

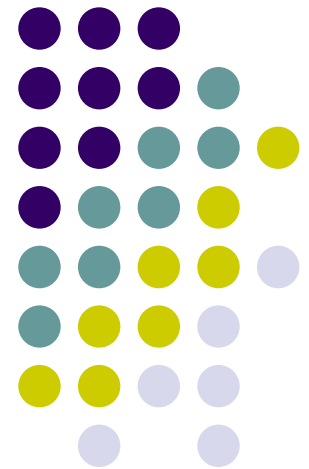
Central Arizona College

Demographic Projections

Board Presentation

May 20, 2008

Presented by:

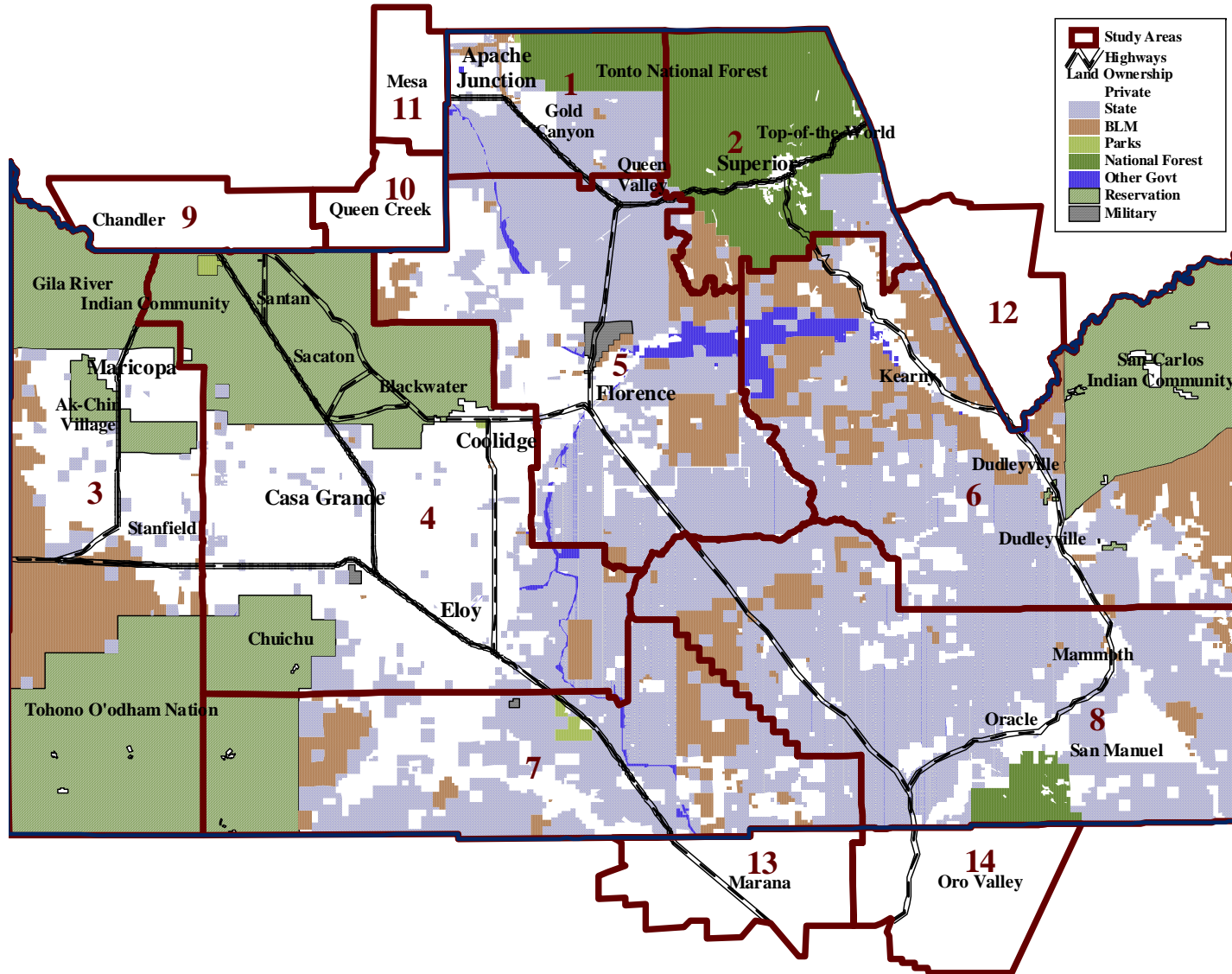




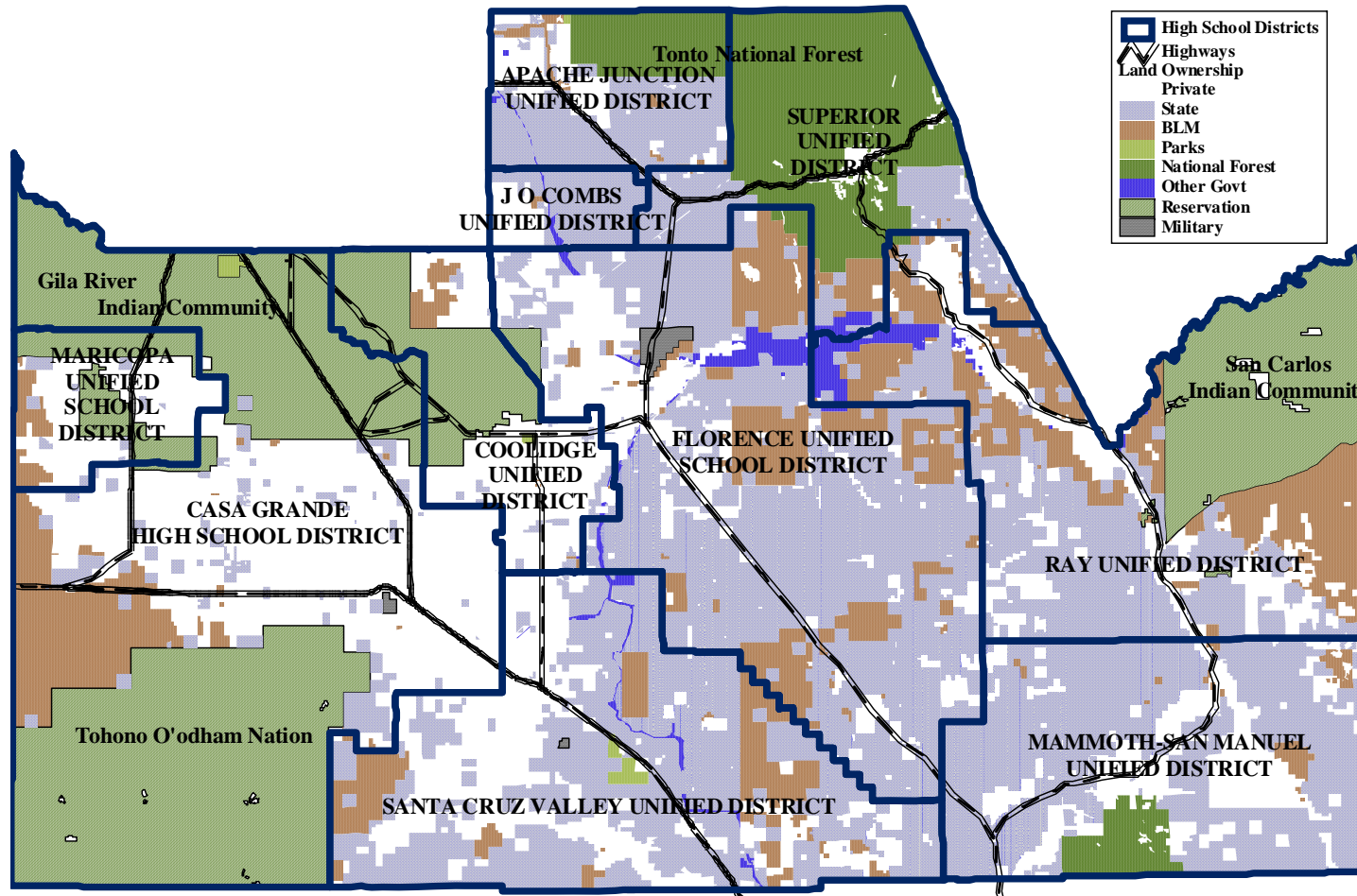
Scope of Study

- Update database of existing conditions including demographic and housing information
- Update the inventory of active, planned and proposed residential development
- Analyze demographic trends in sub-areas of the County
- Prepare County-level demographic projections
- Prepare sub-County demographic projections
 - Study Areas
 - High School Districts

Study Area Geography



High School Districts



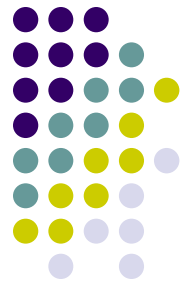


Demographic Baseline

Pinal County

Total Population	179,727	100.0%	Educational Attainment (Population 25 and Over)	119,102	100.0%	Employment Status (Population 16 and Over)	139,537	100.0%
By Age:			Less Than 9th Grade	12,681	10.6%	Employed	61,291	43.9%
Under 5	12,088	6.7%	Less Than High School	19,832	16.7%	Unemployed	5,404	3.9%
5 to 9	13,002	7.2%	High School	36,255	30.4%	Unemployment Rate	8.1%	
10 to 14	12,566	7.0%	Some College	29,418	24.7%	Military	77	0.1%
15 to 19	11,995	6.7%	Associates	6,739	5.7%	Not in the Labor Force	72,764	52.1%
20 to 24	10,974	6.1%	Bachelors	8,964	7.5%			
25 to 29	11,877	6.6%	Masters	3,742	3.1%	Occupation	59,617	100.0%
30 to 34	11,746	6.5%	Professional	928	0.8%	(Employed Persons)		
35 to 39	13,457	7.5%	Doctorate	543	0.5%	Management	5,363	9.0%
40 to 44	12,615	7.0%				Professional	8,160	13.7%
45 to 49	10,658	5.9%	Housing Units	81,154	100.0%	Service	13,432	22.5%
50 to 54	10,248	5.7%	Occupied:	61,364	75.6%	Sales	5,822	9.8%
55 to 59	9,836	5.5%	Owner	47,522	58.6%	Administrative	9,115	15.3%
60 to 64	9,424	5.2%	Renter	13,842	17.1%	Construction	8,727	14.6%
65 to 69	9,993	5.6%	Vacant	19,790	24.4%	Production	5,020	8.4%
70 to 74	8,281	4.6%				Transportation	3,978	6.7%
75 or over	10,967	6.1%						
By Race & Ethnicity:			Income			Commuting	59,992	100.0%
African American	4,684	2.6%	Median Household	\$36,586		(Workers 16 and Over)		
Asian	1,165	0.6%	Mean Household	\$44,702		Under 5 Minutes	3,065	5.1%
Hispanic	53,782	29.9%	Per Capita	\$15,275		5 to 14 Minutes	16,324	27.2%
Native American	11,740	6.5%				15 to 29 Minutes	14,753	24.6%
White	105,665	58.8%				30 to 44 Minutes	10,747	17.9%
Other	2,691	1.5%				45 to 59 Minutes	6,743	11.2%
						60 or More Minutes	6,380	10.6%
						Work at Home	1,980	3.3%

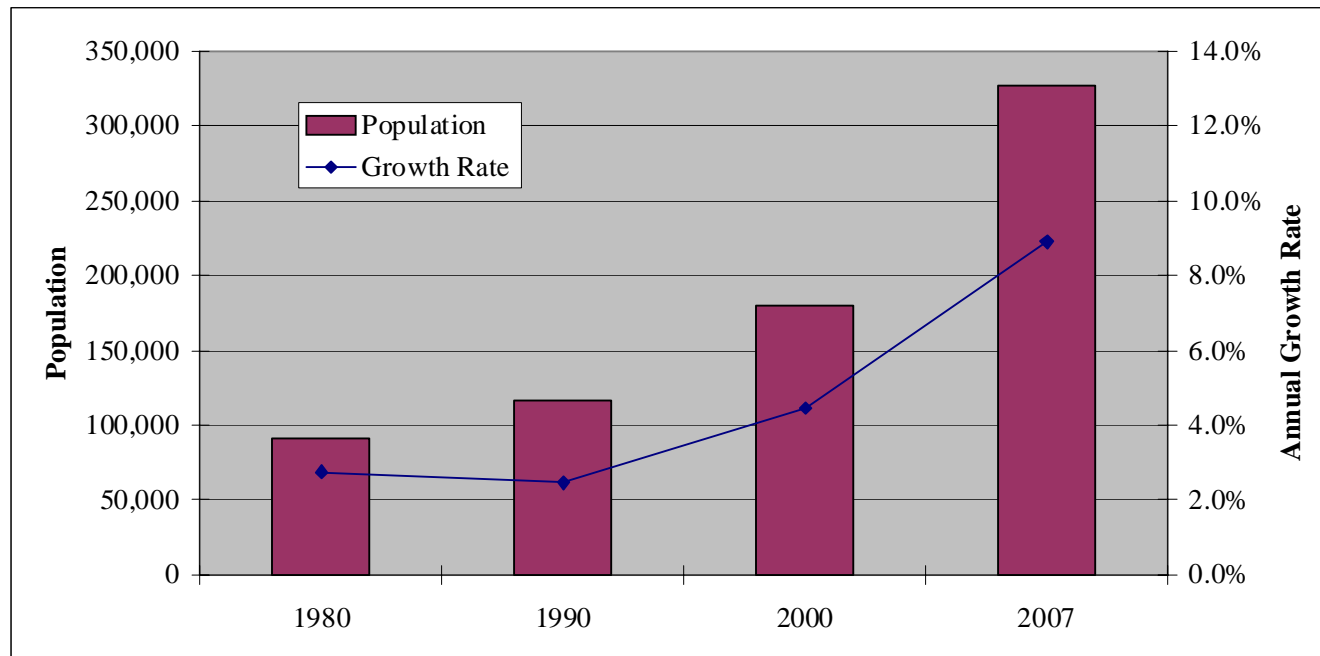
Source:
U.S. Bureau of Census, 2000.



Demographic Trends

Year	Housing Units	New Units	Households	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.

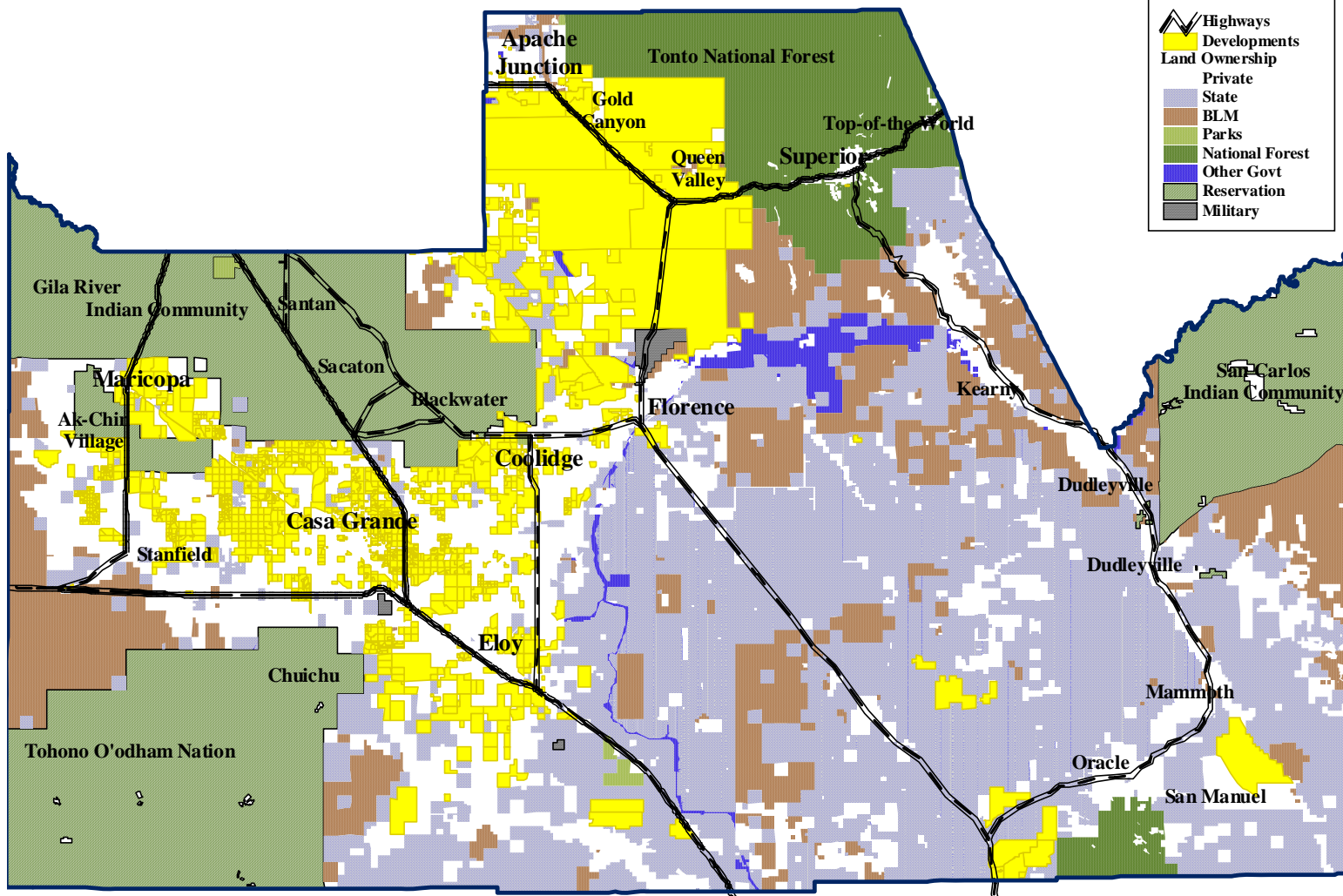
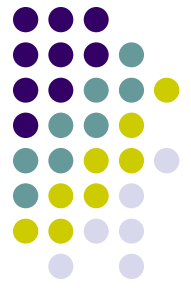




Development Potential

- Inventory of active residential projects and land with residential potential
- Active projects tracked through local jurisdictions, Pinal County, and CAAG data
- Vacant land potential:
 - Planned development projects – specific plans
 - Proposed projects/zoning cases
 - Jurisdiction long range plans – general plan
 - Interviews with planners, developers and land owners
- Timing based on:
 - Current status
 - Location
 - Ownership
 - Infrastructure

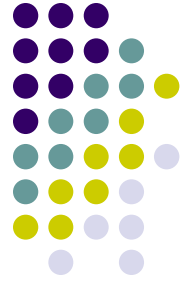
Development Potential



Development Potential - Unit Summary

	Active Projects	Within 1 Year	2 - 3 Years	3 - 5 Years	Over 5 Years	Unknown	Total
1 Apache Junction							
Single Family	3,009	94	140	4,635	113,600	50,100	171,578
Manufactured House	1,503	-	-	-	-	-	1,503
Multi family	540	300	29	25	-	-	894
Total	5,052	394	169	4,660	113,600	50,100	173,975
2 Superior							
Single Family	85	47	-	-	640	-	772
Manufactured House	77	-	-	-	-	-	77
Total	162	47	-	-	640	-	849
3 Maricopa-Stanfield							
Single Family	14,149	2,538	1,538	13,298	90,740	-	122,263
Manufactured House	1,630	-	-	-	-	-	1,630
Total	15,779	2,538	1,538	13,298	90,740	-	123,893
4 Casa Grande-Coolidge-Eloy							
Single Family	14,058	14,172	10,395	34,547	271,601	9,575	354,348
Manufactured House	2,681	-	-	1,386	11,641	-	15,708
Multi family	356	751	145	1,204	25,410	418	28,284
Total	17,095	14,923	10,540	37,137	308,652	9,993	398,340
5 Florence							
Single Family	36,319	8,536	3,215	30,754	155,715	130,548	365,087
Manufactured House	158	-	-	-	-	-	158
Total	36,477	8,536	3,215	30,754	155,715	130,548	365,245
6 Arivaipa							
Single Family	88	-	-	-	125	-	213
Manufactured House	147	-	-	-	-	-	147
Total	235	-	-	-	125	-	360
7 Picacho-Red Rock							
Single Family	277	3,900	-	-	13,747	11,140	29,064
Manufactured House	157	-	-	-	-	-	157
Total	434	3,900	-	-	13,747	11,140	29,221
8 Oracle							
Single Family	1,266	-	-	5,427	1,550	17,000	25,243
Manufactured House	118	-	-	-	-	-	118
Total	1,384	-	-	5,427	1,550	17,000	25,361
Pinal County							
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
Multi family	896	1,051	174	1,229	25,410	418	29,178
Total	76,618	30,338	15,462	91,276	684,769	218,781	1,117,244

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

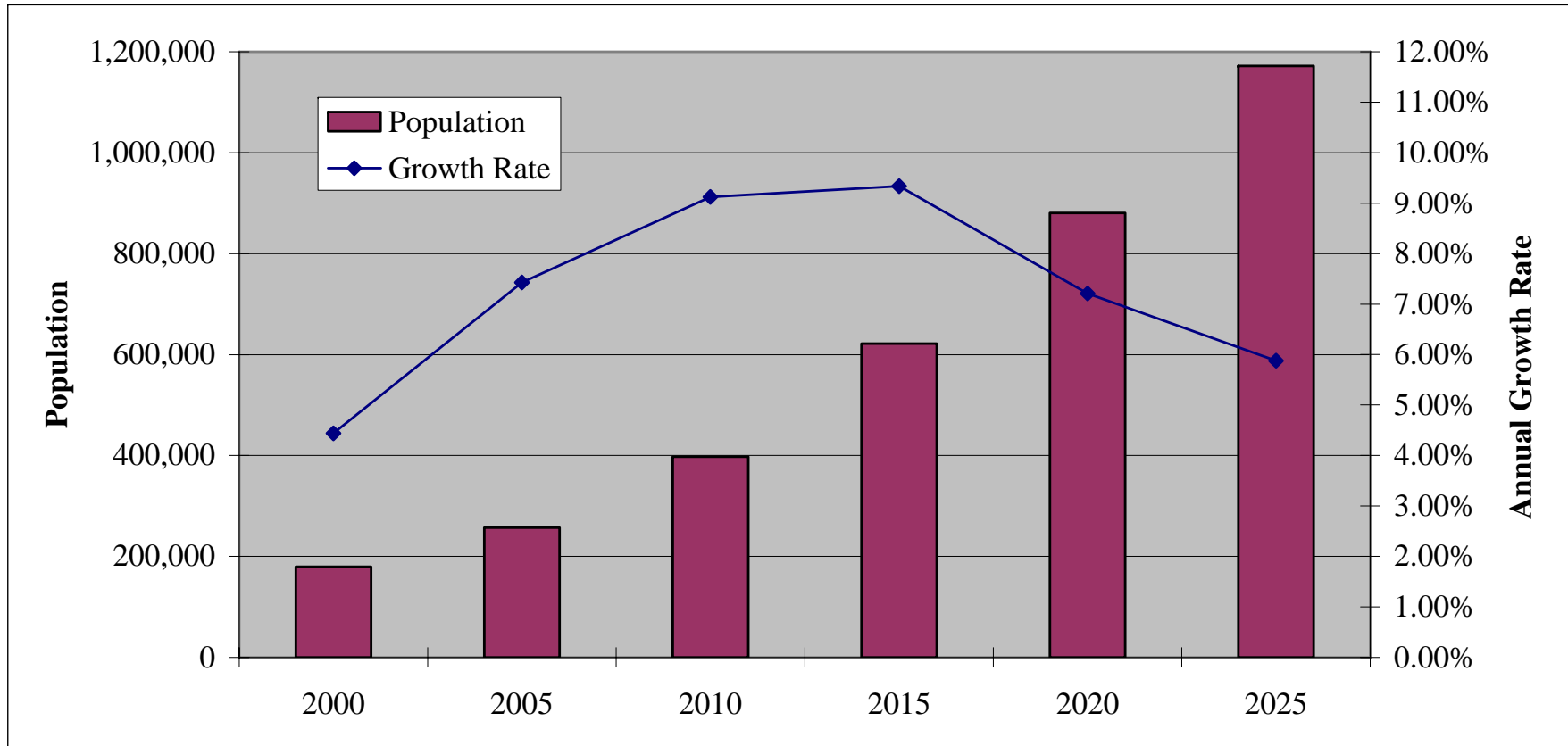




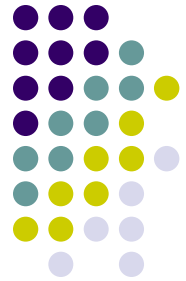
Study Area Projections

- Baseline Demographic information
- Housing construction & absorption
- Demographic trends
 - Existing population
 - Future Residents
- Development information
 - Current inventory
 - Unit type / density / value / sales data
 - Future potential
 - Unit type / density / projected timing
- Cohort-survival methodology

Study Area Projections



Study Area Projections



Study Area / Name	2000	2005	2007	2010	2015	2020	2025
1 Apache Junction	46,587	58,569	63,109	69,001	89,391	125,685	180,280
2 Superior	4,664	4,752	4,803	4,837	4,985	5,186	5,472
3 Maricopa-Stanfield	9,261	22,044	44,964	60,444	115,079	165,449	213,648
4 Casa Grande-Coolidge-Eloy	70,977	89,545	103,979	125,274	183,838	253,114	332,338
5 Florence	26,234	55,634	80,969	107,959	189,637	275,789	359,752
6 Aravaipa	4,296	4,407	4,445	4,489	4,649	4,846	5,068
7 Red Rock	2,062	2,580	2,855	3,223	5,637	12,845	24,328
8 Oracle	15,646	19,660	21,274	22,713	28,537	37,818	50,994
Pinal County Total	179,727	257,191	326,398	397,940	621,753	880,732	1,171,880
9 Chandler	34,640	64,793	71,354	77,102	86,955	95,039	102,312
10 Gilbert-Queen Creek	11,399	42,508	54,497	62,363	100,045	124,851	142,739
11 Mesa	86,946	121,250	127,496	134,886	157,541	175,032	188,985
12 Hayden	1,591	1,645	1,666	1,696	1,777	1,880	2,006
13 Marana	9,855	14,005	19,453	24,798	34,098	48,339	60,044
14 Oro Valley	29,028	36,080	38,656	42,137	48,437	56,638	63,864
Outside Area Total	173,459	280,281	313,122	342,982	428,853	501,779	559,950
Grand Total	353,186	537,472	639,520	740,922	1,050,606	1,382,511	1,731,830

Source:

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

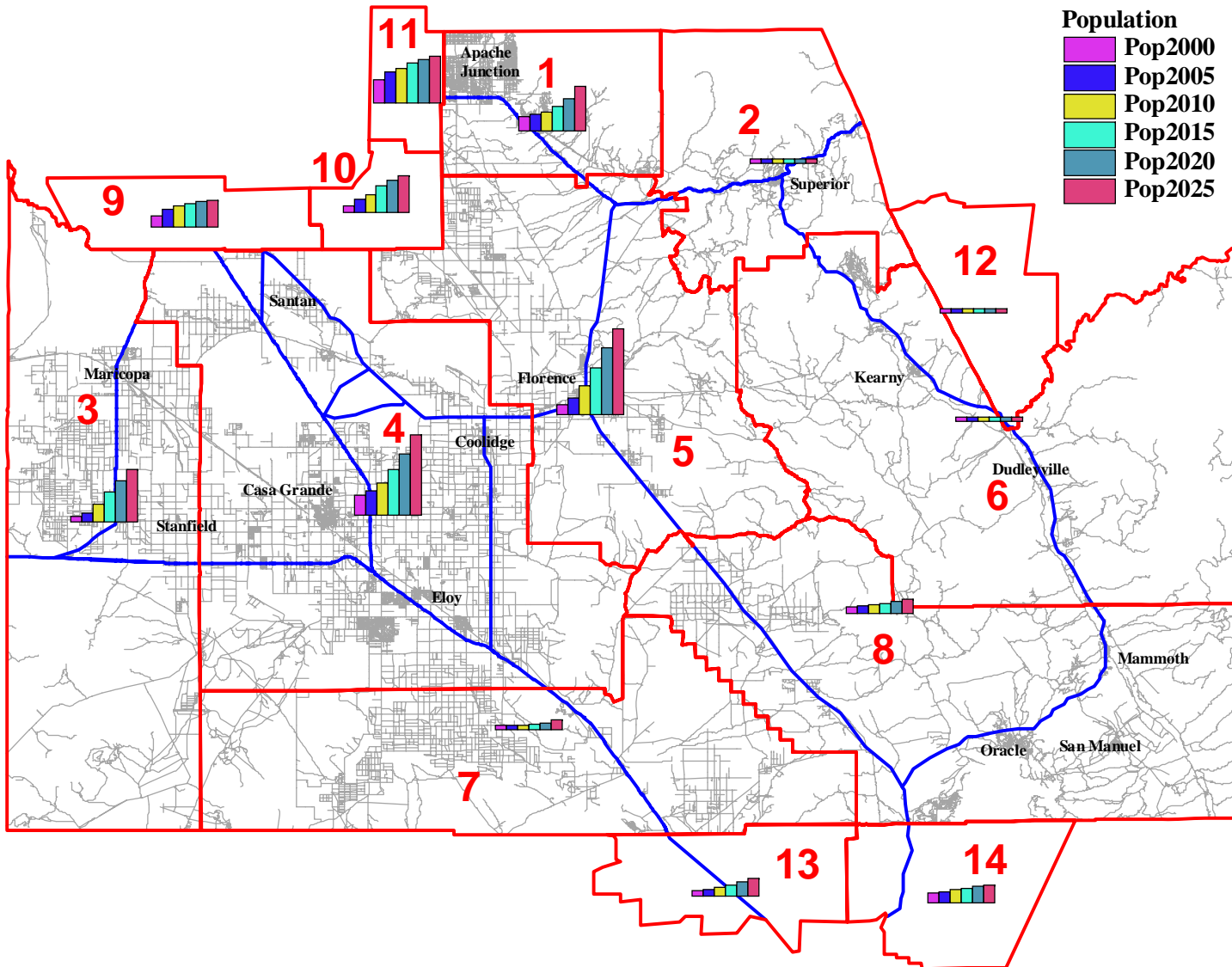
Pinal County Estimates - Central Arizona Association of Governments, 2007; Applied Economics, 2008.

Pinal County Projections - Applied Economics, 2008.

Maricopa County Projections - Maricopa Association of Governments, 2007.

Pima County - Pima Association of Governments, 2006.

Study Area Projections



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
2005	113,832	12,303	88,022	25,810	77.3%	2.92	257,191
2010	173,455	12,502	137,526	35,929	79.3%	2.89	397,940
2015	271,834	98,379	219,066	52,768	80.6%	2.84	621,753
2020	389,888	118,054	317,491	72,397	81.4%	2.77	880,732
2025	525,650	135,762	432,033	93,617	82.2%	2.71	1,171,880

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.

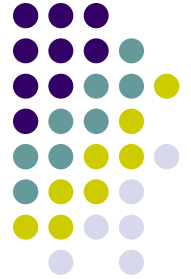
Year	African American	Asian	Hispanic	Native American	White	Other	Total
2000	4,684	1,165	53,782	11,740	105,665	2,691	179,727
2005	8,091	1,806	85,409	15,694	142,002	4,189	257,191
2010	13,073	3,009	147,561	19,016	208,178	7,103	397,940
2015	19,688	5,010	249,508	23,950	311,563	12,034	621,753
2020	25,169	7,509	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.

District Projections



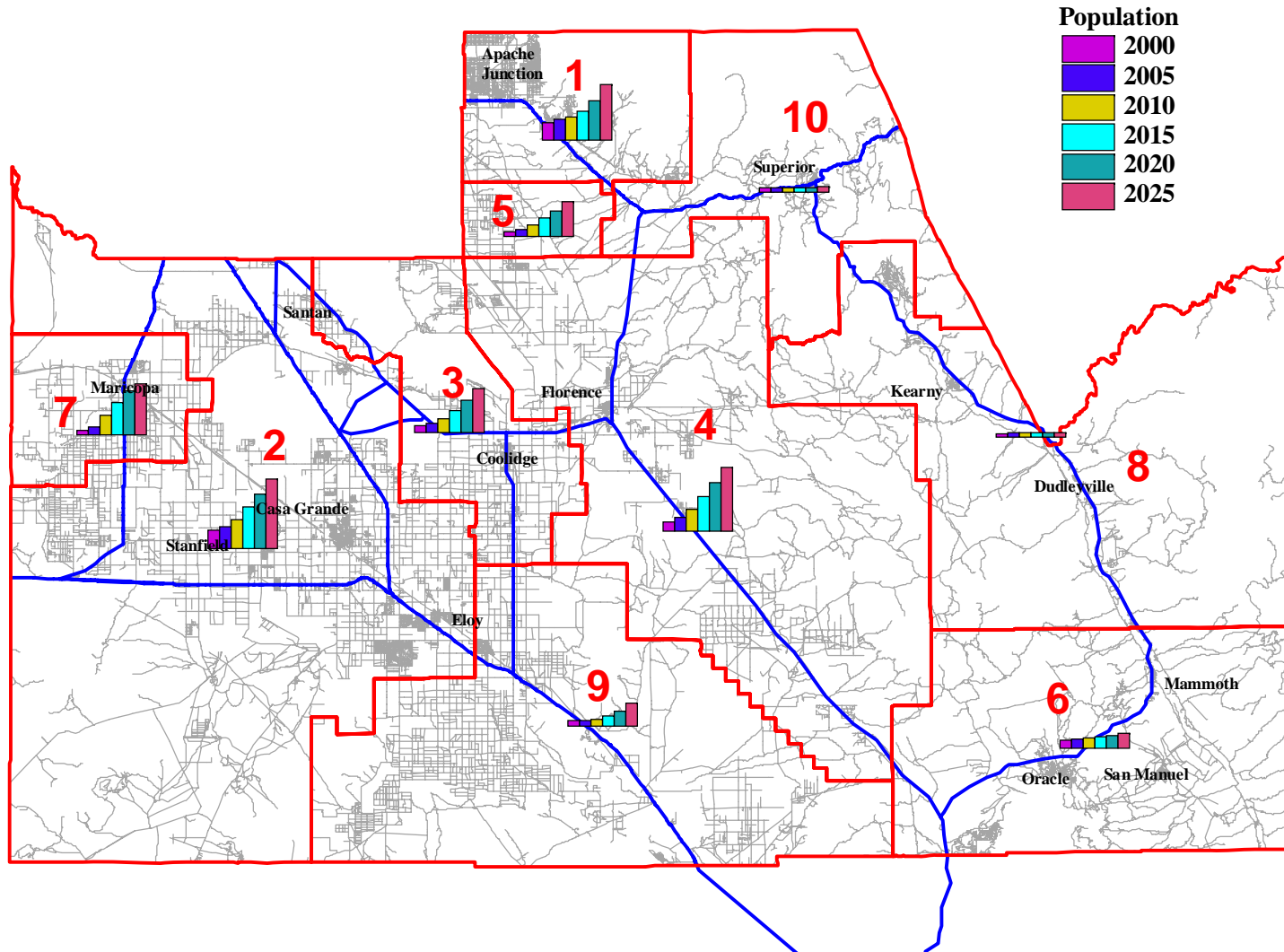
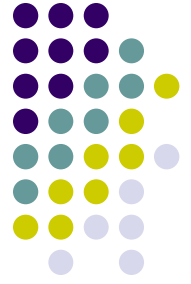
Study Area / Name	2000	2005	2007	2010	2015	2020	2025
1 Apache Junction Unified	47,377	59,959	64,373	70,523	90,886	127,581	183,113
2 Casa Grande Union	54,412	69,631	78,785	93,002	136,126	183,467	232,816
3 Coolidge Unified	14,963	23,238	31,700	39,450	66,330	102,340	144,438
4 Florence Unified	21,235	35,254	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.

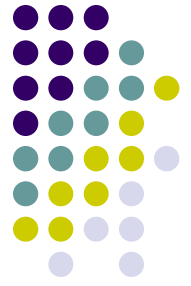
Pinal County Projections - Applied Economics, 2008.

District Projections



Conclusions

- County is poised for major growth & development
- The County has key strengths
 - Geographic position
 - Available land and quality projects
 - Natural environment
- ...and weaknesses
 - Road & air transportation
 - Job centers & growth
 - Labor force quality
- Higher education is vital part of the County realizing, and capitalizing on its potential



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Tom Sloat
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Diamond Ventures

Jerry Stabley
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Gordon Taylor
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