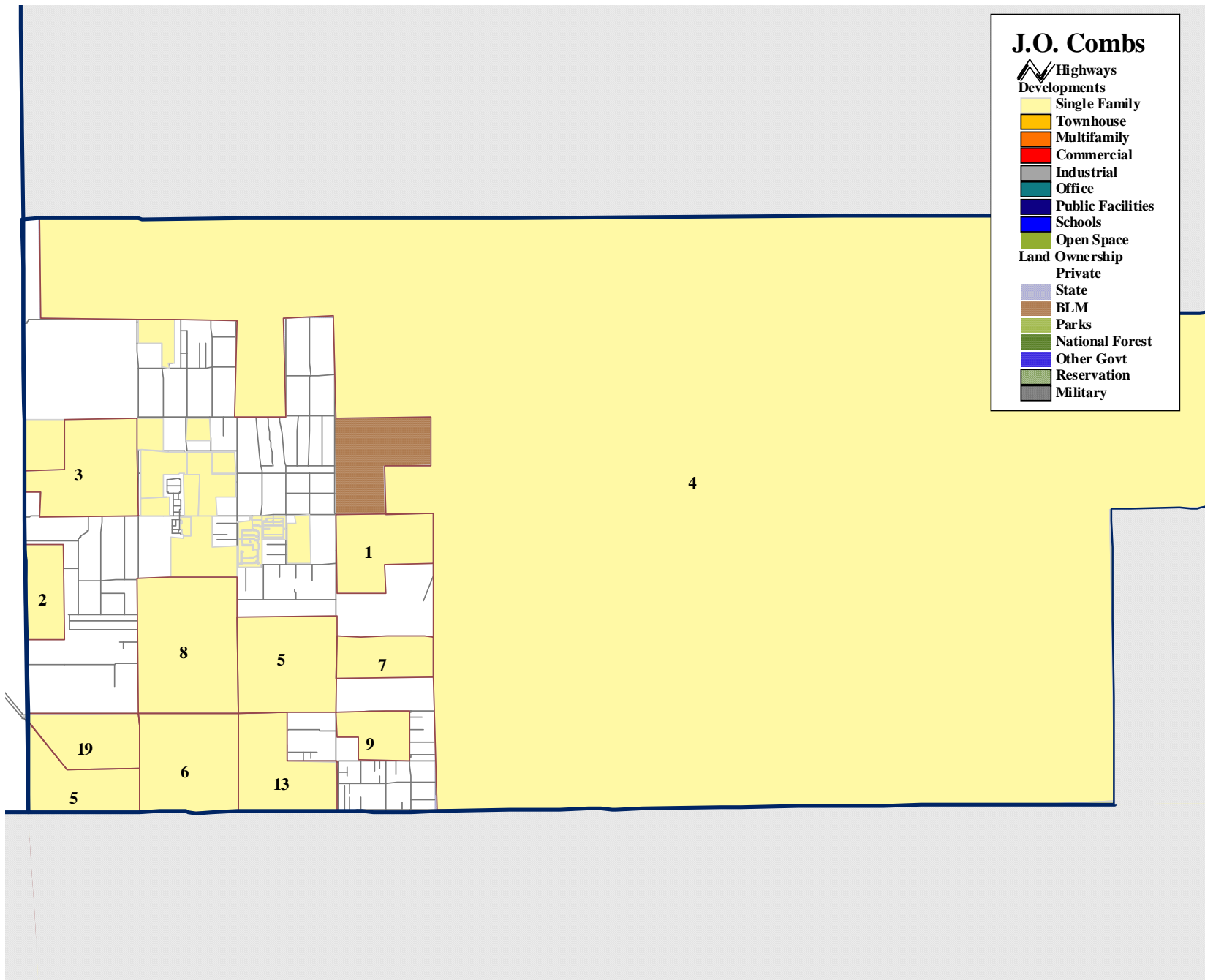
# Casa Grande

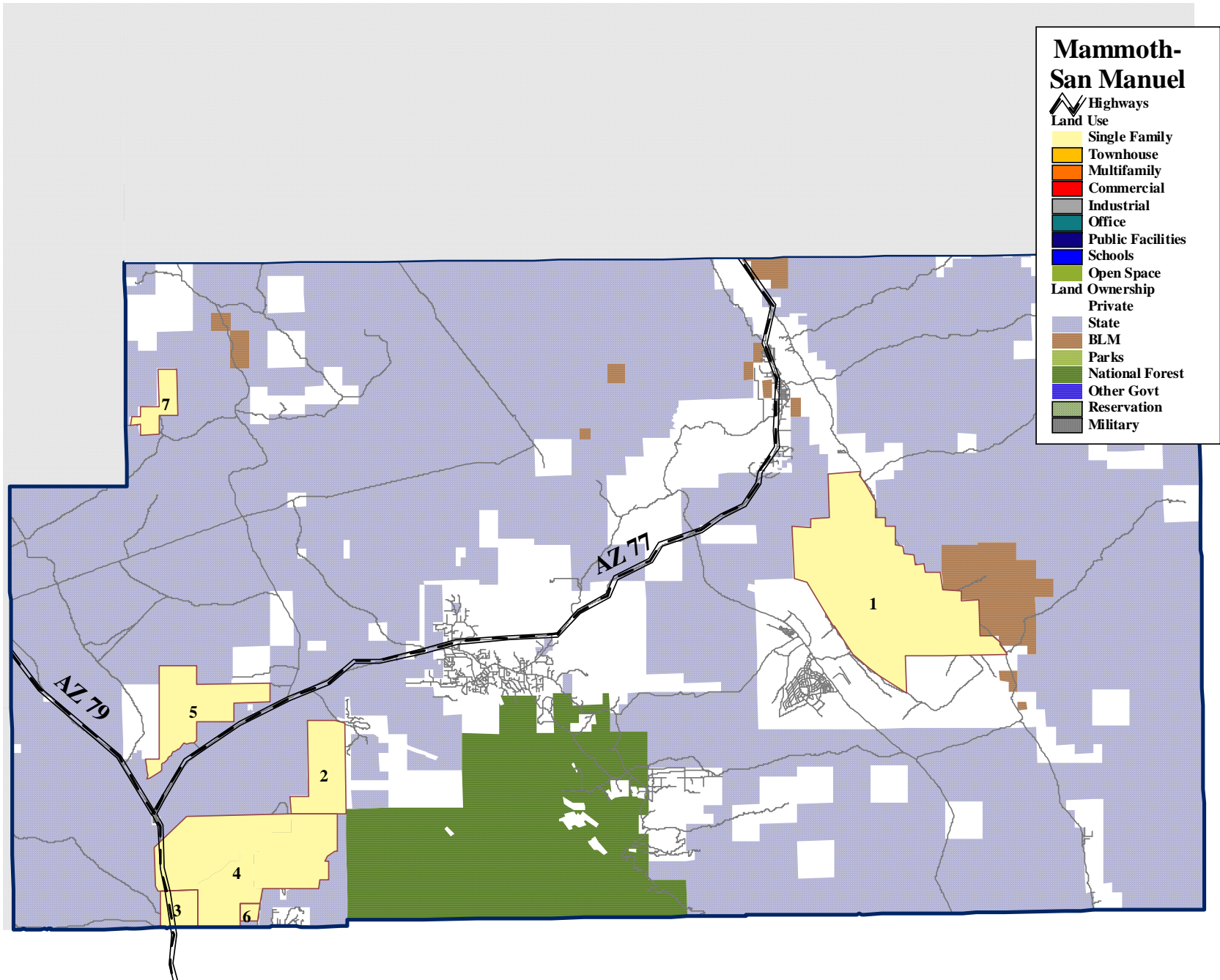
-  Highways
- Developments**
-  Single Family
-  Townhouse
-  Multifamily
-  Commercial
-  Industrial
-  Office
-  Public Facilities
-  Schools
-  Open Space
- Land Ownership**
-  Private
-  State
-  BLM
-  Parks
-  National Forest
-  Other Govt
-  Reservation
-  Military

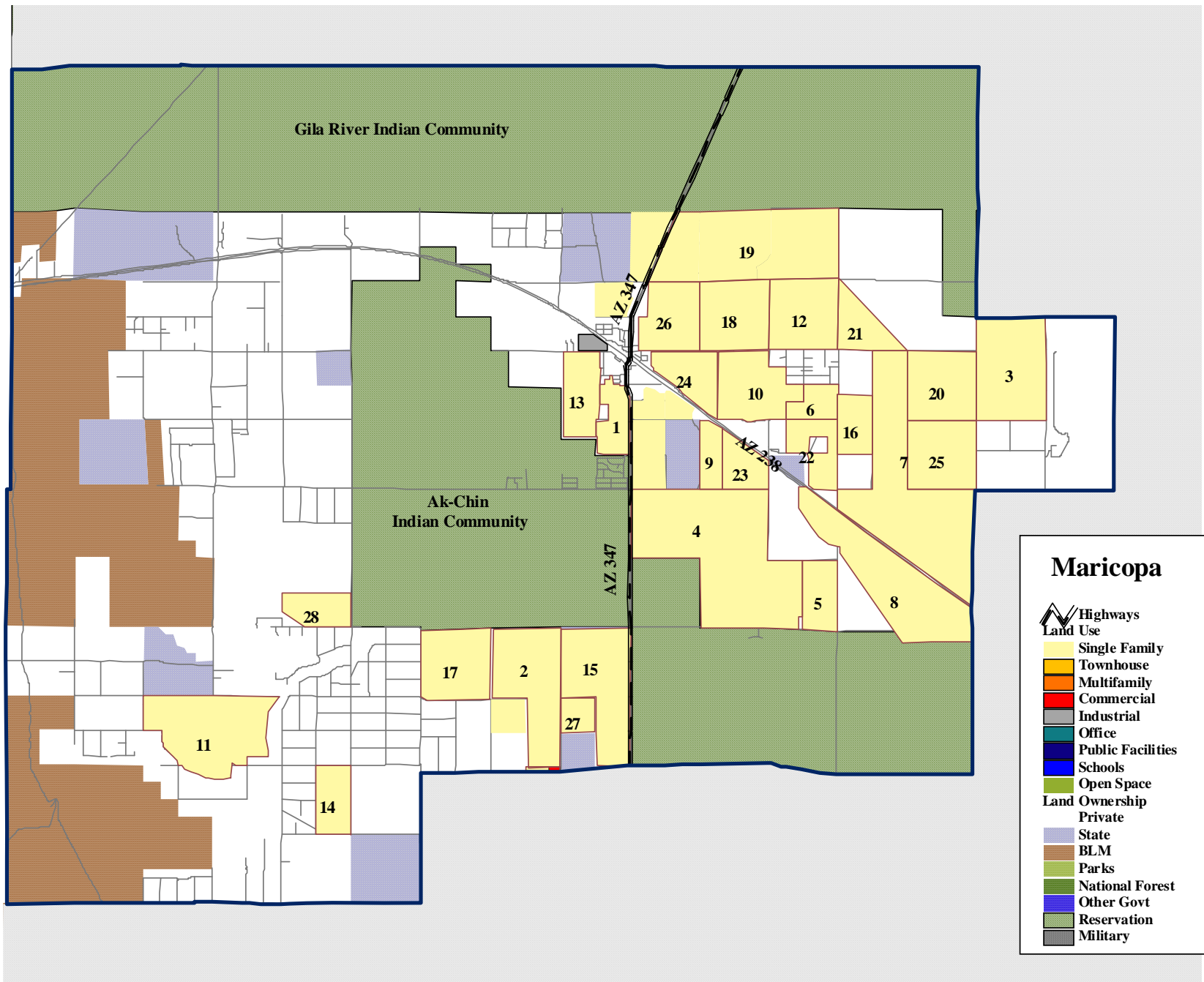


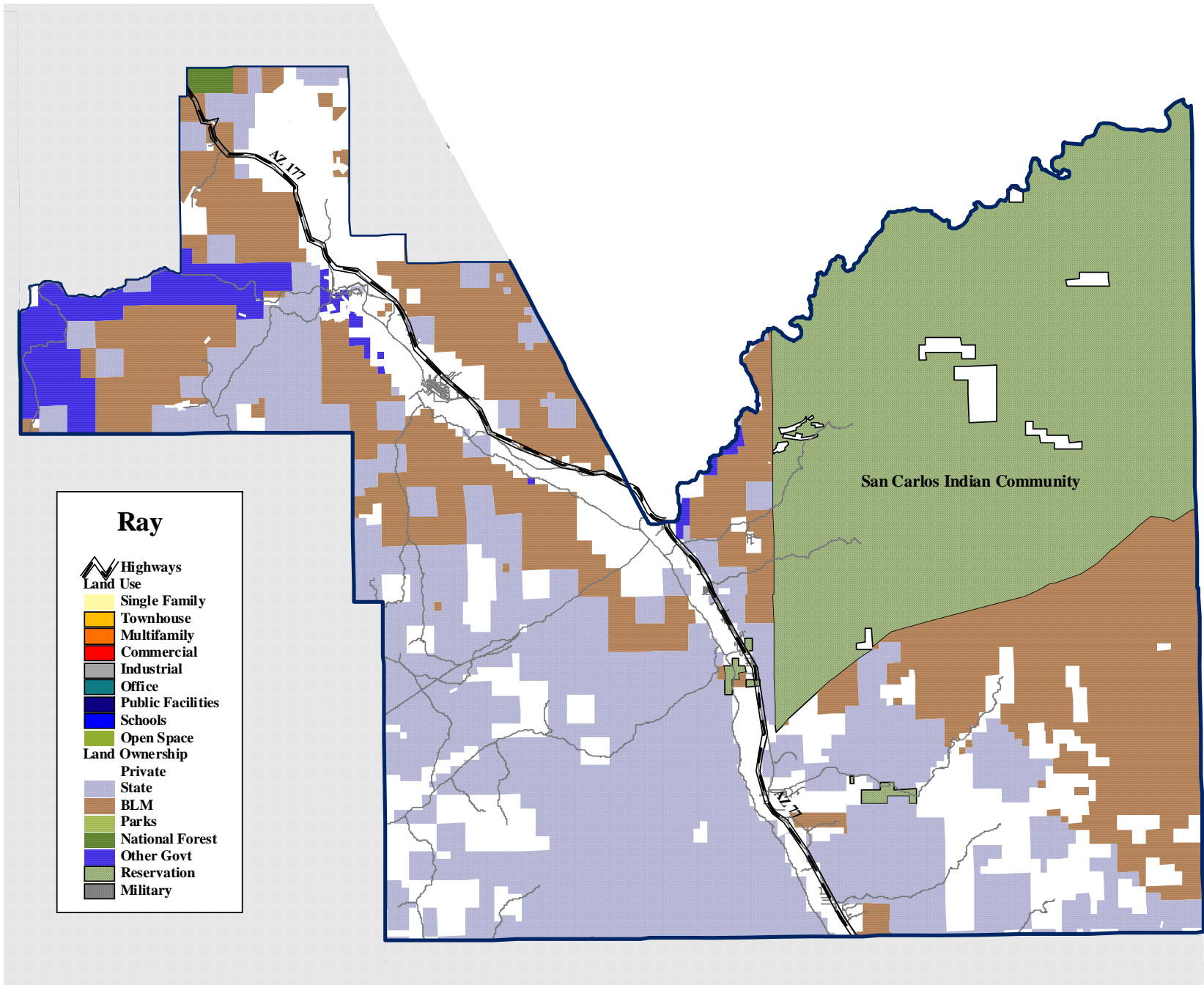


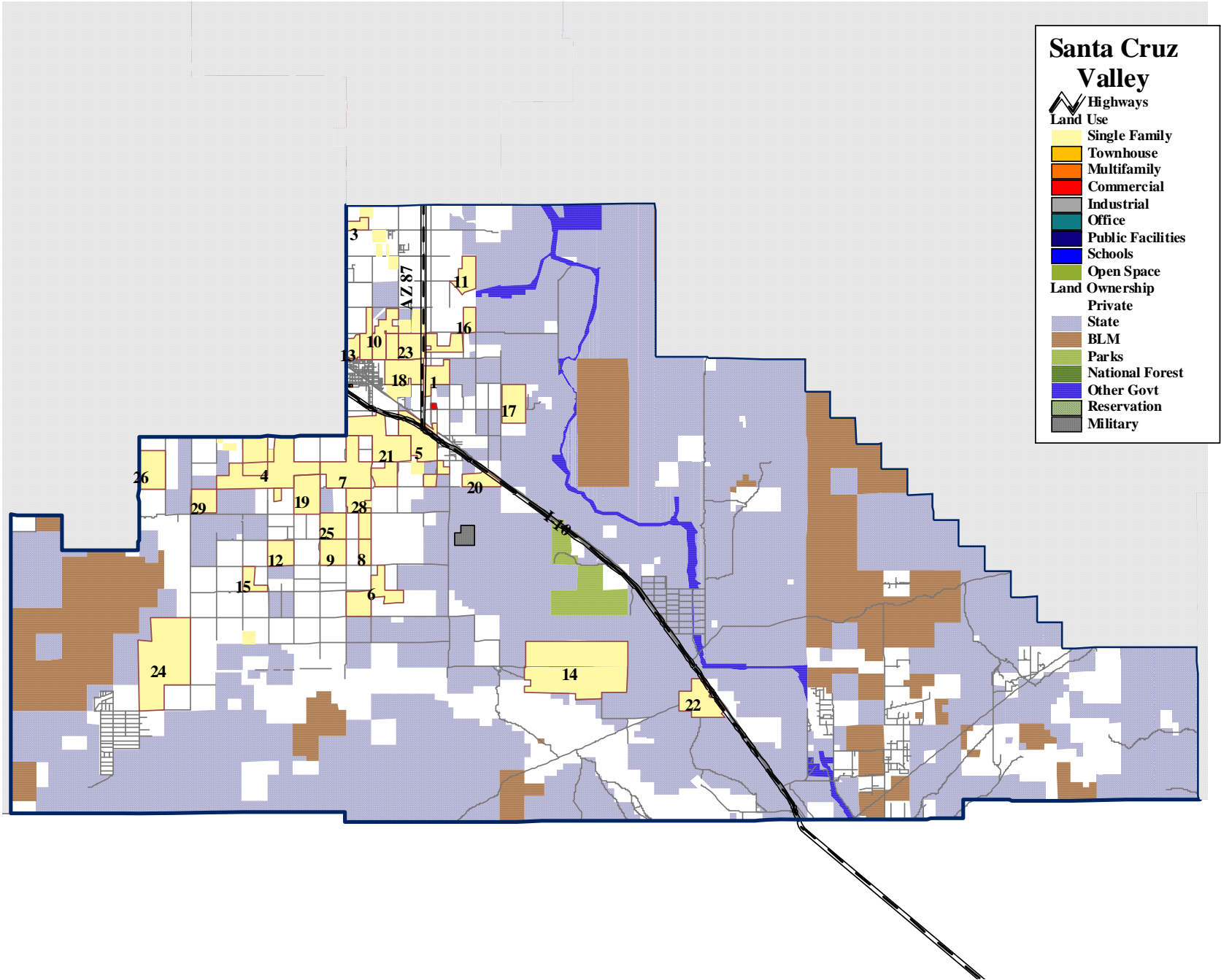


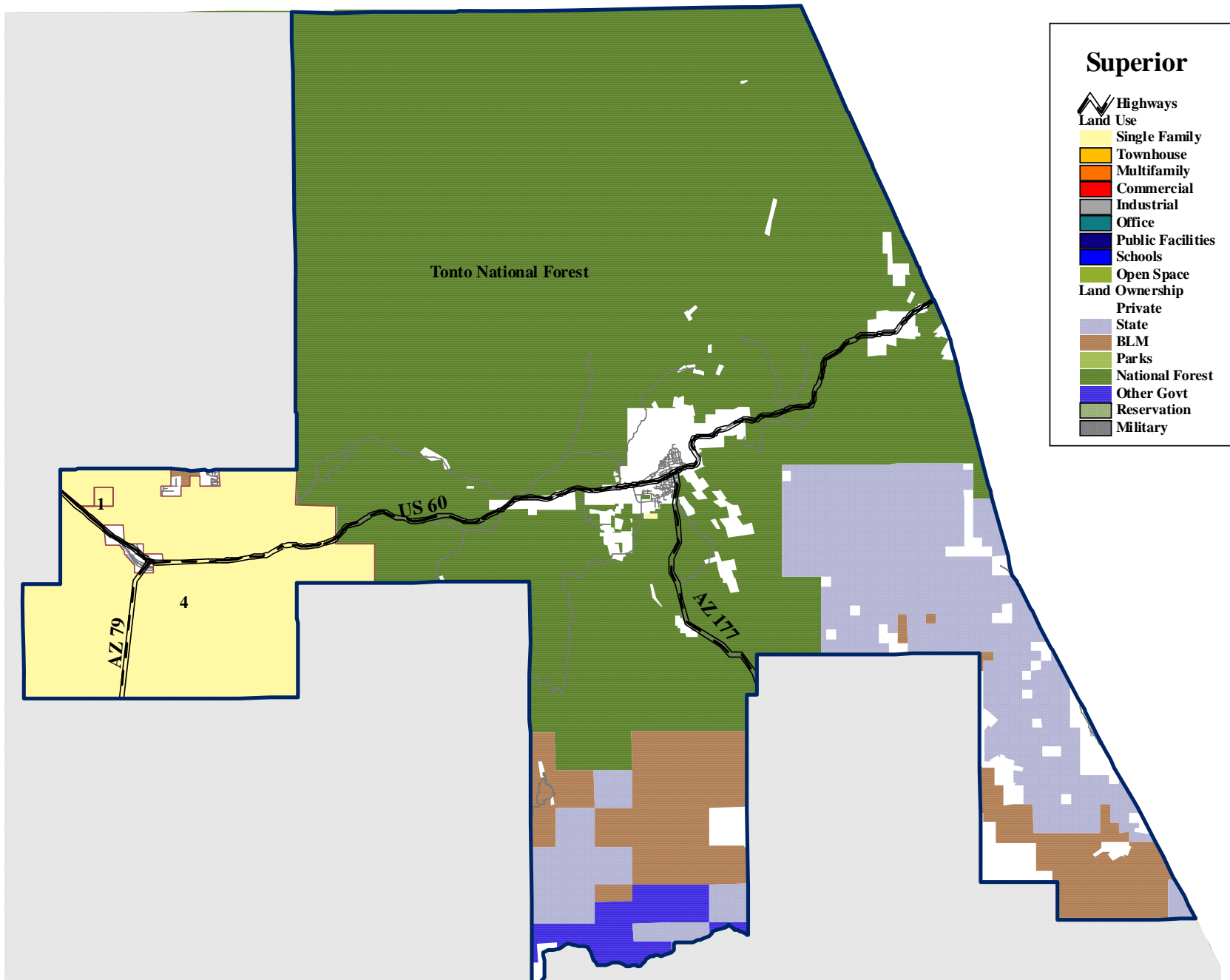












## APPENDIX A: Major Development Inventory by High School District

ID / Development Name	Total	Built	Unbuilt
<b>Apache Junction Unified</b>			
Not Part of a Major Project	8,575	4,123	4,452
<b>1</b> Entrada Del Oro (Phase 1)	1,132	158	974
<b>2</b> Gold Canyon Ranch	1,830	1,481	349
<b>3</b> Lost Dutchman Heights	31,500	0	31,500
<b>4</b> Superstition Vistas	136,700	0	136,700
Apache Junction Unified Total	179,737	5,762	173,975
<b>Casa Grande Union</b>			
Not Part of a Major Project	32,873	4,724	28,149
<b>1</b> Acacia Farms	1,354	0	1,354
<b>2</b> Acacia Ranch	2,258	0	2,258
<b>3</b> Arizona City	11,220	5,005	6,215
<b>4</b> Corte Derro	2,193	0	2,193
<b>6</b> Arroyo Linda	457	0	457
<b>7</b> Eagle Shadow	1,100	0	1,100
<b>8</b> Auza Ranch	1,820	0	1,820
<b>9</b> Big Trail	2,177	0	2,177
<b>10</b> Cantalia	2,307	0	2,307
<b>11</b> Carlton Commons	1,362	0	1,362
<b>12</b> Casa Grande 245	745	0	745
<b>13</b> Casa Grande 320	888	0	888
<b>14</b> Casa Grande Crossings	658	0	658
<b>15</b> Casa Grande Gateway	2,176	0	2,176
<b>16</b> Casa Grande West	684	320	364
<b>17</b> Copper Mountain Ranch	23,889	0	23,889
<b>19</b> Cortona	1,483	0	1,483
<b>20</b> Cottonwood Ranch	751	172	579
<b>21</b> Cottonwoods, The	673	0	673
<b>22</b> Coyote Ranch	71	42	29

ID / Development Name	Total	Built	Unbuilt
23 Coyote Springs	7,983	0	7,983
24 Dugan Fields	4,223	0	4,223
25 Eagle Meadows	2,610	0	2,610
26 Sunland Ranch	3,310	0	3,310
27 Edgewater	2,458	0	2,458
28 EJR Ranch	7,065	0	7,065
29 Eloy Acres	1,185	0	1,185
30 Estates of Amber Waves	475	0	475
31 Fiore	484	0	484
32 Flowing Wells	832	0	832
33 G Diamond Ranch	1,303	197	1,106
34 Gila Buttes	525	0	525
35 Grande Valley	5,721	0	5,721
36 Grande Valley Estates	1,179	0	1,179
37 Grande Valley North	10,304	0	10,304
38 Grande Valley Ranch	200	5	195
39 Grande Valley Southeast	3,319	0	3,319
40 Hartman Ranch	1,768	0	1,768
41 HBE Farms	895	0	895
42 Holland Farms	486	0	486
43 ISOM Ranch	3,916	0	3,916
44 Kyvek at Teel/Russell	900	0	900
45 Legends	21,134	0	21,134
46 MainSpring at Stanfield	2,200	0	2,200
47 Maratea	1,336	0	1,336
48 McCartney Center	775	247	528
49 McCartney Ranch	1,121	138	983
50 McLean Ranch	823	0	823
51 Miller Holdings	1,994	0	1,994
52 Mission por del Rio	693	0	693
53 Mission Ranch	501	0	501
54 Mission Royale	2,319	734	1,585
55 Mission Valley	518	357	161

ID / Development Name	Total	Built	Unbuilt
<b>56</b> Morado Hills	782	0	782
<b>57</b> Mountain Shadows	881	0	881
<b>58</b> Mountainview Ranch	300	29	271
<b>59</b> Nichols Ranch	976	0	976
<b>60</b> Phillips Country Estates	2,850	0	2,850
<b>61</b> Picacho View 1	2,180	0	2,180
<b>62</b> Post Ranch	1,943	0	1,943
<b>63</b> Rancho Sierra Vista	15,352	0	15,352
<b>64</b> Rio Blanco	917	0	917
<b>65</b> Rio Lobo	2,104	0	2,104
<b>66</b> Robson Ranch	10,625	444	10,181
<b>67</b> Santa Cruz Ranch	6,688	0	6,688
<b>68</b> Scott Farms	3,332	0	3,332
<b>69</b> Selma Ranch	2,076	0	2,076
<b>70</b> Siena	4,762	0	4,762
<b>71</b> Sierra Ranch	471	0	471
<b>72</b> Sierra Vista Ranch	1,700	0	1,700
<b>73</b> Silver Reef	5,101	0	5,101
<b>74</b> Solana Ranch North	2,355	0	2,355
<b>75</b> Solana Ranch South	2,030	0	2,030
<b>76</b> Sonoran Heights	1,096	0	1,096
<b>77</b> Sonoran Ranch	935	0	935
<b>78</b> Southern Trails	1,076	0	1,076
<b>79</b> Springwater Pointe	497	0	497
<b>80</b> Stanfield Ranch	7,608	0	7,608
<b>81</b> State Land Plat 21	1,000	0	1,000
<b>82</b> Storey Farms	1,563	0	1,563
<b>84</b> Talla West	1,362	0	1,362
<b>85</b> Terrazo	2,834	0	2,834
<b>86</b> Thalla MPC	4,298	0	4,298
<b>87</b> Thude PAD	6,307	0	6,307
<b>88</b> Tierra del Sol	1,080	0	1,080
<b>89</b> Toltec Valley	2,400	344	2,056

ID / Development Name	Total	Built	Unbuilt
<b>90</b> Traviano	9,607	0	9,607
<b>91</b> Val Vista Estates	145	33	112
<b>92</b> Vanderbilt Farms	1,400	0	1,400
<b>93</b> Verde Grande Village	3,749	0	3,749
<b>94</b> Villa Arroyo	620	0	620
<b>95</b> Villages at Francisco Grande	9,700	82	9,618
<b>96</b> Villages of Eloy	4,646	0	4,646
<b>97</b> Villages of Santa Cruz Valley	1,044	0	1,044
<b>98</b> Villago	4,820	542	4,278
<b>99</b> Villago Village	1,198	0	1,198
<b>100</b> Vista Canyons	659	0	659
<b>101</b> Vista Estates	1,208	0	1,208
<b>102</b> Vista Ranches North	1,112	0	1,112
<b>103</b> Withrow Dairy	1,060	0	1,060
<b>104</b> Arizona Desert Estates	2,825	0	2,825
<b>105</b> Arroyo Vista	293	0	293
Casa Grande Union Total	329,261	13,415	315,846

**Coolidge Unified**

Not Part of a Major Project	12,258	1,860	10,398
<b>1</b> Attaway/Kenilworth	840	0	840
<b>2</b> Aviara	4,848	0	4,848
<b>3</b> Borgata	905	0	905
<b>4</b> Brighton Village	6,000	0	6,000
<b>5</b> Cattlemens Crossing	1,430	38	1,392
<b>6</b> Christensen	1,450	0	1,450
<b>8</b> Circle G in the San Tans	239	0	239
<b>9</b> Clark Farms	1,078	0	1,078
<b>10</b> Cross Creek Ranch	1,312	0	1,312
<b>11</b> Del Cielo	1,014	0	1,014
<b>12</b> Dibella	1,080	0	1,080

ID / Development Name	Total	Built	Unbuilt
<b>13</b> Double R Ranches	1,256	0	1,256
<b>14</b> Earley & La Palma	4,252	0	4,252
<b>15</b> Heartland	2,365	655	1,710
<b>16</b> Hiscox Holding	1,680	0	1,680
<b>18</b> Kachina Hts 6	746	0	746
<b>19</b> Kenilworth Gardens 6	2,101	0	2,101
<b>20</b> KLC Ranch 6	745	0	745
<b>21</b> Landmark Ranch	4,175	183	3,992
<b>22</b> Langley Ranch	1,284	0	1,284
<b>23</b> Las Montanas	30	11	19
<b>24</b> Martin Valley	2,262	0	2,262
<b>25</b> McCartney Overfield Estates	114	0	114
<b>26</b> McRae 287	560	0	560
<b>27</b> Morning Sun Farms	1,697	842	855
<b>28</b> Pinal III	419	0	419
<b>29</b> Riverview Ranch	1,888	0	1,888
<b>30</b> Saddle Creek II	144	0	144
<b>31</b> Saddle Creek Ranch	131	36	95
<b>32</b> San Tan Heights	5,286	2,894	2,392
<b>33</b> San Tan Shadows	1,838	0	1,838
<b>34</b> Sandia	9,647	0	9,647
<b>35</b> Signal Peak Trails	2,240	0	2,240
<b>36</b> Signal Peak Views	116	0	116
<b>37</b> Skousen Farms	1,300	0	1,300
<b>38</b> Skyline Ranch	648	522	126
<b>39</b> Sontesta	1,880	0	1,880
<b>40</b> Toltec Pointe	953	0	953
<b>41</b> Verona	5,000	0	5,000
<b>42</b> Holland Farms	5,725	0	5,725
Coolidge Unified Total	92,936	7,041	85,895

ID / Development Name	Total	Built	Unbuilt
<b>Florence Unified</b>			
Not Part of a Major Project	8,997	1,448	7,549
<b>1 Anthem @ Merrill Ranch</b>	9,457	305	9,152
<b>2 Bella Vista</b>	4,368	0	4,368
<b>3 Bella Vista Farms</b>	12,818	0	12,818
<b>4 Superstition Vistas</b>	87,900	0	87,900
<b>5 Circle Cross Ranch</b>	2,798	1,473	1,325
<b>7 Willow Springs</b>	6,870	0	6,870
<b>8 Dobson/Florence</b>	1,960	0	1,960
<b>9 Florence Ranch</b>	5,104	0	5,104
<b>10 Johnson Ranch Phase 1</b>	6,225	4,786	1,439
<b>11 Johnson Ranch Phase 2</b>	4,800	0	4,800
<b>12 Magma Ranch</b>	1,035	293	742
<b>13 Magma Ranch II</b>	2,060	0	2,060
<b>14 Merrill Ranch</b>	20,380	0	20,380
<b>15 Mesquite Trails</b>	2,178	0	2,178
<b>16 Monterra</b>	3,911	0	3,911
<b>17 Paloroso</b>	4,172	0	4,172
<b>18 Rancho Bella Vista 1</b>	936	736	200
<b>19 Rancho Bella Vista 2</b>	631	249	382
<b>20 Sendera</b>	2,448	0	2,448
<b>21 Silverado Ranch</b>	1,828	0	1,828
<b>22 Skyline Estates</b>	2,034	0	2,034
<b>24 Skyview Farms</b>	7,252	6	7,246
<b>25 Sonoran Villages</b>	3,216	0	3,216
<b>26 Sunrise Estates - Florence</b>	1,400	47	1,353
<b>27 Superstition Views - E County</b>	640	0	640
<b>29 The Boulders @ Skyrise</b>	125	0	125
<b>30 The Village @ Copper Basin</b>	1,599	0	1,599
<b>31 Urton Farms</b>	900	0	900
<b>32 Walker Butte</b>	7,650	0	7,650
<b>38 Skyline Ranch</b>	952	771	181
<b>39 Magic Ranch</b>	5,611	1,250	4,361

ID / Development Name	Total	Built	Unbuilt
<b>40</b> Whitewing at Santan	129	0	129
<b>41</b> Caballero	2,174	0	2,174
<b>42</b> Copper Basin (Spike H Ranch)	2,989	804	2,185
<b>43</b> Dobson Farms	6,033	0	6,033
Florence Unified Total	233,580	12,168	221,412

### **J O Combs Unified**

Not Part of a Major Project	2,522	937	1,585
<b>1</b> Castlegate	1,455	1,383	72
<b>2</b> Church Farms	800	0	800
<b>3</b> Era Mae (Barnes Farms)	1,412	0	1,412
<b>4</b> Superstition Vistas	86,600	0	86,600
<b>5</b> Circle Cross Ranch	472	15	457
<b>6</b> Johnson Farms	2,232	0	2,232
<b>7</b> Laredo Ranch	966	550	416
<b>8</b> Pecan Ranch	3,042	2,353	689
<b>9</b> Schnef & Combs 200	840	0	840
<b>10</b> Country Preserve	1,439	0	1,439
<b>11</b> The Parks	1,264	0	1,264
<b>12</b> Home Place	2,174	0	2,174
J O Combs Unified Total	105,218	5,238	99,980

### **Mammouth-San Manuel Unified**

Not Part of a Major Project	1,100	288	812
<b>1</b> BHP - Magma: San Manuel	5,000	0	5,000
<b>2</b> Biosphere 2 - CDO	1,550	0	1,550
<b>3</b> Eagle Crest Ranch	920	466	454
<b>4</b> Saddlebrook	8,700	4,616	4,084
<b>5</b> SaddleBrooke Ranch	5,427	0	5,427
<b>6</b> Sierra Tucson	60	26	34

ID / Development Name	Total	Built	Unbuilt
7 Willow Springs	1,130	0	1,130
Mammoth-San Manuel Unified Total	23,887	5,396	18,491

**Maricopa Unified**

Not Part of a Major Project	4,837	1,713	3,124
1 Alterra	1,005	855	150
2 Amarillo Creek	3,235	0	3,235
3 Anderson Farms (Tortosa)	2,235	737	1,498
4 Avalea	7,452	0	7,452
5 Daltessa Heights	932	0	932
6 Desert Passage	705	137	568
7 Eagle Shadow	8,447	0	8,447
8 Eagle Wing	3,037	0	3,037
9 El Rancho Santa Rosa	720	0	720
10 Glenwilde	2,130	466	1,664
11 Hidden Valley	3,999	0	3,999
12 Homestead North	2,307	271	2,036
13 Maricopa Meadows	1,606	1,387	219
14 Maricopa Opus	772	0	772
15 McLean Farms	2,969	0	2,969
16 Neely Estates	818	0	818
17 Papago Estates	2,250	0	2,250
18 Province	1,949	774	1,175
19 Rancho El Dorado	2,019	26	1,993
20 Rancho Mirage	2,187	0	2,187
21 Rancho Verde	1,097	0	1,097
22 San Travasa	1,527	0	1,527
23 Santa Rosa Springs	647	62	585
24 Senita	1,375	824	551
25 Sorrento	2,127	4	2,123
26 The Villages @ Rancho El Dorado	1,938	1,710	228

ID / Development Name	Total	Built	Unbuilt
<b>27</b> Venida	502	0	502
<b>28</b> Vintage Estates	960	0	960
Maricopa Unified Total	65,784	8,966	56,818

**Ray Unifed**

Not Part of a Major Project	300	65	235
Ray Unifed Total	300	65	235

**Santa Cruz Valley**

Not Part of a Major Project	9,473	518	8,955
<b>1</b> Bool Eloy 2180	3,675	0	3,675
<b>2</b> Campos La Palma	1,315	0	1,315
<b>3</b> Cornman Commons	950	0	950
<b>4</b> Corte Derro	10,340	0	10,340
<b>5</b> Daybreak at Picacho	3,573	0	3,573
<b>6</b> Eloy 1261	4,150	0	4,150
<b>7</b> Eloy 1302	5,172	0	5,172
<b>8</b> Eloy 320	844	0	844
<b>9</b> Eloy 640	2,634	0	2,634
<b>10</b> Esperanza	3,033	0	3,033
<b>11</b> Hanna & Picacho 594	1,998	0	1,998
<b>12</b> Ironwood Estates	2,458	0	2,458
<b>13</b> Langley Sunshine Park	1,625	0	1,625
<b>14</b> La Osa	2,610	0	2,610
<b>15</b> Madison Crossings	1,280	0	1,280
<b>16</b> Orchard Hills	1,015	0	1,015
<b>17</b> Orchards at Picacho	4,578	0	4,578
<b>18</b> Palmilla	3,577	0	3,577
<b>19</b> Picacho View II	3,337	0	3,337
<b>20</b> Pinal 154/Trifurcate	1,460	0	1,460

ID / Development Name	Total	Built	Unbuilt
<b>21</b> Rancho Del Sol Brilliante	6,008	0	6,008
<b>22</b> Red Rock Village	3,900	0	3,900
<b>23</b> Roberts Resort	1,264	0	1,264
<b>24</b> Sawtooth	6,760	0	6,760
<b>25</b> Steven Farms	2,493	0	2,493
<b>26</b> Sunland Ranch	3,080	0	3,080
<b>27</b> Sunshine 539	2,056	0	2,056
<b>28</b> Sunshine Estates	3,223	0	3,223
<b>29</b> Trailside at Eloy	2,019	0	2,019
Santa Cruz Valley Total	99,900	518	99,382

**Superior Unified**

Not Part of a Major Project	247	38	209
<b>1</b> Ranch 160	550	0	550
<b>4</b> Superstition Vistas	42,100	0	42,100
Superior Unified Total	42,897	38	42,859

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<b>Grand Total:</b>	1,173,500	58,607	1,114,893
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