

ABOUT THE RDA

Plan Authority

This plan is prepared in accordance with A.R.S. § 36-1479.

Plan Background

The City of Phoenix Community and Economic Development, Planning and Development, and Neighborhood Services departments received Council approval on June 8, 2020 to recertify and update the Downtown Redevelopment Area.

Certification of the Downtown Redevelopment Area

(RDA) boundaries is based on a survey conducted in 2019-2020. Commercial buildings are not included in the survey.

The 2019-2020 survey found for all of the properties in the Downtown RDA:

- Over 70% had two or more indicators of slum and blight.
- Approximately 18% were vacant lots
- Approximately 10% were vacant buildings

Plan Purpose

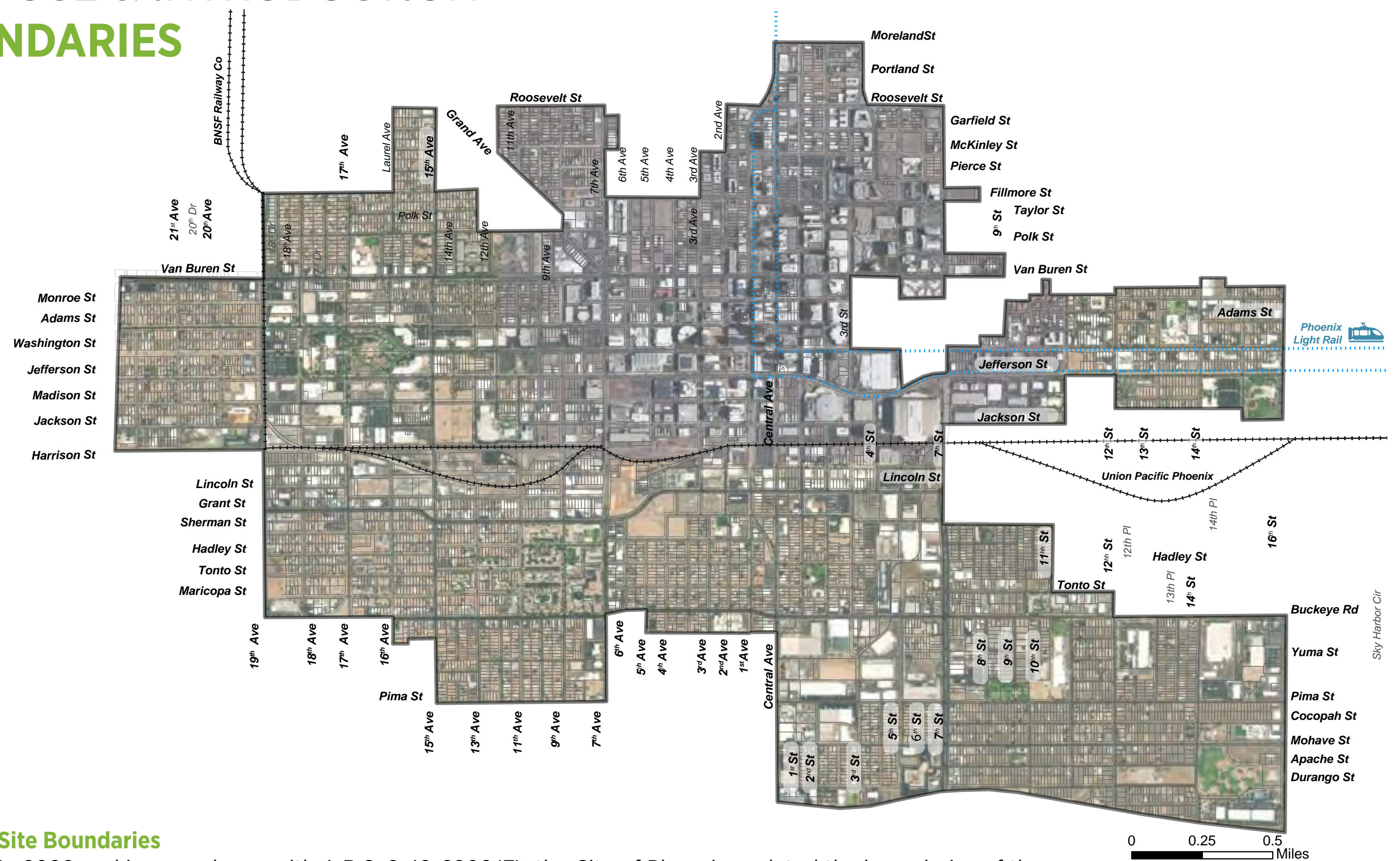
In accordance with Arizona State Law (ARS 36-1479[C]), the purpose of this Redevelopment Area Plan is to outline goals and strategies to improve the quality of life for residents in the area and promote economic development. An RDA Plan typically includes a range of strategies such as land use planning, infrastructure improvements, housing initiatives, economic development, and community engagement.

For more information on state-mandated requirements for the RDA Plan, please visit the City website.

 Learn more about the RDA Study boundary adoption.

PURPOSE & INTRODUCTION

BOUNDARIES

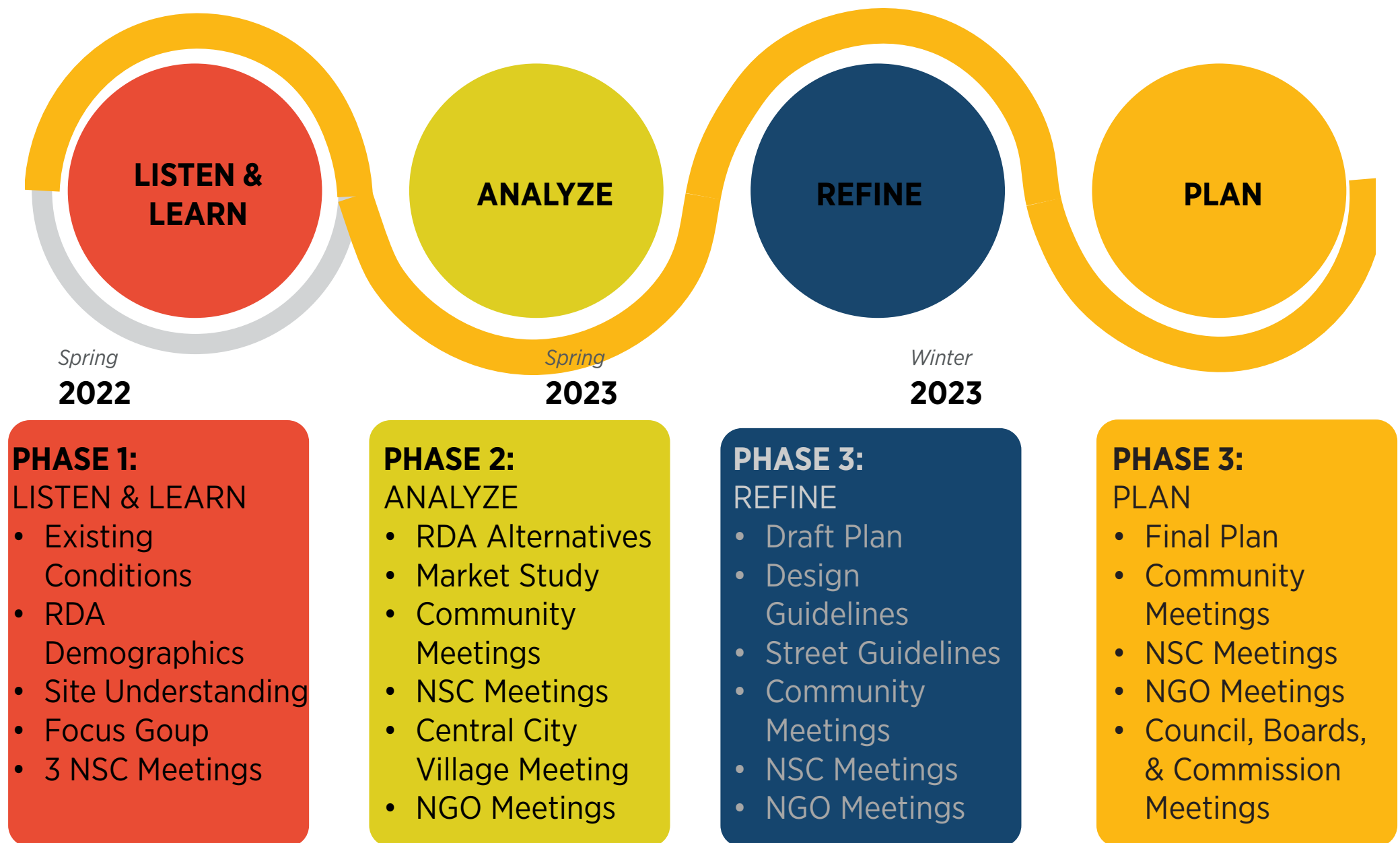


Site Boundaries

In 2020 and in accordance with A.R.S. § 42-6209(F), the City of Phoenix updated the boundaries of the Downtown Redevelopment Area as depicted in this map.

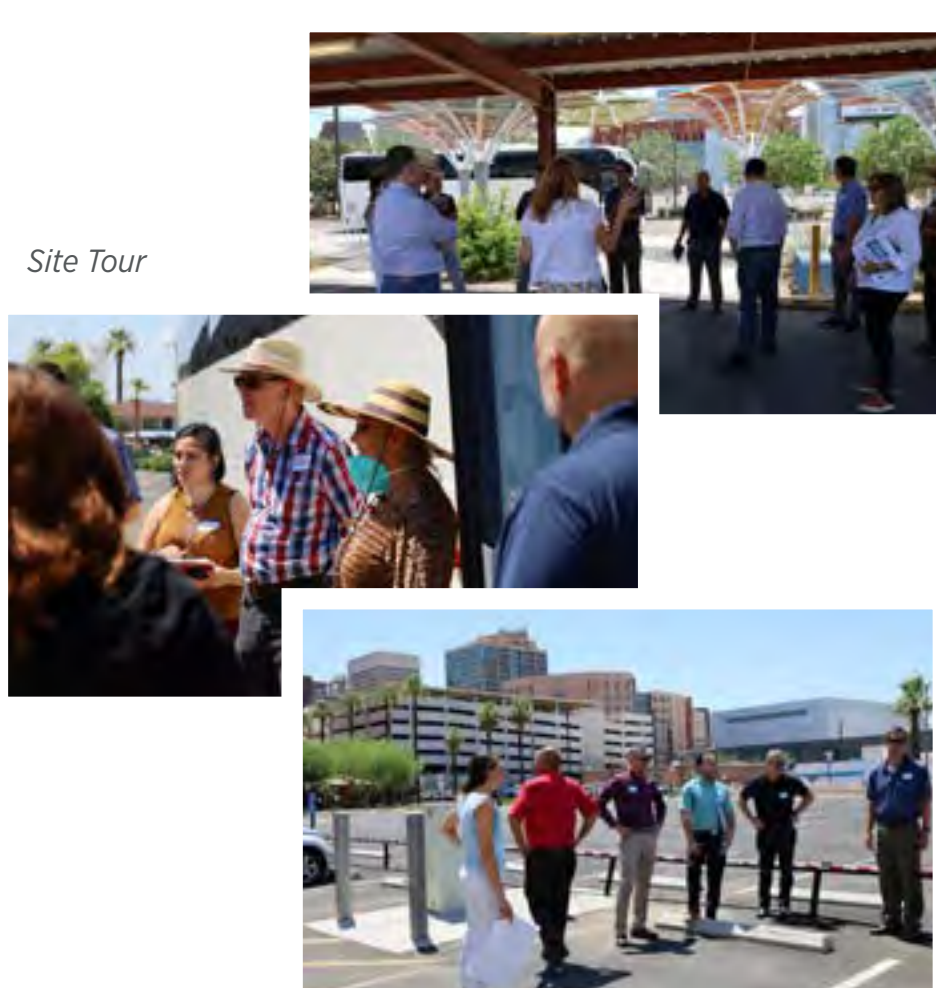
Planning Framework

Since the plan was first established, the planning area has experienced significant development. Generational trends, changes in how we work, the integration of transportation options (including light rail), a growing interest in creating places that support healthy lifestyles, the demand for a range of housing types available to those throughout the income spectrum, and climate-sensitive infrastructure are all among the planning considerations that may be addressed in this redevelopment plan.



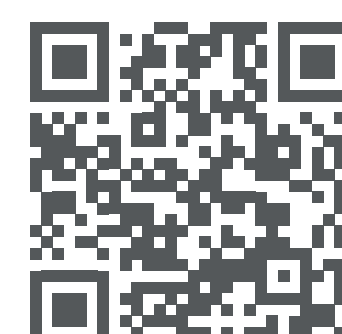
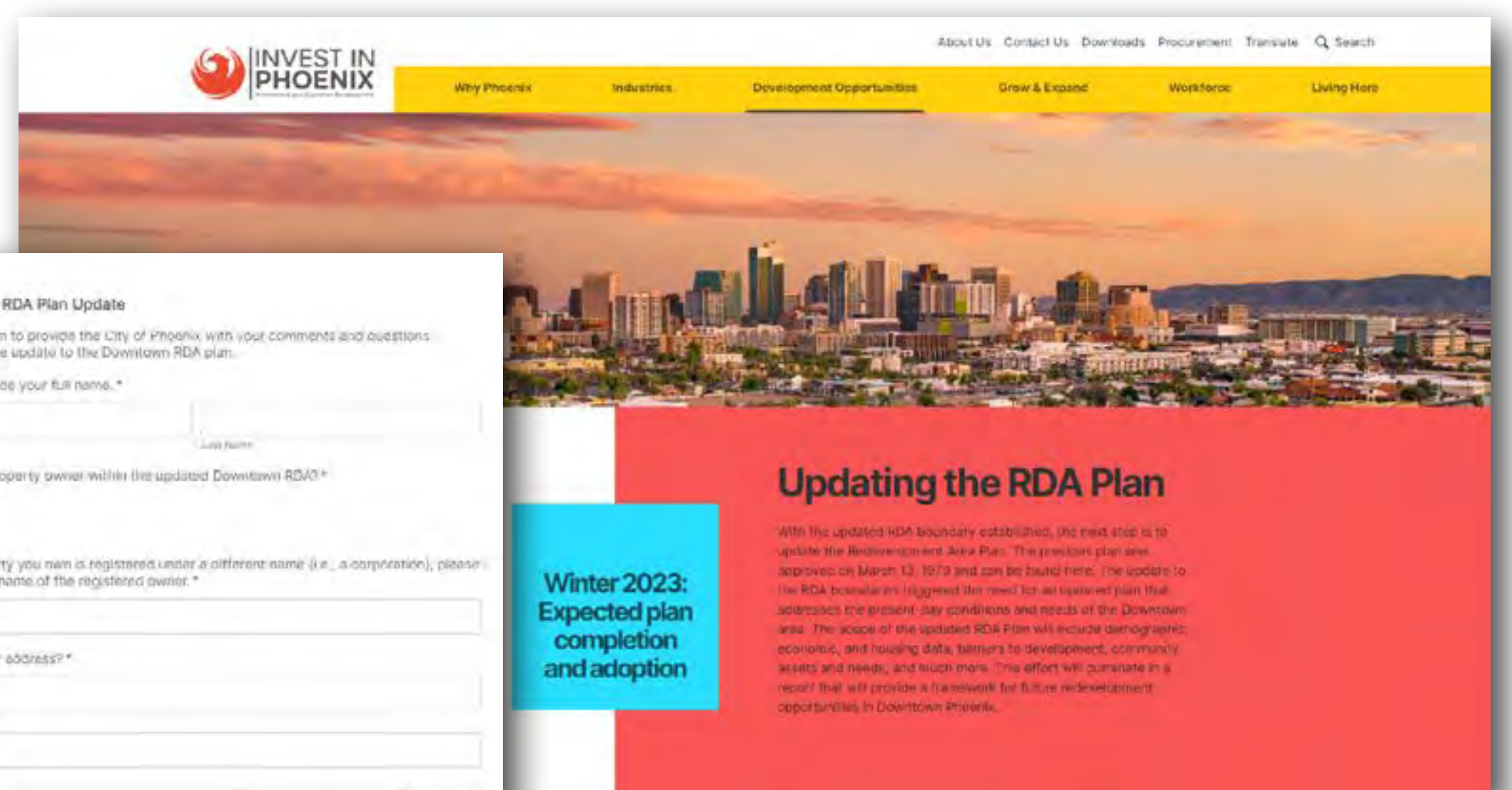
Community Engagement

The Redevelopment Area Plan process was started in March 2022 with an objective of including all voices in the Downtown RDA. Accomplishing this objective includes robust community engagement and outreach activities including community meetings (like this one), a neighborhood steering committee, focused discussions with stakeholders, a project webpage, and a one-day tour of the downtown that included community leaders & residents.



We Want to Hear From You!

Share your thoughts with one of our team members, comment on the boards, during discussion exercises, or online.



Scan QR Code to visit the RDA project site for more information & tell us your thoughts!

Visit: investinphoenix.com/RDA

DOWNTOWN RDA TODAY

PEOPLE

The RDA Big Picture*

Occupying about 1% of the total land area and containing about 2% of the residents of the City of Phoenix, **the impact of the RDA far exceeds its physical size.** Containing almost 10% of the City's employment and over 10,000 housing units, the RDA is an important economic and community contributor to the City's quality of life.

RDA By the Numbers

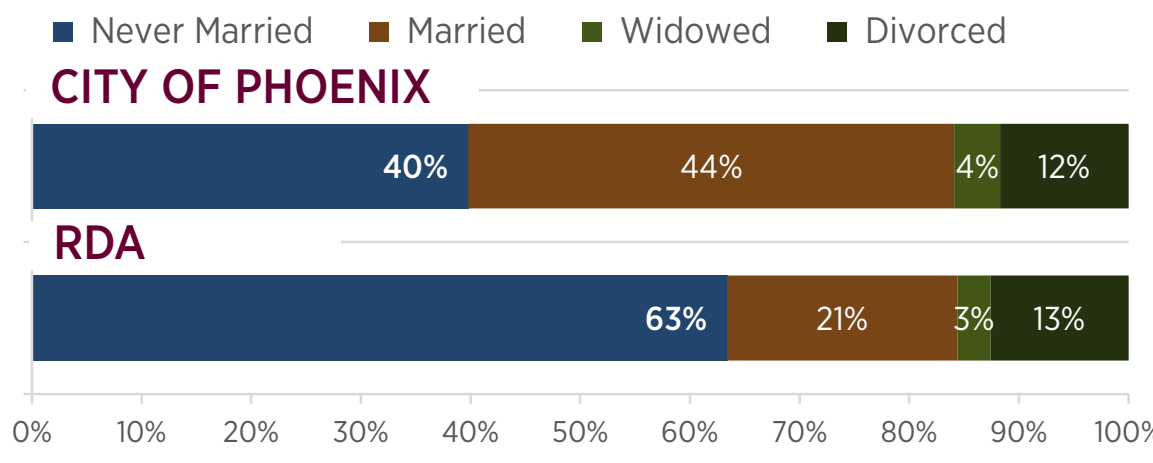
1%
of City Land Area

2%
of City Residents

10%
of City Employment

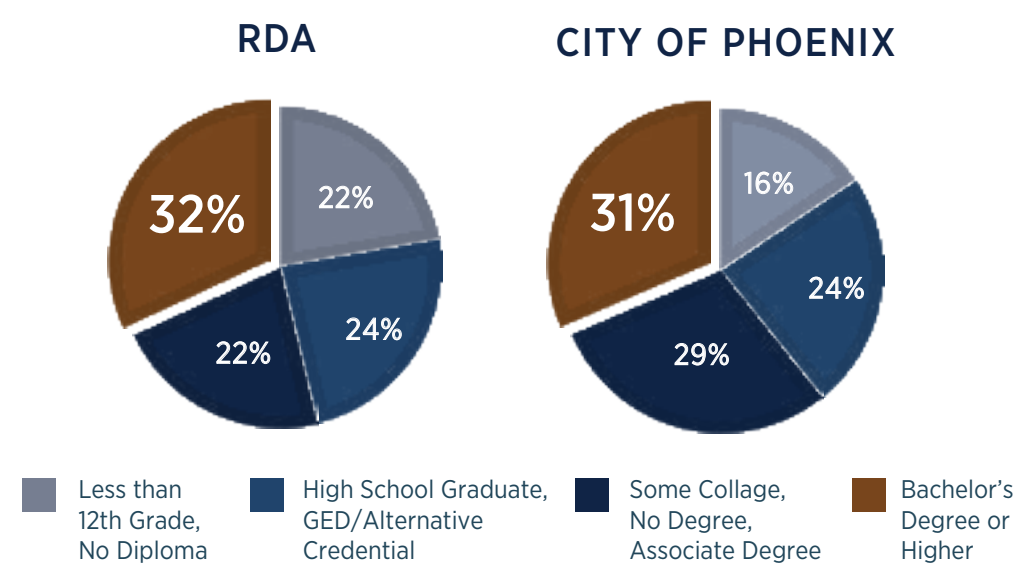


MARITAL STATUS



	TODAY 2022	2027
Population	21,234	25,701 (+4,467 (21%))
Households	8,461	11,075 (+2,614 (31%))
Families	3,033	3,581 (+4,467 (18%))

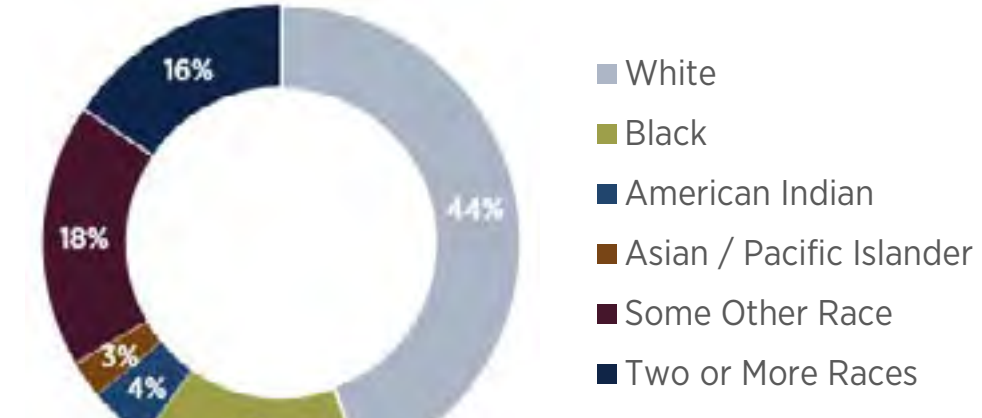
Demographics



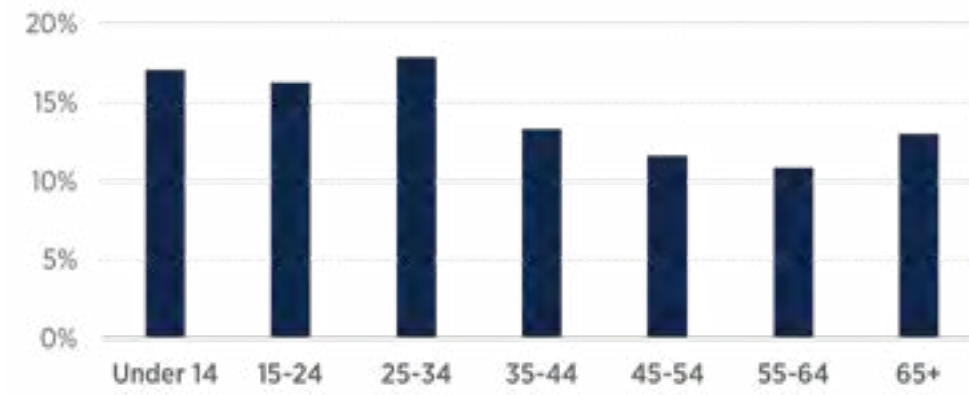
RDA
Median Age : 34.3
Average Household Size: 2.06
Median Household Income: \$34,522

CITY OF PHOENIX
Median Age : 34.0
Average Household Size: 2.71
Median Household Income: \$66,999

POPULATION DIVERSITY



AGE BREAKDOWN



Population

The RDA includes over 20,000 residents, approximately 1% of the total city population.

- By 2027, the population in the RDA is projected to increase 26% - a rate faster than the City as a whole.

The RDA attracts singles and smaller households.

- RDA household size is smaller than that of the City as a whole and is projected to decline over the next five years.

Almost 50% of RDA residents are persons of color.

- Persons of Hispanic Origin comprise more than 40% of the Downtown RDA residents.

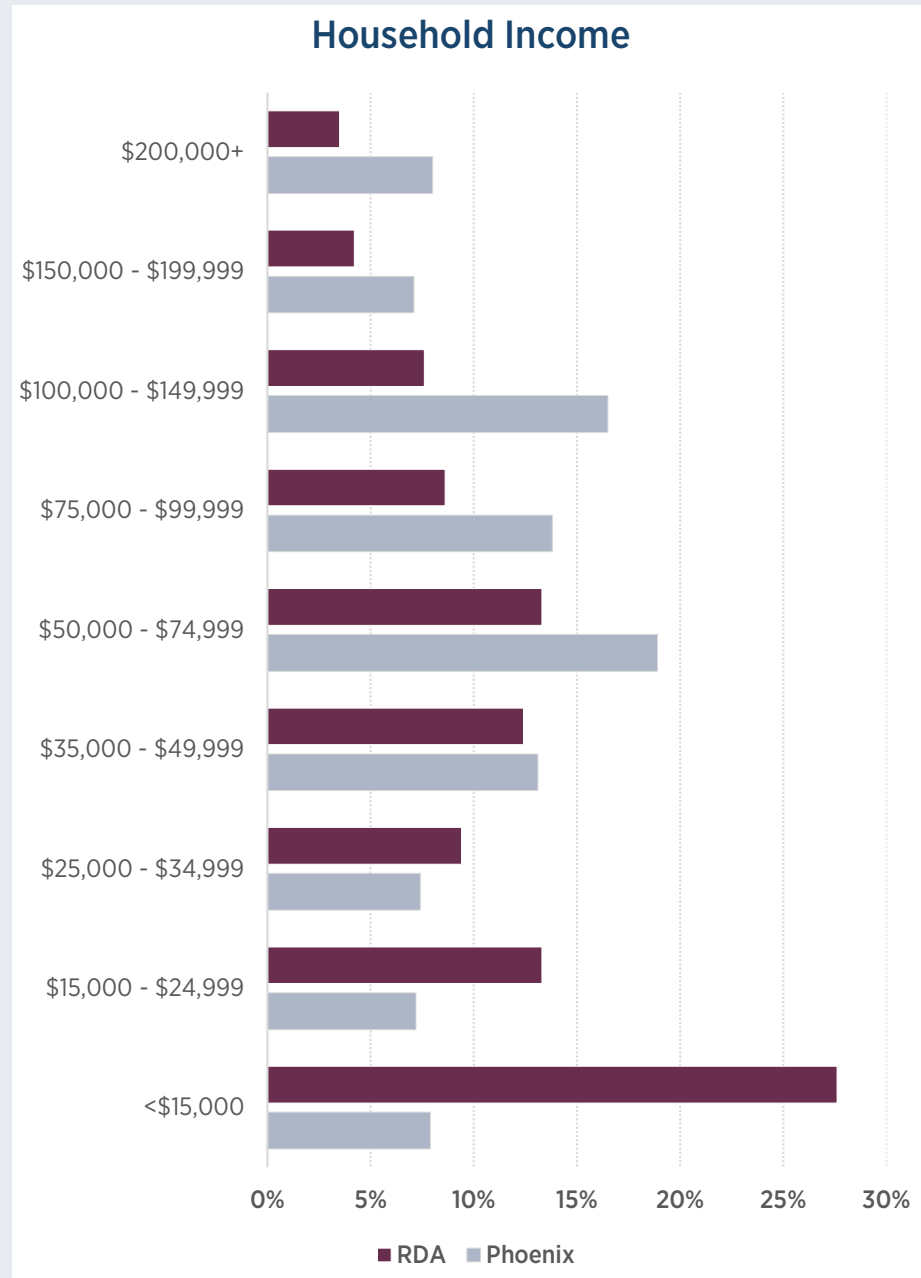
ECONOMICS

Economics

Income

The RDA has a substantially higher percentage of very low & low income households than the City:

- Almost half of RDA households make less than \$35,000 annually, as compared to 22% Citywide.
- In income brackets above \$35,000, the RDA has a substantially lower percentage of families than the City.



Income Statistics	RDA	City of Phoenix
Median Household Income	\$34,522	\$66,999
Average Household Income	\$59,764	\$96,846
Per Capita Income	\$24,389	\$35,246

Education, Employment, & Occupations | Phoenix RDA

Civilian Population 16+ in Labor Force		Educational Attainment (Ages 25+)	
Civilian Population 16+	8,187	Total	14,159
Population 16+ Employed	94.7%	< 9th Grade	9.9%
Population 16+ Unemployment Rate	5.3%	9th - 12th Grade, No Diploma	12.4%
Population 16-24 Employed	16.6%	High School Graduate	17.6%
Population 16-24 Unemployment Rate	10.8%	GED/Alternative Credential	6.4%
Population 25-54 Employed	69.9%	Some College, No Degree	18.3%
Population 25-54 Unemployment Rate	3.8%	Associate Degree	3.5%
Population 55-64 Employed	10.6%	Bachelor's Degree	19.4%
Population 55-64 Unemployment Rate	6.4%	Graduate/Professional Degree	12.5%
Population 65+ Employed	2.9%		
Population 65+ Unemployment Rate	3.9%		

Labor Force

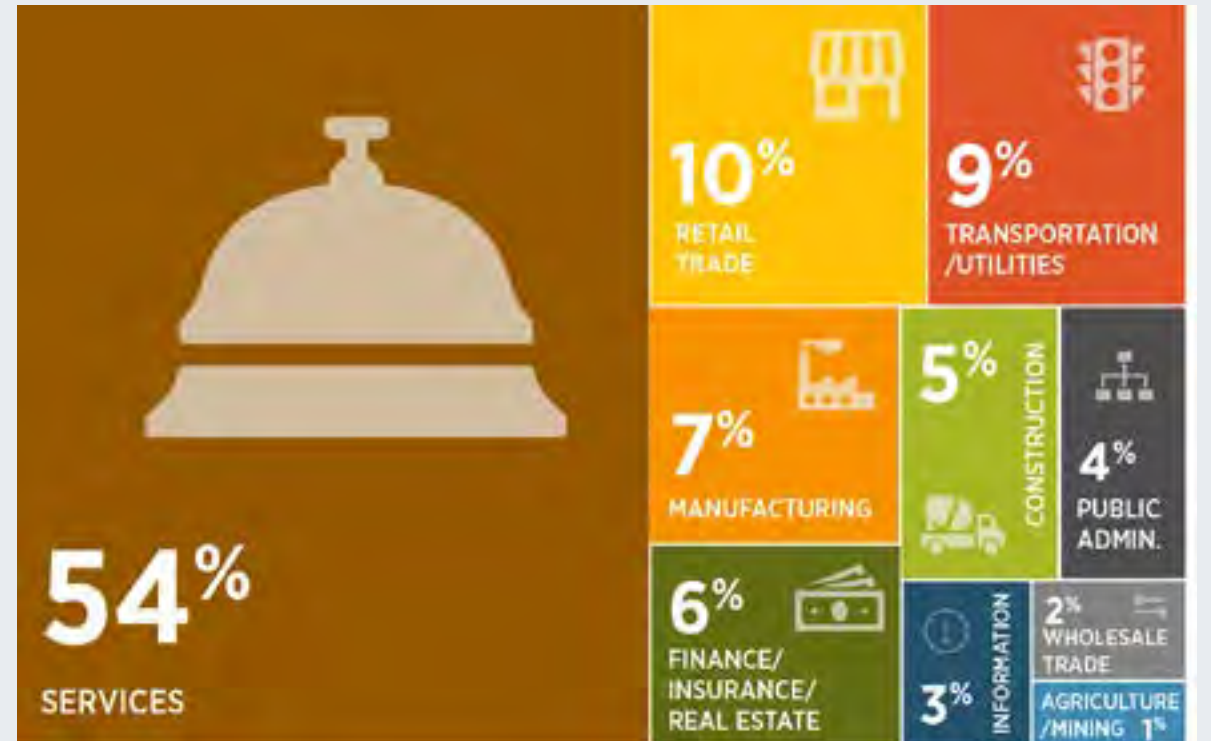
The RDA labor force is mostly educated and single.

- More than 30% of the RDA labor force has a Graduate or Professional Degree.
- Over 63% of residents over 16 have never married.
- Most residents over age 24 are employed.
- 80% of residents between 24 and 66 are employed.
- More than half the RDA labor force is in services.
- Half of RDA "white collar" workers are in administrative support and sales, and 25% of RDA residents are employed in the services industry, which may account for the lower incomes in the RDA.

EMPLOYED RDA POPULATION 16+ BY OCCUPATION



EMPLOYED RDA POPULATION 16+ BY INDUSTRY



2022 Total Daytime Population

- With a daytime population of over 85,000 people, the daytime Downtown RDA is larger than Flagstaff, AZ.

HOUSING

Housing Income & Costs

Household Population

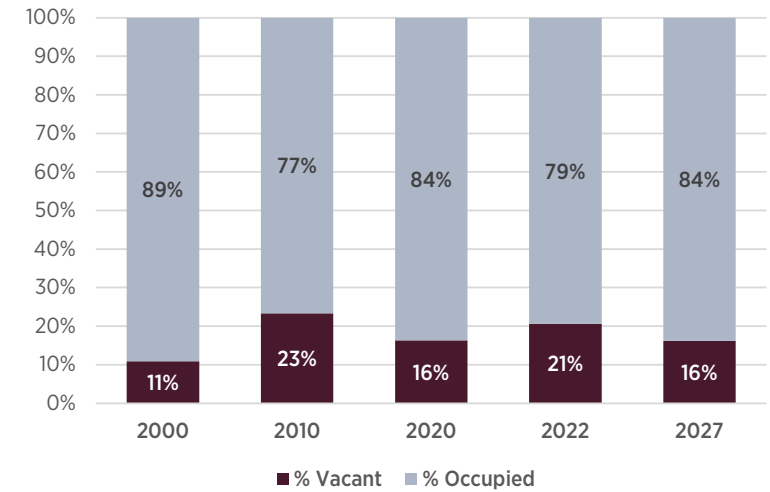
The RDA is becoming a place where people live:

- By 2027, the number of households in the RDA is projected to increase by 42%.
- The RDA attracts singles and smaller households.
- RDA household size is smaller than that of the City as a whole, and is projected to decline over the next five years.
- Most people in the RDA rent their houses.
- Almost 85% of RDA residents are renters, and this is projected to increase slightly over the next five years.

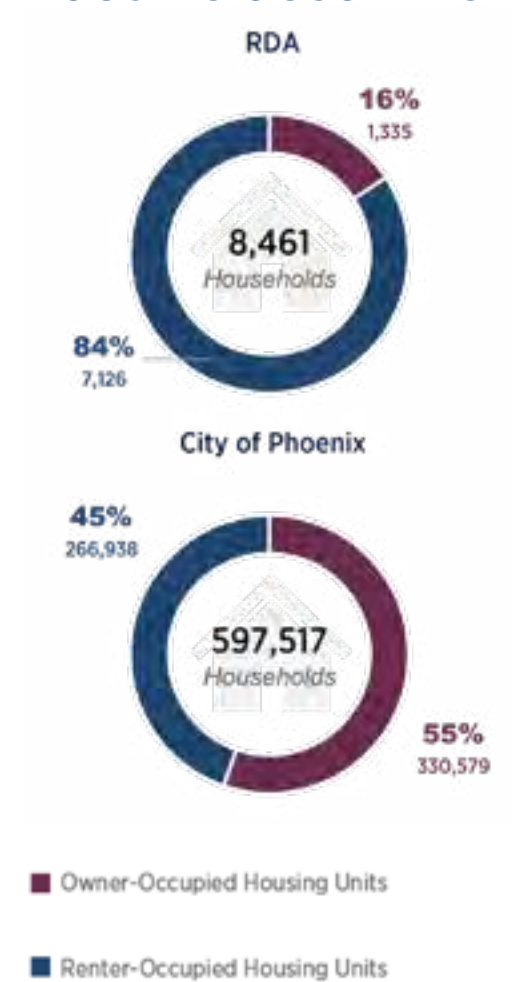
Housing Occupancy Ownership

The RDA consists of a large renter-tenant population (84%) and is nearly twice the City's rate of Renters (45%) to Homeowners.

HOUSING VACANCY



HOUSING OCCUPANCY



RDA
Average HH Size: 2.06
Median HH Income: \$34,522
Median Gross Rent: \$934
Median Home Value: \$189,783

CITY OF PHOENIX
Average HH Size: 2.71
Median HH Income: \$66,999
Median Gross Rent: \$1,100
Median Home Value: \$311,345

Housing Cost Burdened

A household is considered 'Cost-Burdened' when more than 30% of their household income is used on Housing Costs.

There is overall a higher percentage of Renters (53.3%) who are cost-burdened and use a larger portion of their household income on Gross Rent, than homeowners (39.3%) who are cost-burdened with their Monthly Owner Costs.

- A quarter of Renters are severely cost-burdened and spend 50% or more of their household income on housing costs.

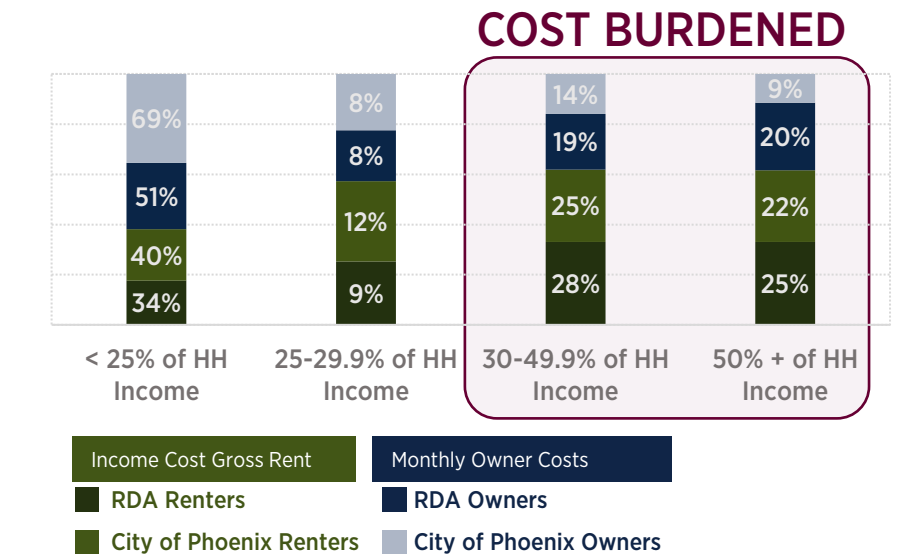
When compared to the City, both Renters and Homeowners within the RDA spend more of their Household Income on housing costs. Factors such as affordable housing availability, job opportunities, and accessibility can impact costs of living and should be considered.

A slum or blighted area contains conditions that endanger life or property. These areas are defined in Arizona State statute ([ARS 36-1471](#)),

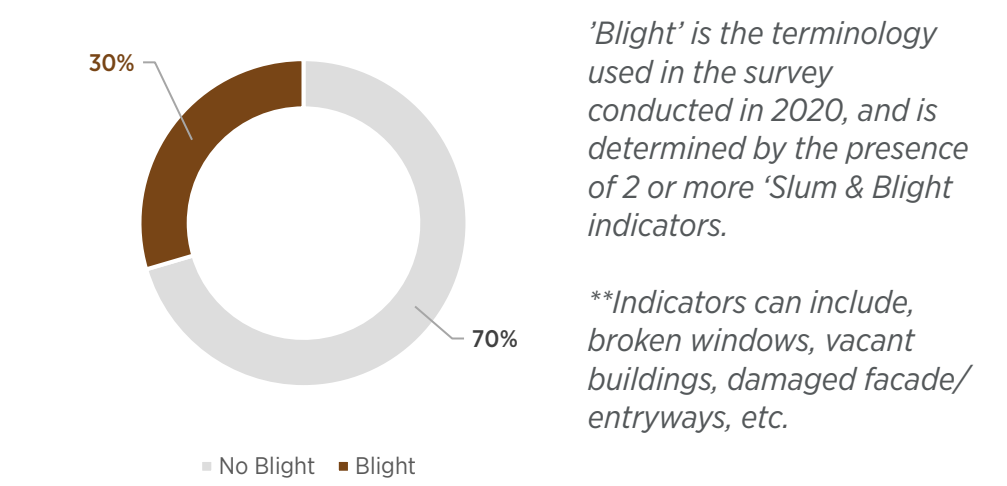
Slum & Blight

30% of the 5,831 RDA lots identified** have two (2) or more indicators of blight; nearly half of all the blighted properties include vacant lots (47%) and six percent (6%) include vacant buildings.

% of HH Income on Housing Costs | Renters & Owners



SLUM & BLIGHT INDICATORS



Vacant Buildings
186 lots

Vacant Lots
802 lots of land

For more information on determination and indicators, view the [Downtown Phoenix Redevelopment Area Study](#).

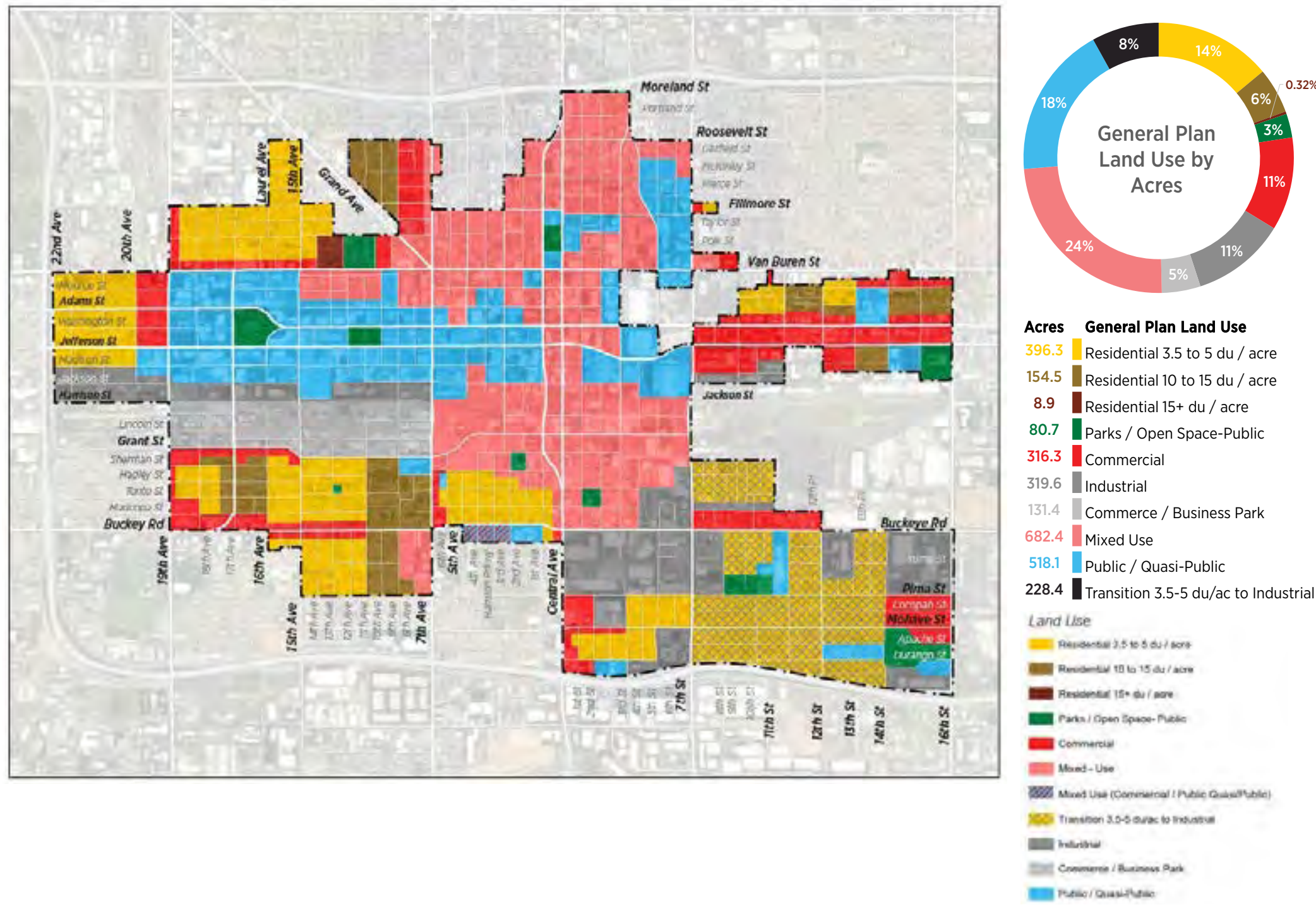
**In 2020, a total of 7,031 properties, or parcels, were surveyed as part of the Downtown Redevelopment Area boundary evaluation to evaluate the potential existence of slum and blight indicators. Of the 7,031 properties surveyed, 4,953 properties, or seventy-one percent (71%), of the properties within the redevelopment survey area exhibited one or more indicators of slum and blight. Included in this survey are 1200 condominium units located in several buildings throughout the redevelopment area. This slum & blight analysis excludes these condominium units.

DOWNTOWN RDA TODAY

LAND USE

General Plan Land Use

The General Plan guides land use and zoning. The General Plan encourages mixed use development in the majority of the central and northeastern portions of Downtown RDA. Since the adoption of the General Plan, the Sky Harbor Land Reuse Study Phases I and II and the South Central Light Rail Policy Plan have been adopted, which encourage mixed use in most of the area east of 7th Street and south of Buckeye Road.

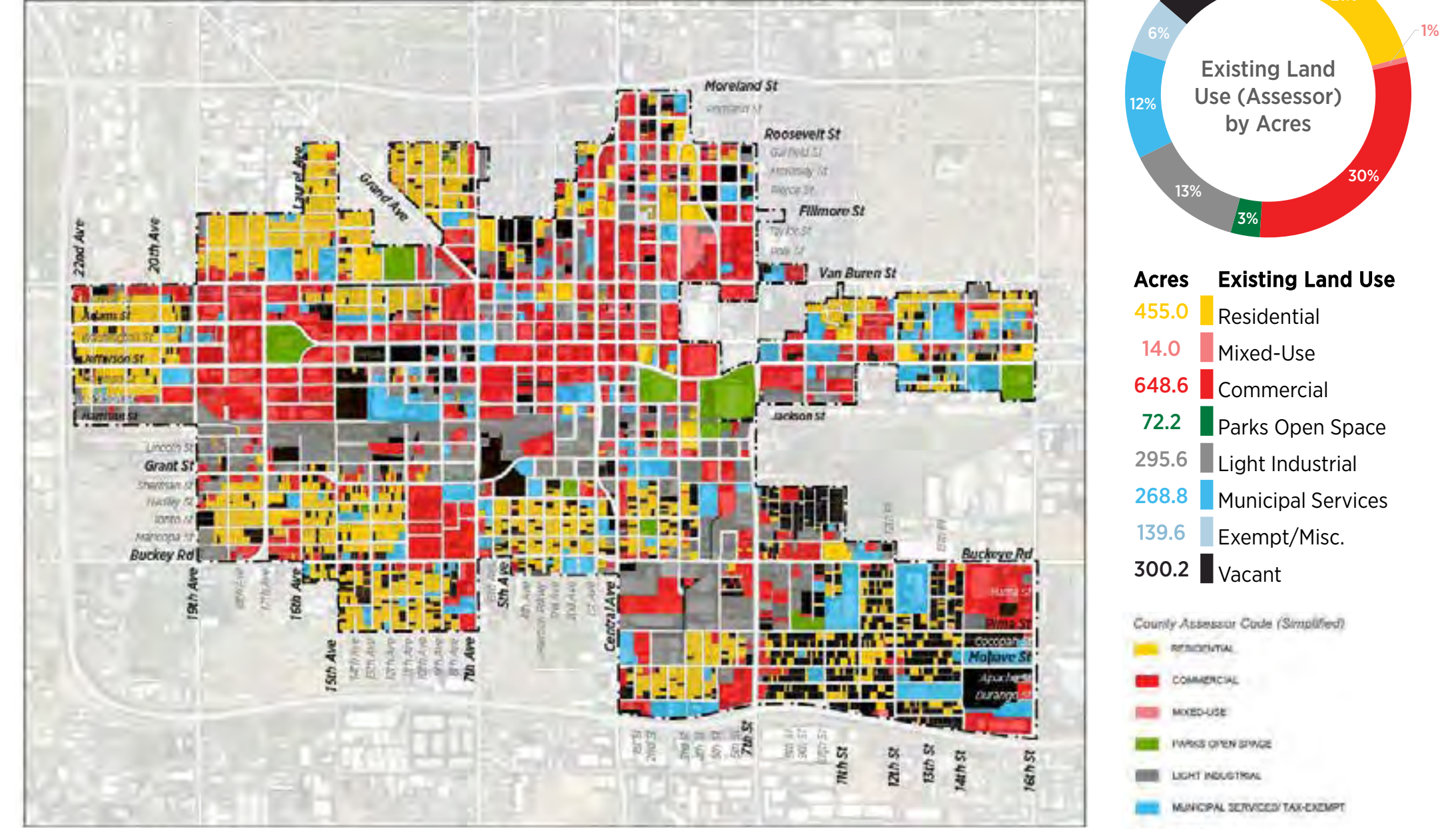


2,841
Total RDA Acres

5,831
Total RDA Properties

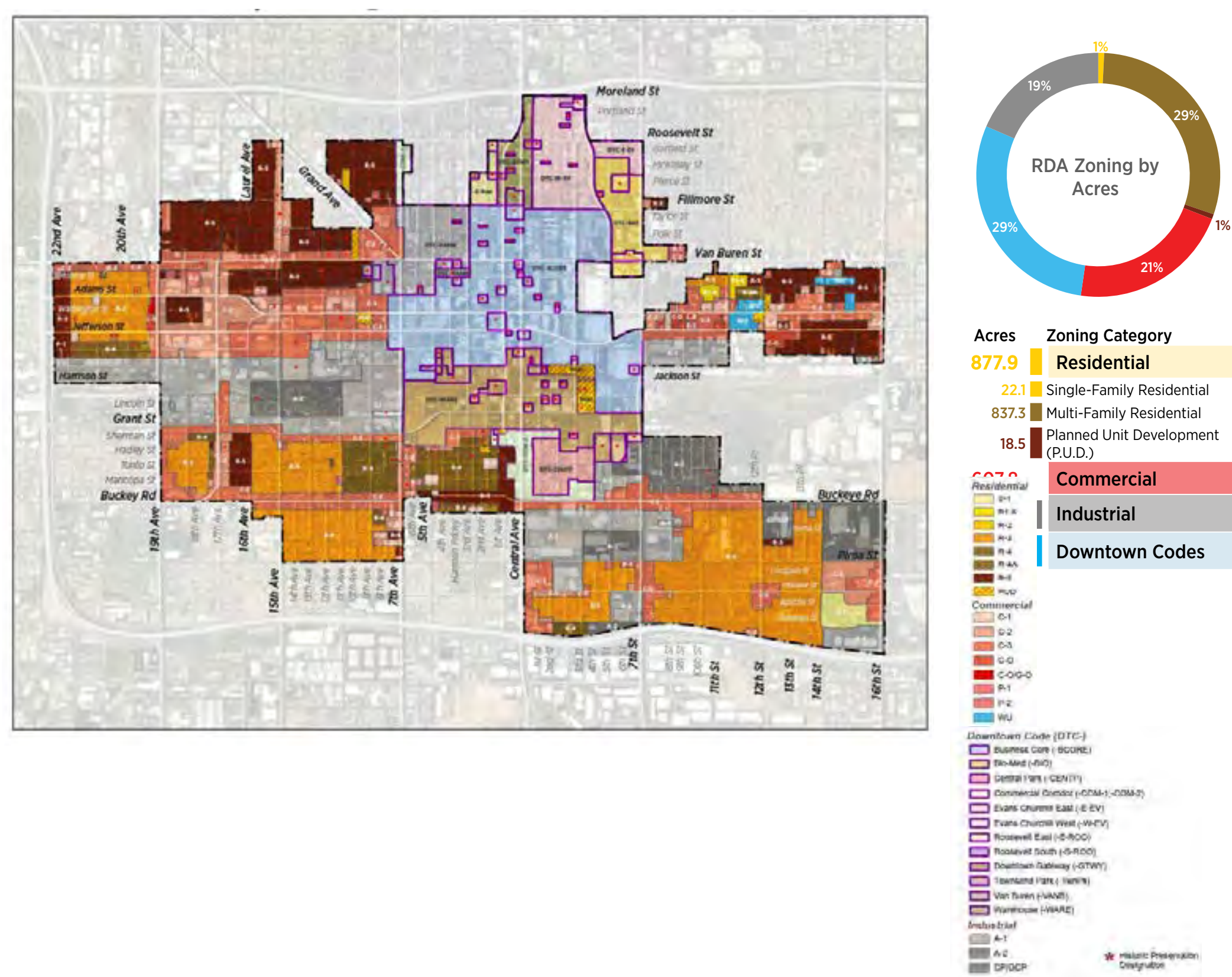
Existing Land Use

Vacant land is predominantly located within the Sky Harbor Land Reuse Area and on several large blocks of State-owned land between 10th and 15th Avenues south of and within the Government Mall. Commercial land uses, which include offices and retail development are the predominant land use in the Downtown RDA, followed by single family residential development.



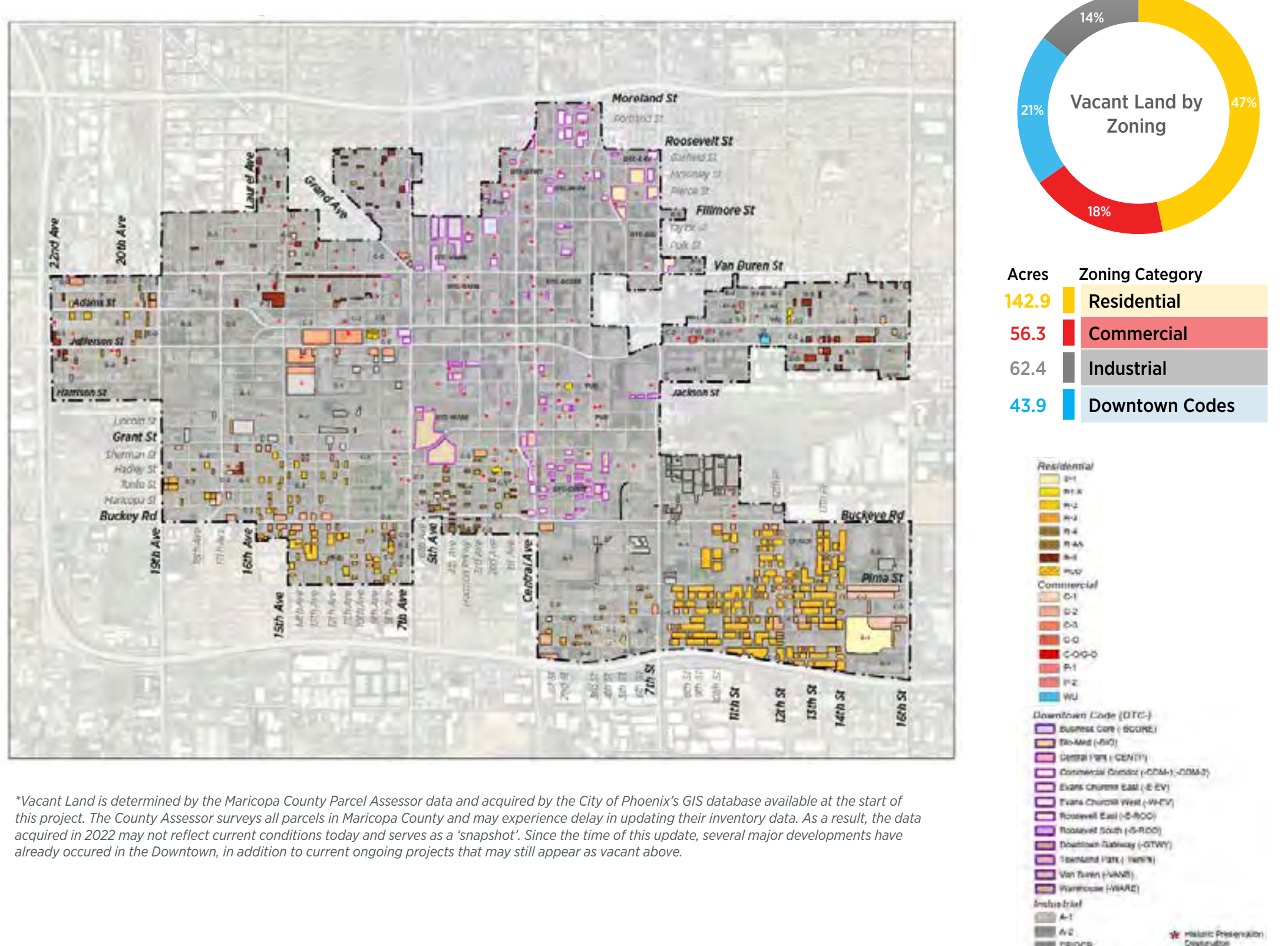
Zoning

Zoning guides the specific use of land and sets site height, lot coverage, parking and other standards. Most of the Downtown RDA zoning permits residential development of varying densities including some areas where R-5 zoning permits development of multi-family housing in areas that are predominantly single family. Residential zoning also predominates in the Sky Harbor Land Reuse Area, where new residential development is prohibited by the Federal Aviation Administration (FAA).



Vacant Land Map by Zoning

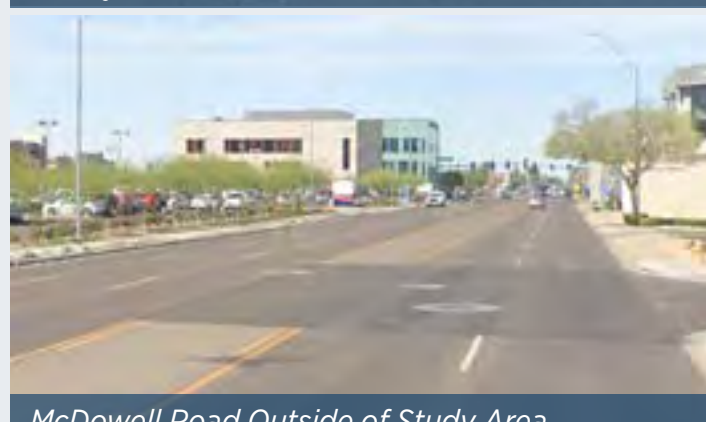
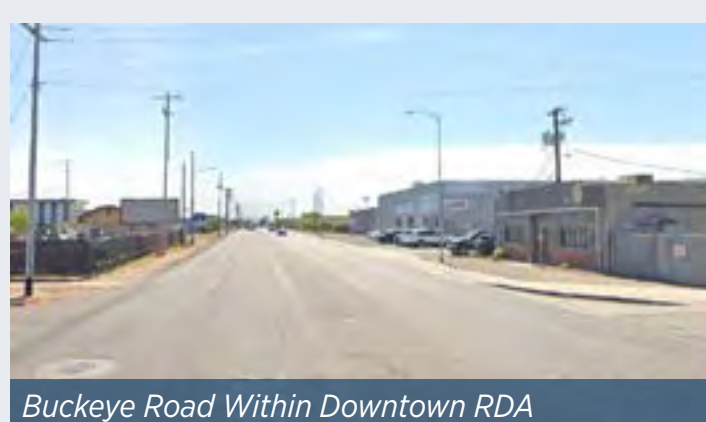
The majority of vacant land within the RDA is located in the Sky Harbor Land Reuse Area and zoned for residential use. Other, large vacant parcels along Jefferson Street are zoned for commercial use.



ACCESSIBILITY & MOBILITY | INFRASTRUCTURE

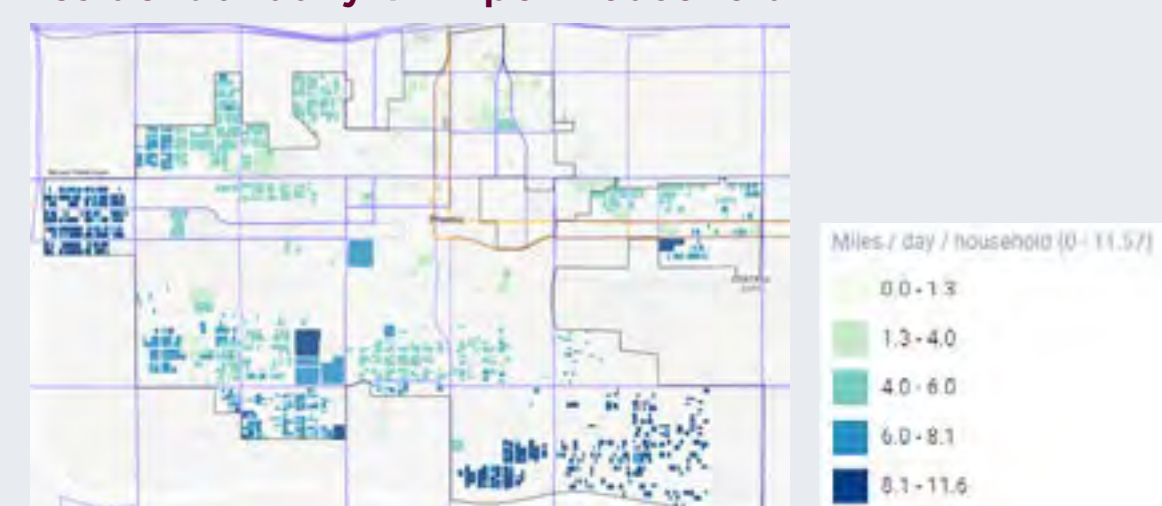
Access to Destinations

- Transit is generally within a 10-minute walk, however the quality of the walk environment (shade, disjointed sidewalks, lack of sidewalks and convenient crossings) is uneven and declines from the core to the peripheral neighborhoods.
- Rail access declines significantly in the southeast and southwest parts of the downtown RDA.
- Walk access to employment drops outside the core of the downtown RDA
- Vehicle Miles Traveled (VMT)** and household costs are highest outside the downtown RDA core; in areas where incomes are lower than in the downtown RDA core
- The bicycle environment has east-west routes through the center of the RDA; north south access is limited to 15th Ave. and planned Central Ave. route.

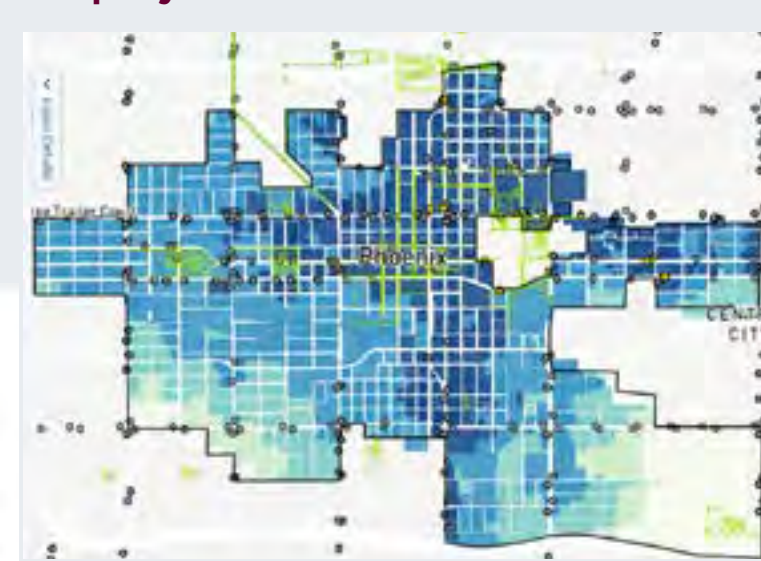


While walk access to transit is positive, access to high quality transit (rail) is significantly more limited in the western and southern portions of the study area. These areas also have higher household costs and longer vehicle miles traveled, making transit access critical in providing equitable access.

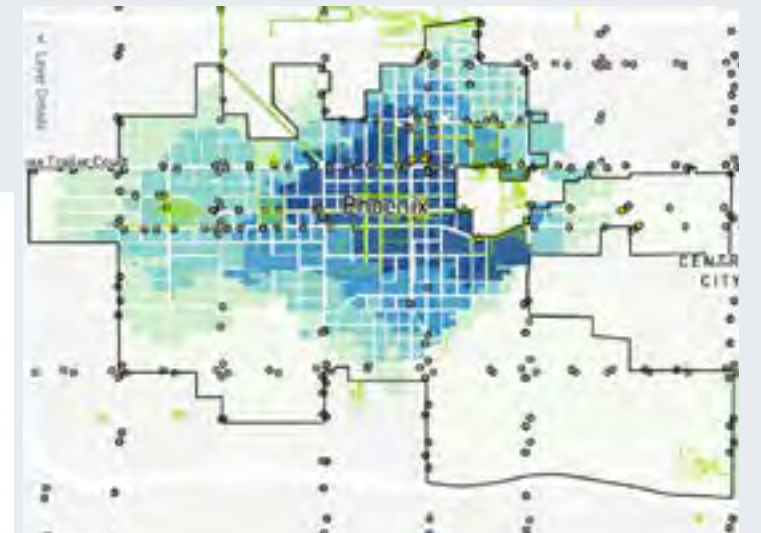
Residential daily VMT per Household



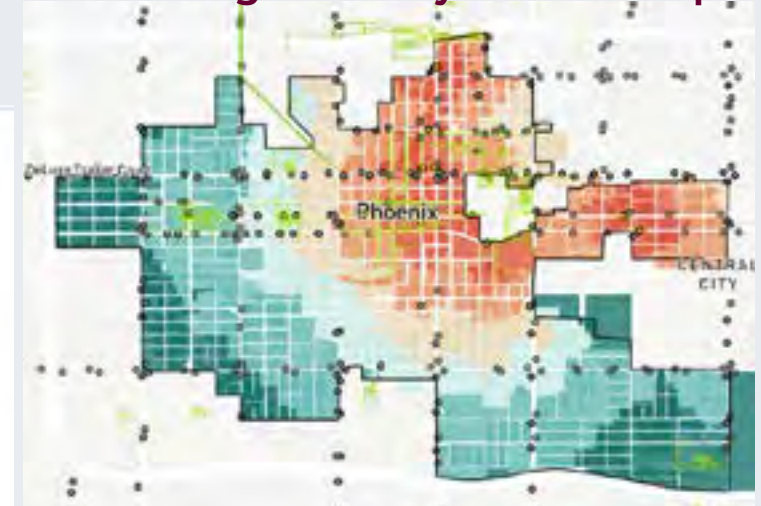
Employment within 30-Minutes



Employment within 15-Minutes



Time to High-Quality Transit Stops



Water & Wastewater Aging Infrastructure

- The majority of the existing water infrastructure within the selected redevelopment area have exceeded their expected lifespan and are therefore subjected to failure (e.g., pipe breaks).
- Water demand in this area is projected to remain the same or decline because of high efficiency water usage fixtures/appliances and decreased landscape irrigation.

