



EXISTING CONDITIONS

CHANDLER GENERAL PLAN 2026

APRIL 23, 2025

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EXECUTIVE SUMMARY | KEY TAKEAWAYS

1.

**Community
Context**

- The city is approximately **94% developed**, with no opportunities for expansion beyond its current planning boundary. Future growth will focus on redevelopment, infill projects, and potentially annexing county islands.
- Approximately **24% of the population is 18 or younger**, significantly higher than the state average of 15%.
- The median household income exceeds the state average by nearly \$23,000 per year, and nearly **50% of residents hold a bachelor's degree or higher**—well above the state average.

2.

Land Use

- Within a range of density, **residential land makes up nearly 53%** of the city's total planning area.
- About 92% of land within the city has stability, whereas the remaining **8% has opportunity to be developed or redeveloped**.
- **The city has designated six growth areas**, which should be evaluated for their current and future relevance.
- Within the city's planning area, there is an **opportunity to annex 6.5 square miles** of county unincorporated land.

3.

**Economic
Growth**

- The city's workforce in the **tech industry is nearly five times larger** than the state average, and its labor force participation rate is well above state, county, and national averages—indicating a strong economy.
- The city's unemployment rate is significantly lower than the state average, and **49% of residents hold a bachelor's degree or higher**, making them among the most highly educated in the state.
- The city has the **highest job-to-population ratio in Maricopa County**, surpassing the county-wide average, with projections showing continued growth.

4.

Circulation

- The transportation system provides strong **access to regional freeways, designated freight routes, and two airports**.
- Most local roadways operate efficiently, with **only a few segments nearing or exceeding capacity**.
- The city has a **comprehensive active transportation network**, featuring on-street bicycle lanes on most major roads, access to multi-use trails, and plentiful transit options.

5.

Public Facilities, Buildings & Services

- The city offers educational opportunities at all levels, supported by **four public libraries and six community centers** that provide programs for all ages.
- Residents have access to **four medical centers and numerous public safety facilities**.
- There are over **170 electric vehicle charging stations**, primarily located near the three freeways and Chandler Fashion Center Mall.

6.

Water Resources, Environment & Conservation

- The city has a **diverse water portfolio** consisting of multiple sources of renewable surface water supplies, stored water, ground water and reclaimed water.
- Chandler's **focus on conservation programs** has cut average household water use by 20% over 25 years.
- Chandler's **Urban Forestry Program improves the quality of life for residents**, prioritizing healthy trees, air quality, and head reduction.
- Chandler invests in **new and innovative water treatment technologies** to ensure our community has safe and reliable drinking water.

7.

Parks, Recreation, Cultural & Historic Resources

- Chandler has over **1,200 acres of parkland**, exceeding the National Recreation and Parks Association standard.
- **Most areas in the city are within a 10-minute walk of parks and recreation amenities**, and the city has an opportunity to continue adding new parks and recreation amenities in their southern region with the annexation of county islands.
- Chandler is home to **23 sites** on the National Register of Historic Places as well as **six museums, art, and cultural centers**.

8.

Housing

- **Average rent is about 10% higher** than the county average. Currently, 17.4% of renter households and 7.4% of homeowners spend more than half of their income on housing.
- Chandler has been increasing their supply of apartment units and has an **opportunity to increase the diversity of housing stock** to improve affordability in the city.
- An **opportunity to increase housing affordability for service workers** will result in added economic sustainability for the city.

COMMUNITY CONTEXT

The *Community Context* section includes an overview of the general plan process in the context of the *Existing Conditions Report* as well as locational, demographic, historic, and legislative context.

PROJECT OVERVIEW

Chandler's **2016 General Plan: a vision refined** is being updated pursuant to Arizona Revised Statutes (A.R.S.) 9-461.06.K: *A general plan, with any amendments, is effective for up to ten years after the date the plan was initially adopted and ratified... On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.*

The General Plan Update (GPU) process will update required elements (A.R.S 9-461.05) that reflect current law and update existing elements to reflect current conditions in Chandler while simultaneously fine-tuning future demographic projections, making the new general plan as accurately predictive as possible. This *Existing Conditions Report* serves as a snapshot of Chandler today. Current inventories and assessments of the city's functions and services are a statutory component and will assist in informing and planning for the future. This report will also:

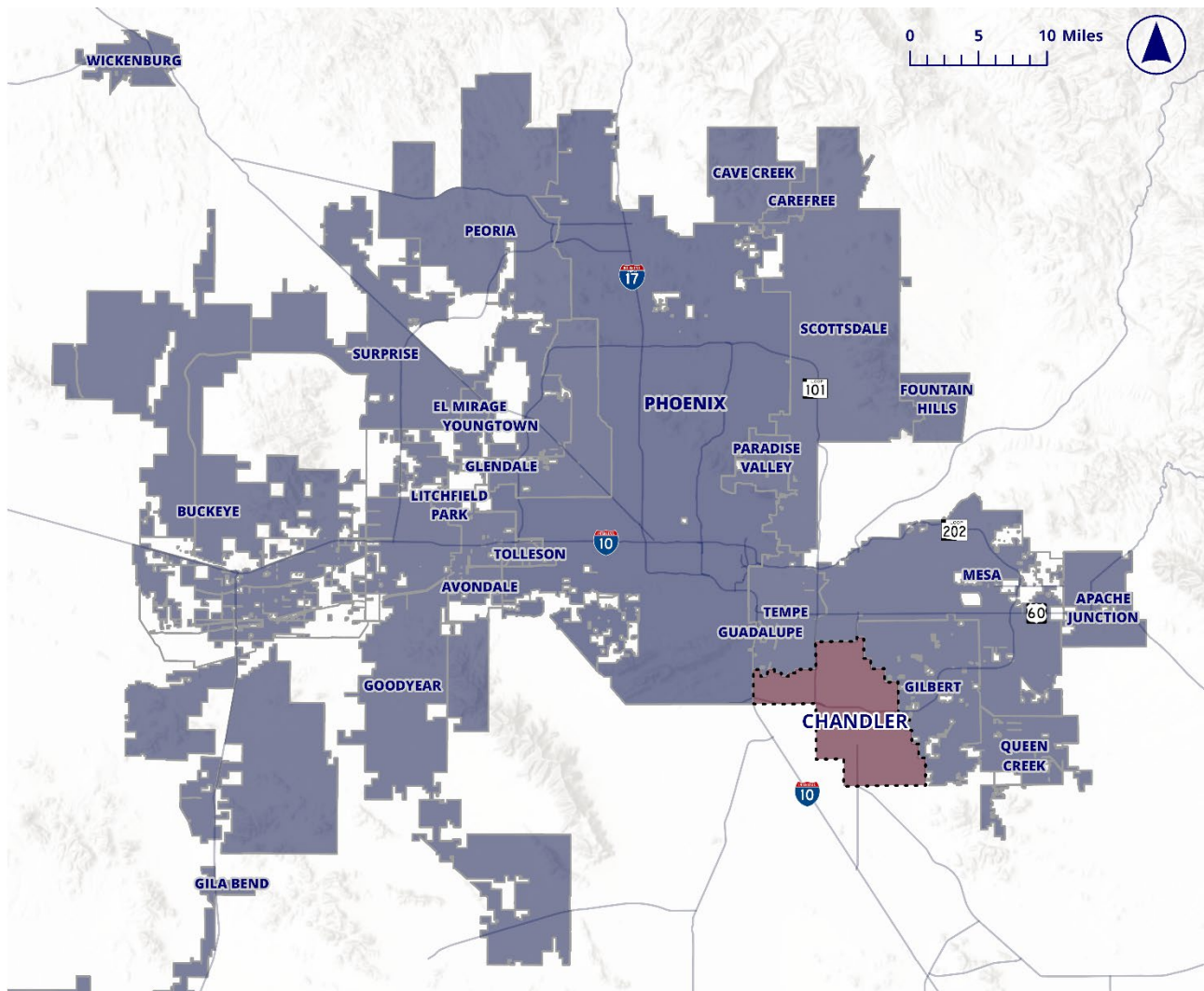
- **Provide context.** Understanding current issues to help see the bigger picture and analyze situations more thoroughly in the general plan.
- **Reveal patterns and trends.** Analyzing the data available to help identify and predict recurring patterns of human behavior, social dynamics, and political developments.
- **Shape our goals.** Examining strengths and gaps in Chandler's overall condition to contribute to effective community communication in the planning process and identification of goals and priorities for the future.

REGIONAL CONTEXT

Chandler is a bustling, mid-sized oasis drawing young families with the lure of quiet neighborhoods, lively historic downtown, acclaimed school system and numerous parks, museums, and recreation opportunities.

Chandler's incorporated area is about sixty-five square miles, nestled in the southeast valley on the Maricopa and Pinal county line. Bordered to the north by Tempe and Mesa, the east by Gilbert, the west by Ahwatukee (Phoenix), and to the south by the Gila River Indian Community, unincorporated communities, and Pinal County agricultural land and desert.

Figure 1. Vicinity Map



Source: Maricopa Association of Governments

Chandler is largely developed and is approximately 94% built out. The Municipal Planning Area (MPA) is 71.5 square miles, which includes about 6.5 square miles unincorporated county islands. No annexation opportunities exist beyond the current MPA, placing future focus primarily on redevelopment and infill as well as annexation of county islands.

The city's growth over the last several decades, while rapid, has been on par with surrounding cities and the state. Transected by two major freeways, State Route 101 (SR 101) and Loop 202 (South Mountain Freeway/SR 202), travel to and through Chandler is convenient. The development of the I-10/SR 202 connection funnels travelers directly through Chandler and West Phoenix and beyond to California. This option provides relief to the existing corridor, improves Chandler residents' commutes, and expedites cargo traffic.

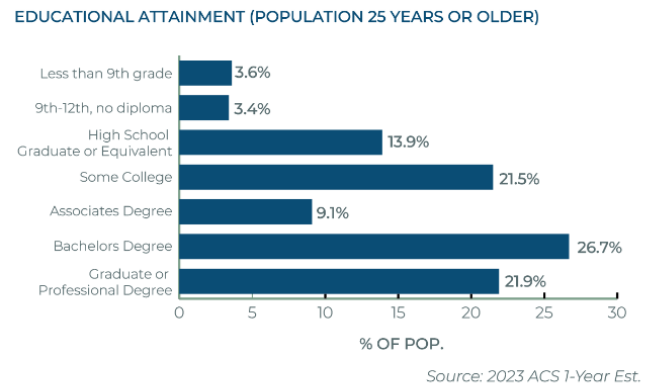
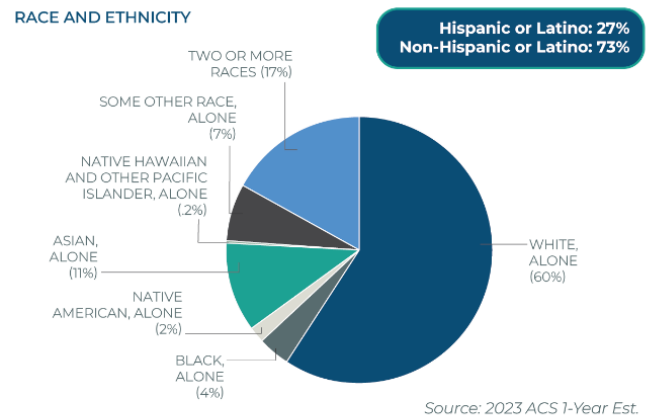
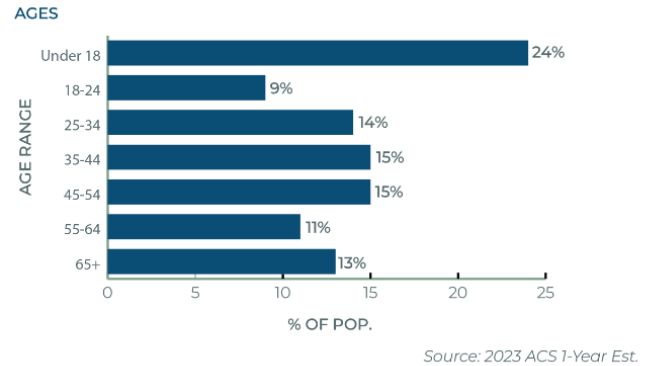
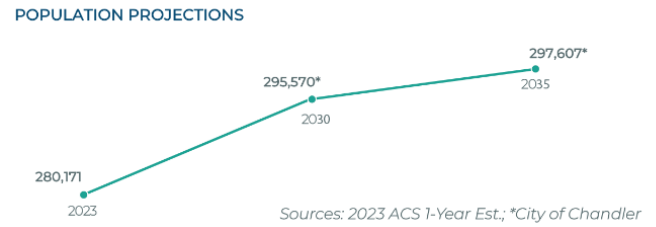
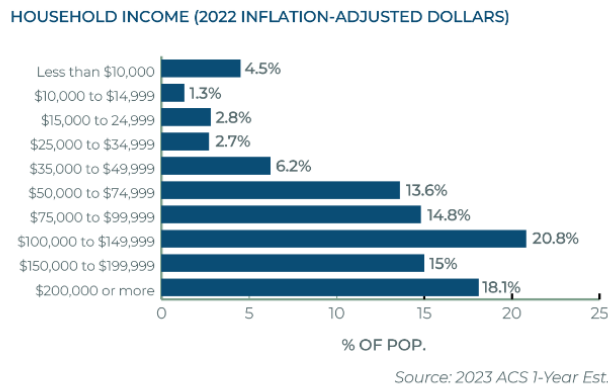
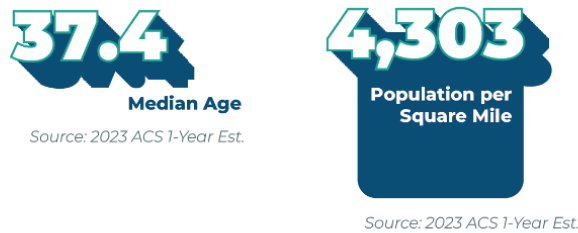
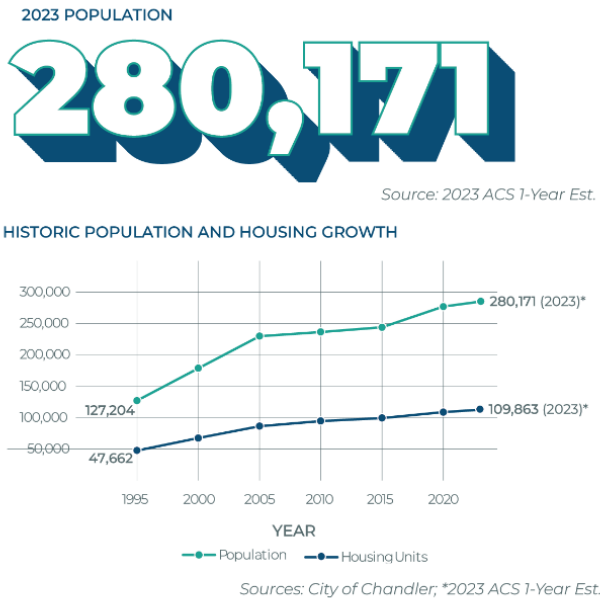
DEMOGRAPHIC CONTEXT

At 280,171, Chandler's population has more than doubled since 1996. Although growth is expected over the next five years, Chandler's population is projected to level off by 2035. The housing supply does not meet current demand thus a slowing of population growth may offer an opportunity for Chandler to bolster its housing inventory. The median age of 37.4 is only slightly younger than Arizona's median age of 38.4. This group is likely comprised of families with younger dependents who may utilize city amenities more often such as schools, parks, and libraries. Nearly one-third of the city's population, about 24%, is aged 18 or younger, which is higher than the state average of 15% percent in that age group. Chandler's median household earns *more* than the state average by nearly \$23,000 annually. That figure correlates with nearly 50% of residents earning bachelor's degrees or higher, which far exceeds the state's average of 33.5% of residents with bachelor's degrees.

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Figure 2. Demographics

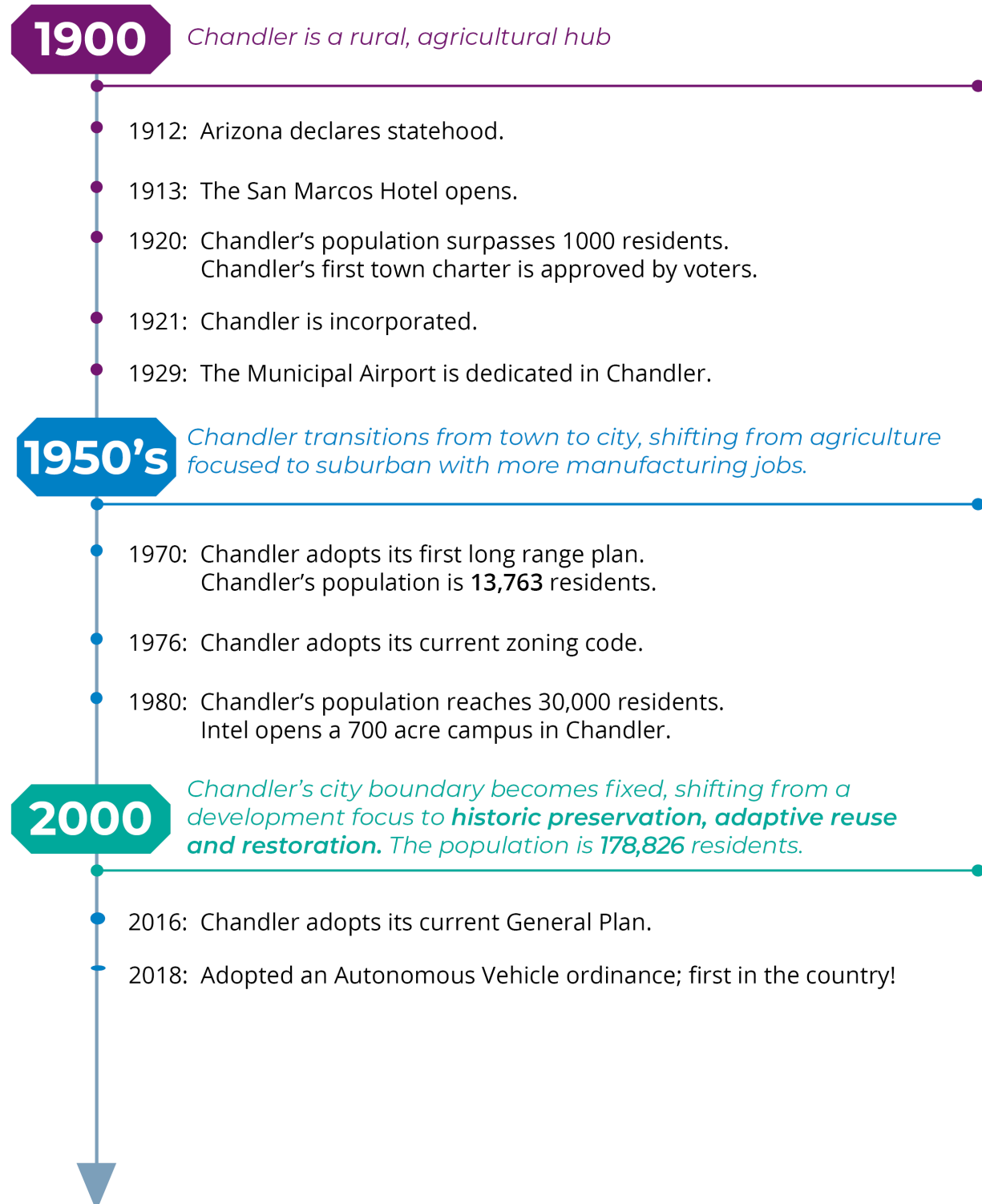


Source: 2023 ACS 1-Year Estimates

HISTORIC CONTEXT

The following is a brief historic timeline for the City of Chandler:

Figure 3. Historic Timeline



LEGISLATIVE CONTEXT

In 1998, the Arizona State Legislature passed House Bill 2361, the “Growing Smarter Act”, intended to create an urban growth management framework by strengthening land planning processes and providing for open space preservation. In 2000, the Growing Smarter Plus Act made several revisions to the original Act. The legislation increased public participation requirements throughout the planning process, added new elements related to growth, and strengthened the implementation power of the plans. The breadth of the new elements has since been expanded even further to respond to the ever-evolving landscape. Chandler’s current population of 280,171 exceeds the statutory threshold detailed in A.R.S. 9.461.05, necessitating the inclusion of all 17 *statutorily required elements* in the General Plan Update. Those elements include:

Figure 4. Required ARS Elements

Required for all municipalities:	
Land Use Circulation	
Required for populations over 10,000:	Required for populations over 50,000:
-Open Space -Growth Area -Environmental Planning -Cost of Development -Water Resources	-Conservation -Recreation -Public Services and Facilities -Public Buildings -Housing -Conservation, Rehabilitation, and Redevelopment -Safety -Bicycling -Energy -Neighborhood Preservation and Revitalization

LAND USE

The *Land Use* section describes use and ownership characteristics within the City of Chandler. Uses are described in terms of the various activities that take place on public and private parcels, including agriculture, residential, industrial, office, employment, and recreational uses, among others. This inventory and analysis will be a foundation for the land use discussion in the general plan and includes focus on the current land uses, future land uses and growth areas and an initial analysis of lands within the MPA with the greatest amount of development potential.

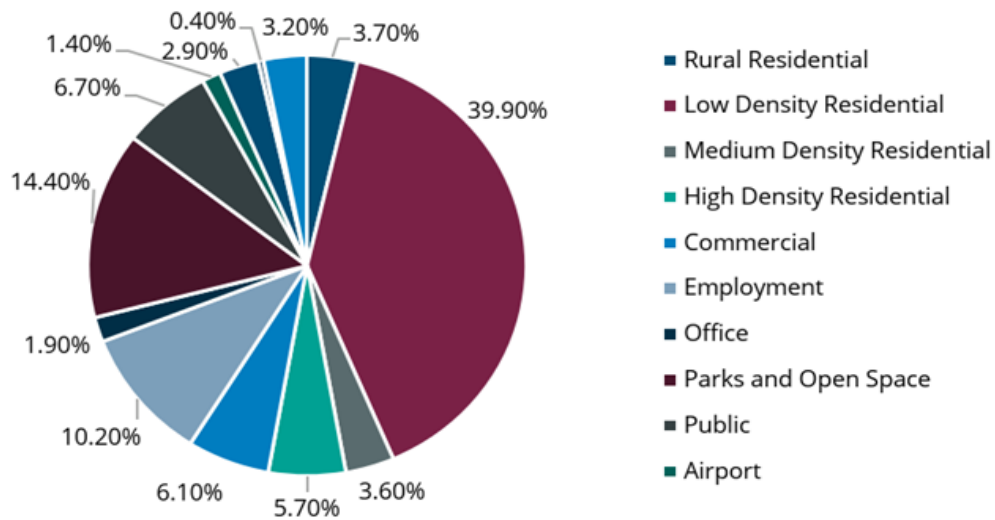
CURRENT LAND USE

Current land use composition and distribution are illustrated in *Figures 5 and 7*. Existing residential land uses in Chandler cover 52.9% of the area within the city limits including Rural Residential, Low-Density, Medium-Density, and High-Density categories. For the purposes of residential density explanation, the city's past methodology was to consolidate current land use densities such that Low Density has a range of 0.5 to 10 du/ac; Medium-Density has a range of 2 to 15 du/ac; and High Density has a range of 6 – 15+ du/ac. Water, Canals, Open Space, and Parks combine to make up 14.4% of the Parks and Open Space land uses. Commercial, Office, and Employment categories make up 12.7% of the area within the city limits. Public land uses make up 6.7% of the area within the city limits and are comprised of multiple categories including utilities, event space, and public buildings. The remaining land, which makes up 13.3% of the area within the city limits and includes Agriculture, transportation uses including the Airport and Railroad, and Vacant. *Figure 7* also illustrates unincorporated county islands which consist of approximately 6.5 square miles of the planning area and are situated mostly in the southern part of the city.

AGGREGATE RESOURCES

ARS requires that a general plan includes sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development, and policies to avoid incompatible land uses. Maps obtained from the Arizona Geological Survey, the Arizona Department of Transportation (ADOT), and other agencies that identify locations of aggregate mining operations indicate that there are no aggregate resources within or adjacent to the city limits such that development would be impacted or limited.

Figure 5. Current Land Use by Percent



Source: City of Chandler

LAND OWNERSHIP

Most land within the city is privately owned; however, government-owned property makes up just over ten percent of the city's total land area.

Figure 6. Public Land Ownership

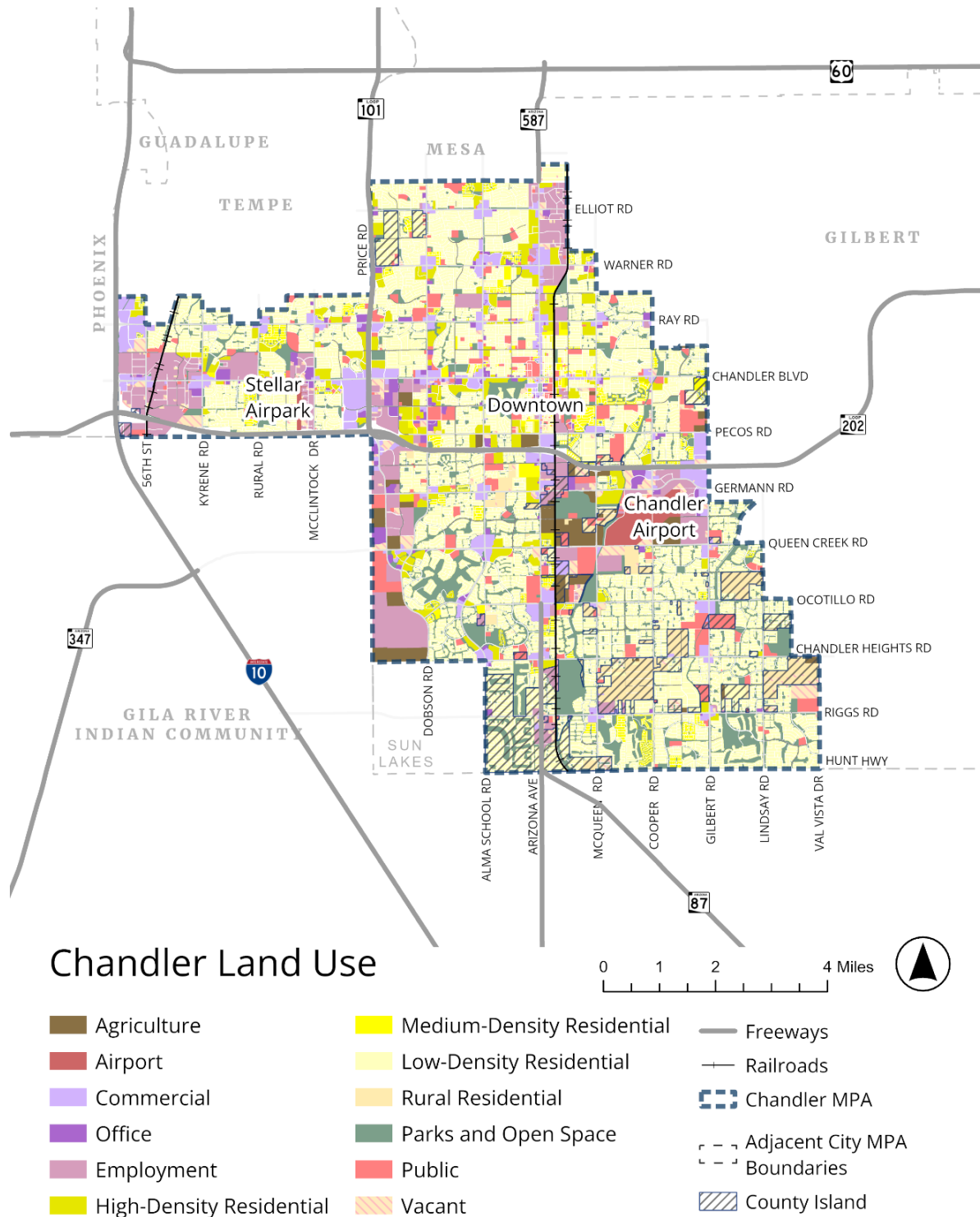
Ownership	Acres	% of Total
Federal	41.06	0.1%
State	157.23	0.4%
County	921.97	2.5%
Municipal	2,648.42	7.3%
Special District	53.98	0.1%
Total	3,822.66	10.4%

Source: City of Chandler GIS

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Figure 7. Current Land Use Map



Source: City of Chandler GIS

EXISTING FUTURE LAND USE AND GROWTH AREAS

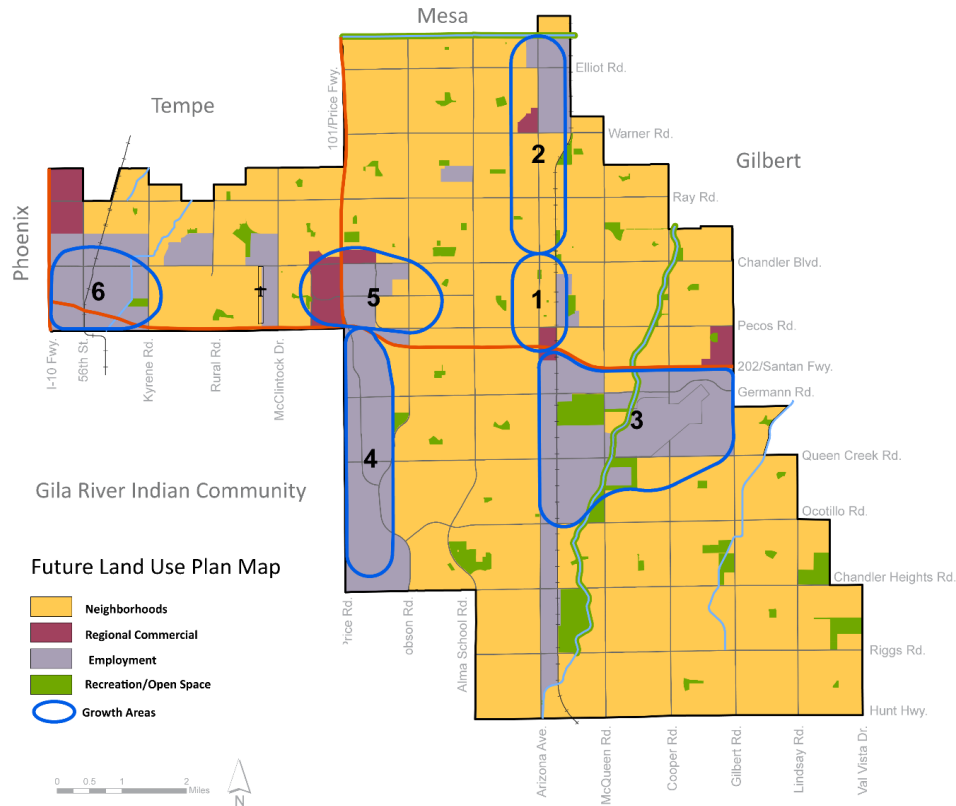
The four (4) existing future land use designations shown on *Figure 8* developed by the City of Chandler include the following. The *Neighborhoods* future land use designation make up 75% of the future land use designations with employment following at 19%, Recreation/Open Space at 3%, and Regional Commercial at 2%.

1. **Neighborhoods** allow a range of residential densities and a variety of non-residential uses, such as commercial, institutional, public facilities, and commercial offices, based upon location and other criteria as described in the text of the general plan. The neighborhood land use designation contains sub categories of: rural residential (0-2 du/ac), low density residential (2.5-3.5 du/ac), medium density residential (3.5 – 12 du/ac), high density residential (12-18 du/ac), urban residential 18+ du/ac, mixed use developments, public facilities, offices and institutional uses, neighborhood commercial, community commercial, and community office complexes and appropriate locations are dictated by primarily by the adequacy of infrastructure and compatibility with surrounding uses.
2. **Regional Commercial** uses include shopping malls, power centers, large single-use retail, and other commercial centers. As described in the general plan, these locations are eligible for consideration of urban-style, mixed-use developments. Other supportive land uses may include large offices and mixed residential densities.
3. **Employment** uses include major employers, knowledge-based employers, industrial, business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the general plan text, growth area policies, and area plans.
4. **Recreation/Open Space** include parks and open spaces greater than five acres.

The City of Chandler identified *six (6) growth* areas in 2016. These areas were deemed areas that may be suitable and will be studied for planned multimodal transportation and infrastructure expansion and improvements designed to support economic growth with a variety of planned uses:

1. **Downtown Chandler**
2. **North Arizona Avenue**
3. **Chandler Airpark**
4. **South Price Road Corridor**
5. **Medical/Regional Retail**
6. **I-10/Loop 202 Corridor**

Figure 8. Future Land Use Map and Growth Areas



Source: City of Chandler GIS

AREA PLANS

There are three (3) area plans within the City of Chandler's MPA. These area plans work in concert with Chandler's general plan and will give more specific and refined land uses and design guidance for each area.

SOUTHEAST CHANDLER AREA PLAN (1999)

The *Southeast Chandler Area Plan* (SECAP) was adopted in 1999. The plan establishes the community's vision for this area and provides for a future land use map, goals, policies as well as both residential and commercial guidelines. Established to promote the rural, agrarian past of the southeast through design of open spaces along streets, agrarian character, and recommend residential densities typically not exceeding 3.5 du/ac, the plan is on the city's radar to be updated to ensure that it is still within alignment of the community's vision and values for this specific area.

CHANDLER AIRPARK AREA PLAN (2021)

The *Chandler Airpark Area Plan* (CAAP) was adopted in 1998 to ensure that future land uses and development around the municipal airport support the economy. Establishing the airpark area as a high-quality, thoughtfully designed location within the city will help to ensure that it remains a desirable location for business. The 2021 update to the plan includes a land use map, goals, strategies, and design guidelines to protect the future of the Chandler Municipal Airport and help ensure that it remains a competitive and regionally attractive magnet for quality development and employers. The CAAP creates land use districts, identifies commerce routes, trails, landscape corridors and gateways.

DOWNTOWN REGION AREA PLAN (2025)

The *Downtown Region Area Plan* (DRAP) is a pending consolidation of the city's Redevelopment Element (1995) and the South Arizona Entry Corridor Study (2006) as well as the South Arizona Avenue Design Guidelines (2010) into a redefined project area. The DRAP focuses on exploring and defining the ways this area has changed while looking to the future and creating a community-built vision that guides the city in the development and growth of this area more accurately and holistically. The DRAP establishes a vision for the region and specific guiding principles and policies for five (5) distinct districts with the region. There are also region-wide design guidelines, specific district design guidance and implementation actions for both the region and districts.

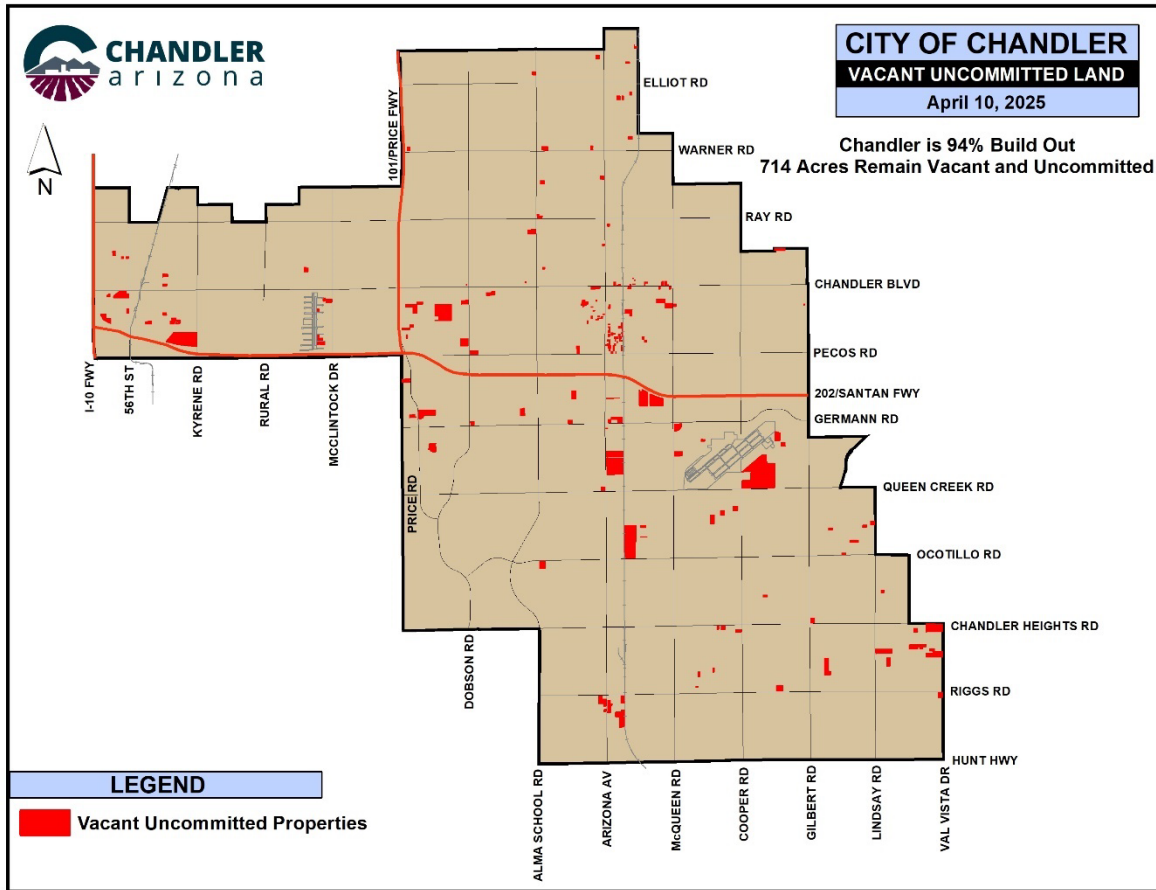
VACANT LAND

The City of Chandler is geographically constrained by its neighboring jurisdictions and has little to no room to grow outward. Instead, opportunities for growth are oriented towards annexation of county islands, infill development, redevelopment, and growing up instead of out. Since the last General Plan update the City has inventoried vacant parcels within the city limits and county islands. While the city is substantially built out, there are 714 acres of vacant land without applications or permits. These vacant parcels have been mapped to the existing future land uses developed by the city. The location of vacant parcels with potential future land uses including subcategories of the Neighborhood land use designation are broken out and are illustrated in *Figure 9* and *Figure 10*.

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Figure 9. Vacant Uncommitted Land Map



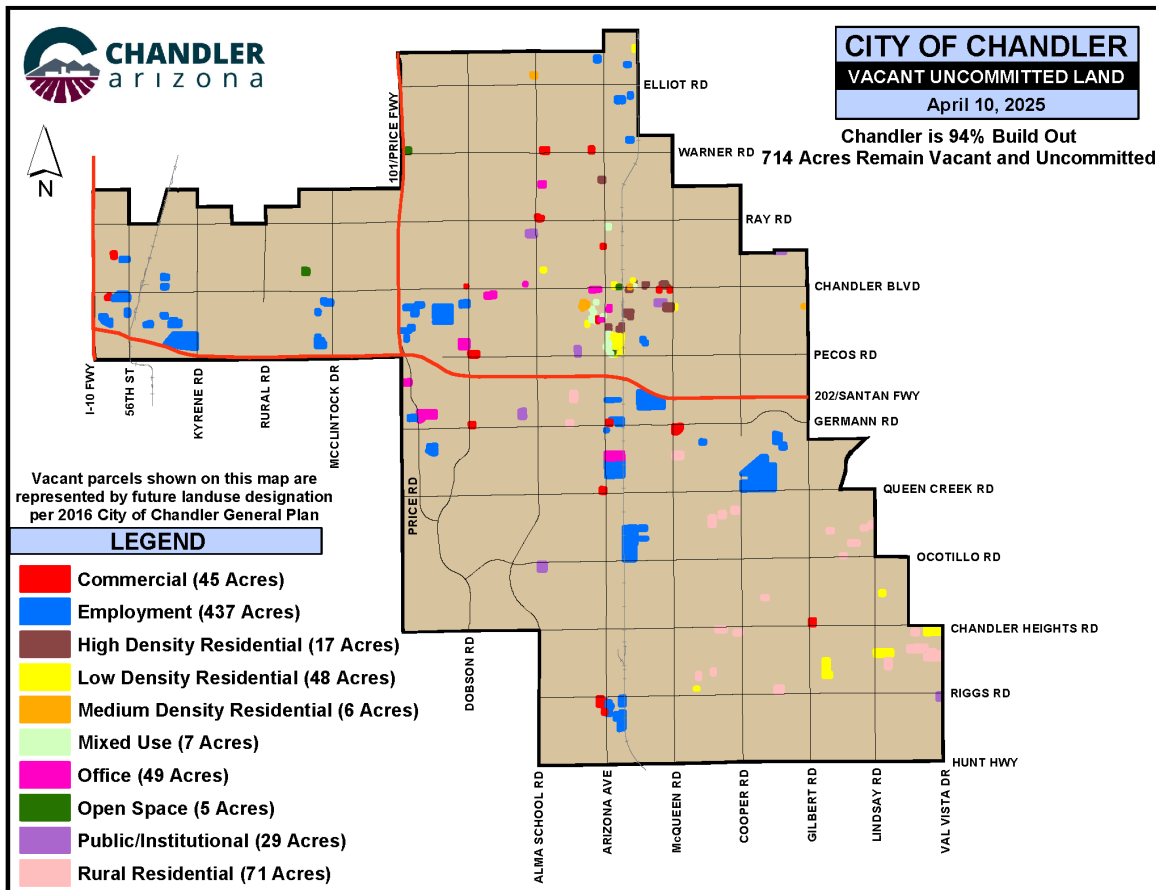
Source: City of Chandler GIS

There are also a variety of opportunities in the city for redevelopment beyond vacant parcels that could be determined from a combination of factors including the age of improvements on the land, such as buildings and infrastructure, and a ratio of the value of the improvements to the value of the land. For example, parcels of land with outdated buildings that are worth less than the land are to be considered mature and appropriate for redevelopment. However, for simplistic purposes, vacant land will only be considered for this report.

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Figure 10. Vacant Uncommitted Land by Existing Future Land Use Map



Source: City of Chandler GIS

ECONOMIC GROWTH

Chandler's robust economy is built on the industry clusters of Business Services; Finance, Insurance, and Real Estate (FIRE); High-Tech Manufacturing and Development; and Metal Inputs and Transportation-Related Manufacturing. This *Economic Growth* section includes industry inventory, employment, and economic growth trends as well as information about the city's approach to cost of development and revenue generation.

ECONOMIC COMPOSITION

The strengths and weaknesses of a local economy can be illustrated by the "Location Quotient" or LQ. LQ compares the percentage of jobs in each industry in a community to a larger economy, such as the state. An LQ of over 1.0 indicates that a particular industry has a greater presence in the local economy compared to the state—hence a strength of the local area. An LQ of less than 1.0 shows potential weaknesses. As shown on the following chart, Chandler's primary economic strength is in High-Tech Manufacturing and Development with an LQ of 4.8, meaning that its employment base has nearly five times as many employees in that industry as compared to the state.

Figure 11. Location Quotient

Industry Cluster	Chandler		Arizona		Location Quotient
	Jobs	% of Total	Jobs	% of Total	
Business Services	16,460	12.1%	296,100	11.0%	1.11
Construction	6,370	4.7%	187,800	7.0%	0.67
Consumer Goods Manufacturing	1,010	0.7%	34,910	1.3%	0.58
Consumer Services	13,890	10.2%	289,470	10.7%	0.95
Education	9,550	7.0%	225,290	8.3%	0.84
Finance, Insurance, & Real Estate (FIRE)	14,510	10.7%	195,100	7.2%	1.48
Government, Social, & Advocacy Services	5,660	4.2%	279,200	10.3%	0.40
Health Care	13,640	10.1%	334,610	12.4%	0.81
High-Tech Manufacturing & Development	26,040	19.2%	109,020	4.0%	4.75
Hospitality, Tourism, & Recreation	3,790	2.8%	111,900	4.1%	0.67
Media, Publishing, & Entertainment	950	0.7%	22,160	0.8%	0.85
Metal Inputs & Transportation-Related Manufacturing	1,790	1.3%	32,070	1.2%	1.11
Non-Metallic Manufacturing	1,100	0.8%	27,820	1.0%	0.79
Resource-Dependent Activities	240	0.2%	45,180	1.7%	0.11
Retail	13,050	9.6%	309,730	11.5%	0.84
Telecommunications	1,030	0.8%	26,040	1.0%	0.79
Transportation & Distribution	6,580	4.9%	172,770	6.4%	0.76
Total	135,640	100.0%	2,699,150	100.0%	1.00

Note: Includes businesses with five or more employees. Source: MAG

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The list of major employers in the city shows that the local economy is heavily weighted towards High-Tech Manufacturing and Development, Business Services, and FIRE, which include large banking and financial operations. Intel located in Chandler in 1979 and has continued to expand its South Chandler facility. The school district is also one of the largest employers.

Figure 12. Major Employers

Employer	Employees	Cluster	Industry
Intel Corporation	12,000	High Tech Manufacturing & Development	Semiconductors
Wells Fargo	5,500	Business Services	Regional Managing Offices
Chandler Unified School District 80	3,930	Education	Elementary and Secondary Schools
Bank of America	3,600	Business Services	Real Estate Credit
Dignity Health-Chandler Regional Medical Center	3,000	Health Care	General Medical and Surgical Hospitals
City of Chandler	2,140	Government, Social, & Advocacy Services	Government
Northrop Grumman	1,700	High Tech Manufacturing & Development	Guided Missile and Space Vehicle Manufacturing
NXP Semiconductors	1,700	High Tech Manufacturing & Development	Semiconductors
Microchip Technology	1,700	High Tech Manufacturing & Development	Semiconductors
PayPal	1,500	Finance, Insurance, & Real Estate (FIRE)	Financial Transaction Processing
Insight Enterprises	1,400	High Tech Manufacturing & Development	Computer and Software Merchant Wholesalers
Walmart	1,310	Retail	Warehouse Clubs and Supercenters
Bashas HQ & Distribution Center	1,100	Transportation & Distribution	Distribution
Verizon Wireless	1,000	Business Services	Regional Managing Offices
Maricopa County Community College District	1,080	Education	Junior College
Intrude	850	Business Services	Computer Systems Design Services
GM Financial Services	820	Finance, Insurance, & Real Estate (FIRE)	Sales Financing
Liberty Mutual Insurance	800	Finance, Insurance, & Real Estate (FIRE)	Property and Casualty Insurance Carriers
Frys Food Stores	820	Retail	Supermarkets

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Toyota Financial Services	780	Finance, Insurance, & Real Estate (FIRE)	Sales Financing
Safelite Auto Glass	700	Consumer Services	Automotive Glass Replacement Shops
Avnet	600	Transportation & Distribution	Other Electronic Parts Wholesalers
Home Depot	590	Retail	Home Centers
Allstate Insurance	500	Finance, Insurance, & Real Estate (FIRE)	Property and Casualty Insurance Carriers
Republic Services	500	High Tech Manufacturing & Development	Other Nonhazardous Waste Treatment and Disposal
Rogers Corporation	400	High Tech Manufacturing & Development	Electronic Computer Manufacturing

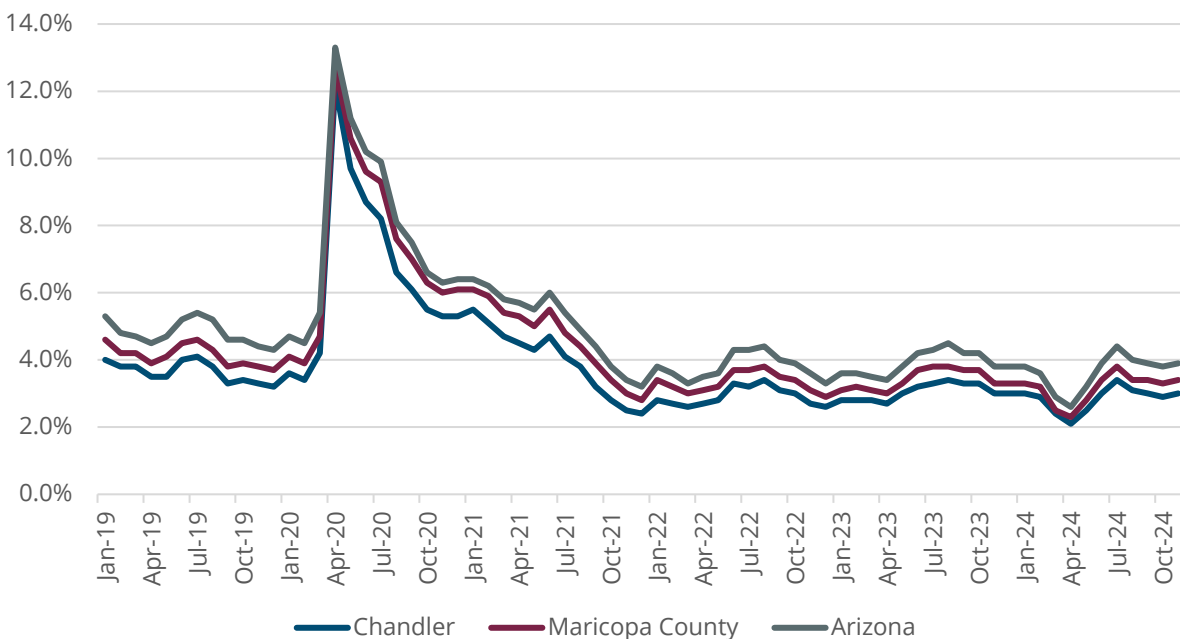
Note: Employment estimates are subject to the possibility of errors, omissions, and changes, but have been obtained from sources deemed reliable.

Source: City of Chandler Economic Development Division

EMPLOYMENT AND LABOR FORCE TRENDS

Chandler's unemployment rate stands at 3.0% as of November 2024, which is below the state-wide average of 3.9%. Unemployment in the city has been very stable since the end of 2021. The unemployment rate hit 12.2% in Chandler in April 2020 but recovered to 5.5% by October.

Figure 13. Unemployment Rates



Source: AZ OEO

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The labor force participation rate for Chandler of 70.6% shows a healthy economy well above state average. Communities with a highly educated population typically have a high labor force participation rate. According to 2023 ACS 1-Year Estimates of the 190,000 residents in Chandler over the age of 25, 48.5% have a bachelor's degree or higher. Comparatively for Arizona, 33.5% of the population has a bachelor's degree or higher.

The labor force participation rate is a useful measurement for employers. The higher the rate is, the healthier the economy. This means more people are working and contributing to the economy with their wages which translates into more retail sale tax revenue for a city. Additionally, a higher labor force participation rate may mean there are more people actively seeking employment than in the past, and employers could have more hiring options for open positions.

Retirement trends can reduce the labor force participation rate. Currently, the labor force participation rate across the country is declining as Baby Boomers retire. The U.S. participation rate stood at 67.2% in 2000; today, the participation rate stands at 62.5%.

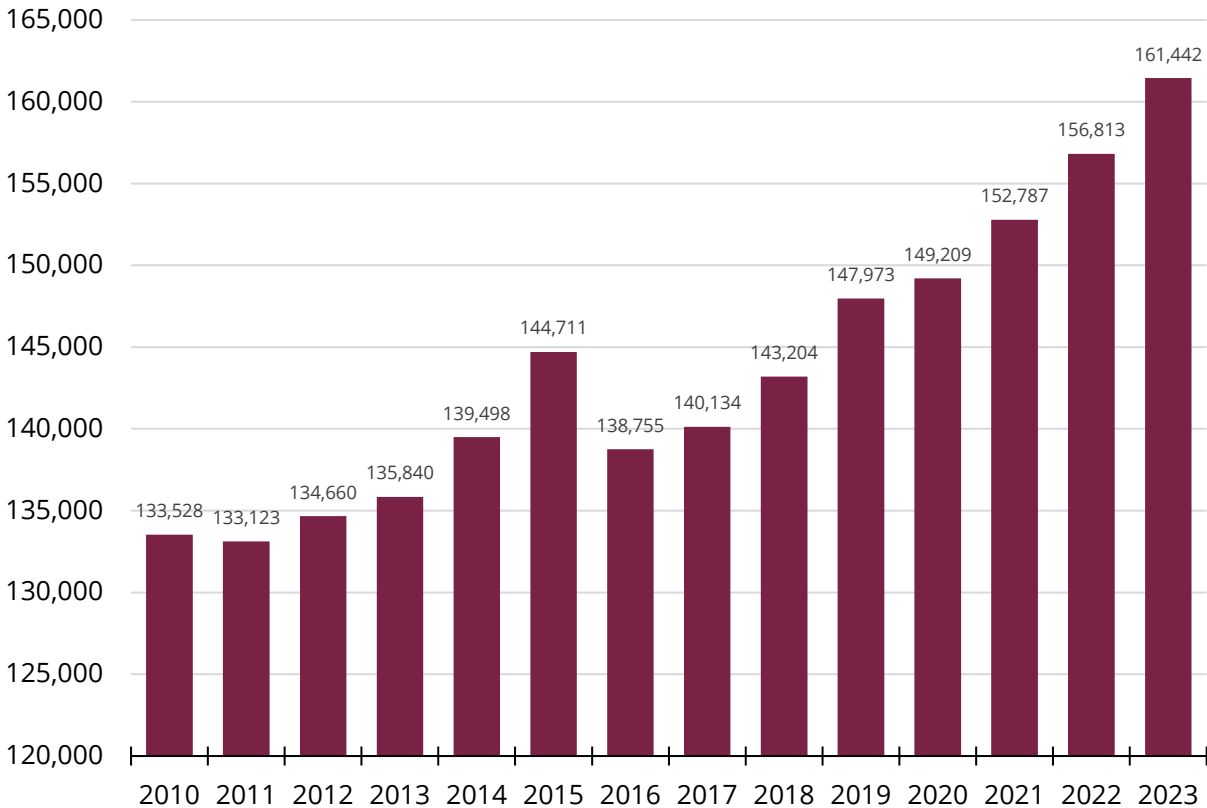
Figure 14. Labor Force Participation

Population	Chandler	Maricopa County	Arizona
Population 16 year and over	223,401	3,698,830	6,049,109
Civilian Labor Force	157,721	2,406,294	3,648,728
Employment	153,834	2,317,644	3,493,543
Unemployment	6,255	88,650	155,185
Labor Force Participation Rate	70.6%	65.1%	60.3%

Source: 2023 ACS 1-Year Estimate

Since 2010, the city's labor force has increased by 21% according to the Arizona Office of Economic Opportunity, keeping pace with population growth. Even considering the impact of the Great Recession which ended in 2009, the labor force continued to grow.

Figure 15. Chandler Labor Force Growth



Source: AZ OEO

Providing housing for a range of income levels is essential for Chandler’s continued economic growth and financial wellbeing. Refer to the *Housing Section* for additional information on this topic.

EMPLOYMENT FORECAST

An important indicator of the health of a local economy is the job-to-population ratio. According to Maricopa Association of Governments (MAG), in 2022, the average ratio was 0.51, or one job for every two residents in Maricopa County. Chandler, along with Phoenix, Scottsdale, and Tempe, have a job-to-population ratio above this county-wide average, and forecasted to continue. With limited land supply for future residential development and the amount of vacant land set aside for employment use near Chandler Airport and along the Price Road Corridor could result in a ratio of 0.65 by 2040—another 38,000 jobs.

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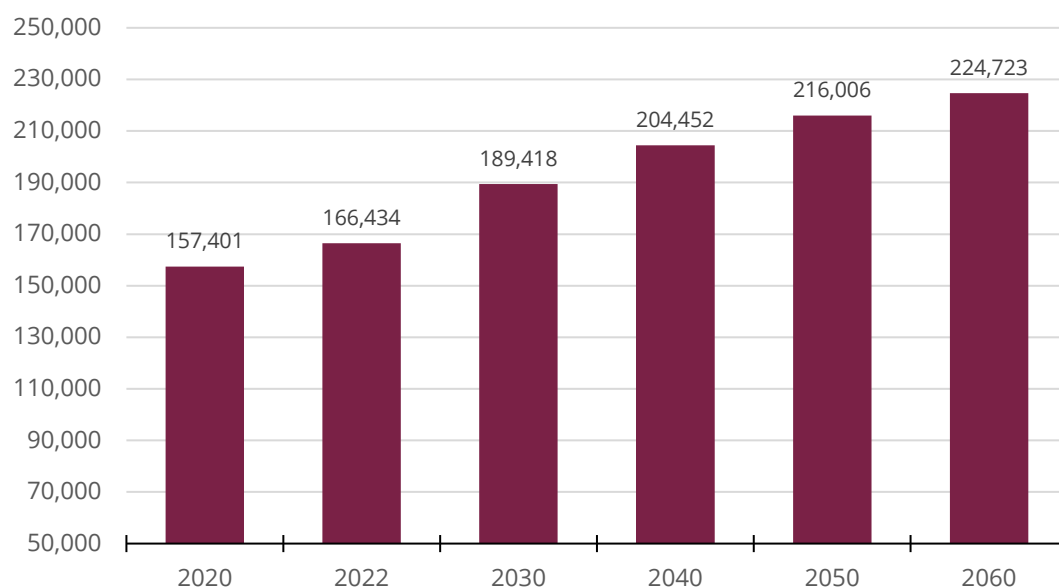
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Figure 16. Forecasted Jobs to Population Ratios

City	2020	2022	2030	2040	2050	2060
Chandler	0.55	0.57	0.62	0.65	0.64	0.67
Gilbert	0.36	0.38	0.41	0.44	0.44	0.47
Glendale	0.37	0.38	0.42	0.45	0.49	0.52
Goodyear	0.46	0.54	0.53	0.53	0.51	0.52
Mesa	0.36	0.37	0.40	0.44	0.48	0.50
Peoria	0.29	0.29	0.29	0.31	0.31	0.32
Phoenix	0.53	0.55	0.56	0.57	0.58	0.58
Scottsdale	0.78	0.85	0.84	0.86	0.85	0.86
Surprise	0.25	0.26	0.29	0.27	0.27	0.29
Tempe	1.06	1.11	1.07	1.02	1.02	1.01
Maricopa County	0.48	0.51	0.51	0.53	0.53	0.54

Source: MAG 2021

Figure 17. Chandler Employment Forecast



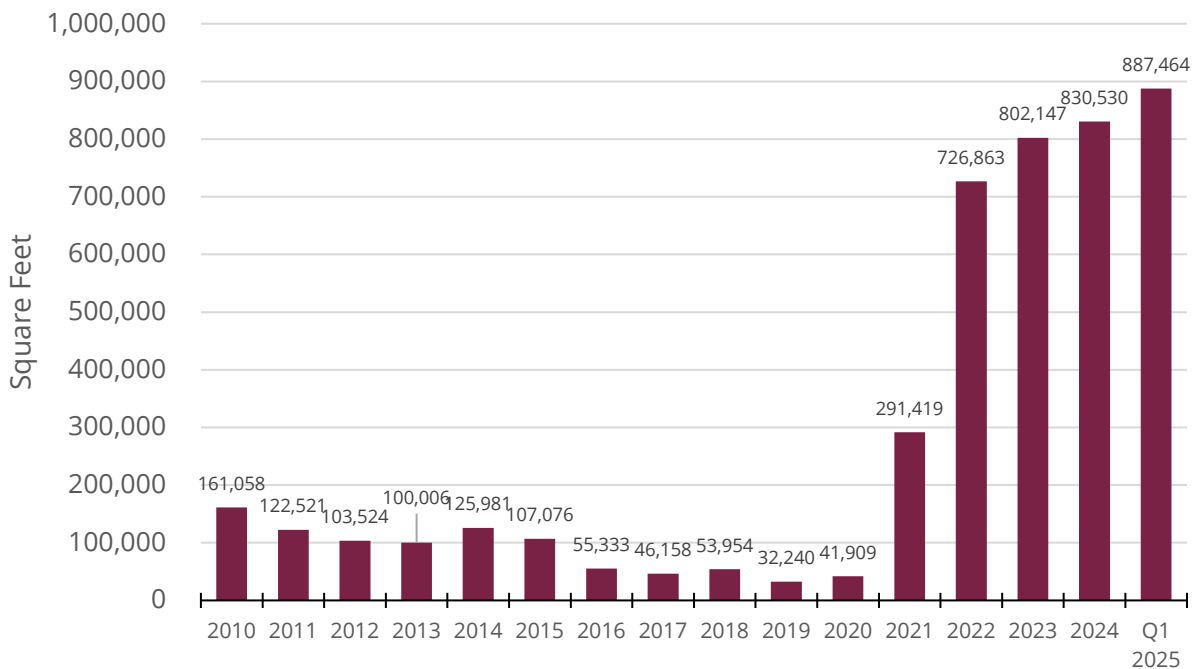
Source: MAG 2021

Chandler's economic achievements are tied to its preservation of employment corridors for planned uses that serve as economic engines and create high-quality jobs. Its brand has become known as a regional, national, and global destination for innovation in partnership with higher education and workforce development programs to create a talent pipeline. The city focuses on six key industry clusters that will continue to foster growth and development in the 21st Century including Advanced Business Services, Aviation & Aerospace, High Tech Manufacturing & Development, Information Technology & Software, Healthcare & Bioscience, and Autonomous Vehicle Research & Development.

OFFICE MARKET

The Chandler office market is an important component of the local economy, providing space for new and existing service businesses. In particular, two of the core industries of Chandler, Business Services and Finance, Insurance, and Real Estate require an adequate supply of office space for operations and future expansion. Like most of the cities in Maricopa County, the Chandler office market has experienced significant vacancies since the start of the COVID-19 pandemic in 2020 and today shows a 19% vacancy rate which includes sub-leased space that is now on the market through existing tenants. As a result of the work-from-home trend, many tenants have vacated space and vacancy rates have surged, not only in Chandler but across the country. Subleased space has become a significant issue for the office market as tenants have vacated space over the last few years. Across the City of Chandler, subleased space has increased from just 42,000 square feet in 2020 to 887,000 square feet in the first quarter of 2025. As leases expire in the future, landlords will need to fill those spaces.

Figure 18. Chandler Office Market Sublease Space



Source: Costar

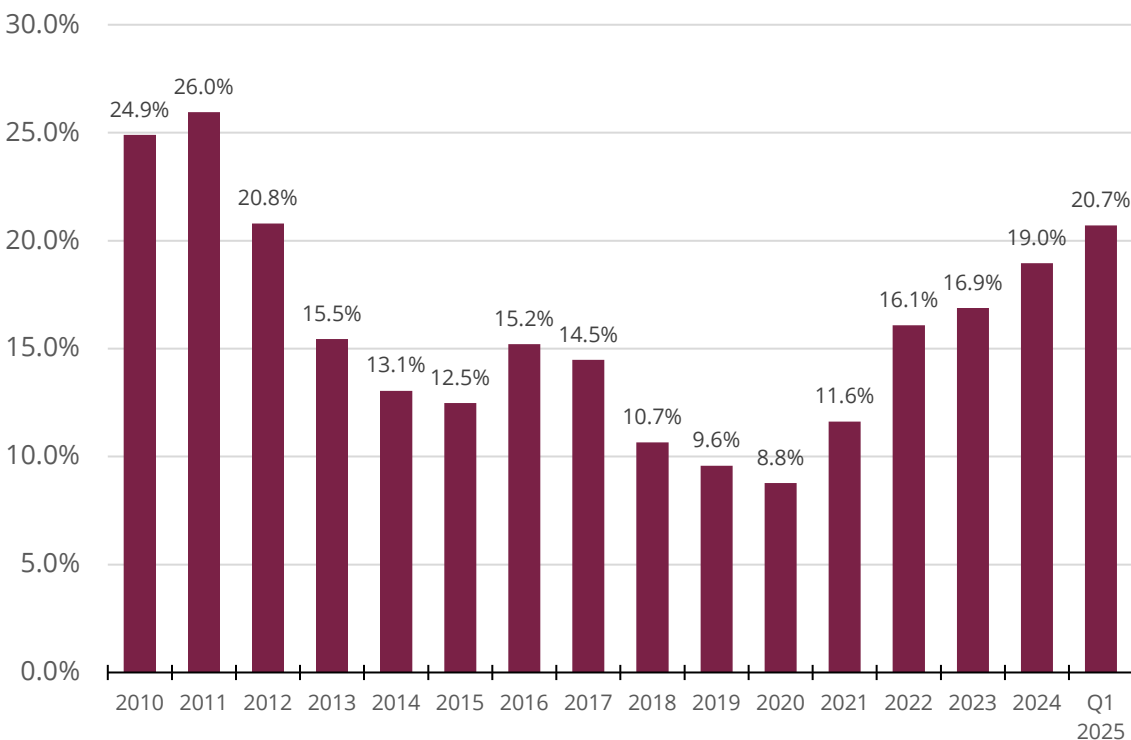
The vacancies for the Chandler office market have risen from 8.8% in 2020 to 19.0% in 2024. The Chandler market is comprised of 11.7 million square feet of space which includes owner-occupied space that is typically fully occupied. Examples of these types of buildings are the Wells Fargo campus on Price Road. The Maricopa County office market today totals about 195.1 million square feet including owner-occupied buildings with a vacancy rate of 16.9%.

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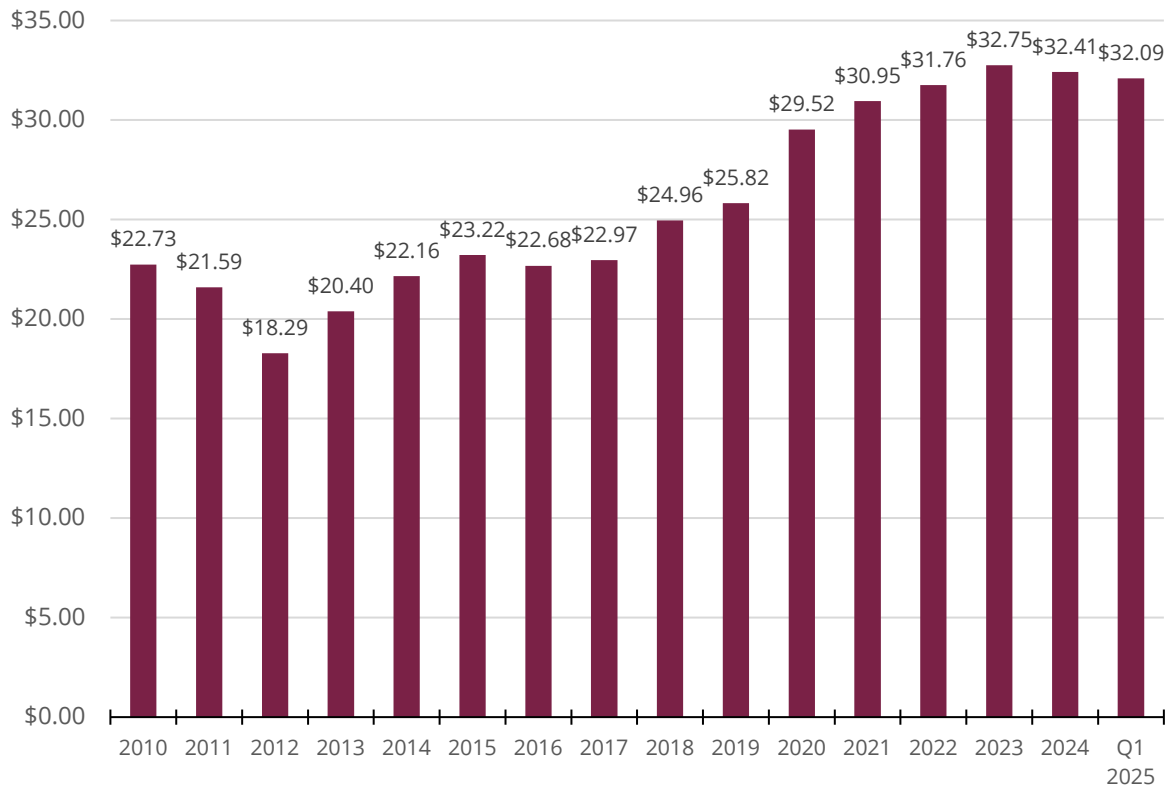
Most commercial real estate brokers believe the office market will begin to stabilize in 2025 with vacancies leveling off and potentially falling as companies ask their employees to return to the office. Suburban markets, however, may still be facing difficulties as tenants are flocking to the newest Class A buildings in prime locations in Tempe, Scottsdale, and the Camelback corridor. Despite the increase in vacancies, full-service rents in the Chandler market continued to increase from 2021 to 2023 before declining in 2024 and again in early 2025. Construction has declined significantly due to vacancies and unfavorable interest rates.

Figure 19. Chandler Office Market Vacancy Rate



Source: Costar

Figure 20. Chandler Office Rents Per Square Foot



Source: Costar

The office market is an important element of the local economy, providing the building space needed to attract businesses to Chandler as the employment market continues to expand. The future of the work-from-home phenomenon that started during the pandemic is still in question. Many firms are now requiring employees to return to the office at least on a part-time basis. Historically, the office market has been very cyclical with large swings in construction activity and vacancies. While experiencing distress today, Chandler and Maricopa County markets are expected to slowly recover as employment growth continues.

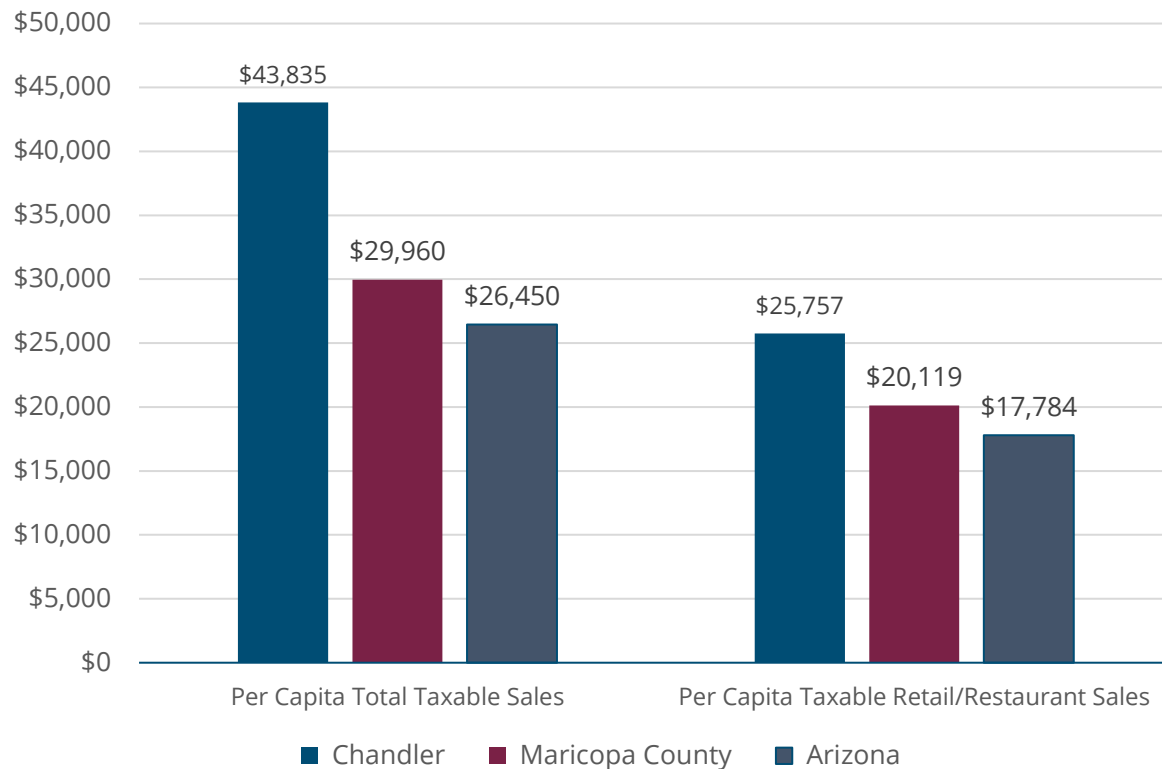
RETAIL SALES TRENDS

With its affluent population, Chandler has an above average level of per capita taxable sales, well above the county and statewide averages. The city's total taxable sales on a per capita basis are 66% higher than Arizona's sales and 46% higher than the Maricopa County average. The city's net taxable retail and restaurant/bar sales are 28% above the county average and 45% above the statewide average. These trends are largely because Chandler's median household income is 21% higher than the Maricopa County median income and 36% higher than the statewide median income.

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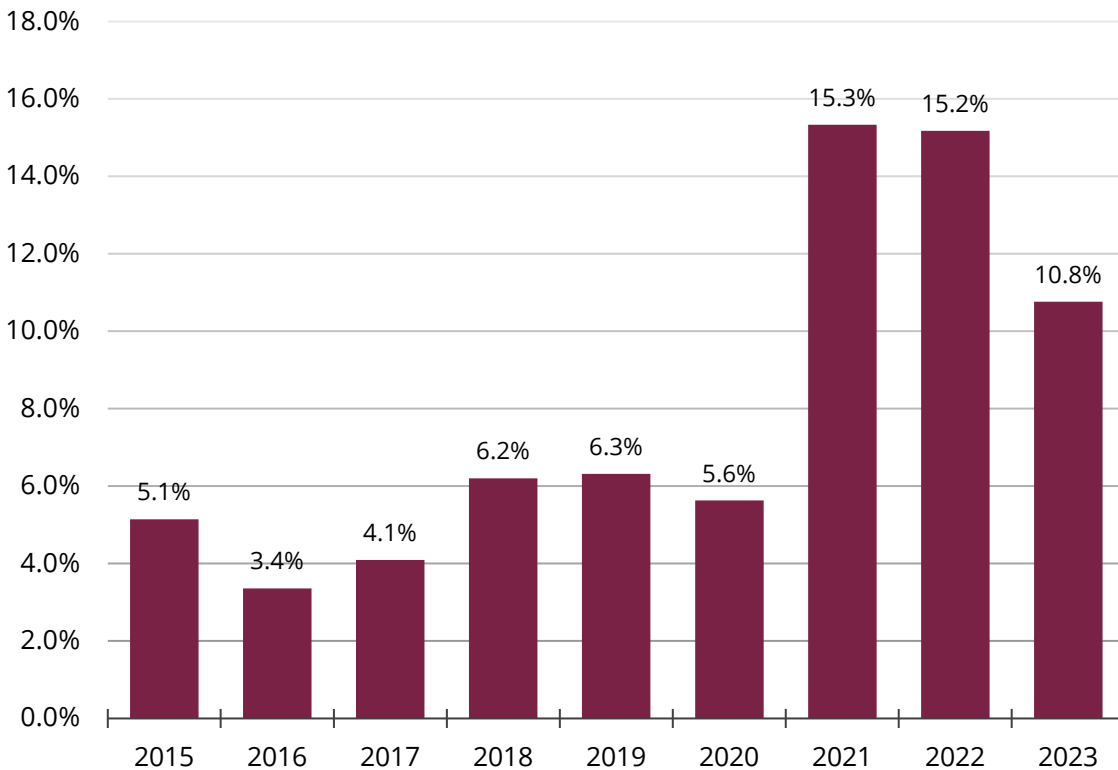
Figure 21. Per Capita Net Taxable Transaction Privilege and Use Tax Sales, 2023



Sources: AZ Dept. of Revenue, Chandler CAFR

Retail and restaurant and bar sales in Chandler have been growing at a rapid pace since 2015, well above the average annual rate of population growth at 1.53%. In fiscal years 2021 and 2022, sales jumped by more than 15% each year during and after the initial stages of the pandemic shutdown. As the economy slowly recovered and people started to travel and dine out at restaurants, retail and restaurant sales exploded across the state. With its extensive retail establishments and restaurants, Chandler benefited from people's desire to leave their homes for dinner and entertainment.

Figure 22. Percent Increase in Retail, Restaurant, and Bar Sales



Source: Chandler CAFR

COST OF DEVELOPMENT

Chandler implements several policies to ensure that developers contribute appropriately to the infrastructure and services necessitated by new developments. These include System Development Fees (Impact Fees), Land Dedications, Development Agreements, and Improvement Agreements.

- System Development Fees (Impact Fees).** These one-time charges are levied during the building permit process to fund growth-related infrastructure, including arterial street widenings, fire stations, police facilities, libraries, parks, and water and wastewater improvements. This approach helps maintain low taxes by reducing the need for bonds or increased utility rates for residents.
- Land Dedications.** Chandler requires developers to dedicate land for public use in certain situations, including rights-of-way for roads, sidewalks, and utility easements. As part of the site development plan review process, developers must identify and dimension all required rights-of-way, coordinating with the city's civil reviewer to determine if additional dedications are necessary. Additionally, before the city

accepts dedicated property, developers must submit a Phase I Environmental Site Assessment to ensure the land is free from recognized environmental conditions.

- **Improvement Agreements.** The City of Chandler utilizes improvement agreements to require developers to construct or fund essential infrastructure improvements associated with their projects. These agreements cover the installation of roads, sidewalks, water and sewer lines, and other utilities, ensuring compliance with city standards and timely completion. This approach facilitates the seamless integration of new developments with existing public services.
- **Development Agreements.** The city enters into formal contracts with developers to outline the terms and conditions of significant projects. These agreements specify responsibilities related to land use, infrastructure contributions, project timelines, and other pertinent factors.

Through these policies, Chandler ensures that developers actively participate in the expansion and enhancement of public infrastructure, promoting balanced growth and maintaining the city's quality of life.

REVENUE GENERATION

Chandler employs a diversified approach to revenue generation, ensuring a balanced and sustainable financial structure. Beyond the previously discussed developer contributions, the city's revenue streams encompass:

1. Local Taxes:

- **Transaction Privilege (Sales) Tax:** A significant portion of Chandler's revenue is derived from local sales taxes imposed on various business activities, including retail sales, utilities, and telecommunications. These taxes are vital for funding general city operations and services.
- **Franchise Tax:** Collected from utility companies for the use of public rights-of-way, this tax contributes to the city's general fund.

2. Property Taxes:

- **Primary Property Tax:** Levied for general municipal purposes, this tax supports essential services such as public safety and administration.
- **Secondary Property Tax:** Designated for servicing general obligation bond debt, this tax funds capital projects like infrastructure improvements.

3. Intergovernmental Revenues:

- **State Shared Revenues:** Chandler receives a portion of state-collected taxes, including state sales tax and income tax, distributed based on population and other factors.
- **Grants and Aid:** The city actively pursues federal and state grants to fund specific projects and programs, enhancing services without solely relying on local taxes.

4. Licenses and Permits:

- **Building Permits:** Fees collected for construction, renovation, and development projects ensure compliance with safety and zoning regulations.
- **Miscellaneous Licenses:** Revenues from various business licenses contribute to regulatory oversight and public welfare.

5. Charges for Services:

- **Utility Services:** Fees for water, wastewater, and solid waste services provide funding for the maintenance and expansion of essential infrastructure.
- **Parks and Recreation:** User fees for recreational programs, facility rentals, and special events support the city's community services.

6. Fines and Forfeitures:

- **Court Fines:** Monetary penalties from municipal court cases contribute to the city's general fund.
- **Miscellaneous Violations:** Fines from code enforcement and traffic violations promote adherence to city ordinances.

7. Interest and Investments:

- **Investment Earnings:** The city earns interest on invested funds, which supplements other revenue sources and supports financial stability.

Chandler's commitment to a structurally balanced budget ensures that ongoing revenues align with ongoing expenditures, while one-time revenues are allocated to one-time expenses. This prudent fiscal management has enabled the city to maintain robust financial health and effectively serve its growing community.

CIRCULATION

The *Circulation* section includes an overview of the city's current transportation-related plans, the current roadway and active transportation networks as well as information on public transit, parking facilities, railways, and airports within the City of Chandler.

TRANSPORTATION PLANNING EFFORTS

ADOT LONG RANGE TRANSPORTATION PLAN (2023)



This plan acts as the current “roadmap” for the state transportation system over the next 25 years (2026-2050). Primarily focused on policies, this document established policy recommendations that help future decisions align with the State’s Vision, Goals, and Objectives. The plan provides a transportation gap analysis to support the recommended goals and policies.

MAG REGIONAL TRANSPORTATION PLAN (2021)



This plan defines the long-range strategies to improve the movement of people and goods in the region. The plan identifies rehabilitation and new construction projects for freeways, arterials, and high-capacity transit. Planned investments in Chandler include bus rapid transit (BRT) on Rural Road to Chandler Mall, widening of SR 202, freeway interchange improvements, and widening of several arterials across the city.

VALLEY METRO ARIZONA AVENUE ALTERNATIVES ANALYSIS (2021)



Arizona Avenue runs through the heart of downtown Chandler and this plan explored the potential options for a future high-capacity transit system. This plan reviewed the potential of two alternatives between light rail and BRT along Arizona Avenue and two other alignment options. The findings of the plan recommend the development of high-capacity transit along Arizona Avenue with a few possible extensions in the future.

CHANDLER TRANSPORTATION MASTER PLAN (2020)



The transportation master plan (TMP) was prepared to reflect the anticipated growth and address changing trends in Chandler’s transportation system. The plan provides the current and expected future conditions and provides roadway, active transportation, and transit recommendations that are consistent with the transportation goals and objectives with the City’s 2016 General Plan.

From these plans a variety of goals and strategies have been identified. These strategies can be grouped into the following categories:



ROADWAY NETWORK

The existing roadway network is comprised of a one-mile grid of arterial roadways, complimented by a network of collectors and local streets. Chandler has a high level of connectivity to the regional freeway system, including Interstate 10 (I-10) running north-south in western Chandler, the Loop 101 (Price Freeway) running north-south in central Chandler, and the Loop 202 (San Tan Freeway) running east-west through the middle of Chandler.

FUNCTIONAL CLASSIFICATION OF ROADWAYS

The functional classification system defines the role that a particular roadway plays in the flow and distribution of traffic. *Figure 23* breaks down the total mileage for each type of roadway classification and *Figure 24* provides an overview of what the functional classification network looks like for Chandler.

Figure 23. Functional Classification per Mileage

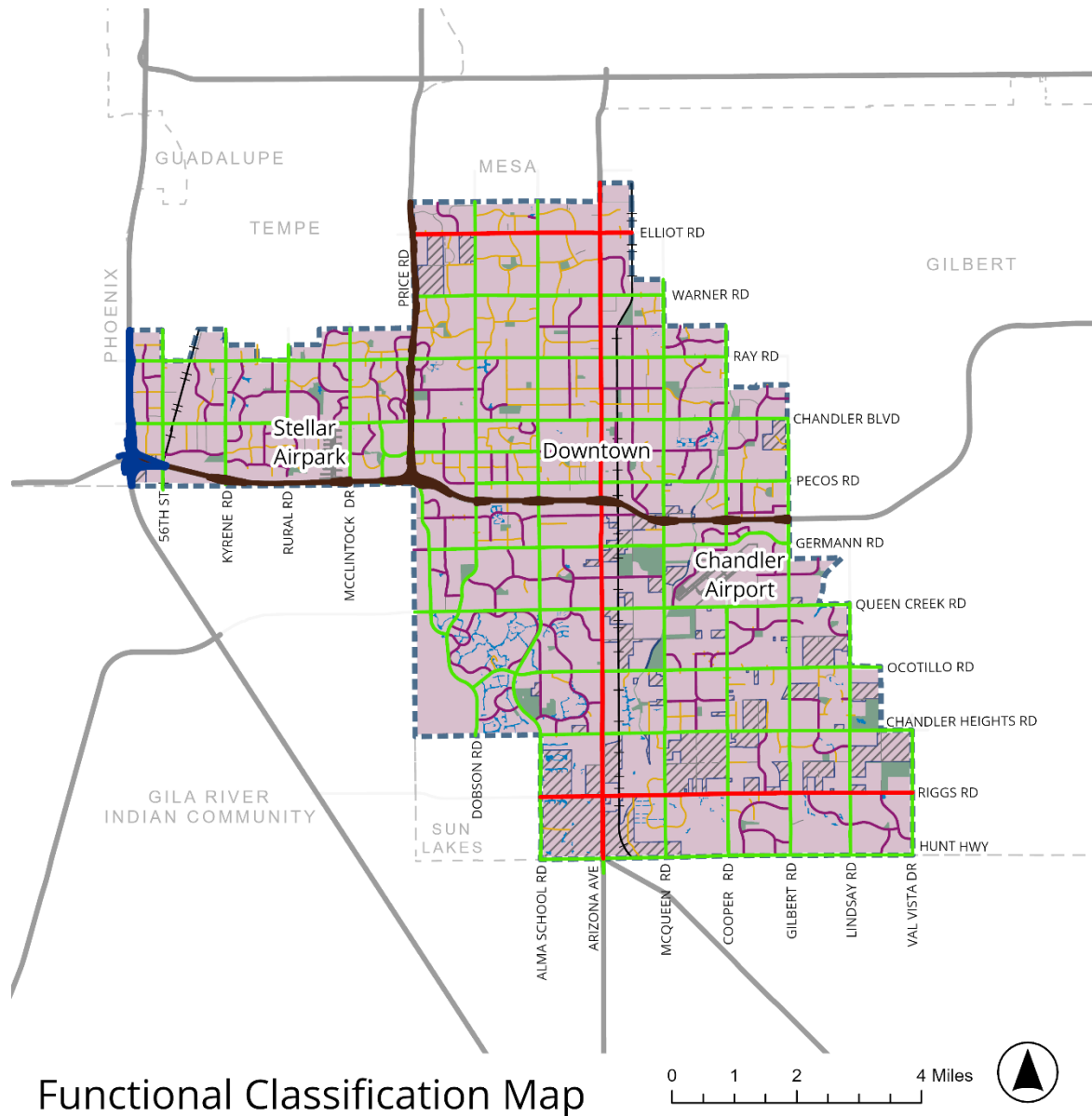
Functional Classification	Description	Mileage
<i>Interstate</i>	Uninterrupted traffic flow for long-distance or regional trips across the metropolitan area	2.5
<i>Freeway</i>		15
<i>Principal Arterial</i>	High traffic roads connecting major activity centers	19.5
<i>Minor Arterial</i>	High traffic roads connecting moderate-length trips	125
<i>Major Collector</i>	Continuous roadways providing access to arterials	91.6
<i>Minor Collector</i>	Provides connectivity from local roads to arterials	71.9
<i>Local</i>	Low-volume road that provides access to properties	737.4

Source: ADOT

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Figure 24. Functional Classification Map



Functional Classification Map

- | | |
|----------------|--------------------|
| Urban lakes | Interstate |
| Parks | Freeway |
| County Island | Principal Arterial |
| City Boundary | Minor Arterial |
| Chandler MPA | Major Collector |
| MPA Boundaries | Minor Collector |
| Canals | Local |

Source: ADOT

REGIONAL FREIGHT ROUTES

According to the 2017 MAG Regional Freight Transportation Plan there are several defined freight routes in Chandler. The regional freeways (I-10, the Loop 101, and the Loop 202) and Arizona Avenue are on the freight network through the length of Chandler. Additionally, the portion of Chandler Boulevard from I-10 to Kyrene Road and Kyrene Road from Chandler Boulevard to the Loop 202 are regional freight routes.

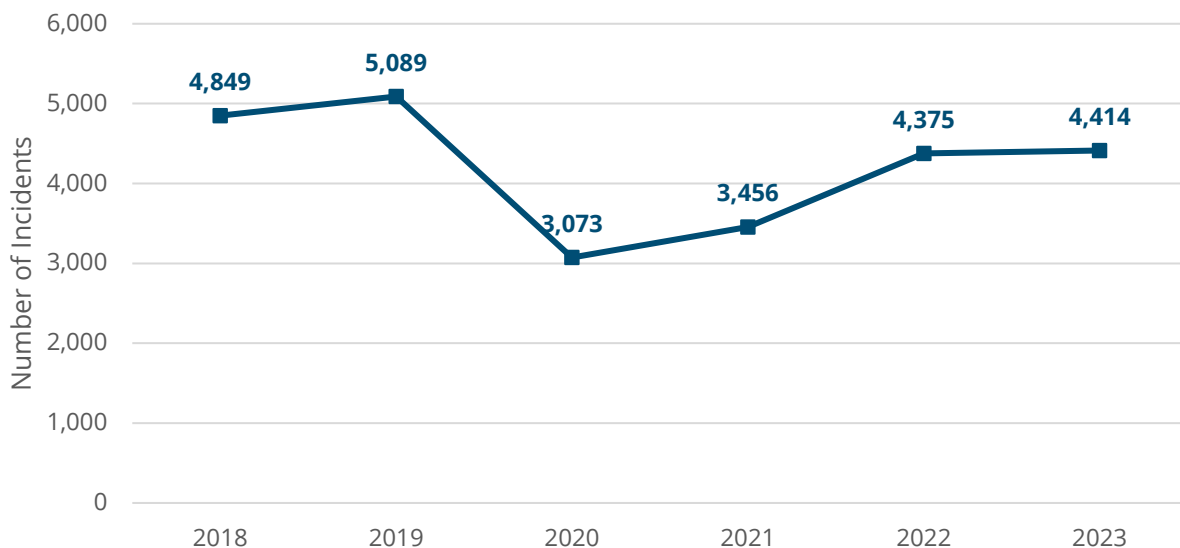
TRAFFIC CONGESTION

When reviewing the level of service (LOS) data that was presented in the 2019 Chandler TMP, most of the arterial roadways in the city have a LOS that is considered acceptable (LOS A-D). There are a few segments that are operating at or near capacity (LOS E) and two segments that are currently operating above capacity (LOS F), and traffic congestion is common. These locations are shown in *Figure 26*.

TRANSPORTATION SAFETY

There were approximately 25,000 crashes in Chandler from 2019 to 2023, with just a slight increase in the total number of crashes between 2022 and 2023. *Figure 25* shows the crash total trend over time and *Figure 27* provides a hot spot map for fatal and serious injury crashes. Locations with higher levels of fatal and serious injury crashes include the Arizona Avenue corridor between the Loop 202 and Elliot Road, the intersection of Queen Creek Road and Price Road, and the intersection of Riggs Road and Gilbert Road.

Figure 25. Number of Crashes Per Year

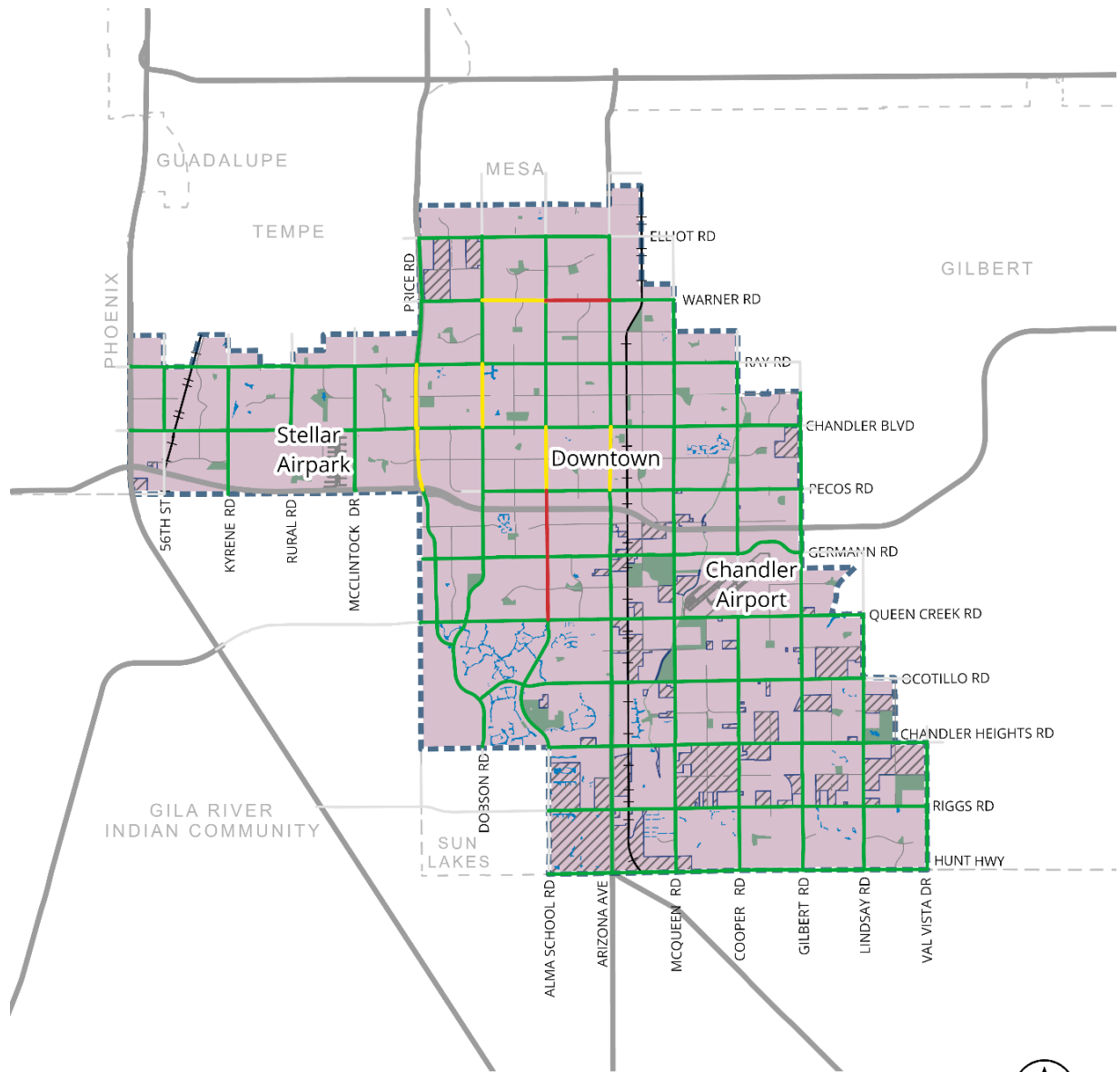


Source: ADOT

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Figure 26. Existing Arterial Level of Service



Existing Level of Service

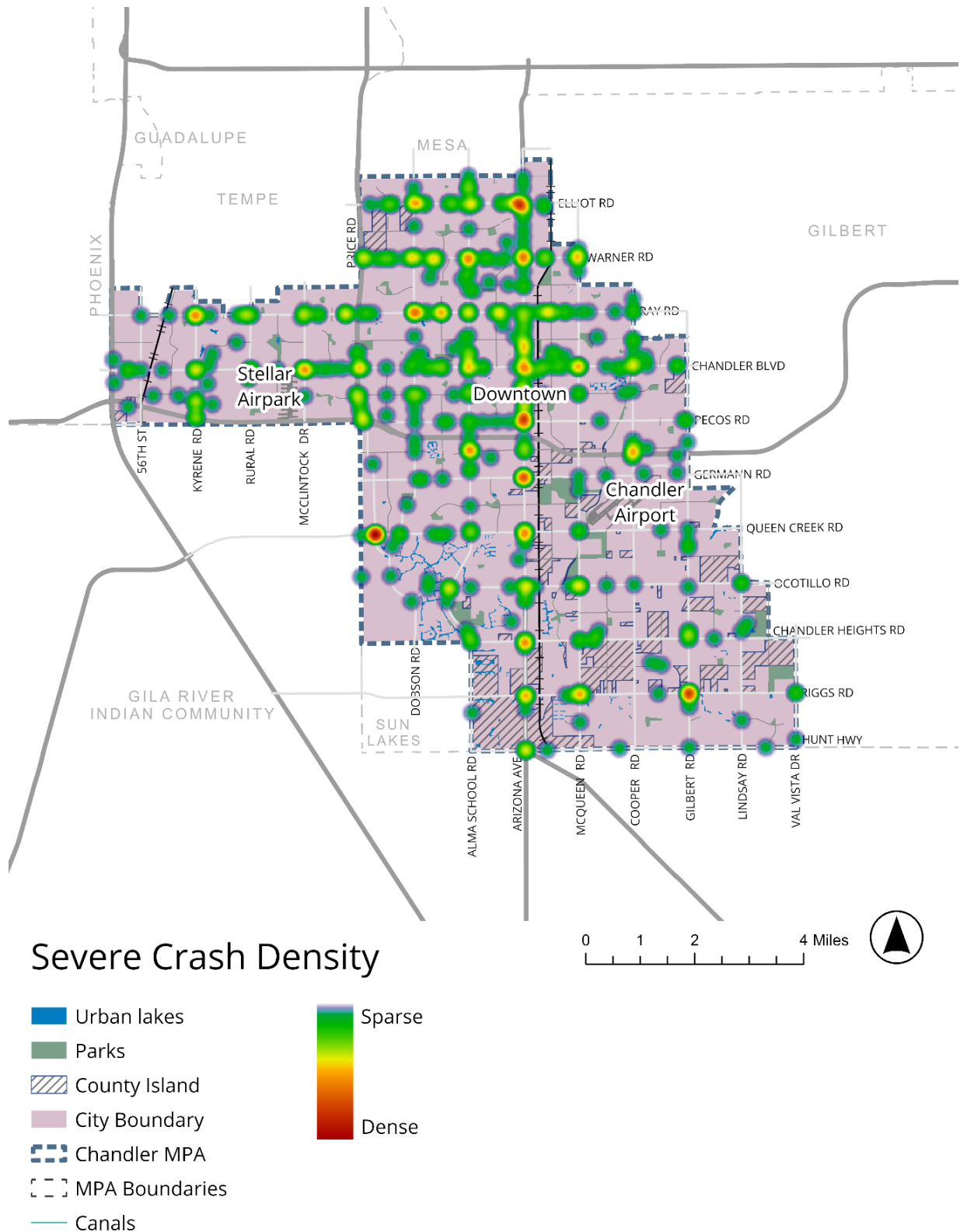
- Urban lakes
- Parks
- County Island
- City Boundary
- Chandler MPA
- MPA Boundaries
- Canals
- Adequate Capacity (LOS A-D)
- Nearing Capacity (LOS E)
- Exceeding Capacity (LOS F)

Source: Chandler Transportation Master Plan

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Figure 27. Fatal and Serious Injury Crash Hot Spots



Source: ADOT

PARKING FACILITIES

There are five public parking garages in the downtown core between Chandler Boulevard and Frye Road. Three of the parking garages are owned by the City and offer free parking. *Figure 28* shows the public parking in downtown Chandler.

Figure 28. Downtown Public Parking Garages

Id Number	Garage Name
1	Overstreet Parking Garage
2	Oregon Street Garage
3	The Johnathan Parking Garage
4	The Alexander Parking Garage
5	City Hall Parking Garage

Source: City of Chandler

ACTIVE TRANSPORTATION NETWORK

The active transportation network found throughout Chandler is extensive as many of the arterial and collector level roads have some level of on-street bicycle facility. Most arterial roadways have on-street bike lanes, though they provide limited protection for cyclists on high-speed, high-volume roadways. The City of Chandler has plans to install protected bike lanes on Frye Road with anticipated construction to be completed in early 2027. There are gaps in northern Chandler where there are no bicycle facilities on major roadways. Several trails follow the canals in the city which are further supplemented by trails within neighborhoods. Sidewalks are present on almost all major roadways, providing continuous pedestrian connectivity. *Figure 29* provides a breakdown of active transportation facility types and locations.

PUBLIC TRANSIT

The regional public transit system is operated by Valley Metro and is primarily focused on the northern portion of the city. There are three bus lines that run east to west on arterials: Chandler Boulevard, Ray Road, and Elliot Road. Eight bus routes run north to south on arterial roadways with only three of them extending south of the Loop 202. There is a major transit center near Chandler Fashion Center and a park-and-ride located adjacent to Tumbleweed Park on Germann Road that provides access to local bus routes and express routes.

The City of Chandler has established programs to improve access to public transit service. Through the Paratransit and RideChoice programs, the City coordinates with Valley Metro to provide public transit services for individuals with a disability or individuals over the age of

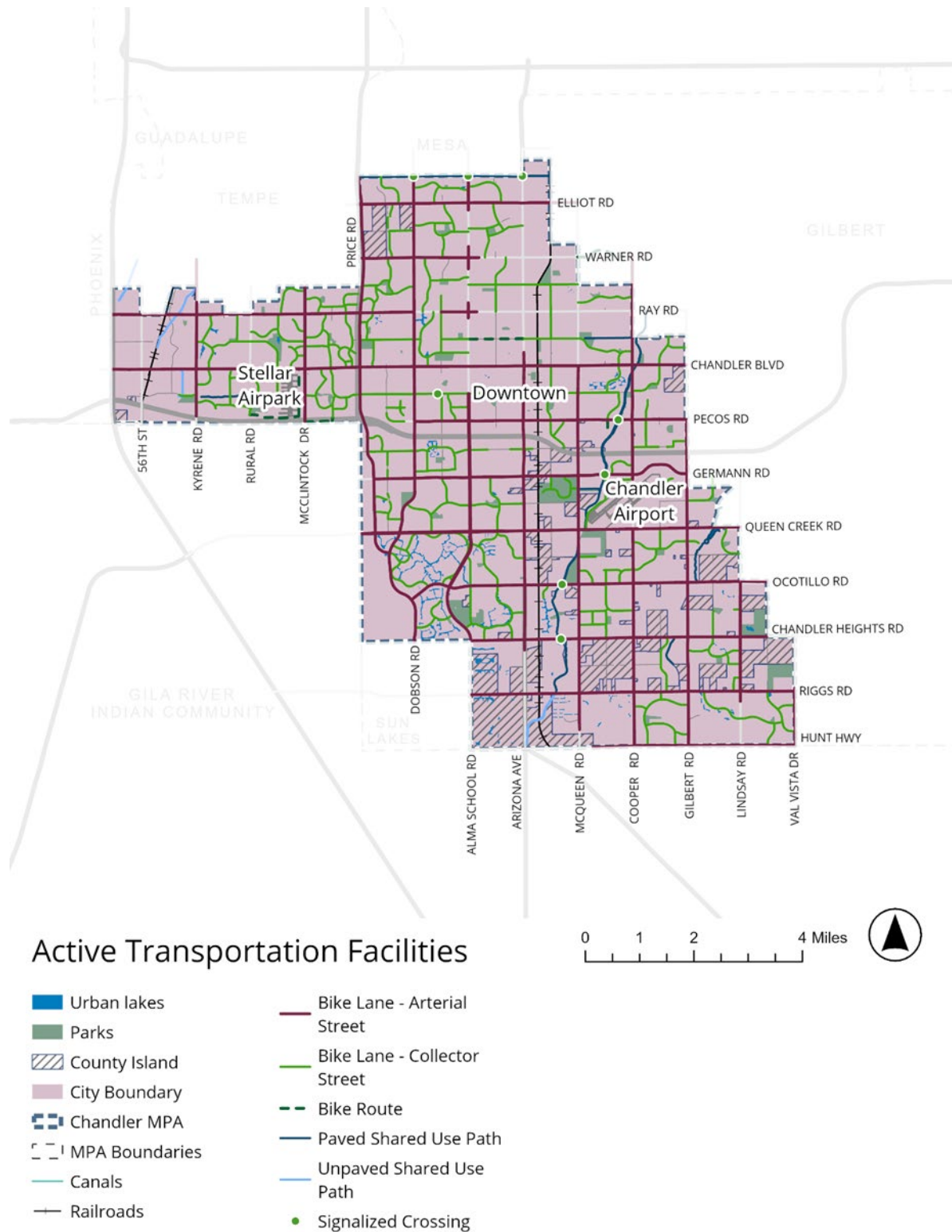
65 who, because of a disability, are unable to use the bus or rail services. Through the First-Mile, Last-Mile Program, the City provides 50% off Lyft trips to and from designated bus stops in south Chandler.

In addition to the public transit routes operated by Valley Metro, the City of Chandler has an on-demand public transportation service known as Chandler Flex. Chandler Flex is a ride sharing service that can be requested through a mobile app. The area that can be requested stretches from Ray Road to Chandler Heights Road and from McQueen Road to the Chandler Fashion Square Mall just west of the Loop 101. Chandler Flex promotes its use for students by providing a free ride to students moving to and from school. *Figure 30* shows the local and regional bus routes that service Chandler.

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Figure 29. Bicycle Facility Types

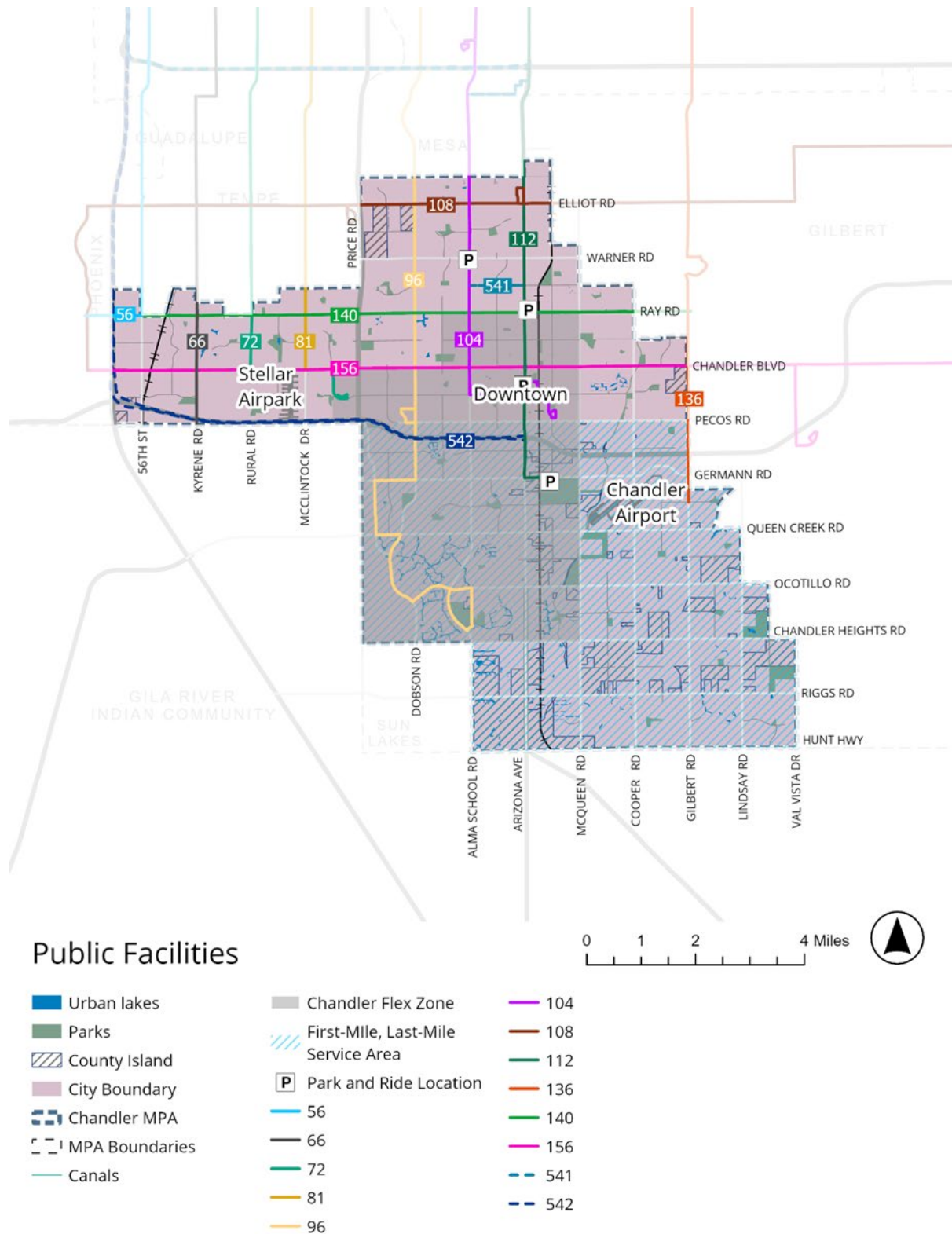


Source: Chandler Transportation Master Plan

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Figure 30. Public Transit Services



Sources: Valley Metro and City of Chandler

RAIL AND AIRPORT

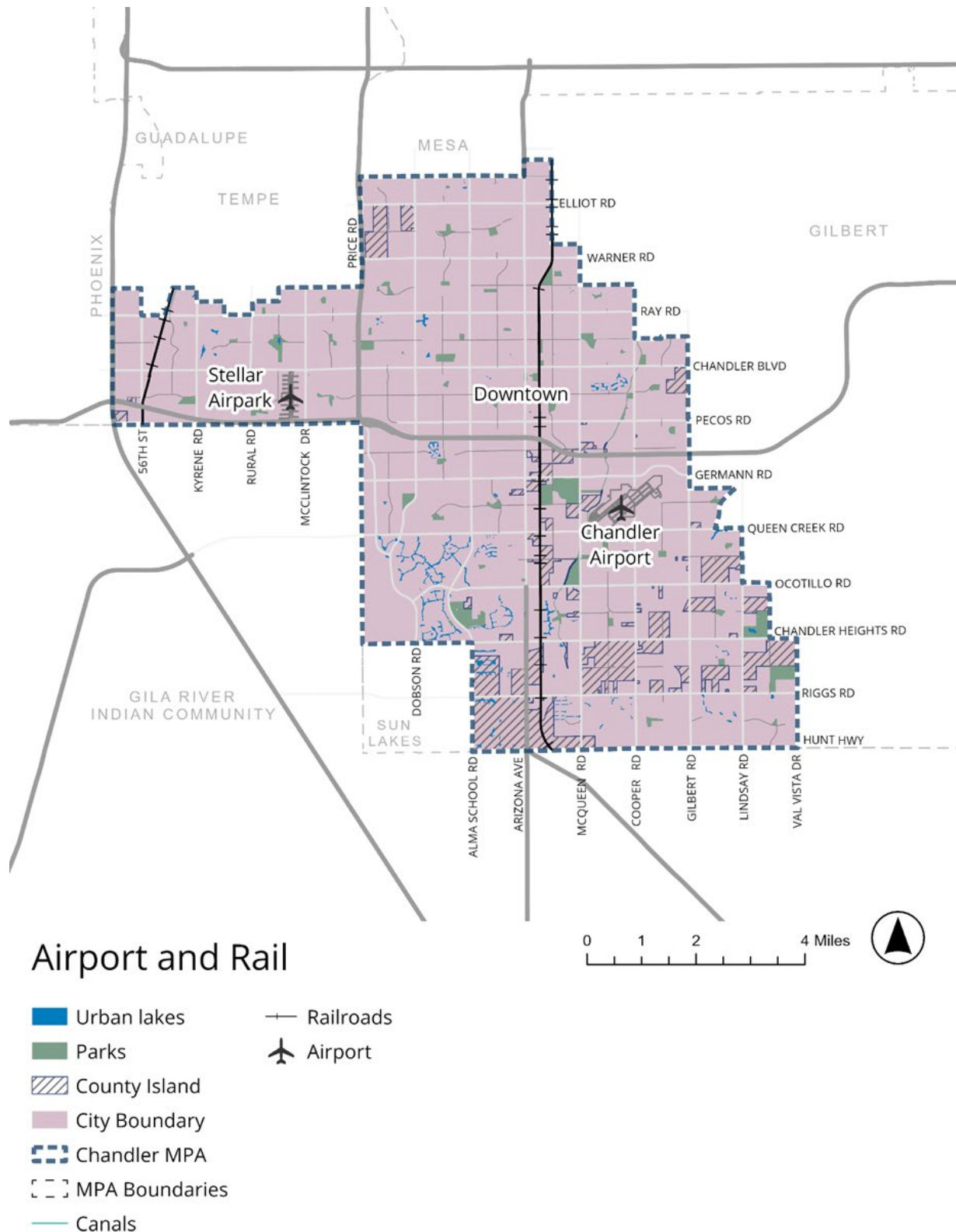
The City of Chandler has two airports. The Chandler Municipal Airport one is located just south of the Loop 202 and has general aviation services. The Stellar Airpark located in the western portion of the city just west of the Loop 101 and north of the Loop 202 and focuses on private aviation.

There are the two lines that run north and south through the city, both of which are operated by Union Pacific. The Tempe Industrial Lead found in western Chandler, running parallel to I-10 between 56th Street and Kyrene Road. The Chandler Industrial Lead is found in the center of the city running parallel with Arizona Avenue. Both the railroad lines and airports can be seen in *Figure 31*.

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Figure 31. Airport and Railroad Locations



Source: Maricopa Association of Governments

PUBLIC FACILITIES, BUILDINGS, AND SERVICES

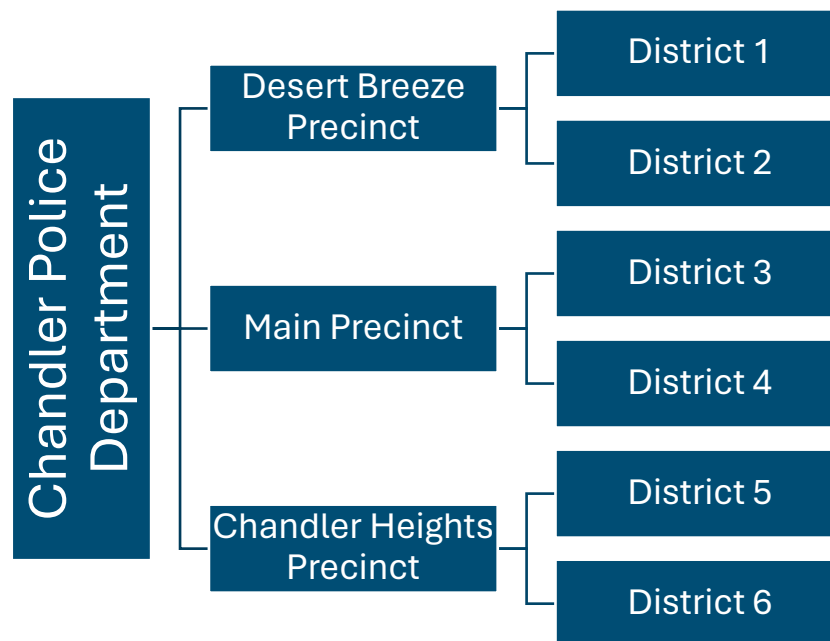
The *Public facilities, Buildings, and Services* section reflects the basic functions provided by the City of Chandler and others. They include police, fire, and emergency services, educational facilities, community centers and libraries, landfills and recycling, electricity, gas, and telecommunications, and electric vehicle charging stations. *Figure 38* shows the public facilities, buildings, services, and school districts located throughout the city.

POLICE, FIRE, AND EMERGENCY SERVICES

CHANDLER POLICE DEPARTMENT

The Chandler Police Department (CPD) employs 362 sworn officers and 177 civilians serving three precincts covering six districts across the city. The precincts include Desert Breeze, Main and Chandler Heights. *Figure 32* shows the hierarchy of the Chandler Police Department.

Figure 32. Police Department Facilities



Source: City of Chandler

The Chandler Heights Substation is located at 4040 E. Chandler Heights Road and serves south Chandler. The precinct includes police beats 13-18.

The Main Station is located at 250 E. Chicago Street and serves north and central Chandler. The precinct includes police beats 7-12.

The Desert Breeze Substation is located at 251 N. Desert Breeze Blvd. and serves west Chandler. The precinct includes police beats 1-6.

CHANDLER FIRE DEPARTMENT

The City of Chandler Fire Department (CFD) mitigates all hazards, including fire suppression, emergency medical services (EMS), hazardous materials response, technical rescue, and crisis intervention. The CFD maintains eleven fire stations located throughout the city as well as a Fire Administration headquarters, a Support Services facility, and a Regional Fire Training Center. *Figure 33* shows the address of the fire stations and other facilities.

Figure 33. Fire Stations and Facilities

Fire Stations	Fire Facilities
Station 1: 1491 E Pecos Rd	Administrative Headquarters: 151 E Boston St
Station 2: 1911 N Alma School Rd	Support Services: 163 S Price Rd
Station 3: 275 S Ellis Rd	Public Safety Training Center: 3550 S Dobson Rd
Station 4: 295 N Kyrene Rd	
Station 5: 1775 W Queen Creek Rd	
Station 6: 911 N Jackson Rd	
Station 7: 6200 S Gilbert Rd	
Station 8: 711 W Frye Rd	
Station 9: 211 N Desert Breeze Blvd	
Station 10: 5211 S McQueen Rd	
Station 11: 4200 S Gilbert Rd	

Source: City of Chandler

MEDICAL CENTERS

There are four medical centers within Chandler that offer a variety of services, including emergency services, diagnostic imaging, family birth center, and more. *Figure 34* shows the address of the medical centers in the city.

Figure 34. Medical Centers

Medical Center	Address
Chandler Regional Medical Center	1955 W Frye Rd
Banner Ocotillo Medical Center	1405 S Alma School Rd
Dignity Health East Valley Rehabilitation Hospital	1515 W Chandler Blvd
Arizona Specialty Hospital	2905 W Warner Rd

Source: Google. (n.d.). Google Maps. Retrieved October 3, 2024, from <https://www.google.com/maps>

EDUCATIONAL FACILITIES

PUBLIC K-12 SCHOOLS

There are four (4) school districts within the city boundaries: the Chandler Unified School District, Tempe Union High School District/Kyrene Elementary School District, Mesa Unified School District, and Gilbert Unified School District. There are thirty-four elementary, thirteen middle/junior high schools, and eight high schools in Chandler city limits.

CHANDLER-GILBERT COMMUNITY COLLEGE

Chandler-Gilbert Community College has four campuses across Maricopa County and over 70 degree and certificate programs. The Chandler campus is located at 2626 E Pecos Road.

UNIVERSITY OF ARIZONA CHANDLER

The University of Arizona Chandler is a University of Arizona campus serving Maricopa County. The campus is located at 55 N Arizona Place, Suite 310.

COMMUNITY CENTERS AND LIBRARIES

COMMUNITY CENTERS

The City of Chandler has six community centers and facilities to provide safe, quality recreation programs for residents. *Figure 35* shows the name and address of each community center.

Figure 35. Community Centers

Name	Address
Chandler Community Center	125 E Commonwealth Avenue
Chandler Nature Center	4050 E Chandler Heights Road
Chandler Senior Center	202 E Boston Street
Chandler Tennis Center	2250 S McQueen Road
Tumbleweed Recreation Center	745 E Germann Road
Snedigar Recreation Center	4500 S Basha Road

Source: City of Chandler

CHANDLER PUBLIC LIBRARY

The Chandler Public Library has *four locations* throughout the city. *Figure 36* shows the name and address of each library.

Figure 36. Public Libraries

Name	Address
Basha Library	5990 S Val Vista Drive
Downtown Library	22 S Delaware Street
Hamilton Library	3700 S Arizona Avenue
Sunset Library	4930 W Ray Road

Source: City of Chandler

RECYCLING AND TRASH

Recycling and Trash (Solid Waste) Services are part of the Public Works and Utilities Department and are responsible for providing solid waste programs and services to the residents of Chandler. The programs and services include curbside collection of refuse, recyclables, scheduled bulk collection, and household hazardous waste disposal. Solid Waste Services operates the Recycling-Solid Waste Collection Center. The Recycling-Solid Waste Collection Center is a “self-haul/self-load” facility open Thursday – Monday from 8:00am to 4:00pm. The collection center is located at 955 E Queen Creek Road.

ELECTRICITY, NATURAL GAS, AND TELECOMMUNICATIONS

ELECTRICITY

Electricity service is provided to Chandler by two providers: Arizona Public Service (APS) and Salt River Project (SRP).

NATURAL GAS

Natural gas service is provided to Chandler by Southwest Gas.

TELECOMMUNICATIONS

The City of Chandler negotiates and administers telecommunications licenses to ensure the city receives fair compensation for the private use of public rights-of-way. The Telecommunications and Utility Franchise Division provides collection services for these Agreements and investigates claims for damages to city property.

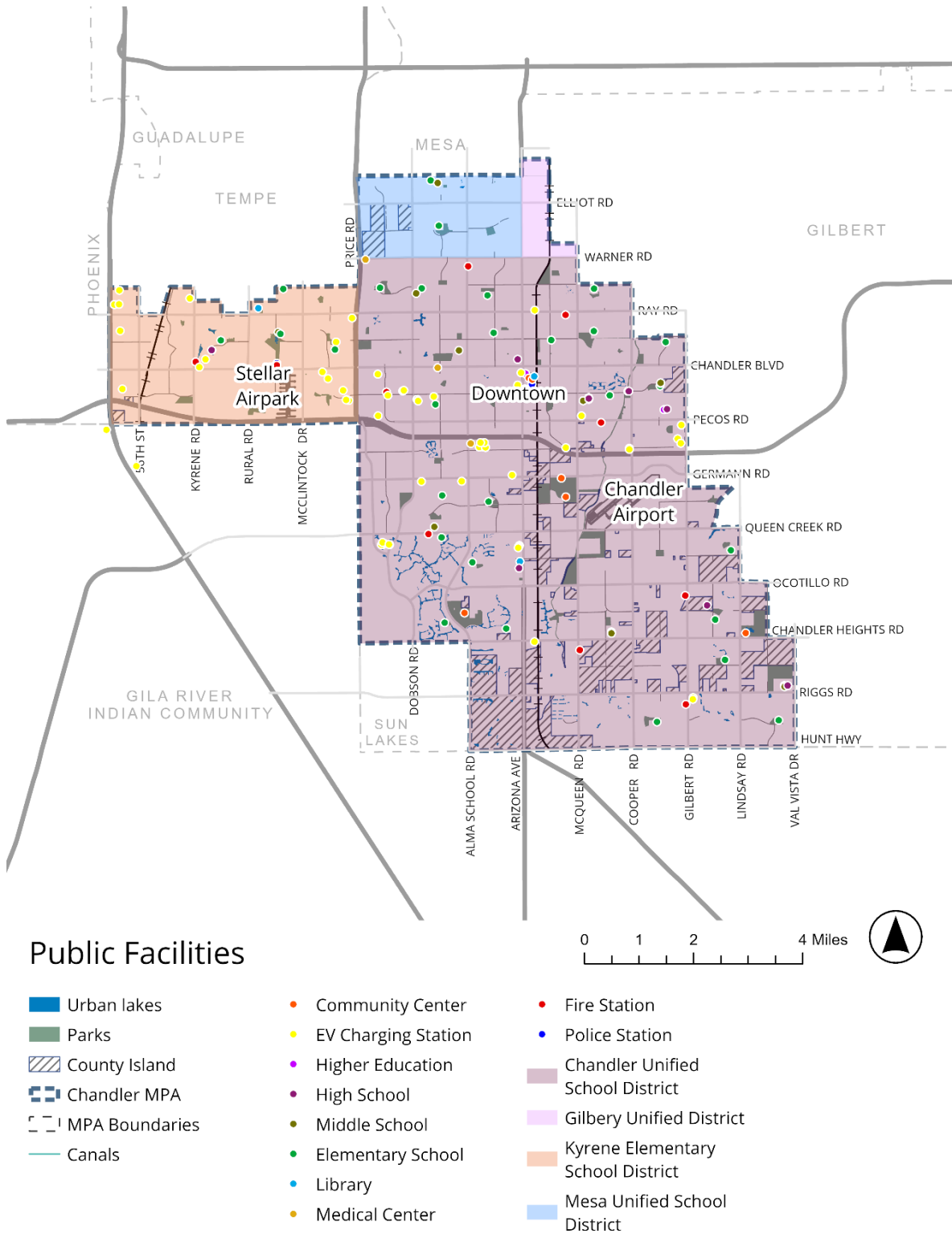
ELECTRIC VEHICLE CHARGING STATIONS

There are currently 119 Level 2 charging ports and 52 DC Fast charging ports in the City of Chandler. While electric vehicle (EV) chargers are available throughout the city, there are higher densities along the three freeway corridors and surrounding the *Chandler Fashion Center Mall*.

CHANDLER GENERAL PLAN 2026

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Figure 37. Public Facilities Map



Source: Google. (n.d.). Google Maps. Retrieved October 3, 2024, from <https://www.google.com/maps>

WATER RESOURCES

Chandler has secured a diverse water supply to reduce reliance on any individual water source. During a normal water supply year, Chandler's drinking water supplies primarily come from the Salt, Verde, and Colorado Rivers. The city also has several decades of water stored underground which can be recovered during a surface water shortage to mitigate surface water reductions. Chandler also recycles and reuses 100% of the wastewater collected and treats the water to Class A+ water quality standards. Reclaimed water is used for urban irrigation, industrial cooling, and aquifer recharge. The city owns and operates three surface water treatment plants, three wastewater reclamation facilities, and approximately fifty wells. Chandler also owns and operates three aquifer recharge facilities and jointly owns two additional regional recharge facilities.

The city delivers fifty-nine million gallons per day of drinking water to residents, businesses, and industrial customers. The city meets all health and safety standards set by local, state, and federal regulators. Chandler was the first city in Arizona to receive accreditation by the American Public Works Association for its water and wastewater systems.

DRINKING WATER SUPPLIES

The City of Chandler drinking water supply comes from three primary sources: The Salt & Verde Rivers, the Colorado River, and groundwater. *Figure 38* shows the breakdown of where Chandler's drinking water comes from.

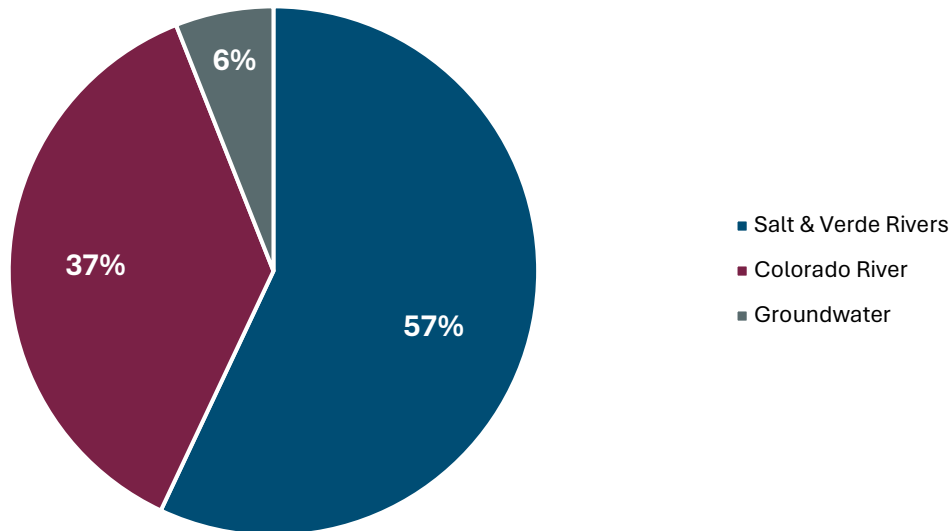
SURFACE WATER

Surface water comes from rain and snow that falls into the watershed, runs into rivers and streams, and is collected in reservoirs. The City of Chandler has surface water rights in the Colorado River watershed as well as the Salt & Verde watershed. Approximately 94% of the city's annual potable water use comes from surface water supplies.

GROUNDWATER

Groundwater is water that has percolated down through the soil over a period of thousands of years and forms the aquifer deep below the land surface. It is a finite resource which must be managed carefully to ensure it is protected for future generations and remains a reliable emergency supply available during surface water shortages. Arizona's Groundwater Management Act and 100-Year Assured Water Supply Program regulate the use of groundwater in Arizona. Chandler is committed to sustainable aquifer management and utilizes aquifer recharge facilities to replenish the water that is pumped by the city. Chandler has thirty-two active groundwater wells used to supplement water supplies when needed. Approximately 6% of the City's annual water use comes from groundwater.

Figure 38. Chandler Drinking Water Source



Source: City of Chandler

RECLAIMED WATER

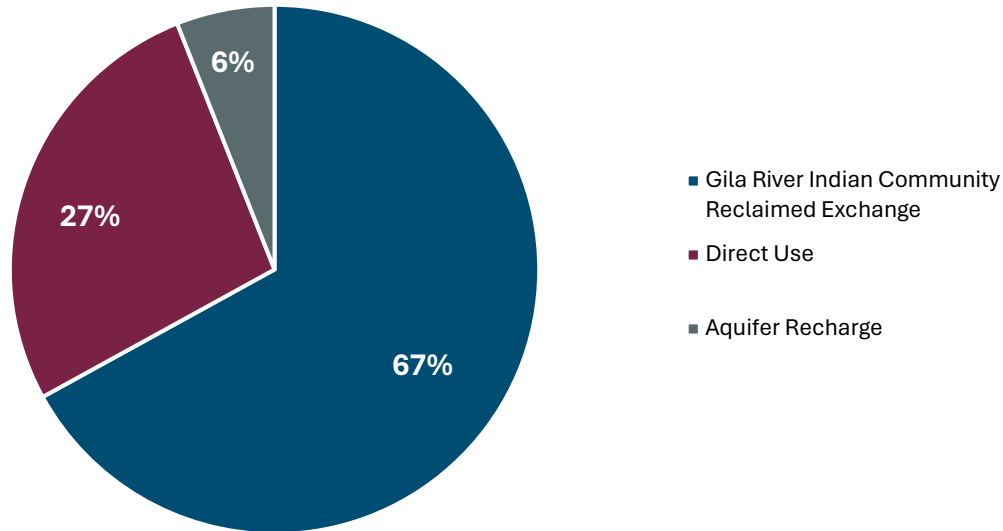
Water reuse is vital to sustainable water management in the desert. Chandler has invested in wastewater collection systems, water reclamation facilities, and a network of pumps and pipes to deliver reclaimed water to parks, schools, churches, businesses, golf courses, homeowners associations, and City-owned aquifer recharge facilities. Chandler collects and treats over thirty million gallons of reclaimed water every day.

Reclaimed water is wastewater that has been treated to high water quality standards to be reused for irrigation, industrial cooling, and aquifer recharge. It is a vital part of Chandler's water supply and allows the City to reduce demand for surface water and groundwater supplies. *Figure 39* shows the breakdown of where Chandler's reclaimed water comes from.

In Chandler, every drop of water that is used indoors is recycled and used again. Reclaimed water is wastewater that has been treated to very high water quality standards for reuse in landscape irrigation, industrial use and aquifer recharge. It is a vital part of Chandler's water supply and allows the City to reduce demand for surface water supplies, saving our drinking water supplies for the future.

The city has an extensive wastewater collection system, and three water reclamation facilities used to treat wastewater. The reclaimed water distribution system includes a network of pumps and pipes to deliver reclaimed water throughout the city.

Figure 39. Chandler Reclaimed Water Source



Source: City of Chandler

SUSTAINABLE AQUIFER MANAGEMENT

UNDERGROUND STORAGE AND RECOVERY PROGRAM

Sustainable aquifer management is an integral component of the City's water resource management strategy. Chandler has made significant investments in constructing aquifer recharge facilities, allowing the City to replenish the water it pumps and also store water underground for future use. There are several different types of water sources that can be stored for future use, including Colorado River water, New Conservation Space water, Roosevelt Temporary Deviation water and reclaimed water. Chandler also utilizes several aquifer recharge facilities to deliver SRP water for aquifer replenishment.

Chandler owns and operates four recharge facilities within the city, Chandler Heights Recharge Project at Veterans Oasis Park, Tumbleweed Park Recharge Facility, Ocotillo Recharge and Recovery Facility and the Ocotillo Brine Reduction Facility. Most of Chandler's recharge facilities utilize Aquifer Storage and Recovery (ASR) wells, which can inject water downward into the aquifer, but can also pump water up from the aquifer when needed. The Chandler Heights Recharge Project delivers water to five large recharge basins, covering thirty-two acres at Veterans Oasis Park, where water slowly percolates down into the soil. Chandler also jointly owns two additional regional recharge facilities, which also utilize large recharge basins. The Granite Reef Underground Storage Project (GRUSP), in Mesa and the

New River Agua Fria Underground Storage Project (NAUSP), in Glendale. These two regional recharge facilities are operated by SRP and owned jointly with several other municipalities.

RECLAIMED WATER INTERCONNECT FACILITY (RWIF)

The City of Chandler recently completed construction on a new membrane water treatment facility, allowing the City to optimize the use of all available surface water supplies for aquifer recharge and replenishment. This new facility is located on the same property as the Airport Water Reclamation Facility, which allows Chandler to interconnect with the reclaimed water distribution system for delivery to the city's recharge facilities. The RWIF features a raw water pump station which pumps water from the consolidated canal, delivering Salt, Verde, and Colorado River water to a ten million gallon per day membrane treatment facility where this water is treated and then delivered through an interconnection to Chandler's reclaimed water distributions system.

WATER CONSERVATION

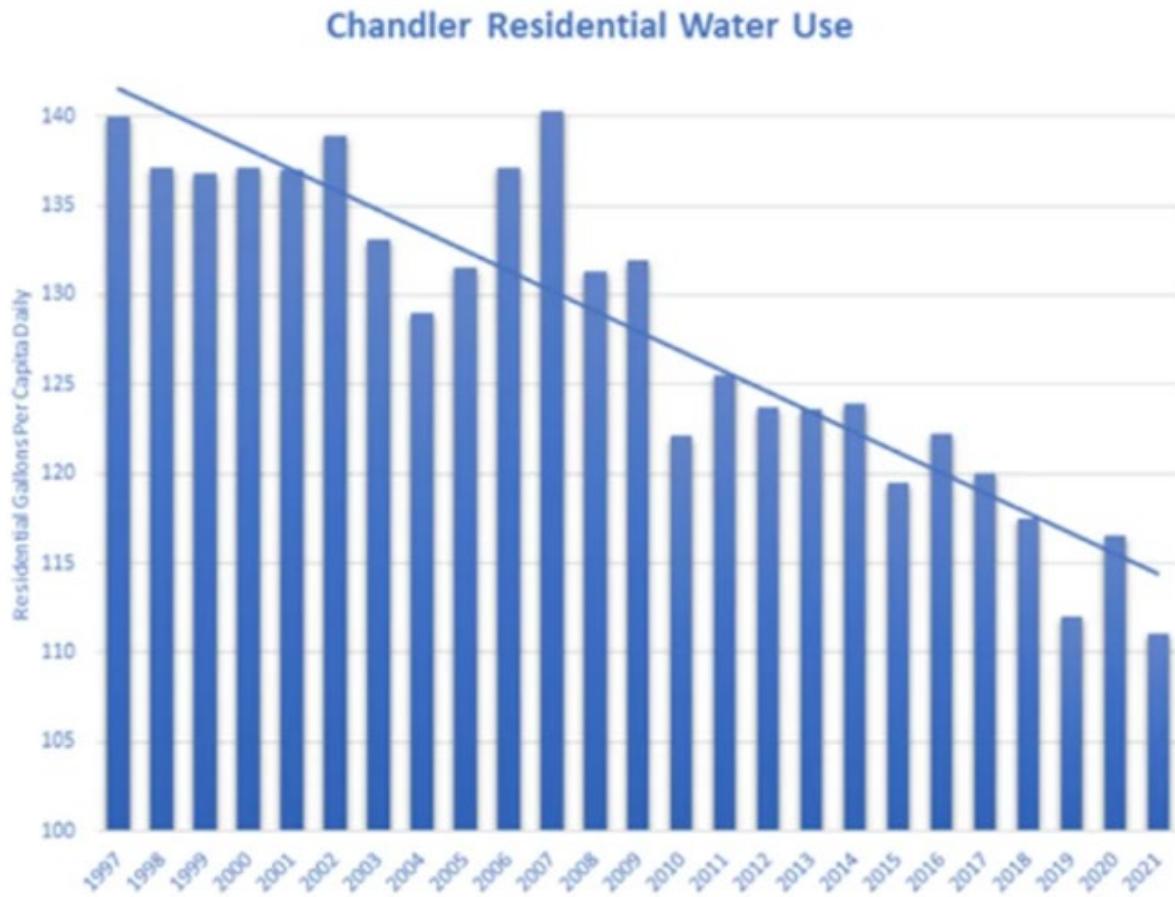
Over the years, the City has diligently implemented water conservation measures and to ensure a sustainable and reliable water supply for its residents. Chandler has a comprehensive water conservation plan, which includes public education and incentives for residents, businesses and HOAs to adopt water-efficient practices. Residential water use in Chandler has decreased from 140 Gallons Per Capita Daily (GPCD) in 1998, down to 112 GPCD in 2024. The average Chandler household is using 20% less water today than it did 25 years ago. Today, the city has some of the lowest water and wastewater rates of all major cities in the Phoenix Metropolitan Area.

Several mechanisms encourage water conservation including local ordinances, education, and conservation programs. The City of Chandler offers the following tools to promote conservation:

- Household Water Use Calculator
- Rebates and Incentives
- How to Find and Fix Leaks
- Water Wise Tips for the Yard
- Free Water Conservation Brochures and Resources
- Water Efficiency Site Visits
- Water Waste Site Investigations

Because of conservation efforts, the average City household uses 20% less water today than it did 25 years ago.

Figure 40. Residential Water Use



Source: City of Chandler, 2021

FUTURE WATER DEMANDS

The City of Chandler is dedicated to proactive water management to ensure a sustainable water supply into the future. The city has been preparing for drought and surface water shortages for decades. Smart water management and water policies help Chandler maintain a reliable water supply. The City's drought preparations include:

- Securing a diversified water supply
- Implementing the 2015 Sustainable Water Use Policy to ensure new development is consistent with the city's water resource management strategy
- Implementing a Water Conservation Program and Ordinances that promote the efficient use of water resources
- Investments in water reclamation infrastructure
- Constructing and maintaining over fifty groundwater wells to ensure the city has operational flexibility during surface water shortages

- Investing in aquifer recharge facilities that allows the city to store surface water underground

While the city has sufficient water resources to meet the needs of the community as projected in the existing general plan, the supply of future water will need to be carefully managed. The city will continue to prioritize increasing water conservation education and marketing efforts to encourage residents, businesses, and municipal programs to use water efficiently.

ENVIRONMENT AND CONSERVATION

Natural and biological resources, climate, air, and water quality as well as flooding and flood control are all discussion items within the *Environment and Conservation* section.

NATURAL RESOURCES

Veterans Oasis Park is Chandler's primary natural resource, spanning 113 acres, including a five-acre lake and a series of paved and unpaved walking trails. Opened in 2008, the park hosts wetland and arid ecosystems, reflecting the Sonoran Desert's natural environment. The park includes riparian and wetland habitats that are home to various wild birds, mammals, and reptiles. The wildlife and wetland areas are also integral to Chandler's reclaimed water management infrastructure. The adjoining [Chandler Nature Center](#) offers educational programs emphasizing conservation, the region's native flora and fauna, and the ecological significance of the desert landscape. This park is also discussed in the *Water Resources and Parks, Recreation, Cultural, and Historical Resources* sections of this report.

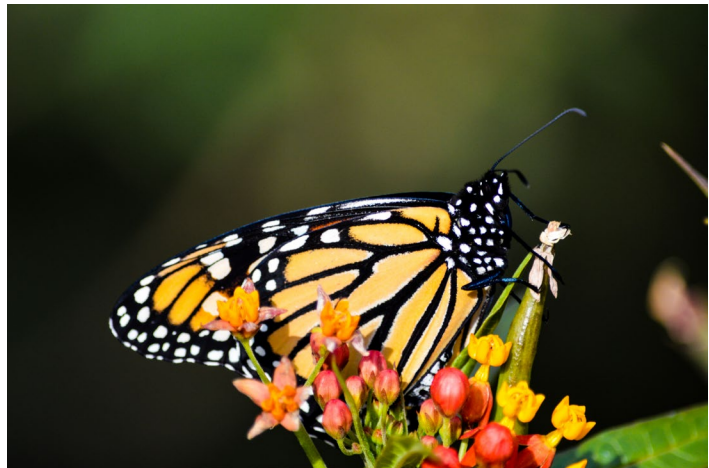
BIOLOGICAL RESOURCES

NATIVE AND THREATENED SPECIES

While there are not federally listed threatened or endangered species that occur specifically in Chandler; there are animals occurring within the city boundaries, such as the monarch butterfly and the western burrowing owl, that may require special consideration when planning future development or redevelopment projects. The monarch butterfly was recently proposed for federal listing as a threatened species under the *Endangered Species Act* and the owl is a special status species.



Pictured: Western Burrowing Owl



Pictured: Monarch Butterfly

NATURAL LANDSCAPE

The *Sonoran Desert* is well known for its striking landscapes and diverse ecosystems with iconic plant species such as the towering, multi-armed saguaro cactus and the palo verde tree with its green bark and abundant yellow flowers. Despite extreme temperatures and scarce water, the plants and animals of the Sonoran Desert have evolved unique survival strategies, making this desert ecosystem one of the most vibrant and biologically diverse in North America.

Urban landscaping in Chandler has transformed the harsh desert environment into a lush and inviting community space by blending native desert plants with water-efficient landscaping techniques. Through thoughtful planning, residents and city planners have incorporated native species into public parks, streetscapes, and residential areas, which not only conserve water but also enhance the local ecosystem. Drought-tolerant plants have become central to the landscape, reducing the need for excessive irrigation and promoting sustainability. Additionally, shade trees such as the mesquite and palo verde have been strategically planted to cool outdoor spaces, providing relief from the intense desert heat while offering shelter for wildlife.

While the desert scrub habitats that support native wildlife have largely been converted to residential, commercial, municipal, and agricultural uses, many species of birds, reptiles, and small mammals utilize modified habitats provided in green belts, parks, golf courses, and residential yards. Birds like the roadrunner, Gila woodpecker, and cactus wren are commonly spotted along with desert cottontails and desert spiny lizards, while desert-dwelling animals like coyotes, bobcats, and rattlesnakes that occur in areas outside the city may occasionally find their way into urban fringes.

PROTECTED ARIZONA NATIVE PLANTS

The Arizona Department of Agriculture regulates native plant removal. Plants cannot be removed from any lands without permission of the owner and a permit from the Department of Agriculture. Lessees of State or federal land



Pictured: Palo Verde Tree and Agave Plant

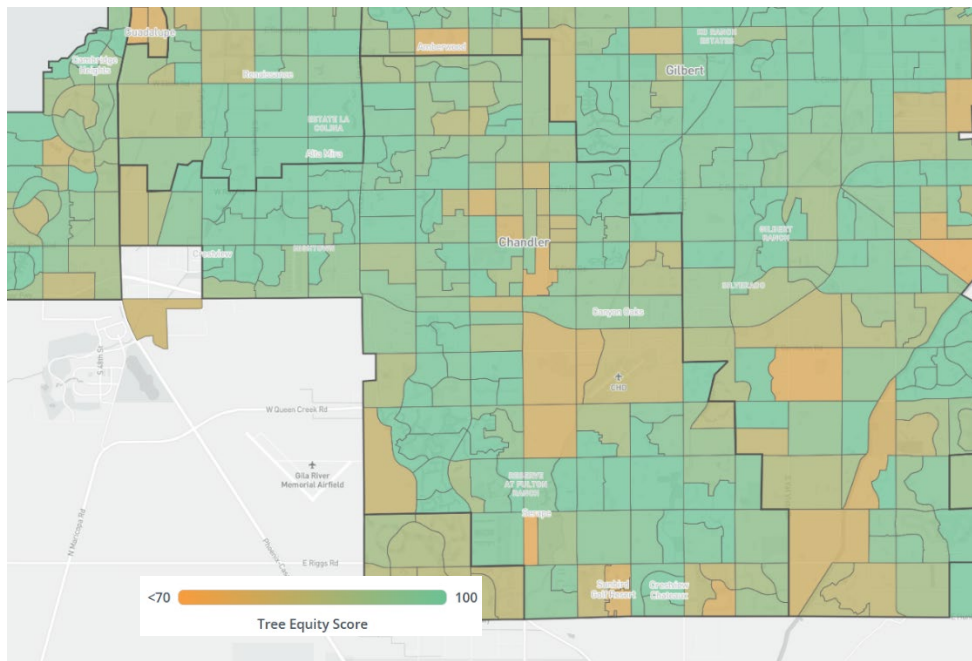
must obtain specific authorization from the landlord agency to remove protected native plants. Landowners have the right to destroy or remove plants growing on their land, but 20 to 60 days prior to the destruction of any protected native plants, landowners are required to notify the Department. The landowner also has the right to sell or give away any plant growing on the land. However, protected native plants may not be legally possessed, taken, or transported from the growing site without a permit from the Arizona Department of Agriculture.

CLIMATE

TREE EQUITY SCORE

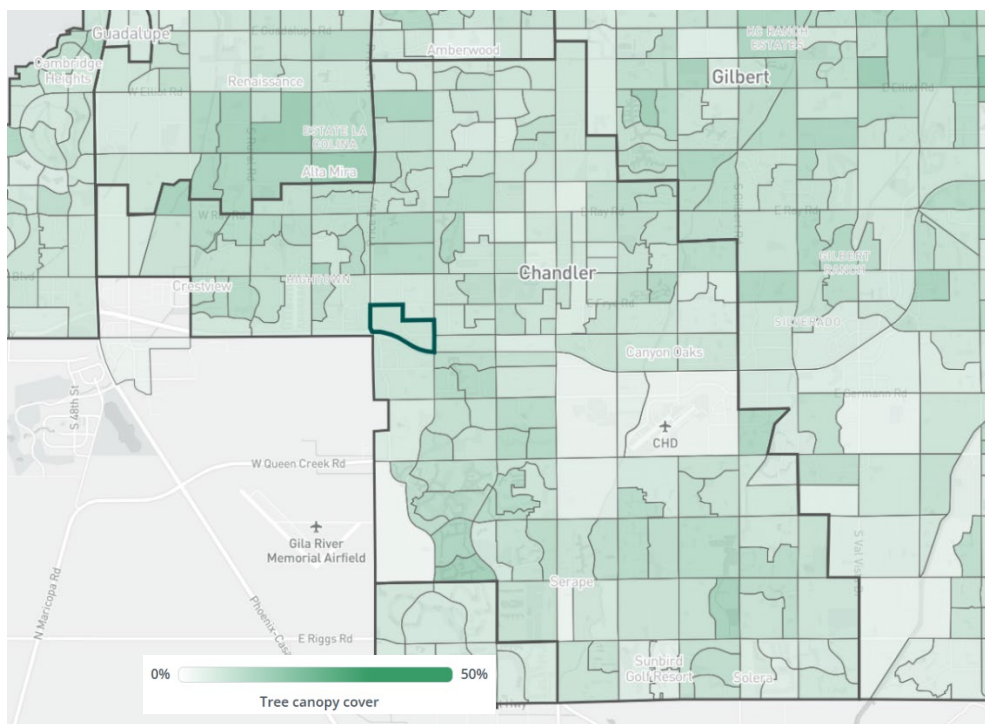
The *Tree Equity Score* is a tool designed to assess whether urban tree canopy coverage is equitably distributed across neighborhoods. Developed by American Forests™, it measures how well trees are distributed relative to factors like population density, income, race, age, and health. The goal is to ensure that all communities, especially those historically underserved, have sufficient tree cover to experience urban greenery's environmental, social, and economic benefits. By highlighting disparities, the *Tree Equity Score* empowers policymakers, urban planners, and advocates to prioritize tree planting and maintenance in areas that need it most, fostering healthier, more resilient communities. The City of Chandler has a composite score of 92 out of 100, indicating an excellent and equitable distribution of trees that provide critical shade, help mitigate extreme heat and air pollution, and support local public health. Shade from trees contributes to making communities more walkable and can help reduce stormwater runoff. While the overall score for the city is high, Chandler is estimated to have a tree canopy coverage between 7.5% and 9%, and some neighborhoods score lower than others with tree canopy coverages at 5% or lower and may benefit from urban forestry efforts. The *Tree Equity Score* also provides a priority index accounting for climate, health, and socioeconomic characteristics. The area of greatest priority indicated by the *Tree Equity Score* is south of Ray Rd, north of Pecos Rd, east of Alma School Rd, and west of McQueen Rd. Higher scores indicate greater potential of residents to be disproportionately affected by extreme heat and other environmental hazards that could be mitigated by the benefits provided by trees. *Figure 41, Figure 42, and Figure 43* show tree equity scores and coverage for the planning area.

Figure 41. Tree Equity Score



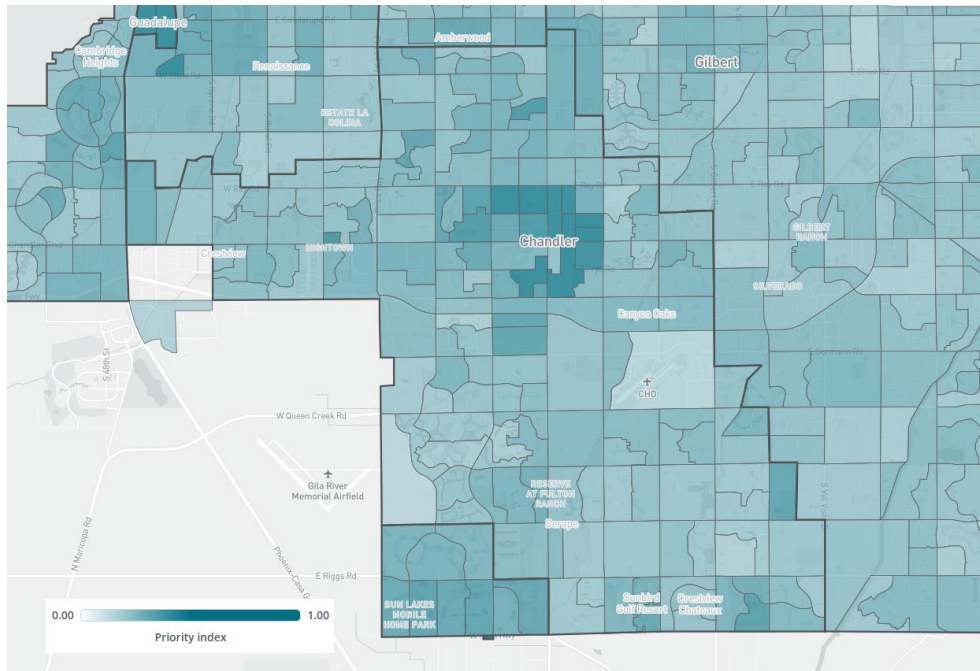
Source: Tree Equity Score, 2025

Figure 42. Tree Canopy Cover



Source: Tree Equity Score, 2025

Figure 43. Priority Index

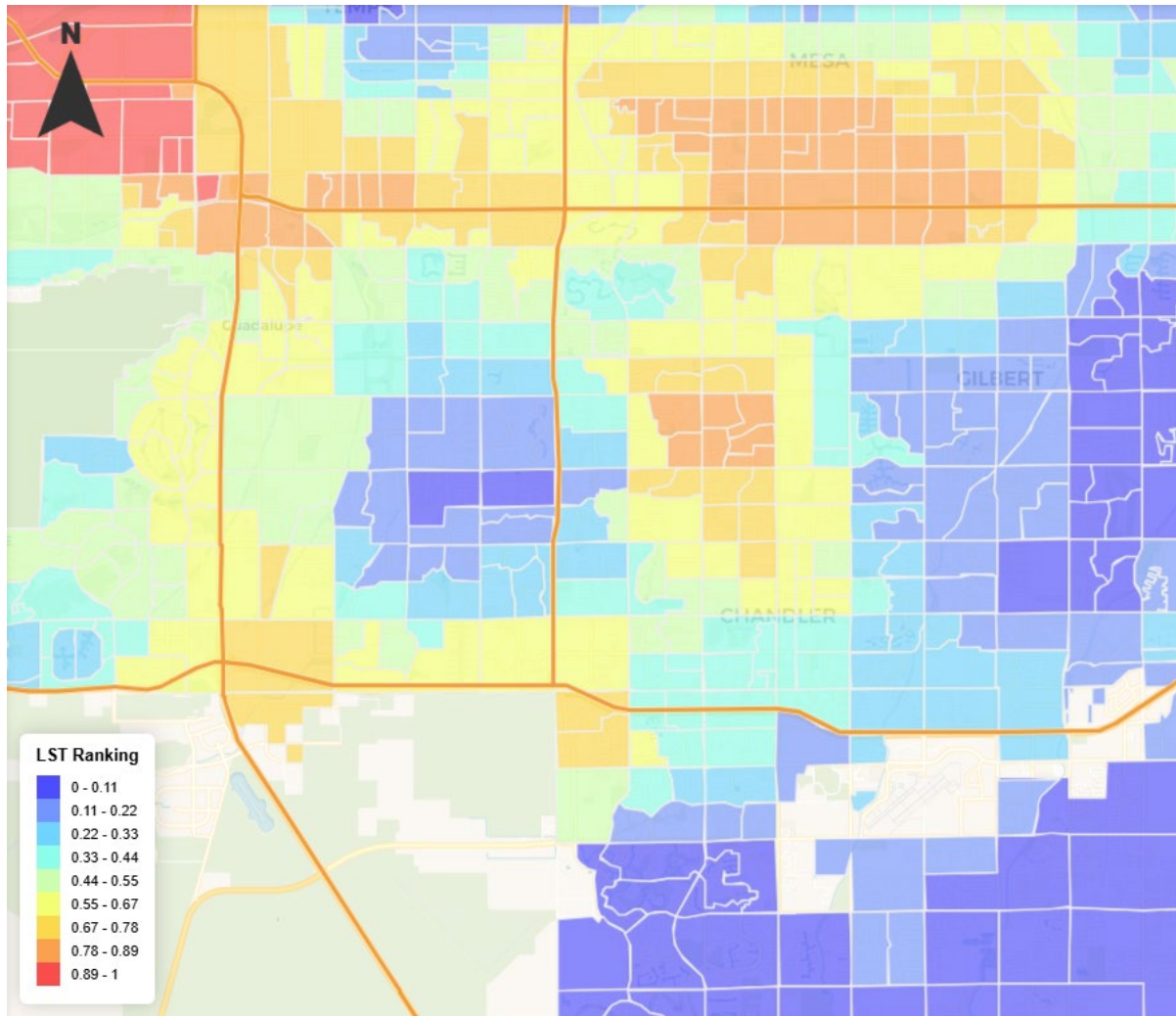


Source: Tree Equity Score, 2025

EXTREME HEAT AND HEAT VULNERABILITY

Extreme heat is a pervasive and dangerous condition in Arizona, felt acutely in urban areas, including Chandler. According to the [Regional Heat Vulnerability Map and Cooling Solutions developed by the Arizona State University Healthy Urban Environments Initiative \(HUE\)](#), Chandler has areas that are more vulnerable than others to the impacts of extreme heat. Neighborhoods in North Chandler, specifically around the Downtown Region, may be disproportionately affected by extreme heat. Areas between Dobson and McQueen Roads and Galveston to Elliot Roads represent areas of higher land surface temperatures coupled with more socioeconomic barriers and less access to critical amenities such as shaded walkways, cool and accessible transportation options, as compared to other areas in Chandler. These neighborhoods offer ample opportunities for concentrated heat mitigation efforts and enhanced access to necessary amenities. *Figure 44* shows heat vulnerability with the city's MPA.

Figure 44. Heat Map



Source: Braun, R., K. Brundiars, M. Chester, P. Coseo, B. Fisher, A. Fraser, R. Gorantla, C.G. Hoehne, D. Hondula, S. Kandala, B. Kay, D.A. King, R. Li, A. Middel, S. Pantham, J. Vanos, L. Watkins, and F. Wei. 2023

AIR QUALITY

In 2023, Chandler experienced moderate air quality (meaning air quality is acceptable but may be a risk for some people, particularly those who are unusually sensitive to air pollution.), with an Air Quality Index (AQI) of 52 (on a scale of 0-300+) as monitored and reported by the Arizona Department of Environmental Quality (ADEQ). This was primarily due to particulate matter (PM_{2.5}) levels of 9.5 µg/m³. PM_{2.5} is a type of air pollution that is made up of microscopic particles that can be inhaled deep into the lungs and even into the bloodstream. While these levels are above the World Health Organization's recommended annual PM_{2.5} guideline value, Chandler experiences better air quality than most cities within the Phoenix Metropolitan Area.

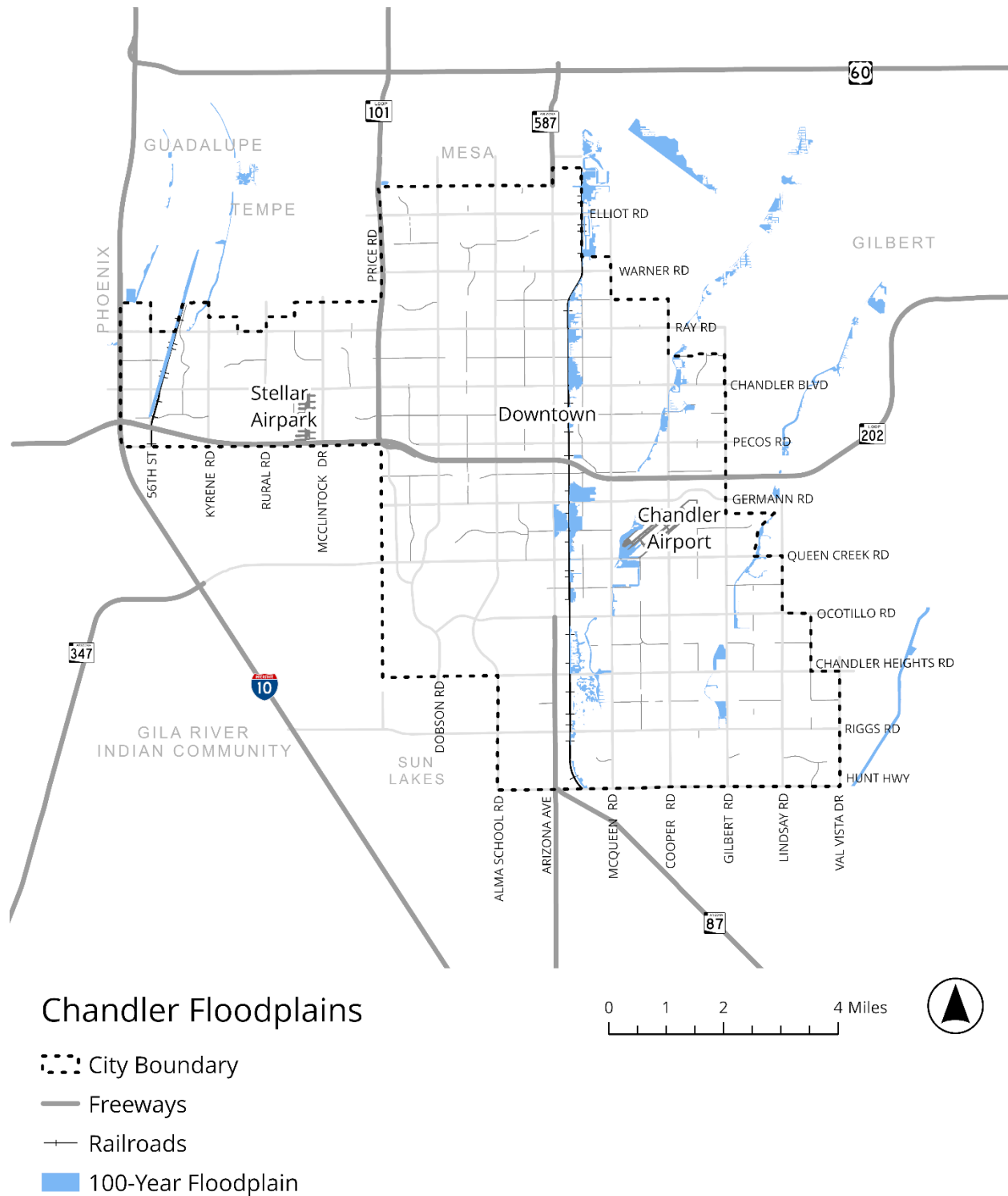
WATER QUALITY

The City of Chandler conducts extensive water quality testing, up to one hundred tests daily, to ensure compliance with state and federal health and safety standards. The [City of Chandler 2023 Drinking Water Quality Consumer Confidence Report](#) found that Chandler is in compliance with all Environmental Protection Agency (EPA) drinking water regulations through rigorous testing for over 100 different contaminants.

FLOODING AND FLOOD CONTROL

Though situated in an arid region, Chandler faces specific flood risks due to its unique geography and climate. As shown on *Figure 45*, several pockets and corridors within the city are designated as 100-year floodplains, primarily adjacent to canal banks and railroad track embankments, where water can accumulate during heavy rainfall. To mitigate these risks, the City of Chandler collaborates with the Flood Control District (FCD) of Maricopa County. The FCD regulates development within designated floodplains and implements flood control projects to protect residents from potential flooding hazards.

Figure 45. Chandler Floodplains



Source: Maricopa County Flood Control District

PARKS, RECREATION, CULTURAL, AND HISTORIC RESOURCES

The *Parks, Recreation, Cultural, and Historic Resource* section covers these vital topics that are important to the quality of life and identity for the community.

PARKS AND RECREATION

Parks and recreation amenities provide invaluable benefits for Chandler's community members, including:

- **Economic development.** The high quality of life provided by parks, trails, and natural areas attract and retain the best and brightest companies and employees.
- **Higher property values.** People appreciate living near parks, recreation, and trail amenities and are willing to pay a premium for the privilege.
- **Recreation and tourism.** Recreation tourists spend money at local businesses.
- **Ecosystem services.** A healthy ecosystem can help pre-treat stormwater, mitigate floods, lower ambient temperatures, sequester carbon, and reduce soil erosion. These nature-based services reduce costs to treat water, recover after floods, cool homes, and restore soil-eroded lands.

Within the 2021 *Chandler Parks Strategic Master Plan*, the city inventories two regional parks, six aquatic centers, one skate park, one bike park and three multi-use trails, providing residents and visitors with diverse and abundant recreational opportunities. *Figure 46* illustrates color-coded inventory of parks and recreation amenities that relate to the maps that follow. Chandler is home to over 1,200 acres of developed parkland and trails across more than sixty parks, see *Figure 47*. With 280,171 residents, the city provides a wealth of parks to its residents, exceeding the National Recreation and Parks Association benchmark of ten acres per 1,000 residents. Further, and as shown in *Figure 48*, most areas within the incorporated boundaries of Chandler are within a 10-minute walk of parks and recreation amenities.

Since the adoption of the parks strategic master plan, the city has successfully incorporated two parks that were in development: Lantana Ranch Park and Homestead North Park. As of February 2025, Chandler has two parks in development, Mesquite Groves Park, and Orange Tree Park. Orange Tree Park is expected to open in the Summer of 2025, and Mesquite Groves Park will be constructed in three phases with Phase 1 expected to begin in 2026. These parks will provide just over one hundred acres of more parkland for residents to enjoy. The parks strategic master plan also acknowledges that growth is highly limited by its near capacity build out and geographic and political boundaries with Gila River Indian Community

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and neighboring cities. Future park and amenity improvements will rely on expanding connections like greenways, bike paths, and trails along existing infrastructure. The city could also utilize future annexation of county islands within the southern region of the MPA as a means of expanding parks and recreational areas.

Figure 46. Color-Coded Parks and Recreation Inventory

Name	Type
Mesquite Groves Park	Future Park
Orange Tree Park	Future Park
Arrowhead Pool	Aquatic Center
Desert Oasis Aquatic Center	Aquatic Center
Folley Pool	Aquatic Center
Hamilton Aquatic Center	Aquatic Center
Mesquite Groves Aquatic Center	Aquatic Center
Nozomi Aquatic Center	Aquatic Center
Chandler Nature Center	Nature Center
Ashley Trail	Trail
Chandler Boys and Girls Club	Boys and Girls Club
Bear Creek Golf Course	Golf Course
Paseo Trail Multi-Use Path	Multi-Use Path
Paseo Vista Recreation Area	Recreation Area
Snedigar Sportsplex	Sportsplex
Western Canal Multi-Use Path	Multi-Use Path
Amberwood Park	Park
Apache Park	Park
Arbuckle Park	Park
Armstrong Park	Park
Arrowhead Meadows Park	Park
Blue Heron Park	Park
Brooks Crossing Park	Park
Centennial Park	Park
Chuckwalla Park	Park
Chuparosa Park	Park
Citrus Vista Park	Park
Crossbow Park	Park
Desert Breeze Park	Park
Desert Oasis Park	Park
Dobson Park	Park
Dr. AJ Chandler Park	Park
Vida Park	Park
Espee Park	Park
Folley Memorial Park	Park
Fox Crossing Park	Park
Gazelle Meadows Park	Park
Harmony Hollow Park	Park

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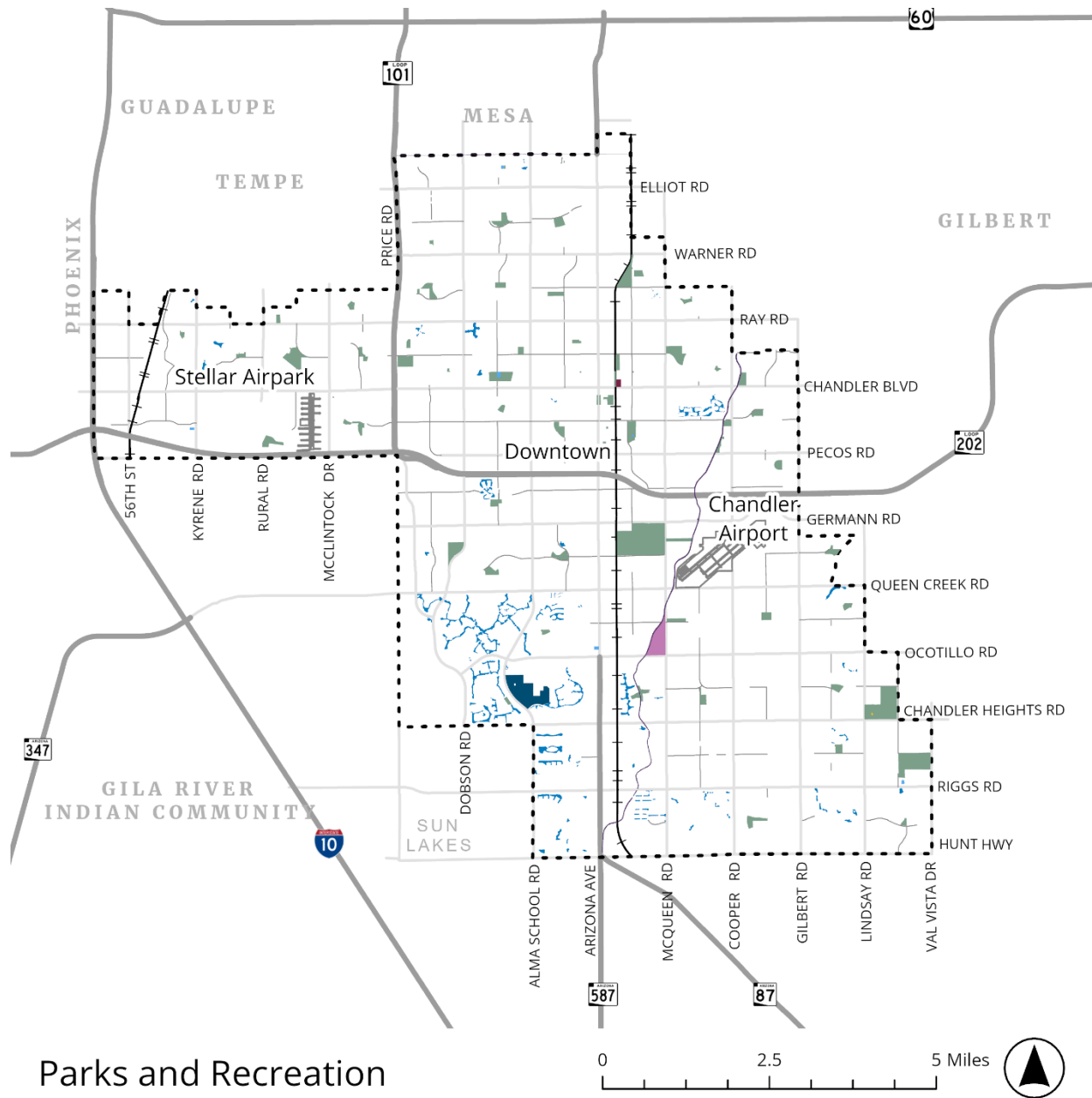
Harris Park	Park
Harter Park	Park
Homestead North Park	Park
Name	Type
Homestead South Park	Park
Hoopes Park	Park
Jackrabbit Park	Park
Lantana Ranch Park	Park
La Paloma Park	Park
Layton Lakes Park	Park
Los Altos Park	Park
Los Arboles Park	Park
Maggio Ranch Park	Park
Mountain View Park	Park
Navarrete Park	Park
Park Manors Park	Park
Pecos Ranch Park	Park
Pequeno Park	Park
Pima Park	Park
Pine Shadows Park	Park
Pinelake Park	Park
Price Park	Park
Provinces Park	Park
Pueblo Alto Park	Park
Quail Haven Park	Park
Roadrunner Park	Park
Ryan Park	Park
San Marcos Park	Park
San Tan Park	Park
Shawnee Park	Park
Stonegate Park	Park
Summit Point Park	Park
Sundance Park	Park
Sunset Park	Park
Thude Park	Park
Tibshraeny Family Park	Park
Tumbleweed Park	Park
Valencia Park	Park
Veterans Oasis Park	Park
Windmills West Park	Park
Winn Park	Park

Source: City of Chandler

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Figure 47. Parks and Recreation Map

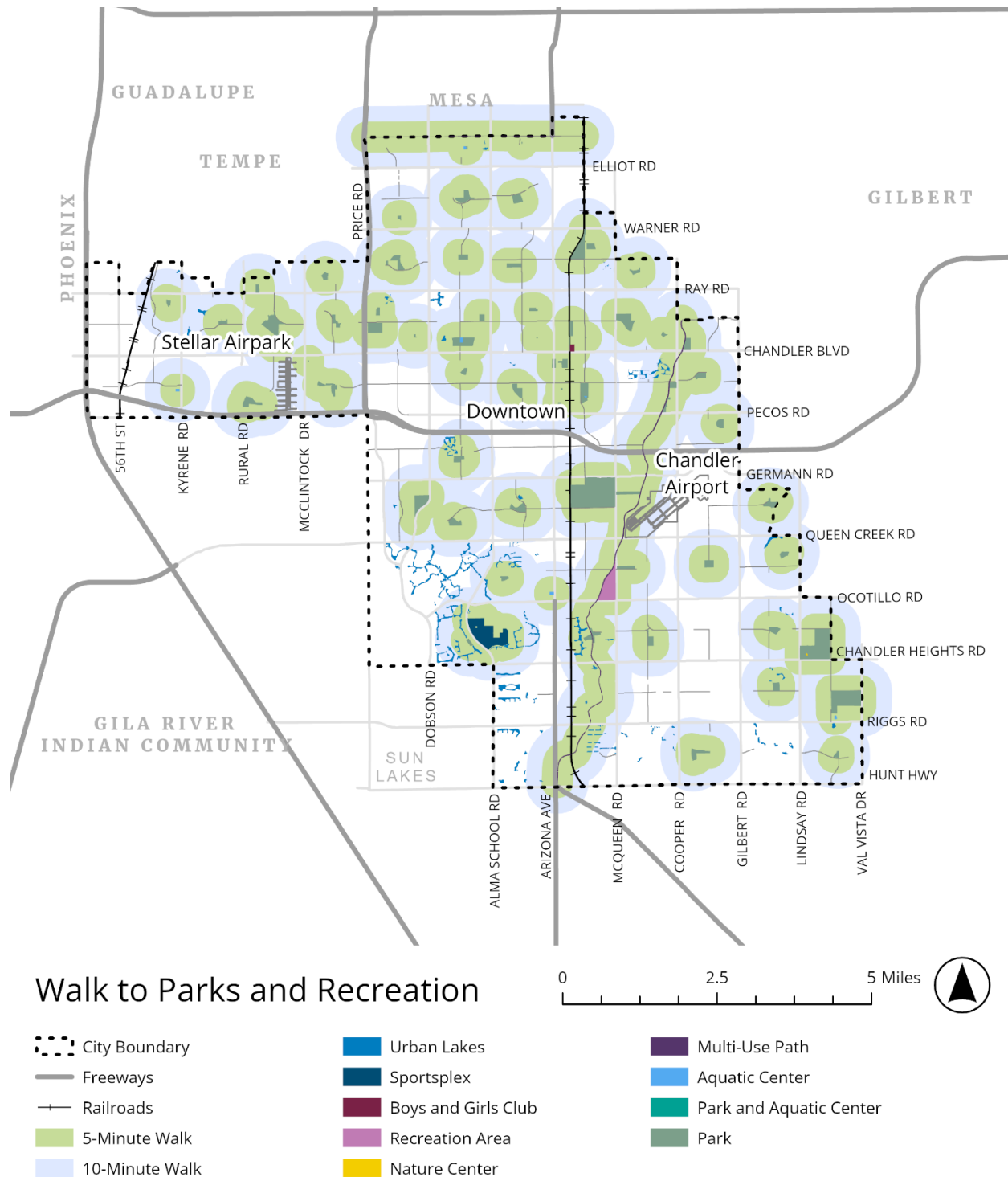


Source: City of Chandler

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Figure 48. Walk Times to Parks and Recreation Amenities



Source: City of Chandler

CULTURAL AND HISTORIC RESOURCES

As shown in *Figure 49* Chandler is home to a vibrant blend of cultural and historic resources highlighting its storied past and uniquely creative present.

The *Chandler Museum* offers a deep dive into the city's history, with exhibits showcasing the region's development and cultural evolution. The *Chandler Center for the Arts* is a cornerstone of the local arts scene, featuring performances across theater, music, and dance, while the *Vision Gallery* offers rotating art exhibits that spotlight local and regional artists. The *Arizona Railway Museum* brings Arizona's industrial transportation past to life. The *Tumbleweed Ranch Museum* allows patrons to step back in time to explore Chandler's agricultural roots, and the *Chandler Nature Center* provides opportunities for outdoor learning, promoting environmental science and stewardship. These institutions help preserve Chandler's heritage and cultivate a dynamic cultural environment for the community.

Figure 49. Cultural Resources

Center	Resource	Location
Chandler Nature Center	Nature/Recreation	4050 E Chandler Heights Road
Chandler Center for the Arts	Arts/Cultural	250 N. Arizona Avenue
Chandler Museum	History/Cultural	300 S. Chandler Village Drive
Arizona Railway Museum	History	330 E. Ryan Road
The Vision Gallery	Arts	10 E. Chicago Street
Tumbleweed Ranch Museum	History	2250 S. McQueen Road

Source: City of Chandler

Chandler is home to a wealth of historic sites, some of the oldest in the Phoenix metro area, which provide a glimpse into its rich past. The *San Marcos Hotel and Golf Course*, established in 1913, symbolizes the city's early appeal to tourists and its architectural heritage, featuring Mission Revival design. The McCullough-Price House, a restored Pueblo Revival home from the 1930s, now an extension of the Chandler Museum, offers a look into the lives of early residents and reflects the city's evolving architectural styles. The Bank of Chandler Building, built in 1912, highlights Chandler's emergence as a commercial center, while the Monroe Building serves as another example of the city's early 20th-century business development. These sites, among others, offer a window into Chandler's history and its transformation from a rural settlement into a thriving community.

The Chandler Downtown Commercial Historic District is significant under National Register Criterion A in the area of Community Planning and Development as an example of City Beautiful planning concepts implemented in an early planned Arizona community and was an integral part of the model town of Chandler. The district includes portions of five city blocks facing A. J. Chandler Park, the visual center of the city from the time of its founding and is recognizable by its continuous colonnaded pergolas covering the pedestrian ways and

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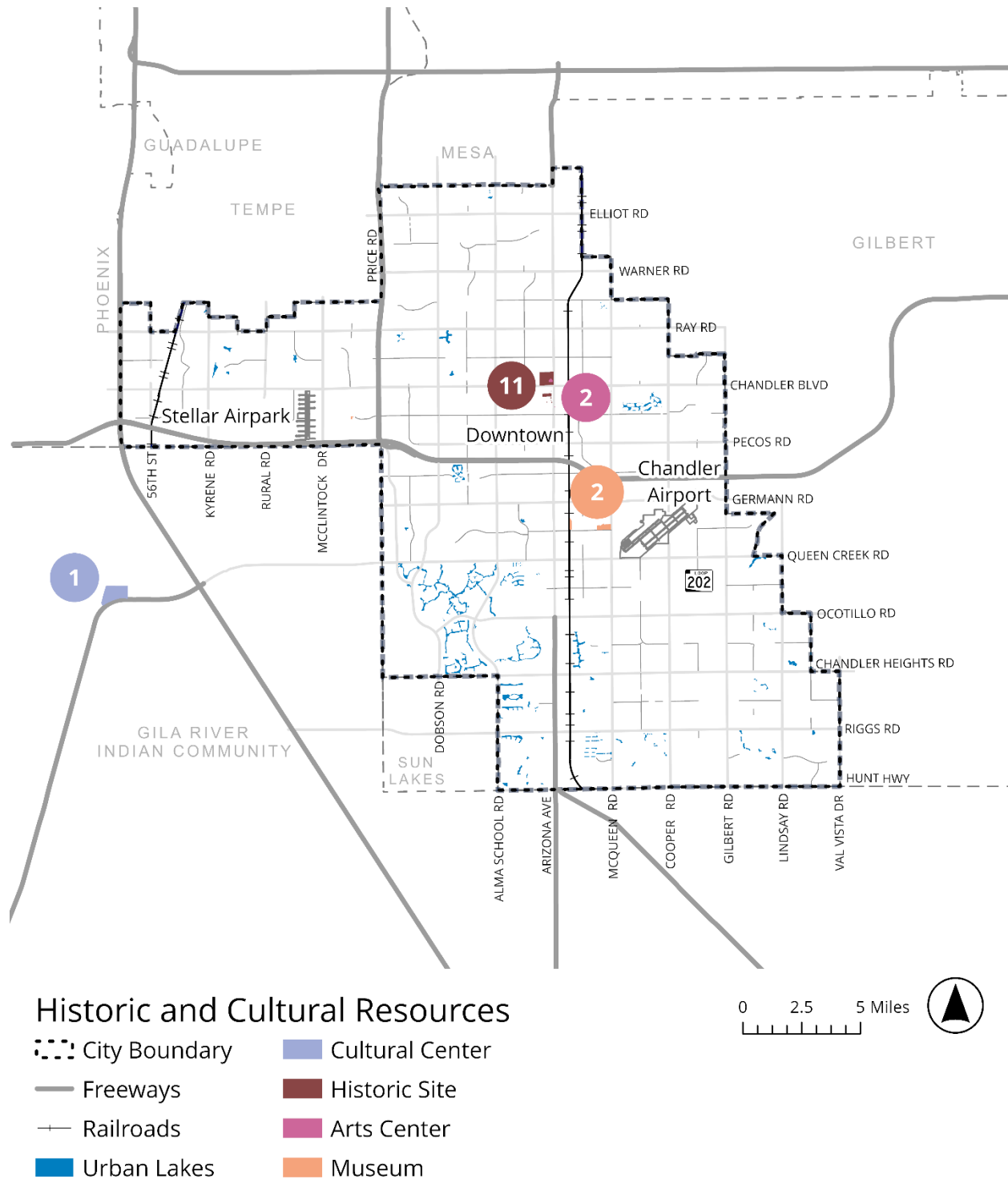
unifying the streetscapes. The twenty buildings included in the district line the west side of San Marcos Place and the south side of Boston Street.

Figure 50. Historic Resources

Building	Built	Location
Chandler High School	1922	Chandler Blvd. and
Chandler Post Office/Chandler Arizonan	1920	Boston St. and Oregon St.
Hotel Chandler	1914	Boston St. and Oregon St.
San Marcos Hotel	1912	San Marcos Pl. and Chandler Blvd.
Monroe Building/Parkway Theater	1912	San Marcos Pl. and Commonwealth Ave.
Morrison Grocery	1912	San Marcos Pl. and Commonwealth Ave.
Suhwaro Hotel	1916	San Marcos Pl. and Commonwealth Ave.
Bank of Chandler Building	1912	San Marcos Pl. and Commonwealth Ave.
Anderson Building	1914	San Marcos Pl. and Boston St.
Dobson Building	1912	San Marcos Pl. and Boston St.
Dougherty Building	1914	San Marcos Pl. and Boston St.
Menhennet/Rowena Theater	1920	San Marcos Pl. and Boston St.
Gilbert Building	1918	San Marcos Pl. and Boston St.
Friedberg Building	1918	San Marcos Pl. and Boston St.
First National Bank	1925	San Marcos Pl. and Boston St.
Reliable Hardware Co./Arrow Pharmacy	1918	Arizona Ave. and Boston St.
Sprouse-Reitz	1924	Arizona Ave. and Boston St.
Western Auto Supply	1924	Arizona Ave. and Boston St.
Serranos Popular Store	1924	Arizona Ave. and Boston St.
Esber Store	1924	Boston St. and Washington St.
O. S. Stapley Hardware/Willtex Building	1924	Boston St. and Washington St.
McCullough-Price House	1938	300 South Chandler Village Drive
The McCormick Building	1928	California St. and Boston St.

Source: National Register of Historic Places, City of Chandler

Figure 51. Cultural and Historic Resources Map



Source: City of Chandler, Historical Marker Database

HOUSING

The *Housing* section of this report works in concert with Chandler's concurrent *Comprehensive Housing Plan* project to detail issues such as housing diversity inclusive of information building permit activity and short-term rentals, the housing market including ownership and rental data as well as affordability rates and gaps and concludes with a discussion on Chandler's existing neighborhood programs and services.

According to the American Community Survey (ACS), in 2023 the City of Chandler had a total inventory of 109,863 units, with 105,611 occupied units. The remaining unoccupied units are considered vacant and are classified in several ways, including units that are in the process of being sold or rented and those used for seasonal or recreational purposes. Only 1.0% of all units in the city are estimated to be occupied on a part-time basis where the resident's primary home is in another city or state (much lower than the statewide average). These residents are not counted as part of the official population of Chandler but provide some benefit to the community in terms of retail sales, property tax revenue, and other income during their stay. The estimated seasonal population is 2,300 people, assuming two people per household.

Figure 52. Housing Inventory and Seasonal Population

Housing Inventory and Seasonal Population			
	Chandler	Maricopa County	Arizona
Total Housing Units	109,863	1,913,863	3,239,474
Occupied Housing Units	105,611	1,753,589	2,907,014
Vacant Housing Units	4,252	160,274	332,460
Seasonal Units	1,150	54,208	182,078
% Seasonal Units	1.0%	2.8%	56.0%
Potential Seasonal Population	2,300	139,315	455,195

*The above estimates do not consider new housing units that were occupied during 2024.

Source: 2023 ACS 1-Year Estimates; EDPCo

HOUSING MIX

Chandler has a well-balanced housing mix although it has a higher percentage of single-family detached units, and a lower percentage of multifamily units compared to the county average. On a percentage basis, the city has a lower percentage of mobile homes than either the county or the state. About 18.5% of all housing units are considered multifamily, excluding duplexes and three and fourplexes. The mix of housing helps to provide housing for all segments of the population.

Figure 53. Units in Structure

Units in Structure	Chandler		Maricopa County		Arizona	
	Total Units	%	Total Units	%	Total Units	%
Total:	109,863		1,913,863		3,239,474	
1, detached	76,193	69.4%	1,235,462	64.6%	2,093,142	64.6%
1, attached	5,875	5.3%	104,365	5.5%	162,660	5.0%
2	1,101	1.0%	21,115	1.1%	41,679	1.3%
Multifamily	14,322	22.1%	470,153	24.6%	642,823	19.8%
3 or 4	4,031	3.7%	74,377	3.9%	108,578	3.4%
5 to 9	3,635	3.3%	77,024	4.0%	108,426	3.3%
10 to 19	7,935	7.2%	83,721	4.4%	119,961	3.7%
20 to 49	2,893	2.6%	55,952	2.9%	85,301	2.6%
50 or more	5,838	5.3%	179,079	9.4%	220,557	6.8%
Mobile home	2,288	2.1%	79,796	4.2%	287,171	8.9%
Boat, RV, van	74	0.1%	2,972	0.2%	11,999	0.4%

Source: 2023 ACS 1-Year Estimates

Chandler also has a high percentage of owner-occupied units and a lower percentage of renter-occupied units relative to the county average. However, the city's mix of owners and renters is consistent with that found throughout the state.

Figure 54. Tenure in Occupied Units

	Chandler		Maricopa County		Arizona	
	Units	%	Units	%	Units	%
Occupied Units	105,611		1,753,589		2,907,014	
Owner occupied	72,119	68.3%	1,147,475	65.4%	1,967,704	67.7%
Renter occupied	33,492	31.7%	606,114	34.6%	939,310	32.3%

Source: 2023 ACS 1-Year Estimates

Homeownership has been relatively robust in the city and has increased since 2010. Homeownership declined to 57.9% in 2014 due to the effects of the Great Recession, which affected homeowners across the country. Since 2014, homeownership has been on the rise although dipping in 2020 due to the pandemic.

Figure 55. Homeownership

	Chandler	Maricopa County	Arizona
2010	66.3%	64.5%	66.0%
2011	63.2%	61.6%	63.7%
2012	61.3%	60.4%	62.6%
2013	62.4%	60.3%	62.1%
2014	57.9%	58.9%	61.1%
2015	62.8%	59.2%	61.9%
2016	60.7%	60.5%	63.2%
2017	65.4%	62.7%	64.7%
2018	65.8%	62.6%	64.8%
2019	67.3%	63.2%	65.3%
2020	62.7%	63.0%	65.3%
2021	66.0%	65.8%	67.6%
2022	64.2%	65.2%	67.4%
2023	68.3%	65.4%	67.7%

Source: Decennial Census 2000, 2010, and 2020; 2023 ACS 1-Year Estimates

In 2023, the inventory of occupied single-family housing in the city totaled 74,879 units according to the U.S. Census. Approximately 14.2% of those homes or 10,604 single-family homes are rented. There are also more than 6,200 moderate- to high-density ownership units in the community which is a combination of condominiums and townhomes (5 to 50 units in a building).

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Figure 56. Tenure by Occupied Units in Structure

	Chandler		Maricopa County		Arizona	
	Units	%	Units	%	Units	%
Total	105,611		1,753,589		2,907,014	
Owner-occupied housing units:	72,119	68.3%	1,147,475	65.4%	1,967,704	67.7%
1, detached	64,275	89.1%	980,451	85.4%	1,621,546	82.4%
1, attached	4,366	6.1%	69,360	6.0%	101,444	5.2%
2	149	0.2%	1,667	0.1%	3,142	0.2%
3 or 4	440	0.6%	13,141	1.1%	15,985	0.8%
5 to 9	446	0.6%	10,668	0.9%	12,585	0.6%
10 to 19	518	0.7%	5,182	0.5%	6,251	0.3%
20 to 49	325	0.5%	4,391	0.4%	5,692	0.3%
50 or more	0	0.0%	9,849	0.9%	11,113	0.6%
Mobile home	1,526	2.1%	50,992	4.4%	180,725	9.2%
Boat, RV, van, etc.	74	0.1%	1,774	0.2%	9,221	0.5%
Renter-occupied housing units:	33,492	31.7%	606,114	34.6%	939,310	32.3%
1, detached	10,604	31.7%	188,112	31.0%	306,627	32.6%
1, attached	1,382	4.1%	27,281	4.5%	48,720	5.2%
2	952	2.8%	16,078	2.7%	32,656	3.5%
3 or 4	3,591	10.7%	52,921	8.7%	81,489	8.7%
5 to 9	2,831	8.5%	57,059	9.4%	82,019	8.7%
10 to 19	5,394	16.1%	62,026	10.2%	92,114	9.8%
20 to 49	2,452	7.3%	39,953	6.6%	64,311	6.8%
50 or more	5,524	16.5%	147,002	24.3%	183,872	19.6%
Mobile home	762	2.3%	14,484	2.4%	44,724	4.8%
Boat, RV, van, etc.	0	0.0%	1,198	0.2%	2,778	0.3%

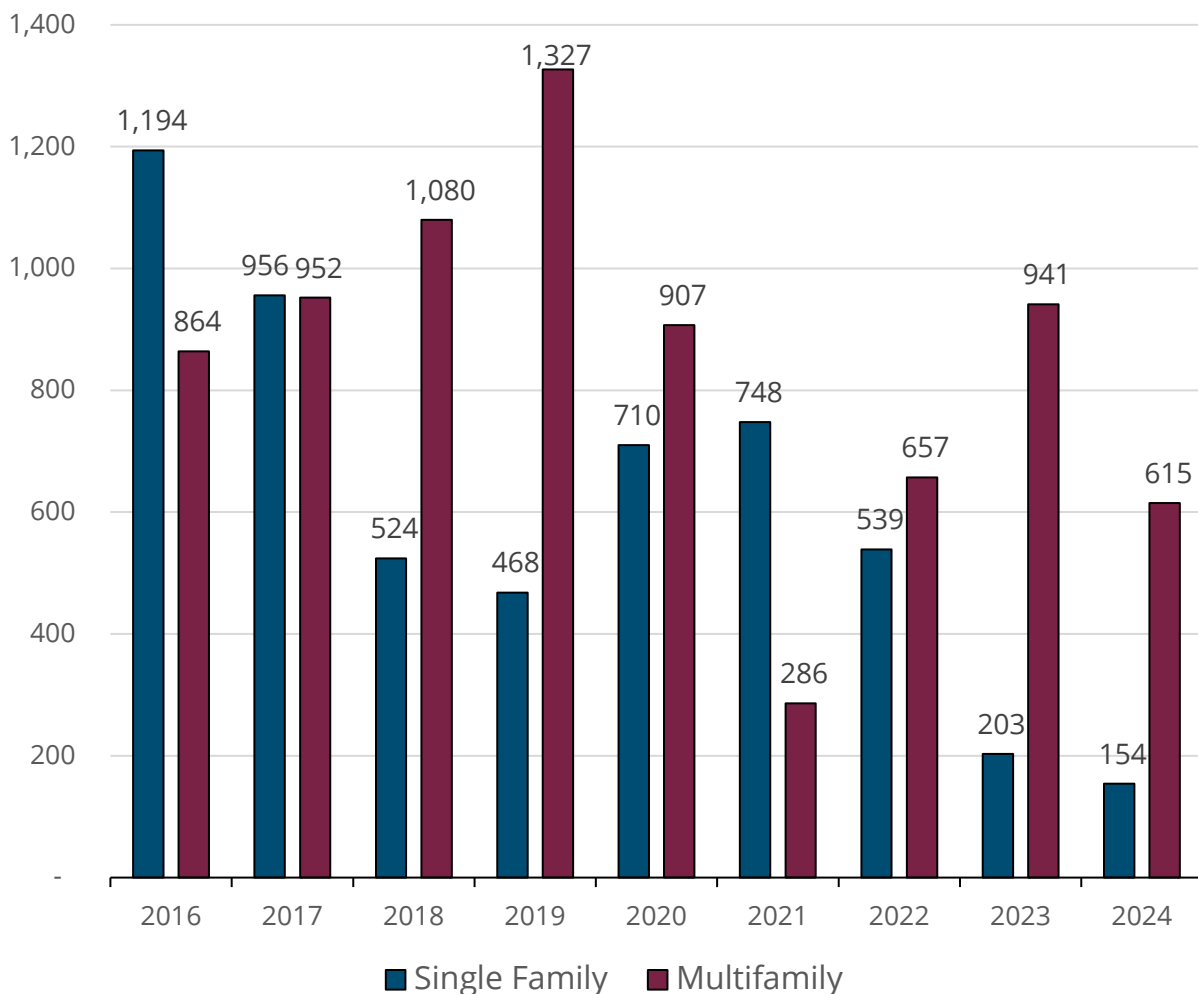
Source: 2023 ACS 1-Year Estimates

RESIDENTIAL BUILDING PERMIT ACTIVITY

According to City of Chandler records, residential building permit activity was extremely strong from 2016 to 2020, ranging from 1,600 to more than 2,000 annually. Permits declined in 2021 as the impact of the pandemic took hold, declining to 1,034 units. Some recovery occurred in the following two years, but 2024 permits only totaled 769 units. The rising cost of housing and high interest rates have seriously impacted the housing market.

The important housing trend in Chandler is the change in the mix of housing types. As the amount of land available for residential purposes has declined, the community has experienced permitting for more multifamily housing starting in 2018. In the last two years, 1,556 multifamily permits have been issued compared to only 375 single family permits. Multifamily permits may include a wide variety of housing types from town homes to condominiums to traditional apartments.

Figure 57. Chandler Housing Permits



Source: City of Chandler

SHORT-TERM RENTALS

In some communities, short-term rentals (STRs) of homes and apartment units offered on platforms such as VRBO or Airbnb have impacted the availability of housing for permanent residents. The short-term rental website Airbnb was accessed to determine the potential number of rentals that may be available in the Chandler. The data indicates there have been as many as 1,626 rentals offered in Chandler on various platforms over the past year. Virtually all of these units are listed as entire house or unit rentals as opposed to room rentals within a unit.

The chart below shows the number of days a unit is “available” for rent. An available unit is one that could be booked for at least one day in the previous month. Any units listed for rent beyond 180 days are considered full-time rentals. For Chandler, that total is 514 units. The remaining units may be available part time when the owner or resident is not living in the unit.

Airbnb also categorizes rentals as “active.” If a rental has blocked its calendar during a report month, but is still live on Airbnb or VRBO, it is considered inactive. Current “active” rentals in Chandler are estimated at 866 units.

Figure 58. Chandler Short Term Rentals

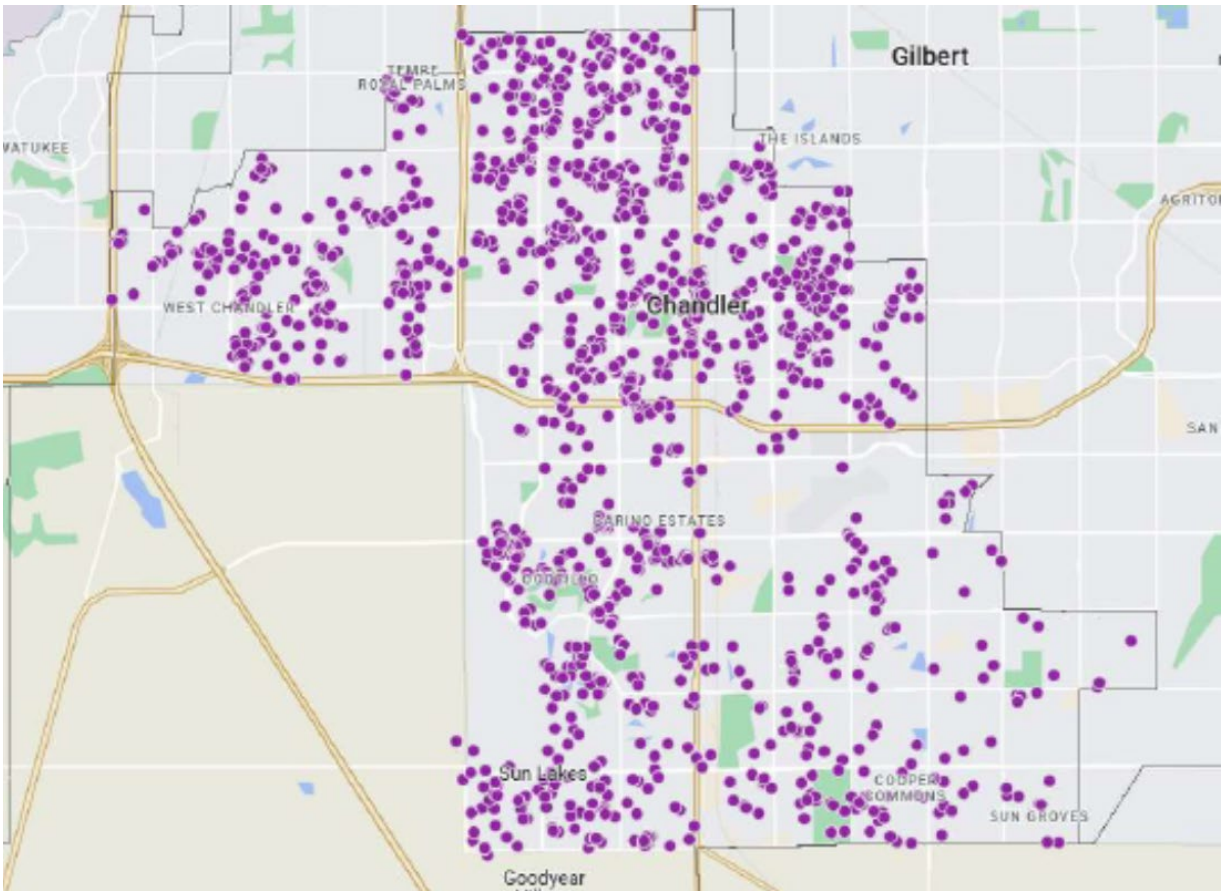
Days Available	Available Units	% of Total	By Type of Housing		
			Apartment	House	Other
1-90	732	45.0%	210	518	3
91-180	380	23.4%	98	279	3
181-270	265	16.3%	67	197	2
271-365	249	15.3%	60	188	1
Totals	1,626	100.0%	435	1,182	9

Source: AirDNA

The 514 STRs that are used solely as full-time vacation rentals represent a negligible percentage of the total 109,863 units in the city. While this is not a significant percentage of the housing stock, it still represents units that could be made available to people who are looking to permanently move to or work in the city.

The data listed on the Airbnb website has not been verified through any other sources. Hotels and timeshare rentals are known to list units on the main STR platforms which can affect the total available units. However, the Airbnb website likely provides an indication of the number of short-term rentals in the area. The following map shows the extent of STRs listed on the Airbnb website. The extent of short-term rentals in the city should be monitored periodically to determine if they become more of an issue than they might already be.

Figure 59. Location of Short-Term Rentals



Source: Airbnb

HOUSING MARKET

CHANDLER MARKET RATE APARTMENT MARKET

Chandler has a significant inventory of conventional apartment complexes totaling nearly 25,000 units (complexes with fifty units or more). Construction activity in 2023 and 2024 was robust, totaling 1,610 units; another 2,149 apartment units have been approved but not built. The average monthly rent across the city is \$1,712 with an 8.3% vacancy rate.

Figure 60. Apartment Inventory Q4 2024

Prop. Name	Prop. Street Address	Units	Yr. Const.	Avg. Rent	Avg. SF/ Unit	Avg. Rent/ Sq. Ft.	Vacancy Rate	Type
Chandler Village	598 N McQueen Rd	127	1972	\$1,668	985	\$1.69	3.0%	LI HUD
Chandler Meadows	3175 N Price Rd	200	1983	\$1,570	867	\$1.81	4.0%	Market
Riviera Park	125 S Dobson Rd	201	1983	\$1,386	727	\$1.90	9.0%	Market
Sunrise in Chandler	1750 W Boston St	177	1983	\$1,605	810	\$1.98	3.0%	Market
Autumn Creek	1320 N McQueen Rd	360	1985	\$1,289	735	\$1.75	8.0%	Market
Chandler Ridge	102 W Palomino Dr	460	1985	\$1,489	785	\$1.90	4.0%	Market
Gila Springs	444 N Gila Springs Blvd	224	1985	\$1,495	657	\$2.27	5.0%	Market
Kachina	1400 N Alma School Rd	152	1985	\$1,461	775	\$1.89	5.0%	Market
Tides at Chandler	2101 N Evergreen St	248	1985	\$1,220	793	\$1.54	2.0%	Market
Tides at Downtown Chandler	868 S Arizona Ave	374	1985	\$1,154	395	\$2.93	7.0%	LI IDA
Arches at Hidden Creek	1586 W Maggio Way	432	1986	\$1,527	847	\$1.80	3.0%	Market
Avana River Ranch	6152 W Oakland St	188	1986	\$1,356	680	\$1.99	7.0%	LI IDA
Park Tower	1283 W Parklane Blvd	180	1986	\$1,439	817	\$1.76	5.0%	Market
Avana Chandler	3800 W Chandler Blvd	316	1987	\$1,527	978	\$1.56	9.0%	Market
Greentree Place	250 S Elizabeth Cir	256	1987	\$1,367	873	\$1.57	8.0%	LI IDA
Lakeside	855 N Dobson Rd	212	1987	\$1,620	781	\$2.08	11.0%	Market
Fairways at San Marcos	777 W Chandler Blvd	352	1988	\$1,614	965	\$1.67	6.0%	Market
Summit Lake	3400 N Alma School Rd	252	1988	\$1,611	908	\$1.77	3.0%	Market
Caldera	3939 W Windmills Blvd	284	1989	\$1,875	916	\$2.05	17.0%	Market
Hohokam Villas	2900 W Highland St	186	1989	\$1,688	1,027	\$1.64	4.0%	Market
Towne Square	500 N Metro Blvd	584	1990	\$1,601	913	\$1.75	7.0%	Market
Country Brook	4909 W Joshua Blvd	396	1992	\$1,616	963	\$1.68	8.0%	Market
Reflections-Gila Springs	411 N Kyrene Rd	160	1994	\$1,903	936	\$2.03	4.0%	Market
Lumiere Chandler	1100 N Priest Dr	255	1995	\$1,711	997	\$1.72	4.0%	Market
Soleil	725 N Dobson Rd	188	1995	\$1,666	928	\$1.80	9.0%	Market
Ventura, The	3600 W Ray Rd	272	1995	\$1,669	967	\$1.73	8.0%	Market
Alante at the Islands	2222 N McQueen Rd	320	1996	\$1,643	1,028	\$1.60	8.0%	Market
Club Cancun	375 N Federal St	140	1996	\$1,653	920	\$1.80	7.0%	Market
Colonia Del Rey	120 N McQueen Rd	60	1996	\$1,418	1,070	\$1.33	2.0%	LI LIHTC
Ocotillo Bay	1889 W Queen Creek Rd	296	1996	\$1,658	912	\$1.82	5.0%	Market
Palm Terrace	555 E Ray Rd	180	1996	\$1,360	967	\$1.41	1.0%	LI LIHTC
Cortland Chandler Crossing	900 N Rural Rd	208	1997	\$2,024	1,006	\$2.01	4.0%	Market
Luxe at Ocotillo	825 W Queen Creek Rd	272	1998	\$1,722	933	\$1.85	6.0%	Market
Pinnacle Terrace	801 N Federal St	300	1998	\$1,602	925	\$1.73	5.0%	Market
San Palmas	1111 N Mission Park Blvd	240	1998	\$1,805	976	\$1.85	9.0%	Market
Avana Coronado	700 N Coronado St	320	1999	\$1,702	963	\$1.77	5.0%	Market
Mira Santi	800 W Queen Creek Rd	252	1999	\$1,712	1,049	\$1.63	5.0%	Market
Symphony	2225 W Frye Rd	234	1999	\$1,856	1,064	\$1.74	6.0%	Market
Waterside at Ocotillo	4800 S Alma School Rd	272	1999	\$1,333	945	\$1.41	4.0%	Market
Biscayne Bay	300 E Warner Rd	512	2000	\$1,507	929	\$1.62	7.0%	Market
Camden Pecos Ranch	1175 W Pecos Rd	272	2000	\$1,601	949	\$1.69	6.0%	Market
Linq, The	125 S Alma School Rd	324	2000	\$1,936	973	\$1.99	5.0%	Market
Montage at Pecos Ranch	1616 W Germann Rd	258	2000	\$1,666	923	\$1.80	6.0%	Market
2150	2150 S Arizona Ave	289	2001	\$1,671	993	\$1.68	5.0%	Market
Chandler Gardens	300 E Commonwealth Ave	80	2001	\$807	1,204	\$0.67	11.0%	LI LIHTC
Cornerstone Ranch	3999 S Dobson Rd	224	2001	\$1,648	885	\$1.86	4.0%	Market
Dobson Towne Centre	1817 N Dobson Rd	240	2001	\$1,678	995	\$1.69	10.0%	Market
Lazo	875 W Pecos Rd	346	2001	\$1,698	909	\$1.87	7.0%	Market
San Cervantes	400 N Coronado St	376	2001	\$1,810	1,035	\$1.75	5.0%	Market
Cantera	2475 W Pecos Rd	288	2002	\$1,624	870	\$1.87	6.0%	Market
IMT Chandler	235 E Ray Rd	221	2002	\$1,915	1,007	\$1.90	2.0%	Market
San Cierra	2400 N Arizona Ave	332	2002	\$1,689	1,014	\$1.67	4.0%	Market
Stonebridge Ranch	575 W Pecos Rd	392	2002	\$1,617	896	\$1.81	5.0%	Market
Stone Oaks	2450 W Pecos Rd	392	2003	\$1,692	1,053	\$1.61	7.0%	Market
Trevi	635 S Ellis St	290	2004	\$1,605	971	\$1.65	5.0%	Market

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San Palacio	2255 W Germann Rd	352	2005	\$1,764	927	\$1.90	5.0%	Market
Dobson 2222	2222 S Dobson Rd	258	2006	\$1,745	996	\$1.75	9.0%	Market
San Hacienda	1600 N Arizona Ave	220	2006	\$1,565	922	\$1.70	8.0%	Market
Desert Jewel	2800 N Arizona Ave	192	2012	\$1,668	1,075	\$1.55	2.0%	Market
Laurel	800 W Willis Rd	383	2012	\$1,967	1,017	\$1.93	6.0%	Market
Liv Avenida	3250 S Arizona Ave	322	2012	\$1,891	992	\$1.91	8.0%	Market
Almeria at Ocotillo	2471 W Edgewater Way	387	2014	\$1,753	1,011	\$1.73	6.0%	Market
Casitas at San Marcos I	901 S Alma School Rd	112	2014	\$2,067	997	\$2.07	8.0%	Market
Casitas at San Marcos II	900 S Alma School Rd	145	2014	\$1,977	997	\$1.98	10.0%	Market
Monument Chandler	2300 W Pecos Rd	163	2014	\$1,782	856	\$2.08	5.0%	Market
San Hacienda II	1600 N Arizona Ave	60	2014	\$1,752	1,180	\$1.49	7.0%	Market
Vive	1901 W Germann Rd	194	2014	\$1,797	969	\$1.85	3.0%	Market
Camden Chandler	2777 S Arizona Ave	380	2015	\$1,894	1,146	\$1.65	5.0%	Market
Met at Fashion Center	1 N Hearthstone Way	303	2015	\$1,662	835	\$1.99	6.0%	Market
Olympus Steel Yard	155 E Frye Rd	301	2015	\$1,676	890	\$1.88	9.0%	Market
Avant at Fashion Center	555 S Galleria Way	335	2016	\$1,978	892	\$2.22	7.0%	Market
Bella Grace	2121 N Grace Blvd	194	2016	\$1,936	955	\$2.03	6.0%	Market
Cooper 202, The	1450 S Cooper Rd	332	2016	\$1,715	954	\$1.80	2.0%	Market
Santana Ridge	3330 S Gilbert Rd	109	2016	\$2,095	1,188	\$1.76	4.0%	Market
Villas at Chandler Heights	255 E Chandler Hts Blvd	116	2016	\$2,101	955	\$2.20	6.0%	Market
Arium Chandler	250 E Ray Rd	192	2017	\$1,723	1,013	\$1.70	5.0%	Market
Morrison Chandler	3950 W Chandler Blvd	283	2017	\$1,717	924	\$1.86	7.0%	Market
San Valencia	1450 E Germann Rd	382	2017	\$1,942	1,189	\$1.63	8.0%	Market
Townhomes at Park Tower	1111 W Parklane Blvd	77	2017	\$2,353	1,488	\$1.58	8.0%	Market
Noria Robson	2177 S McQueen Rd	237	2018	\$2,206	1,208	\$1.83	4.0%	Market
Summit at San Marcos	445 W Chandler Blvd	273	2018	\$1,863	927	\$2.01	8.0%	Market
Arista at Ocotillo	3200 S Dobson Rd	211	2019	\$1,868	913	\$2.05	6.0%	Market
Core Chandler, The	5151 S Arizona Ave	220	2019	\$1,965	972	\$2.02	7.0%	Market
Marquis at Chandler	2222 W Frye Rd	340	2019	\$1,708	953	\$1.79	5.0%	Market
Riata	100 N Hearthstone Way	300	2019	\$1,808	890	\$2.03	5.0%	Market
Sky at Chandler Airport	1441 E Germann Rd	504	2019	\$1,867	958	\$1.95	3.0%	Market
Village at Brighton Place	955 N Jackson St	53	2019	\$2,357	1,293	\$1.82	0.0%	Market
Zaterra	200 W Germann Rd	392	2021	\$1,966	1,043	\$1.89	10.0%	Market
Alta Chandler at the Park	1333 W Parklane Blvd	291	2023	\$1,871	938	\$1.99	10.0%	Market
Ashley, The	155 E Appleby Rd	78	2023	\$2,630	1,226	\$2.15	21.0%	Market
DC Heights	222 W Boston St	157	2023	\$1,775	767	\$2.31	25.0%	Market
Mera Chandler	2050 W Pecos Rd	184	2023	\$2,179	867	\$2.51	22.0%	Market
Plaza Taos	1900 S Arizona Ave	164	2023	\$2,044	995	\$2.05	10.0%	Market
Village of Chandler	6075 S Gilbert Rd	108	2023	\$2,099	841	\$2.50	5.0%	Market
Encore Novo	333 E. Commonwealth Ave	208	2024	\$1,706	810	\$2.11	63.0%	Market
Town Chandler	2375 W Frye Rd	420	2024	\$2,062	926	\$2.23	93.0%	Market
Totals/Averages		24,898		\$1,712	938	\$1.84	8.3%	

Note: Complexes with more than 50 units

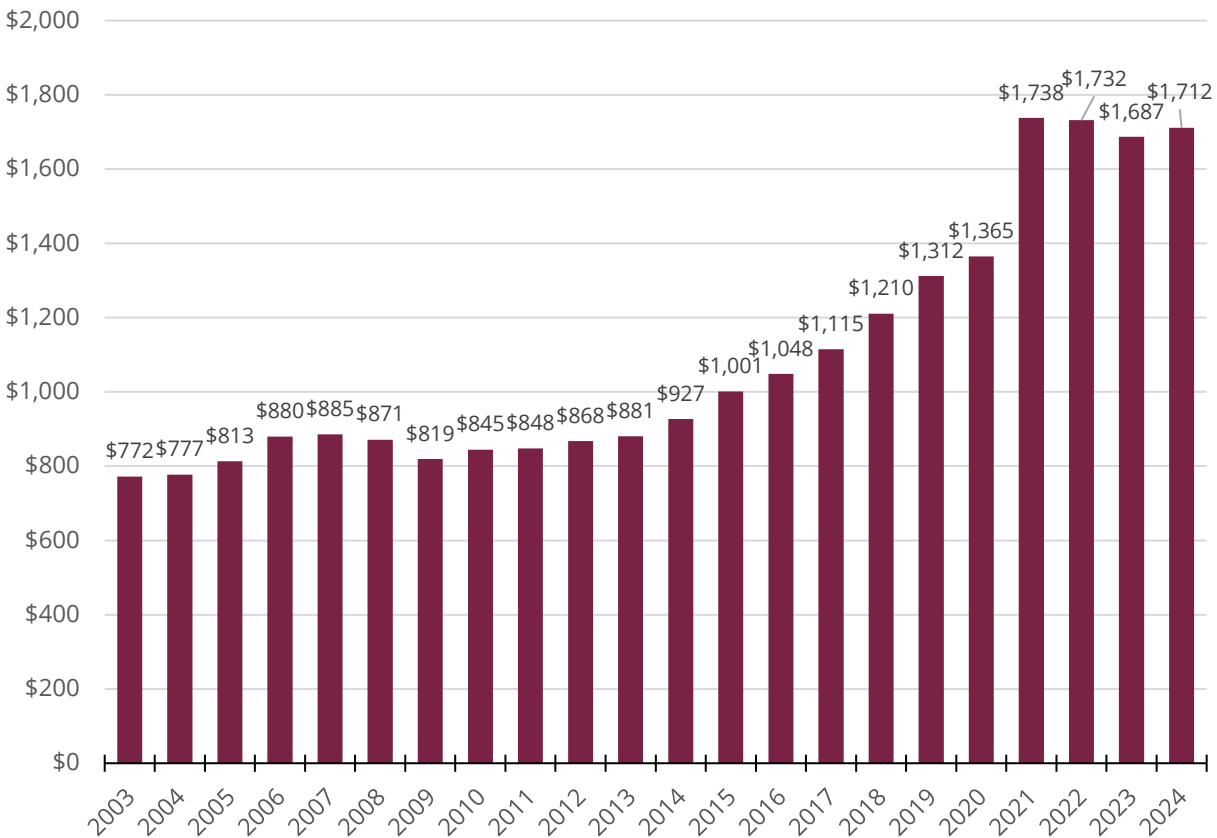
Source: City of Chandler

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The average apartment rent in Chandler has been near \$1,700 over the past four years. In 2021, rents increased by 27% or on average of \$373 per month. Some of this increase was due to new complexes coming to the market, but property managers across the city raised rents due to demand. By comparison, between 2003 and 2020, rents increased by an annual average of 3.4%.

Figure 61. Chandler Average Monthly Apartment Rent



Source: RealData

The vacancies for the Chandler market are skewed by units that were built in the last two years and are currently in lease. Those units currently show a 41.5% vacancy rate. For units built before 2023 that have a stabilized occupancy, the vacancy rate is 6.0%. Compared to the Maricopa County apartment market, Chandler's average rent is 9.1% higher. For units built before 2023, Chandler rents are 10.3% above the county average.

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Figure 62. Apartment Market Dynamics Chandler and Maricopa County

	Units	Average Rent	Average Unit SF	Average Rent/SF	Vacancy Rate
Chandler					
Total Market Q3 2024	24,898	\$1,712	938	\$1.84	8.3%
Built 2023-2024	1,610	\$1,995	907	\$2.21	41.5%
Built before 2023	23,288	\$1,692	940	\$1.82	6.0%
Maricopa County					
Total Market Q3 2024	386,779	\$1,568	858	\$1.85	10.4%
Built 2023-2024	33,601	\$1,936	940	\$2.07	70.3%
Built before 2023	353,178	\$1,534	848	\$1.83	7.0%

Source: RealData

The monthly rents that are achieved in the Chandler apartment market are not surprising. Chandler's median household income is well above the county median supported by the high wage industries that form the base of its economy. Complexes built in the last two years have rents that are slightly above the county-wide average and are reflective of the cost of land, financing, and construction costs facing the industry today. Rents for these new complexes are often beyond the reach of many households. The development of affordable housing complexes is facing significant challenges in the market due to current economic conditions.

CHANDLER OWNERSHIP HOUSING MARKET

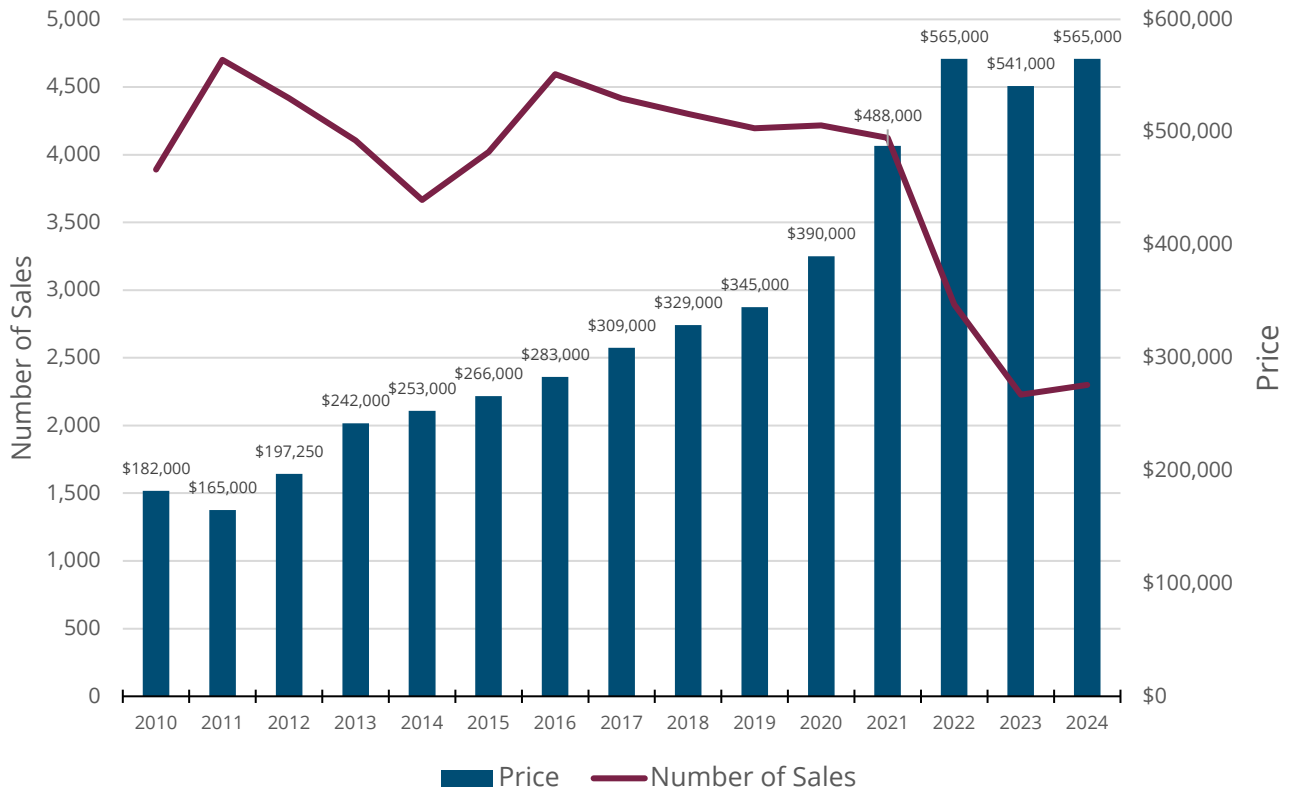
The price of housing in Chandler has increased dramatically over the past four years. Since 2020, the median resale price of single-family homes has increased by 45% from \$390,000 to \$565,000. The resale price of condominiums and townhomes also rose by 42% from \$265,000 to \$375,000. That increase occurred in 2021 and 2022 but has since leveled off. Meanwhile, the number of sales has fallen dramatically over the last two years due to rising construction costs and stubborn interest rates that have remained high relative to rates of just a few years ago.

At current prices, single family homes are likely well beyond the reach of many working families. Even attached condominium and townhome units have reached levels that are not affordable to many households.

CHANDLER GENERAL PLAN 2026

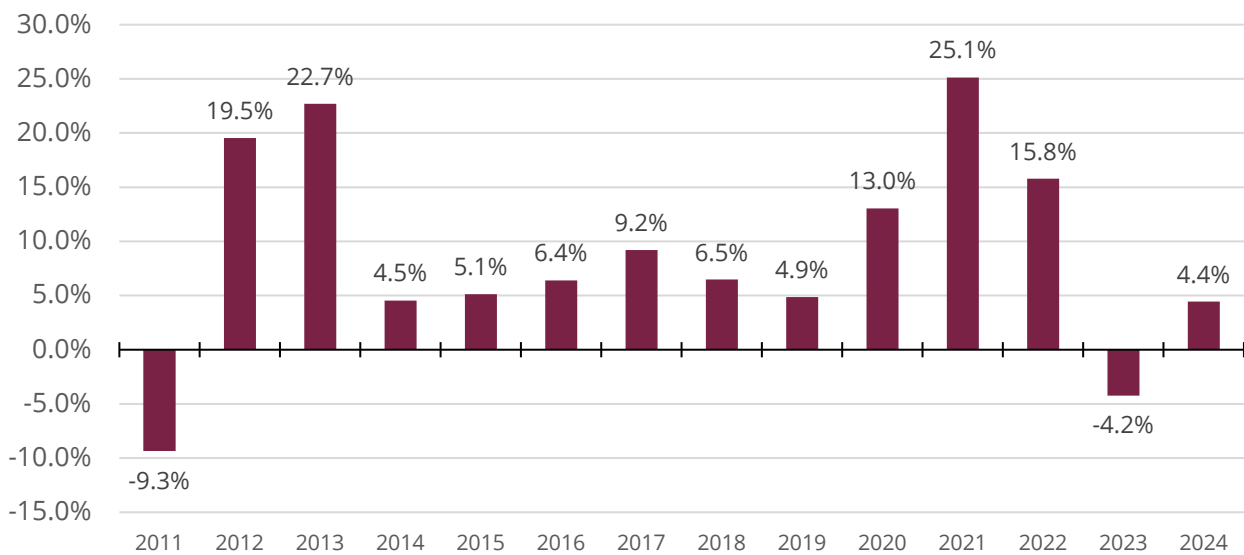
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Figure 63. Median Resale SF Home Price and Number of Sales



Source: The Cromford Report

Figure 64. Percent Change in SF Resale Home Price

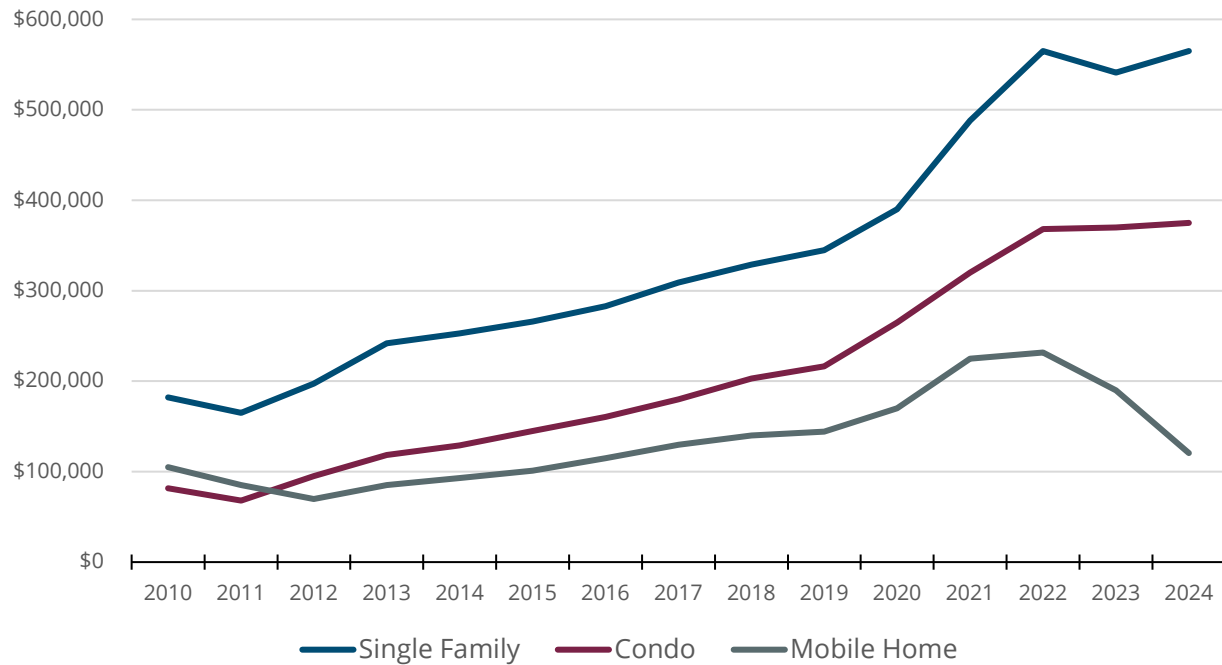


Source: The Cromford Report

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Figure 65. Median Prince of Resale SF, Condo, and Mobile Homes



Source: The Cromford Report

The new home market has experienced even higher increases in prices over the last few years. The median price of a new single-family home in 2024 now stands at more than \$800,000. Attached units, which include for-sale duplexes, condominiums, and townhomes, reached a median price of \$520,000. New single family home prices in Chandler are 71% higher than the metro-wide median price. Attached units are about 12% higher. Much of the increase in the price of new for-sale housing is the increasing cost of land, which results from the dwindling supply of residential land in Chandler. This is a supply-demand situation that likely will not resolve in the future.

Figure 66. 2023/2024 New Home Housing Sales Chandler and Metro Phoenix

	Single Family			Attached		
	Sales	Median Price	Average Price	Sales	Median Price	Average Price
Chandler						
2023	123	\$644,990	\$749,236	129	\$448,590	\$459,050
2024	123	\$803,304	\$851,483	7	\$520,000	\$631,478
Metro Phoenix						
2023	19,124	\$465,395	\$541,799	818	\$440,272	\$614,235
2024	20,294	\$469,990	\$542,168	748	\$462,350	\$711,796

Source: RL Brown

AFFORDABLE HOUSING MARKET

The City of Chandler Public Housing Authority and the Housing and Redevelopment Division have made significant strides to provide affordable housing for low and moderate-income households in the city. The Public Housing Authority oversees and manages Public Housing units and the Housing Choice Voucher Program. The Division also supports housing opportunities in the city provided by private and non-profit organizations.

The city currently manages two hundred public housing units, 103 scattered site housing units, and 558 housing choice vouchers for the lowest income households. Another 113 units are provided by the city and non-profit organizations under different programs. All of these resources total 974 units of low and moderate-income housing. The city has also partnered with private affordable housing developers to develop 407 housing units that will replace some of the 50-year-old public housing complexes the city manages. These complexes will be built under the HUD Rental Assistance Demonstration Program. The City of Chandler has historically provided public housing options for low-income residents through its Housing and Redevelopment Division. This division focuses on offering affordable rental housing and supportive services to those in need.

The city also currently owns the following public housing sites:

- **130 N. Hamilton St.** – Built in 1971, this complex comprises of fifty-three units, ranging from 1-5 bedrooms.
- **73 S. Hamilton St.** – This is an upcoming development that will features 250 housing units, ranging from 1-5 bedrooms.
- **210 N. McQueen Rd., 660 S. Palm Ln., and 127 N. Kingston** are also part of the city's public housing sites for families. They include a mix of town homes, duplexes, and single-family homes.

While the Public Housing and Housing Choice Voucher (Section 8) waitlists are currently closed, Chandler continues to explore and implement strategies to address affordable housing needs in the community. Most notably, the city is actively developing two new public housing sites.

Villas on McQueen: Located at 77 N. McQueen Road, Villas on McQueen is Chandler's first public housing project converted through HUD's Rental Assistance Demonstration (RAD) program. This development will feature 157 rent-capped units, marking the city's first new affordable housing since 1972. The project aims to provide environmentally and economically sustainable housing options, complete with on-site resident services. The development is strategically situated just one block from a high-frequency bus route, offering easy access to essential services, including schools,

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healthcare providers, parks, social services, recreational amenities, and employment opportunities.

The Haven on Hamilton: Planned for 73 S. Hamilton St., The Haven on Hamilton is an upcoming development that will feature 250 housing units ranging from one to five bedrooms. The project aims to include a park area and a central community center with multi-generational rooms, a gym, gathering spaces, and a Head Start classroom. Groundbreaking is scheduled for late 2026, with completion expected by late 2028.

Figure 67. Low- and Moderate- Income Housing

	Units
Existing Public Housing Properties	200
130 N. Hamilton	
210 N. McQueen	
73 S. Hamilton	
660 S. Palm Lane	
127 N. Kingston	
Scattered Site Housing	103
Housing Choice Vouchers	558
Total	861
City & Non-Profit Housing Resources	
City Affordable Rentals	11
Habitat for Humanity	15
ARM Save the Family Rentals	16
Newtown CLT Homeownership	71
Total	113

Source: City of Chandler

In addition, the city has five affordable complexes with 574 units built by private developers under the Low-Income Housing Tax Credit (LIHTC) program. The Chandler Gardens complex recently received bond financing to extend its purpose as housing for low and moderate-income households.

Figure 68. Affordable Housing Complexes

Year	Project Name	Address	Low-Mod Units	Market Units	Total Units	Population
1988	Chandler Village Apartments	598 N. McQueen Rd.	124	3	127	Family
1995	Colonia Del Rey	120 N. McQueen Road	60	0	60	Family
1995	Palm Terrace Apartments	555 East Ray Road	180	0	180	Family
1999	Chandler Gardens	100 N. Sacramento Street	80	0	80	Family
2002	Chandler Village Apartments (rehab)	598 North McQueen Road	127	0	127	Family
Totals			571	3	574	
2020	Chandler Village Apartments	598 North McQueen Road	127	Acquisition/Rehab		
2023	Villas on McQueen	35 N McQueen Road	157	Public Housing HUD RAD Program		
2024	Haven on Hamilton	71 S. Hamilton Road	250	Public Housing HUD RAD Program		
Total			534			

Source: AZ Dept. of Housing

The low-income contracts for some of the LIHTC complexes built in the 1980s or 1990s could be expiring meaning they could transition from subsidized to market rate units. Typically, subsidized complexes have contracts with governmental agencies requiring units to be reserved for low and moderate-income households for at least 30 years. With the age of some of the city's subsidized complexes, the potential transition to market rate rents could impact moderate income households.

A family of four under the LIHTC program can qualify for a unit with a maximum income of \$61,680 (earning 60% of the area median income). The incomes and rents for LIHTC projects in Metro Phoenix are shown below. Maximum tax subsidized apartment rents for a two-bedroom unit are \$1,389 per month for a family of four with an income of 60% of the area median income. For a family of four with an income of 20% AMI, rent can be as low as \$463 per month.

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Figure 69. FY 24 MF Tax Subsidy Project Income Limits for Phx-Mesa-Chandler

Area Median Family Income \$101,300								
% of Median Income	Persons in Family							
	1	2	3	4	5	6	7	8
80%	\$57,600	\$65,760	\$74,080	\$82,240	\$88,880	\$95,440	\$102,000	\$108,560
70%	\$50,400	\$57,540	\$64,820	\$71,960	\$77,770	\$83,510	\$89,250	\$94,990
60%	\$43,200	\$49,320	\$55,560	\$61,680	\$66,660	\$76,500	\$76,500	\$81,420
50%	\$36,000	\$41,100	\$46,300	\$51,400	\$55,550	\$63,750	\$63,750	\$67,850
40%	\$28,800	\$32,880	\$37,040	\$41,120	\$44,440	\$51,000	\$51,000	\$54,280
30%	\$21,600	\$24,660	\$27,780	\$30,840	\$33,300	\$38,250	\$38,250	\$40,710
20%	\$14,400	\$16,440	\$18,520	\$20,560	\$22,220	\$25,500	\$25,500	\$27,140

Source: Department of Housing and Urban Development

Figure 70. Max Allowable Low- and Moderate- Income Rents Phx, Mesa, and Chandler

% of Median Income	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
60%	\$1,080	\$1,156	\$1,389	\$1,604	\$1,789	\$1,974
50%	\$900	\$963	\$1,157	\$1,336	\$1,491	\$1,645
40%	\$720	\$771	\$926	\$1,069	\$1,193	\$1,316
30%	\$540	\$578	\$694	\$802	\$894	\$987
20%	\$360	\$385	\$463	\$534	\$596	\$658

Source: Department of Housing and Urban Development

HOUSING GAP

The standard for housing affordability established by HUD is that a household should not pay more than 30% of its income on housing. For rental units, 30% include utilities. For homeowners, the 30% includes mortgage(s), property taxes, insurance, utilities, and in some cases a homeowners association fee.

The housing cost burden for renters in Chandler is significant with more than 14,500 renters paying more than 30% of their income on housing and approximately 12,300 homeowners considered burdened by housing costs. Despite these high numbers, the percentage of the Chandler population burdened households by housing cost is lower than that of the county and state. However, more importantly, 17.4% of renter households and 7.4% of owners, a total of about 11,200 households, pay more than 50% of their incomes on housing. These households are considered severely burdened by housing costs.

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Figure 71. Housing Cost Burden, Renter, and Owner Occupied

	Chandler		Maricopa County		Arizona	
	Households	%	Households	%	Households	%
Renter 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%
Owner Households						
Total:	72,119		1,147,475		1,967,704	
Less than 10.0 percent	18,791	26.1%	302,711	26.4%	528,417	26.9%
10.0 to 14.9 percent	14,101	19.6%	201,685	17.6%	344,769	17.5%
15.0 to 19.9 percent	12,682	17.6%	180,535	15.7%	300,436	15.3%
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%

Source: 2023 ACS 1-Year Estimates

Housing cost burden falls upon those households with the lowest incomes. About 95% of renter households in Chandler who earn less than \$50,000 per year in income pay more than 30% of income towards housing.

It should be noted that homeowners typically have more options than renters to address their housing burden. For instance, an owner could sell the home and in theory move to a less costly unit if one is available. Similarly, homeowners could have voluntarily increased their housing costs by taking out a second mortgage or home equity loan. These factors all affect the housing burden of homeowners while renters have limited opportunities to reduce their housing burden.

The affordable housing payment for Chandler is shown on the following table based on the city's median income of \$101,300. With a 10% downpayment and a 7% loan (the current rate as of January 2025), the maximum affordable house value for a household earning the median income is \$352,000. With the median resale single family home price in Chandler at \$565,000, housing today is well beyond the reach of most of the households in the

community. While condominium units provide an alternative housing choice for moderate income buyers, they may not be suitable for families.

Figure 72. Affordable Housing Payment Estimator

Payment Type	Calculation
House value	\$352,000
Down payment	10%
Down payment	\$35,200
Mortgage amount	\$316,800
Interest rate	7.0%
Loan term in years	30
% of income devoted to mortgage payment	30.0%
Monthly loan payment (P & I)	\$2,108
Monthly property tax, insurance, PMI	\$426
Total monthly payment	\$2,533
Yearly income required	\$101,330

Sources: EDP Co, Freddie Mac

Mortgage payments are impacted today by two factors:

1. The mortgage interest rate, which has been rising over the past few months, and
2. Private mortgage insurance, which is added to a monthly payment for buyers who place less than a 20% downpayment on the purchase.

For instance, a reduction in the interest rate to 5.0% would allow a household earning the median income to purchase a \$420,000 single family home with a 10% down payment. The elimination of PMI would also make a difference but would require a much larger downpayment.

Even with a future reduction in interest rates, the price of housing in Chandler is still beyond the reach of most households. The lack of affordable housing primarily falls upon those in service jobs that have moderate wages, including those who are considered critical service employees, such as teachers, firefighters, paramedics, and police officers. The chart below shows that most occupations would not be able to afford Chandler's average monthly apartment rent of \$1,713.

Figure 73. Rental Housing Affordability by Occupation

Occupation	Maricopa County 2023 Median Wage	Monthly Affordable Housing Cost (30% of Income)	Monthly Affordable Rent (Less Utilities)
Retail Salespersons	\$34,765	\$869	\$769
Receptionists and Information Clerks	\$37,241	\$931	\$831
Restaurant Cooks	\$38,009	\$950	\$850
Nursing Assistants	\$40,662	\$1,017	\$917
Pharmacy Technicians	\$45,985	\$1,150	\$1,050
Waiters and Waitresses	\$46,683	\$1,167	\$1,067
Construction Laborers	\$46,907	\$1,173	\$1,073
Paramedics	\$49,599	\$1,240	\$1,140
Elementary School Teachers	\$51,230	\$1,281	\$1,181
Firefighters	\$55,698	\$1,392	\$1,292
Middle School Teachers	\$59,143	\$1,479	\$1,379
Secondary School Teachers	\$63,077	\$1,577	\$1,477
Police and Sheriff's Patrol Officers	\$87,261	\$2,182	\$2,082
Registered Nurses	\$89,704	\$2,243	\$2,143

Prepared by the Arizona Office of Economic Opportunity in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, April 2024

The wage data displayed below does not take into account that a household may have two wage earners. However, for single person households or families where only one person works, the availability of affordable housing is a critical need. Without such housing, persons or households must find roommates or double up in rental units.

NEIGHBORHOOD PROGRAMS

The City of Chandler is dedicated to fostering strong, connected, and thriving neighborhoods through a variety of programs that support residents, enhance community engagement, and improve local infrastructure. These initiatives address housing stability, neighborhood revitalization, education, and senior assistance, ensuring that all residents have access to resources that enhance their quality of life.

Key programs include:

- **Neighborhood Assistance Program.** This initiative encourages residents to invest in their communities by providing funding for grassroots projects aimed at improving neighborhood quality of life. Registered neighborhoods can apply for assistance to

undertake enhancements that build upon their existing strengths, such as landscaping, signage, and public space improvements. The program is designed to empower residents to take an active role in shaping their communities and fostering a sense of pride and ownership.

- **Housing Rehabilitation Programs.** Designed to assist low- and moderate-income homeowners, these programs offer grants and forgivable loans for essential home repairs and modifications. Services include emergency repairs, exterior improvements, and accessibility modifications for individuals with disabilities. By providing financial assistance, these programs help ensure that homeowners can maintain safe, livable conditions, preventing displacement and neighborhood decline.
- **Good Neighbor 101.** A four-session educational series that equips residents with knowledge about city services and programs that impact their neighborhoods. Participants gain access to valuable resources, tools, and best practices to improve their homes and communities. The program fosters stronger relationships between residents and city officials, promoting civic engagement and proactive neighborhood improvement efforts.
- **Golden Neighbors.** In collaboration with For Our City – Chandler, this program connects senior residents with cost-of-living assistance, resources for significant home repairs, and everyday necessities. It aims to support seniors in maintaining their independence and quality of life by providing them with the tools they need to age in place safely. The program also fosters connections among older adults, reducing social isolation and ensuring that seniors remain active and engaged in the community.
- **Neighborhood Resources Division.** This division provides essential services such as code enforcement, graffiti elimination, and community development resources. By addressing maintenance and safety concerns, the division plays a crucial role in neighborhood revitalization and resident empowerment. These efforts help ensure that Chandler's neighborhoods remain clean, safe, and welcoming for all residents.

Through these comprehensive programs, Chandler reinforces its dedication to maintaining vibrant, resilient, and inclusive neighborhoods. By providing funding, education, and resources, the city empowers residents to take an active role in shaping their communities, ensuring that Chandler remains a desirable place to live, work, and thrive.