



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

| Income | Renters Paying More Than 30% of Income Towards Housing Costs by Income Range | | | | | |
|---|--|--------------|-----------------|--------------|----------------|--------------|
| | 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

| Income | Owners Paying More Than 30% of Income Towards Housing Costs by Income Range | | | | | |
|---|---|--------------|------------------|--------------|------------------|--------------|
| | 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

| Income Range | Affordable Housing Surplus/Deficit City of Chandler | | | | | | | | Total Surplus (Deficit) | |
|------------------------|--|-----------------|-------------------|------------------------------|---------------|-----------------|-------------------|------------------------------|-------------------------------|--|
| | Owners | | | | Renters | | | | | |
| | Households | Units Available | Surplus (Deficit) | Cumulative Surplus (Deficit) | Households | Units Available | Surplus (Deficit) | Cumulative Surplus (Deficit) | | |
| Less than \$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 | | | | |

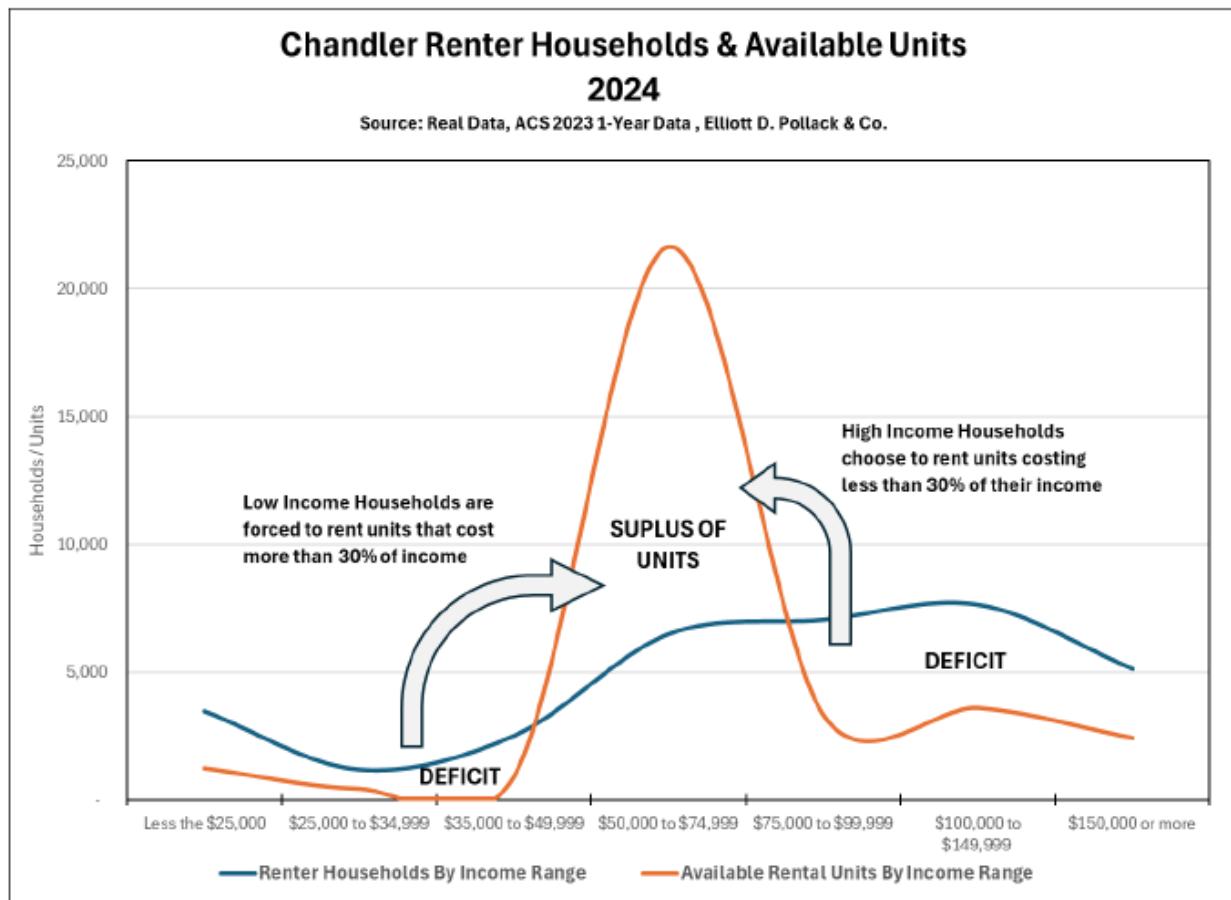
Source: RL Brown, ACS 2023 1-Year Data

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.