

<b>HOUSING ELEMENT</b>	<b>HOUSING ELEMENT</b>
<p><b>6.0 GOALS</b></p> <ol style="list-style-type: none"> <li>1. Encourage redevelopment and revitalization of existing housing stock or neighborhoods.</li> <li>2. Encourage a variety of housing for various levels of income and lifestyles.</li> </ol>	<p><b>6.0 GOALS</b></p>
<p><b>6.1 PURPOSE</b></p> <p>The purpose of the Housing Element is to evaluate the condition of existing residential housing stock, review the quantity of the different types of housing and then to analyze future growth in population, needed housing types, quantities and distribution. Goals, objectives and policies are then provided to accommodate the City's future growth, eliminate substandard dwelling conditions, improve housing quality, variety, and affordability.</p>	<p><b>6.1 PURPOSE</b></p>
<p><b>6.2 EXISTING CHARACTER</b></p> <p>The City of Eloy and the Planning Area contain a wide variety of housing types in all degrees of physical conditions; from new development to abandoned and dilapidated structures, and high end single family residences to apartments and manufactured homes.</p> <p>Prior to 2000, there were a total of 2,529 households within the City of Eloy. By 2006, the City of Eloy had an estimated count of 3,159 households. Pinal County has provided three growth scenarios for the County and the municipalities within the County, including the City of Eloy. According to the Pinal County Housing Study's slow growth scenario, the City of Eloy is anticipated to have a total of 4,081 households by 2010. The Moderate and Aggressive growth rate scenarios estimate a total of 4,491 and 6,084 households respectively.</p> <p>The estimated housing stock by December 2006 was 3,661 total units. Of the total units 59.9-percent were single family residences, 19.6-percent were multifamily (2 to 5+ units) and 23.2-percent were manufactured homes.</p> <p>The three growth rates mentioned above also estimate that approximately 1,290 additional units (slow growth rate), up to 3,472 additional units (aggressive growth rate) would need to be constructed within the City of Eloy, depending on how quickly the City continues to grow.</p> <p>There are a total of 285,568.53 acres (446.3 square miles) within the City's Planning Area that are currently designated for residential development, which would include single- and multi-family developments.</p>	<p><b>6.2 EXISTING CHARACTER</b></p>

The City's land use residential designations tie Estate, Low, and Medium Densities to single family development, with Medium-High and High densities to multi-family developments. There are 280,128.93 acres (437.7 square miles) designated for single family developments and 5,439.6 acres (8.5 square miles) designated for multifamily type developments.

The median sale price for resale homes was highest in 2005 at approximately \$214,000, while the median sale price for new construction was highest in 2006 at approximately \$250,000. Some estimates for the current 2009 median home sales price show a drop to approximately \$80,000.

### 6.3 DISCUSSION

#### Housing Needs

Much of the existing housing is in need of rehabilitation and new housing is scarce. The community also lacks a range of housing types within various price ranges.

#### Substandard Housing/Housing Quality

Housing quality in Eloy has been in decline for over 30 years. This decline is largely related to the lack of new housing (through construction of new subdivisions or infill developments), inadequate maintenance of existing housing, and the decrease in agricultural jobs and other resource industry jobs. Housing units in Eloy are products of the agricultural boom in the 1940's and 1950's and the development boom (turned bust) in the 1970's. In fact, some of the residential developments that received entitlement during the 1970's, particularly in the Toltec area, have yet to be completed or have been abandoned completely. During 2004 to 2006 there was another residential housing boom which has now dropped and turned into a Bust in 2009.

Generally, the lack of new residential housing developments within a community or lack of high vacancy rates is a good indicator of economic stability or instability within the community. The newest housing in Eloy is in the North Toltec neighborhood, where the manufactured housing provides one source of new, unsubsidized housing for low-income households. There are also several master planned communities that have been approved including Robson Ranch. These master planned areas represent development located on multiple square miles of land. Goals, objectives, and policies need to focus on how to stimulate opportunities for new, improved and quality residential development.

#### Housing Variety

There are two significant housing variety gaps that have been identified. The first is the lack of higher-end new single-family construction in the City,

### 6.3 DISCUSSION Housing Needs

#### Substandard Housing / Housing Quality



#### Housing Variety

particularly “move-up” housing. The second is the lack of new apartment units. This conclusion is based on declining vacancy rates in existing complexes and the number of prospective tenants on waiting lists.

### Housing Attainability

Eloy exhibits very low median household and family incomes, and is below the average of both Pinal County and the State of Arizona. On the average, Eloy residents receive lower wages and their incomes along with the city's economy rely on agricultural and other "blue-collar" employment. A significant proportion of the newest housing supply has been developed to meet the needs of the City's residents, and provide opportunities for low/moderate-income households and provide for age-restricted retirement housing (approximately 71 percent of the City's residents (6,290) were identified as low/moderate-income households in the 2000 US Census).

Until recently, the new housing supply was comprised largely of manufactured homes and lower-cost single-family homes. However, this is changing with an upswing of single family residential developments, including Robson Ranch. There are also some executive homes or apartments which have been approved and constructed within the City. The apartment complexes that were constructed include some subsidized units for low-moderate income households. The City still has a significant shortage of the number of affordable rental units available for its residents.

### **6.4 OBJECTIVES**

The objectives outlined below provide the City with direction and guidance to provide the housing needed for Eloy's existing and future residents.

1. Obtain a high quality, varied and affordable housing stock through a combination of infill projects, new development and rehabilitation of older homes and structures.
2. Promote the development of sound, high quality neighborhoods that provide a variety of housing options and community amenities in an integrated manner.
3. Encourage developers/property owners to maintain and improve the City's existing housing stock, and to revitalization existing neighborhoods.
4. Implement programs that incentivize property owners to maintain, rehabilitate, revitalize and protect the existing stock of affordable homes.
5. Cooperate with the Eloy Housing Authority to monitor affordable housing needs.

### Housing Attainability

### **6.4 OBJECTIVES**