

2023 CHANDLER INFILL INCENTIVE DISTRICT ANALYSIS

Arizona Revised Statutes Criteria

The Arizona Revised Statutes §9-499.10 enables cities and towns to establish infill incentive districts and an infill incentive plan to encourage redevelopment in the district. Infill incentive districts are required to meet at least three of the following conditions:

1. There is a large number of vacant older or dilapidated buildings or structures.
2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
- *3. There is a large number of buildings or other places where nuisances exist or occur.
- *4. There is an absence of development and investment activity compared to other areas in the city or town.
- *5. There is a high occurrence of crime.
6. There is a continuing decline in population.

The Chandler Infill Incentive District, herein referred to as the Infill District, covers north Chandler, an area that is bordered by the Loop 202 SanTan Freeway on the south and the city limits on the north, east, and west. The Infill District covers approximately 48% of the city's total land area.

*This area meets the following three criteria:

Criterion 3. *There is a large number of buildings or other places where nuisances exist or occur.*

The Chandler City Code §30-20 defines public nuisances as:

“any condition, thing or act that is injurious to health or safety, an obstruction to the free use of property, or so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by a considerable number of persons, or that unlawfully obstructs the free passage or use, in the customary manner, of any stream, public park, square, street or highway.”

Further, the City Code lists examples of public nuisances, including the following tracked by the Code Enforcement officers when they respond to calls:

Premises not maintained	Vehicle parked illegally
Deteriorated building, structures, and fences	Abandoned or inoperable vehicles
Unsecured vacant or abandoned building	Outside storage
Graffiti	Personal property in right-of-way
Sign code violation	Alley maintenance
Litter, trash, debris	Overhanging/protruding vegetation
Illegal dumping	Overgrown or unmaintained grass/weeds
Noxious odors	Deteriorated landscape area

According to the Code Enforcement Unit of the Neighborhood Resources Division, 6,645 City Code violations have been recorded citywide since January 1, 2023 (as of October 10, 2023). Of those violations, 6,110 (91.9%) were within the Infill District.

Criterion 4. *There is an absence of development and investment activity compared to other areas in the city or town.*

Over the last five years, most residential and commercial development activity has occurred in areas located outside of the Infill District boundaries (south Chandler). To illustrate this point, the following table shows 38.4% of housing unit completions occurred within the Infill District boundaries, compared to 61.6% outside.

Housing Unit Completions (Jan. 1, 2018, to Oct. 10, 2023)

	Infill District	All Other Areas	Citywide
Single-Family	750	2,342	3,091
Multi-Family	2,321	2,368	4,689
Assisted Living	135	425	560
Total	3,206	5,135	8,341

Source: City of Chandler Planning Division

In addition, 33.8% of commercial square footage delivered during the same period occurred within the Infill District boundaries, compared to 66.2% outside.

Commercial Square Footage Delivered (Jan. 1, 2018, to Oct. 10, 2023)

	Infill District	All Other Areas	Citywide
Retail	368,755	269,465	638,220
Office	886,794	1,069,938	1,956,732
Industrial/Flex	1,459,873	3,983,608	5,443,481
Total	2,715,422	5,323,011	8,038,433

Source: CoStar

Criterion 5. *There is a high occurrence of crime.*

Furthermore, the Infill District has experienced more Part I Crimes (those considered most serious) than other areas of the city. This is illustrated in the following table, which shows that 75% of violent crimes and 74% of property crimes since the start of 2023 occurred in the Infill District.

Number of Part I Crimes (Jan. 1, 2023, to Aug. 31, 2023)

		Within Proposed Infill Incentive District		Outside Proposed Infill Incentive District		Total
		Count	Percent	Count	Percent	
Violent Crime	Criminal Homicide	5	63%	3	38%	8
	Rape	39	68%	18	32%	57
	Robbery	34	69%	15	31%	49
	Aggravated Assault	158	79%	43	21%	201
	TOTAL VIOLENT CRIMES	236	75%	79	25%	315
Property Crime	Burglary	146	67%	71	33%	217
	Larceny - Theft	1,595	75%	543	25%	2,138
	Motor Vehicle Theft	178	79%	47	21%	225
	Arson	5	100%	0	0%	5
	TOTAL PROPERTY CRIMES	1,924	74%	661	26%	2,585
GRAND TOTAL		2,160	74%	740	26%	2,900

Source: City of Chandler Police Department

*Excludes crimes with unknown or missing location

Part I Crime data includes those crime types deemed most egregious by the FBI. The crime types reported here are not all inclusive of crime occurring in the City of Chandler. Further, numbers here are taken from the Chandler Police Department's Uniform Crime Report database that, due to reporting delays, is regularly updated and for this reason may vary from crime data previously reported to the federal government.