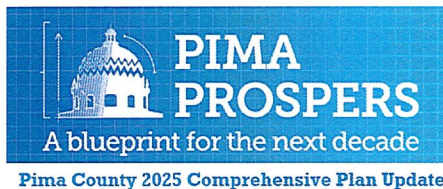


# Pima Prospers – 2025 Comprehensive Plan Update

## ARIZONA COUNTY COMPREHENSIVE PLANS and PIMA PROSPERS 2025

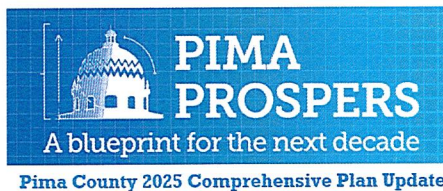
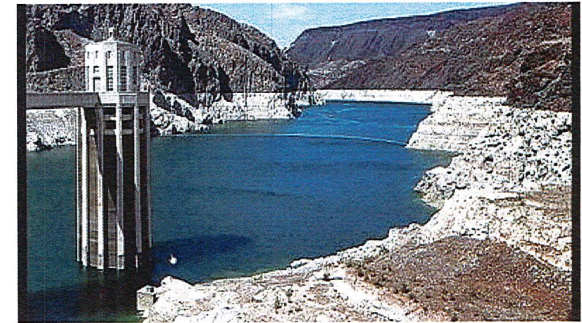
- Long-term (10- to 20-year) plan for present and future development
- Conserve natural resources, efficient expenditure of funds, public health, safety and general welfare
- Consolidate and streamline – 22 elements in three main chapters (Built/Social, Economic, Natural/Physical/Cultural)
- Address critical issues – housing, water supply, climate, renewable energy, economic development



# Pima Prospers – 2025 Comprehensive Plan Update

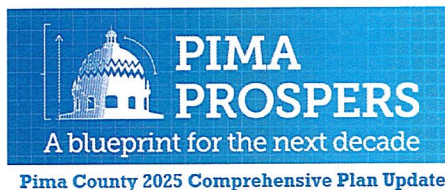
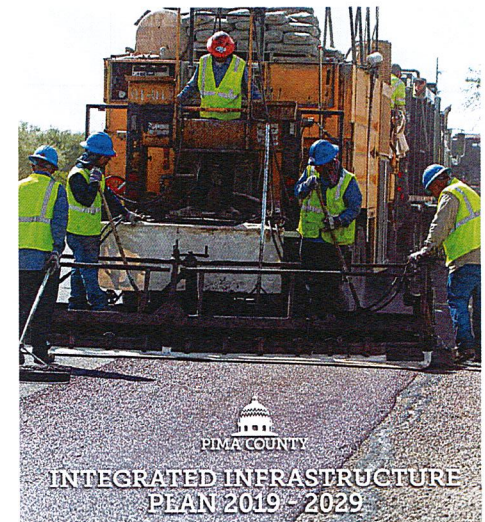
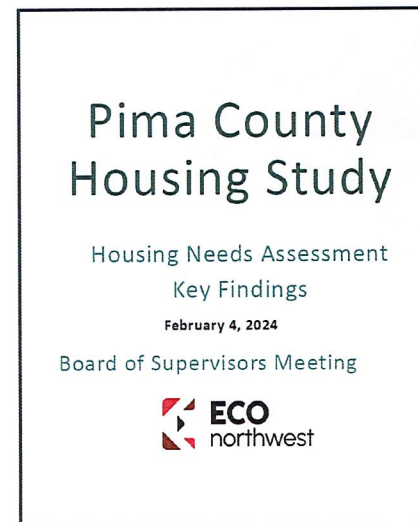
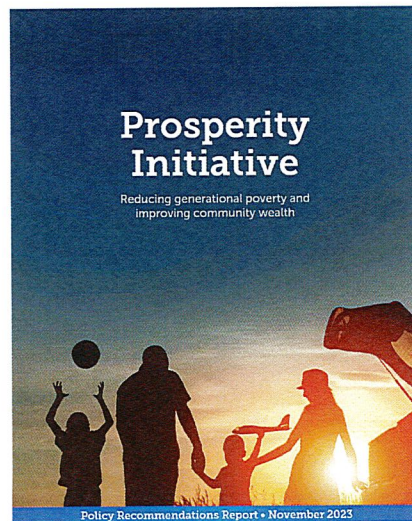
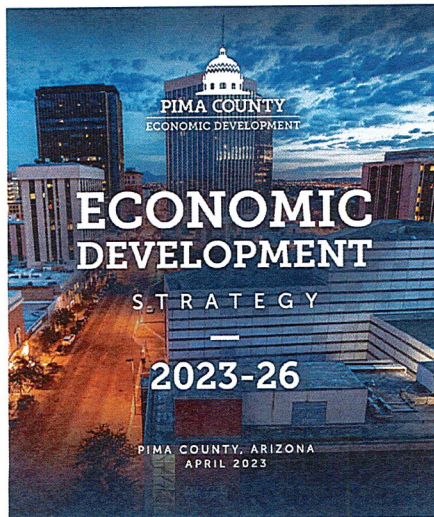


- Housing
- Water Resources
- Transportation
- Climate Change
- Energy





# Pima Prospers – 2025 Comprehensive Plan Update



# Pima Prospers – 2025 Comprehensive Plan Update

## FEDERAL, STATE, LOCAL AGENCIES and UTILITIES

Davis-Monthan Air Force Base  
Organ Pipe Cactus Nat. Monument  
Saguaro National Park  
US Bureau of Land Management  
US Fish and Wildlife Service

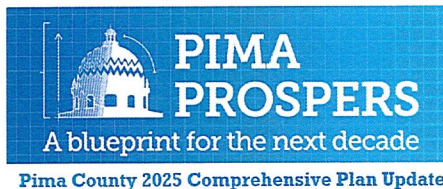
Pascua Yaqui Nation  
San Xavier District  
Tohono O'odham Nation

AZ Attorney General's Office  
AZ Commerce Authority  
AZ Department of Water Resources  
AZ State Land Department  
UA CAPLA Drachman Institute

City of Tucson  
City of South Tucson  
Town of Marana  
Town of Oro Valley  
Town of Sahuarita

Cochise County  
Graham County  
Maricopa County  
Pinal County  
Santa Cruz County  
Yuma County

Kinder-Morgan  
Metro Water District  
Southwest Gas  
Trico Electric  
Tucson Electric  
Tucson Water

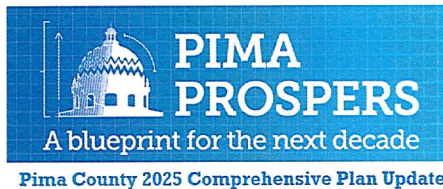


# Pima Prospers – 2025 Comprehensive Plan Update

## REGIONAL STAKEHOLDER GROUPS and NEIGHBORHOOD ASSOCIATIONS

Coalition for Sonoran Desert Protection  
Diamond Ventures  
International Sonoran Desert Alliance  
Metro Pima Alliance  
People for Bikes  
Pima Association of Governments  
Pima County Affordable Housing Comm.  
Pima County Small Business Comm.  
Sonoran Desert Mountain Bicyclists  
Southern Arizona Home Builders Assn.  
Southern Arizona Mortgage Brokers  
Tucson Association of Realtors  
Tucson Chamber of Commerce  
Tucson Airport Authority  
Tucson-Pima County Historical Comm.

Catalina Foothills Assn.  
Catalina Foothills Estates  
Flowing Wells Neighborhood Assn.  
Gates Pass Area Neighborhood Assn.  
Green Valley Council  
Mt. Lemmon  
Rincon Valley Conservancy  
Southeast Coordinating Committee  
Southeast Regional Council  
Summerhaven  
Tanque Verde Valley Assn.  
Tucson Estates Neighborhood Assn.  
Tucson Mountains Assn.  
Vail Preservation Society  
Western Pima Co. Coordinating Comm.

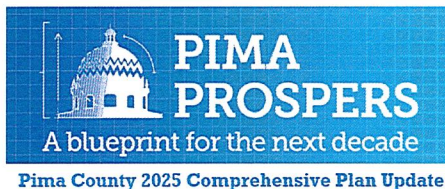




# Pima Prospers – 2025 Comprehensive Plan Update

## PIMA PROSPERS 2025 – Plan Review (January-July 2025)

- Preliminary draft (Jan.-March), 60-Day draft (April-June), P&Z draft (July 2025)
- Comments from 20 jurisdictions, agencies, stakeholder groups
- Comments from 150 members of the public
- 6 Planning & Zoning Commission Study Sessions between August 2023 and June 2025



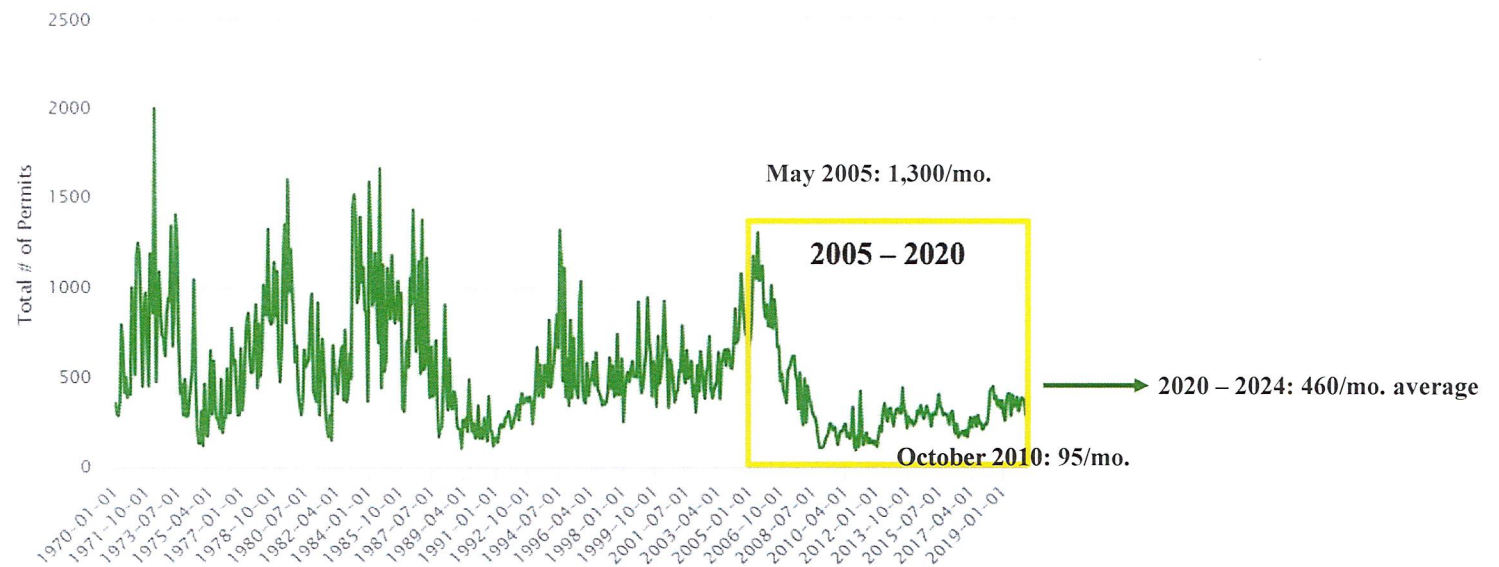
# TUCSON MSA 2025-2035 POPULATION PROJECTIONS



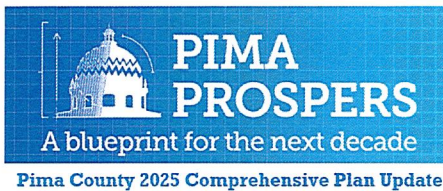
- Casas Adobes
- Corona de Tucson
- Rincon Valley
- Vail
- Green Valley
- Drexel Heights
- Valencia West

# Pima Prospers – 2025 Comprehensive Plan Update

## TUCSON MSA BUILDING PERMITS



(from: *Making Action Possible [MAP] for Southern Arizona*, Eller College of Management, UA)  
<https://mapazdashboard.arizona.edu/new-home-construction>

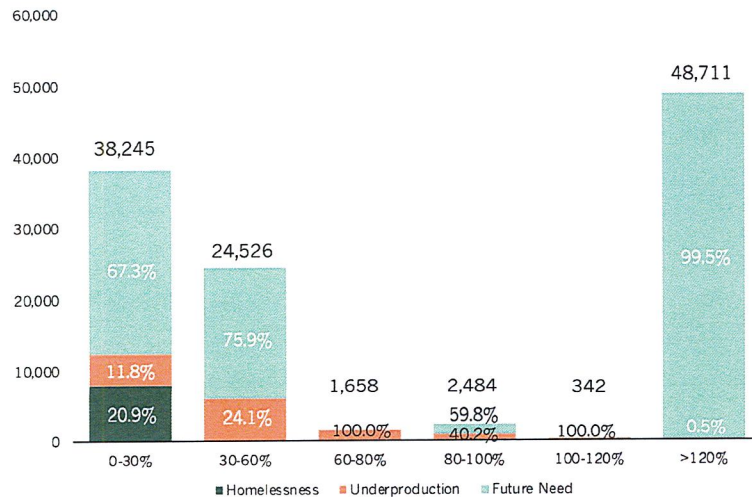




# Pima Prospers – 2025 Comprehensive Plan Update

## TUCSON MSA 20-YEAR HOUSING NEEDS

**116,000 additional units are needed countywide by 2045**  
Unmet Need by Component



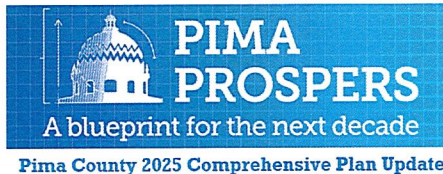
The bulk of future housing needs in Pima County are concentrated on opposite ends of the income spectrum. Of the 116,000 units of housing needed by 2045, over 50% of housing is needed for households earning below 60% AMI and around 42% of housing is needed for households earning more than 120% AMI.

**Current Housing Needs: 21,700 units** are needed to address current housing needs

- 8,000 units to address homelessness
- 13,700 units to meet underproduction

**Future Housing Needs: 94,300 units** are needed to meet future housing needs driven by population growth and matched with housing affordability over the next 20 years

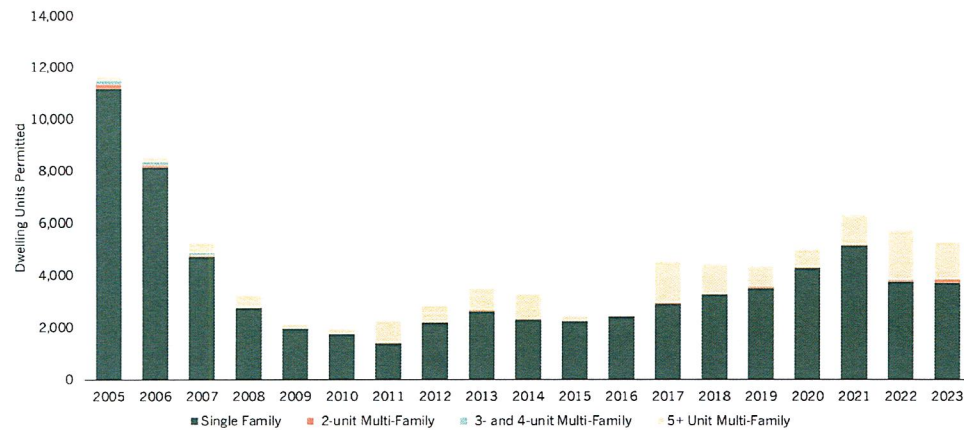
Source: ECONorthwest Housing Need Model US Census, Arizona Office of Economic Opportunity Forecasts



# Pima Prospers – 2025 Comprehensive Plan Update

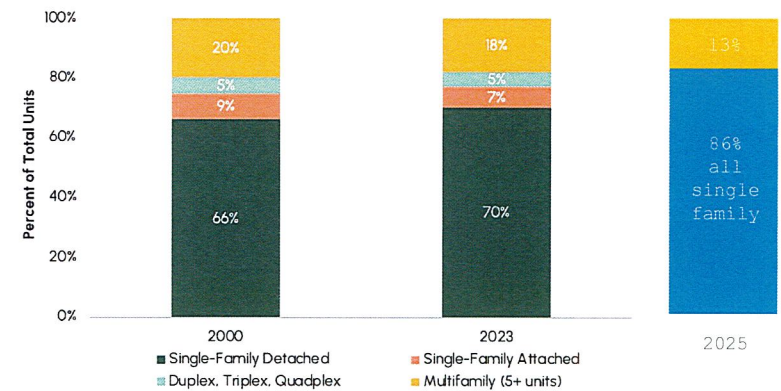
## TUCSON MSA HOUSING VARIETY

Building Permits by Structure Type, Pima County, 2005 - 2023



Source: HUD SOCDS Building Permit Database

Changes in Housing Mix, Pima County, 2000 vs 2023

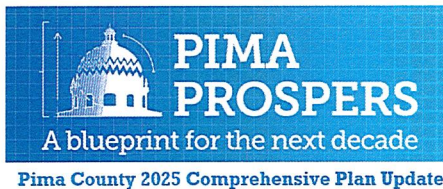


Source: 2023 American Community Survey 1-Year Estimates: B25024

# Pima Prospers – 2025 Comprehensive Plan Update

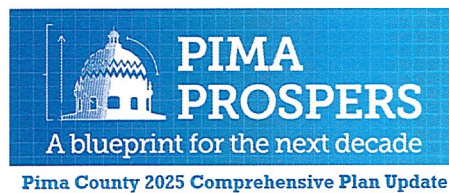
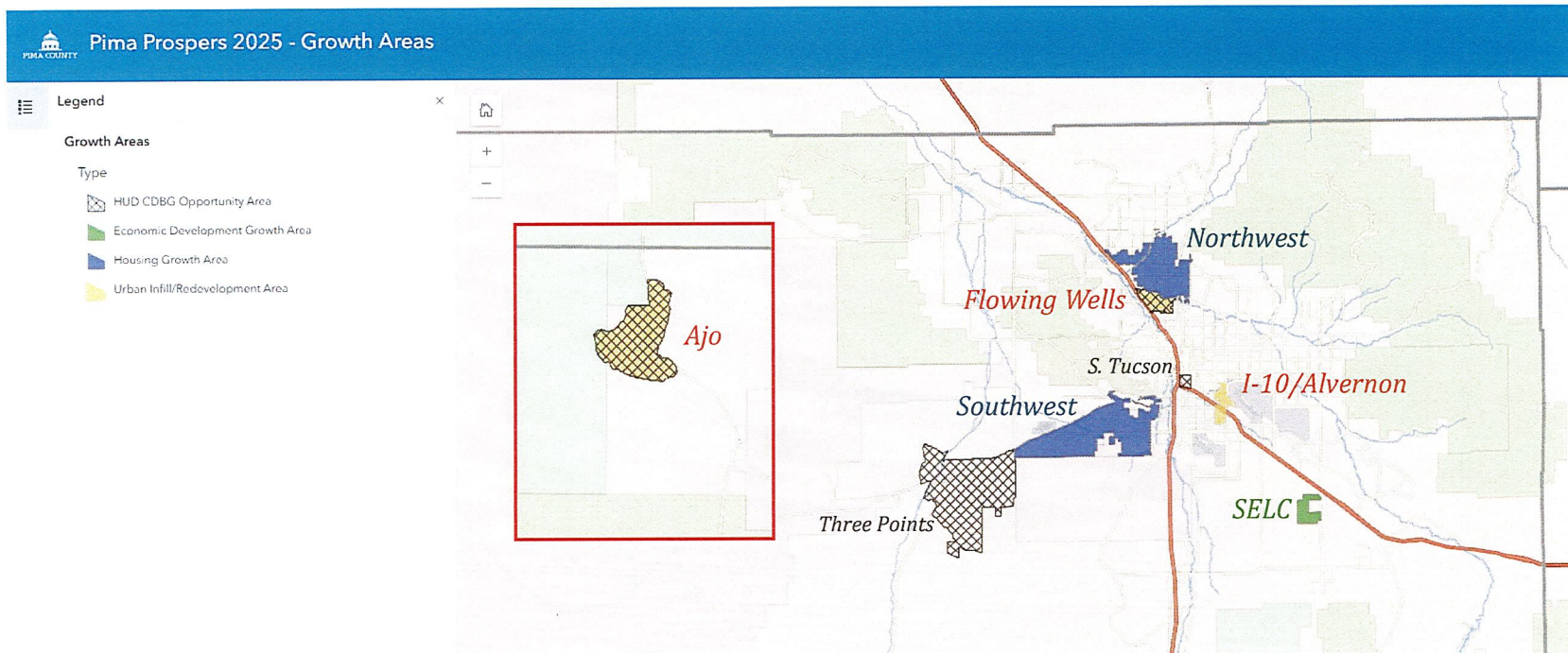
## PIMA PROSPERS 2025 AMENDED LAND USE DESIGNATIONS

- MIXED-USE DEVELOPMENT – **Higher Intensity Urban** allows low-intensity retail uses
- INFILL AND REDEVELOPMENT PROJECTS – density bonuses
  - Medium Intensity Urban (5-13 RAC)** – 20 RAC
  - Medium-Low Intensity Urban (2.5-5 RAC)** – 12 RAC
  - Low Intensity Urban 3.0 / 1.2 (3 and 1.2 RAC)** – 12 and 5 RAC
- WORKFORCE HOUSING – **Industrial** allows up to 10-acre projects





# Pima Prospers – 2025 Comprehensive Plan Update



# Pima Prospers – 2025 Comprehensive Plan Update

## PIMA PROSPERS 2025 – Plan Implementation

- Zoning Code text amendments – infill districts, TOD, TROD, duplexes/triplexes, density, height
- Land Use Designation incentives – skip plan amendment process to rezone
- Rezoning/Special Area Policies – enacted through land use requests (e.g., rezoning), but do not provide general land regulation
- Other County Regulatory Plans – Economic Development, Trails, Infrastructure, Transportation
- Plan Progress – dashboards for housing permits/types, solar permits, open space

