



City of Chandler, Arizona Housing Needs Assessment 2024-2025 Update

This report serves as an update to previous housing assessments for Chandler in 2018, 2021, 2022, 2023 and 2024. The analysis incorporates the latest available housing data from authoritative sources, including the U.S. Census Bureau, Department of Housing and Urban Development (HUD), American Community Survey (ACS), CoStar, and the Arizona Regional Multiple Listing Service.

Understanding Housing Affordability

Housing affordability reflects the relationship between a household's income and housing costs. According to HUD standards, housing is considered affordable when a household spends no more than 30 percent of its gross (pre-tax) income on housing expenses, including property taxes and insurance. Households spending more than 30 percent of their income on housing are classified as "cost burdened." This report uses the 30 percent threshold as the primary metric for evaluating Chandler's housing affordability landscape. **The housing cost burden for renters in Chandler is an estimated 43.5% or 14,555 households. An estimated 17.4% of renter households pay more than 50% (severely cost burden) of their income on housing or 5,840 households.** These households are considered severely rent burdened.

Table 33

Rental Housing Cost Burden						
Gross Rent as % of Household Income						
	Chandler		Maricopa County		Arizona	
	Households	%	Households	%	Households	%
Total:	33,492		606,114		939,310	
Less than 10.0 percent	1,126	3.4%	18,014	3.0%	33,097	3.5%
10.0 to 14.9 percent	1,228	3.7%	34,797	5.7%	57,640	6.1%
15.0 to 19.9 percent	4,468	13.3%	59,920	9.9%	96,118	10.2%
20.0 to 24.9 percent	5,953	17.8%	75,492	12.5%	112,730	12.0%
25.0 to 29.9 percent	4,932	14.7%	69,897	11.5%	104,581	11.1%
30.0 to 34.9 percent	2,533	7.6%	53,821	8.9%	78,682	8.4%
35.0 to 39.9 percent	2,368	7.1%	43,922	7.2%	65,445	7.0%
40.0 to 49.9 percent	3,814	11.4%	66,457	11.0%	96,280	10.3%
50.0 percent or more	5,840	17.4%	151,854	25.1%	234,675	25.0%
Not computed	1,230	3.7%	31,940	5.3%	60,062	6.4%
Total Spending More Than 30%	14,555	43.5%	316,054	52.1%	475,082	50.6%
Total Spending More Than 50%	5,840	17.4%	151,854	25.1%	234,675	25.0%
Source: ACS 2023 1-year estimate						

More than 12,300 **households in Chandler** or **17.1%** pay more than 30% of income on **housing**. Included in that statistic are 5,358 households or **7.4%** who pay more than 50% of **income on housing**. It should be noted that homeowners typically have more options than renters to address their housing burden.

Table 34

Owner Housing Cost Burden						
Housing Costs as % of Household Income						
	Chandler		Maricopa County		Arizona	
	Households	%	Households	%	Households	%
Total:	72,119		1,147,475		1,967,704	
Less than 20.0 percent	45,574	63.2%	684,931	59.7%	1,173,622	59.6%
20.0 to 24.9 percent	8,210	11.4%	130,305	11.4%	213,028	10.8%
25.0 to 29.9 percent	5,076	7.0%	77,194	6.7%	129,568	6.6%
30.0 to 34.9 percent	3,358	4.7%	52,700	4.6%	91,121	4.6%
35.0 to 39.9 percent	2,100	2.9%	36,354	3.2%	61,654	3.1%
40.0 to 49.9 percent	1,497	2.1%	47,686	4.2%	79,967	4.1%
50.0 percent or more	5,358	7.4%	105,049	9.2%	193,386	9.8%
Not computed	946	1.3%	13,256	1.2%	25,358	1.3%
Total Spending More Than 30%	12,313	17.1%	241,789	21.1%	426,128	21.7%
Total Spending More Than 50%	5,358	7.4%	105,049	9.2%	193,386	9.8%
Median housing cost	\$1,527		\$1,422		\$1,264	
Median owner cost with a mortgage	\$1,922		\$1,873		\$1,751	
Median owner cost without a mortgage	\$521		\$542		\$499	
Source: ACS 2023 1-Year estimate						

2025 Chandler's Comprehensive Housing Plan- Table 34

Understanding Housing Affordability by Income

Housing cost burden falls on the lowest income households as shown below Table 35 for Renters Paying More than 30% of Income.

- 94.4% (2,087 household) renters earning less than \$20,000 who are burdened by rent and 95.3% (3,213 household) owners similarly burdened.
- 79.6% (6,447 households), earn between \$50,000 and \$75,000. About 80% of these households are burdened by housing costs. Most of these households would likely qualify for workforce housing units targeting 60%-80% AMI.
- 500,000 in 2024.
- 19,351 renter households earn \$75,000 or more with about 16% burdened by housing costs.

Table 35

Renters Paying More Than 30% of Income Towards Housing Costs by Income Range						
Income	Chandler		Maricopa County		Arizona	
	Households	%	Households	%	Households	%
Renter-occupied households:	33,492		606,114		939,310	
Less than \$20,000:	2,211		66,825		123,271	
Paying more than 30% on housing	2,087	94.4%	62,217	93.1%	113,961	92.4%
\$20,000 to \$34,999:	1,741		64,467		120,984	
Paying more than 30% on housing	1,680	96.5%	59,878	92.9%	108,639	89.8%
\$35,000 to \$49,999:	2,512		83,639		127,505	
Paying more than 30% on housing	2,455	97.7%	73,755	88.2%	102,044	80.0%
\$50,000 to \$74,999:	6,447		116,686		178,029	
Paying more than 30% on housing	5,133	79.6%	79,594	68.2%	102,004	57.3%
\$75,000 or more:	19,351		242,557		329,459	
Paying more than 30% on housing	3,200	16.5%	40,610	16.7%	48,434	14.7%
Total Paying More Than 30% of Income	14,555	43.5%	316,054	52.1%	475,082	50.6%
Source: ACS 2023 1-year estimate						

2025 Chandler's Comprehensive Housing Plan- Table 35

Table 36 below displays Owners Paying More than 30% of Income. Owner households are also burdened by housing costs but typically have more options to resolve their situation. For instance, they can sell their homes and move to a less expensive property or rent. About 17% of household owners spend more than 30% of their income on housing. The households that are most burdened are those within incomes less than \$20,000 as shown Table 36.

Table 36

Owners Paying More Than 30% of Income Towards Housing Costs by Income Range						
Income	Chandler		Maricopa County		Arizona	
	Households	%	Households	%	Households	%
Owner-occupied households:	72,119		1,147,475		1,967,704	
Less than \$20,000:	3,372		60,056		137,911	
Paying more than 30% on housing	3,213	95.3%	53,061	88.4%	110,294	80.0%
\$20,000 to \$34,999:	3,072		75,452		164,247	
Paying more than 30% on housing	1,144	37.2%	42,617	56.5%	83,590	50.9%
\$35,000 to \$49,999:	4,061		92,196		181,132	
Paying more than 30% on housing	2,108	51.9%	41,574	45.1%	69,885	38.6%
\$50,000 to \$74,999:	7,854		158,488		300,247	
Paying more than 30% on housing	2,442	31.1%	54,192	34.2%	88,055	29.3%
\$75,000 or more:	52,814		748,027		1,158,809	
Paying more than 30% on housing	3,406	6.4%	50,345	6.7%	74,304	6.4%
Total Paying More Than 30% of Income	12,313	17.1%	241,789	21.1%	426,128	21.7%
Source: ACS 2023 1-year estimate						

2025 Chandler's Comprehensive Housing Plan- Table 36

In summary, an estimated 26,868 households or 27.3% of all households in the city are burdened by housing costs, spending more than 30% of their income on housing. This number includes 14,555 renters and 12,313 owners.

Housing Supply vs. Income Levels

This section examines how well Chandler's current housing stock aligns with residents' income levels through an "affordability gap" analysis. This approach compares the number of households at each income level with the number of housing units available at corresponding affordable price points. Our analysis uses 2023 American Community Survey (ACS) data to identify mismatches between housing supply and residents' ability to pay.

Table 41

Affordable Housing Surplus/Deficit City of Chandler									
Income Range	Owners				Renters				Total Surplus (Deficit)
	Households	Units Available	Surplus (Deficit)	Cumulative Surplus (Deficit)	Households	Units Available	Surplus (Deficit)	Cumulative Surplus (Deficit)	
Less the \$25,000	5,717	-	(5,717)	(5,717)	3,472	839	(2,633)	(2,633)	(8,350)
\$25,000 to \$34,999	1,673	-	(1,673)	(7,390)	1,192	288	(904)	(3,537)	(2,577)
\$35,000 to \$49,999	4,061	-	(4,061)	(11,451)	2,512	1,321	(1,191)	(4,728)	(5,252)
\$50,000 to \$74,999	7,854	3,379	(4,475)	(15,926)	6,492	21,322	14,830	10,102	10,355
\$75,000 to \$99,999	8,538	7,905	(633)	(16,559)	7,053	3,459	(3,594)	6,508	(4,227)
\$100,000 to \$149,999	14,374	29,496	15,122	(1,437)	7,644	3,749	(3,895)	2,612	11,226
\$150,000 or more	29,902	31,339	1,437	-	5,127	2,514	(2,613)	(0)	(1,176)
Totals	72,119	72,119			33,492	33,492			

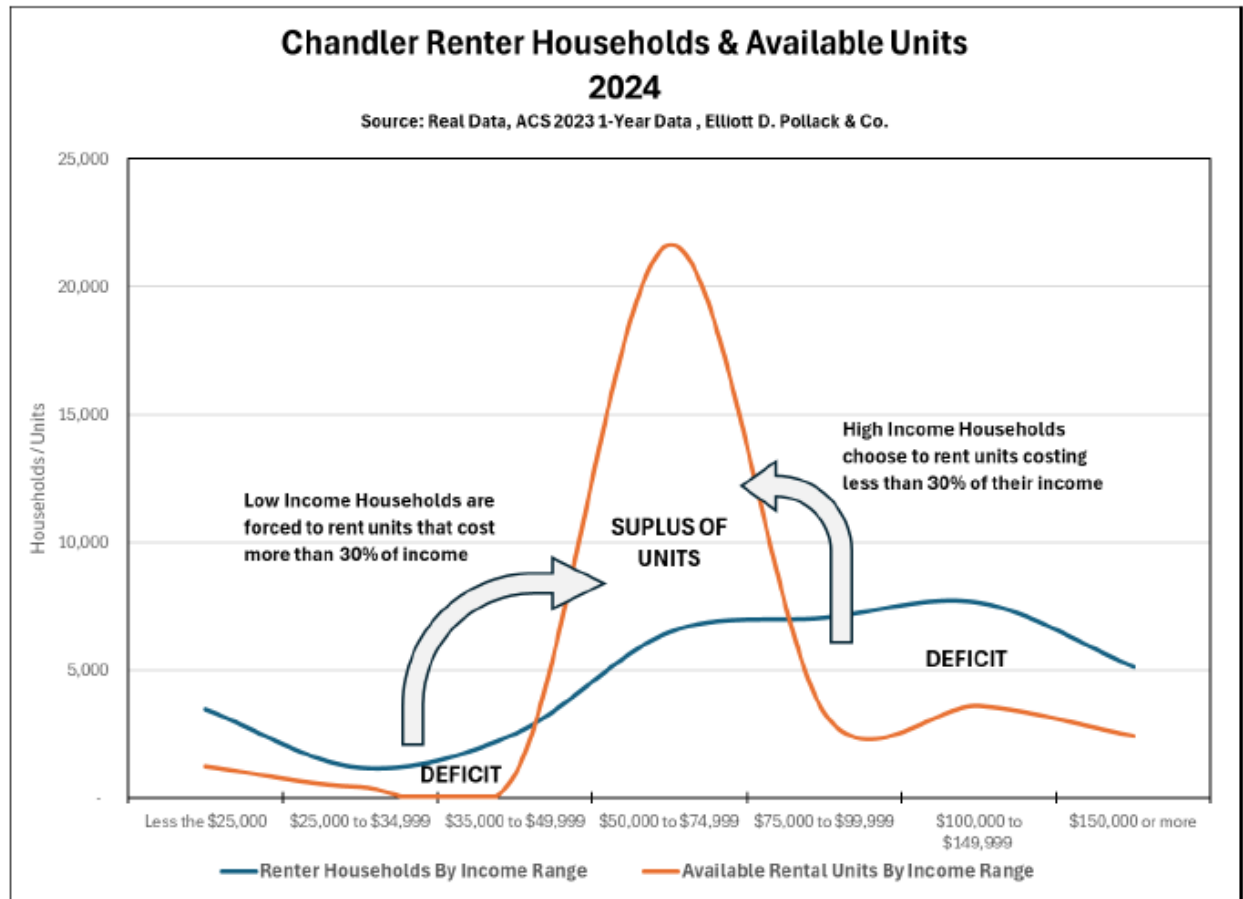
Source: RL Brown, ACS 2023 1-Year Data

2025 Chandler's Comprehensive Housing Plan- Table 41

For the ownership market, there is an undersupply or deficit of homes for households earning up to \$100,000 of 16,600 units.

The total cumulative undersupply of rental units for households with incomes below \$50,000 is 4,700 units. Beyond \$50,000, there is an adequate supply of rental units although there is a shortage of units at the high-income categories above \$100,000. This indicates that households with higher incomes are able to rent units at rates well below 30% of their income. In fact, 38% of renters earn more than \$100,000 in income. Renting is a choice for certain high-income households, whether due to concern with the cost of housing and interest rates today, or lack of a down payment to purchase a home.

Chart 3



Future Forecasts

The adjusted population forecast for Chandler now suggests it will grow to more than 293,900 people by 2030 and to more than 304,400 people by 2040, an increase of 6.3%. Table 5 provides information on the total population growth projected for the next five years and beyond to 2040.

Table 10

Population Forecast 2024-2040 City of Chandler	
Year	Population
2020	277,116
2021	280,189
2022	282,891
2023	285,231
2024	286,342
2025	287,041
2030	293,930
2035	300,220
2040	304,413
Change in Population 2024-2040	18,071
% Change in Population 2024-2040	6.3%
Capture of County Population 2024-2040	1.8%
Change in Households 2024-2040	6,845
Housing Demand 2024-2040 (Units)	7,187
Note: Housing demand includes a 5% vacancy rate.	
Sources: AZ Office of Economic Opportunity, U.S. Census	

Projected Workforce Housing Need in Comparison to Future Housing Development – Future Housing Demand

The workforce housing need projection indicates that Chandler will potentially reach full build-out of land currently designated/planned for single-family residential uses within the next 10 years. Chandler is expected to grow by more than 18,000 people between 2024 and 2040, **creating demand for at least 7,187 housing units**. Holding the impact of wage growth and inflation steady into the future, the mix of incomes is assumed to remain the same as it is today. Following from the gap analysis, the following table outlines the future demand for housing by income range and tenure.

Rental housing demand, much of which will be in the form of subsidized units, will be driven by households with incomes under \$50,000. Total future demand is estimated at 488 units by 2040. For the owner housing gap which extends to households earning less than \$100,000, another 1,895 households are expected to enter the city by 2040. This population may need support to acquire housing that is within their reach. The majority of household growth in Chandler is expected for those earning above \$100,000. The forecast suggests that 54% of all household growth over the next 16 years will be those higher income households. Combined with the housing gap estimates from Gap Analysis Methodology, **the total future gap is forecasted to be 18,454 owners and 5,216 renters or 23,670 total**.

Table 44

Expected Household Income Range Chandler Forecasted Population				
Household Income	Owner	Renter	Total	%
Less than \$25,000	389	236	625	8.7%
\$25,000 to \$34,999	114	81	195	2.7%
\$35,000 to \$49,999	276	171	447	6.2%
\$50,000 to \$74,999	534	442	976	13.6%
\$75,000 to \$99,999	581	480	1,061	14.8%
\$100,000 to \$149,999	978	520	1,498	20.8%
\$150,000 or more	2,035	349	2,384	33.2%
Totals	4,908	2,279	7,187	100.0%
Owner gap (less than \$100,000 income)	1,895			
Renter gap (less than \$50,000 income)		488		
Existing gap	16,559	4,728	21,287	
Total Future Gap	18,454	5,216	23,670	
Sources: ACS 2023 1-Year Data, AZ OEO				

To address the housing needs identified in this Comprehensive Housing Plan report from 2025, a target is established to create 2,000 affordable and workforce housing units over the next ten years. Based on the Gap Analysis, the strategies outlined herein are directed at the following income groups to most effectively address the housing gap.

- Households earning less than \$50,000 per year (approximately 50% of AMI) who could find housing through a combination of Housing Choice Vouchers (if available), LIHTC complexes, or additional public housing opportunities. At least 25% of these units should be directed towards seniors over the age of 65.
- Renter households earning between \$50,000 and \$75,000 per year (approximately 50% to 80% AMI). The demand within this income bracket could be addressed by a combination of LIHTC complexes and market rate complexes focusing on workforce housing.
- Workforce households earning between \$75,000 to \$100,000 (80% to 100% of AMI) who can afford a home value between \$300,000 and \$400,000.

Efforts must be undertaken by the City to ensure that the mix of the 2,000 housing unit target is distributed among all three target groups. Based on the current makeup of the community by household income, the mix of the housing target is the following.

Updated Analysis and Recent Trends

As of July 1, 2025, the City of Chandler has reached 94.22% build-out. **Attachment A** provides a breakdown of existing acres by type, along with the estimated acreage at Build-Out. This information includes the total amount of residentially zoned land with detail on land zoned as

single-family and multi-family. Build out acreages are based on designated land uses in the General Plan, specific area plan and adopted zoning.

Utilizing the SB1162 Data Collection Form for ADOH, **Attachment B**, detailed information is provided regarding the number and type of housing development applications received last year, along with the approval status of these submittals. With this data, a threshold percentage requirement for multifamily zoned housing has been calculated. It has been determined that the City of Chandler's current yield does meet the demand for the current deficiency and the projected need through 2029.

The City of Chandler is a thriving community known for its strong economy, excellent schools, and high quality of life. As the city continues to grow and evolve, it faces increasing challenges in providing diverse, affordable, and adequate housing options for its residents. To address these challenges and plan for future housing needs, the City of Chandler has contracted with a consultant to develop a Comprehensive Housing Plan. Importantly, this Comprehensive Housing Plan will be a key component of Chandler's broader planning efforts. The anticipated submission date for the final plan is December 2025.

The city's General Plan will directly reference and incorporate elements of this housing plan, ensuring that housing strategies are fully integrated into the city's long-term vision and development goals. The General Plan update is in process with the final plan being completed on or before April 1, 2026.

Key housing related issues to be addressed detailed in the General Plan are as follows:

- Provide for a variety of housing choices for all income levels, both rental and ownership options, which fit within the neighborhood fabric of the community including small lot single-family, townhome, and courtyard complexes (missing middle housing concept).
- Promote a mix of housing types in infill areas. Continue to encourage private investment in affordable housing through the Low-Income Housing Tax Credit Program.
- Continue to work with federal agencies to improve the city's affordable housing inventory through programs such as the Rental Assistance Demonstration Program.
- Foster partnerships and collaboration with nonprofits, businesses, and other organizations to support housing and neighborhood redevelopment.
- Support the aging and disabled populations in neighborhoods by implementing housing programs targeting their special housing needs such as the *Home Modifications for People with Disabilities Program*.

The General Plan and Comprehensive Housing Plan will serve as a roadmap for the next 10 years, guiding policy decisions, resource allocation, and development practices related to housing in Chandler. The implementation of objectives and strategies will be developed through a collaborative process involving extensive data analysis, community engagement, and stakeholder input. The plan will also take into consideration area plans such as the Airport Area Plan and the Downtown Area Plan, which are currently being updated.