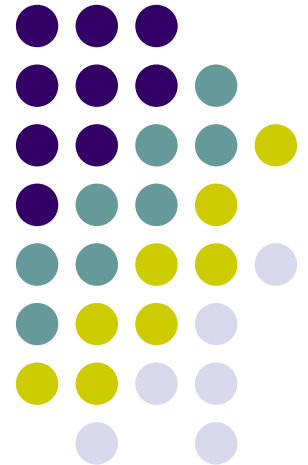


Jobs-Housing Balance in Pinal

Economic Colony or Economic Independence?

Pinal Planning Commissioner's Seminar
February 8, 2008

Planning Department
Central Arizona Association of Governments





What is jobs-housing balance?

- The appropriate ratio between planned residential land vs. planned nonresidential land
- Capacity for population versus capacity for jobs
- Too much residential land = bedroom community
- Example: Pinal County, 2007
 - 325,000 population
 - 50,000 jobs
 - Jobs-capita ratio: = $50/325 = 0.15$



Why worry about jobs-housing balance?

- Transportation – regional & local impacts
 - Fewer jobs/job centers in Pinal means more commuting
 - The more commuting, the more capacity needed for regional links to other counties
 - Means more transportation system investment – design & construction
 - Congestion will hamper residential development locally
 - Quality of life impacts on residents who commute long distances – time lost from family & community
- Fiscal – local impacts
 - Residential lands create more expenditures than revenues
 - Nonresidential lands generate more revenues than expenditures



Regional Transportation System

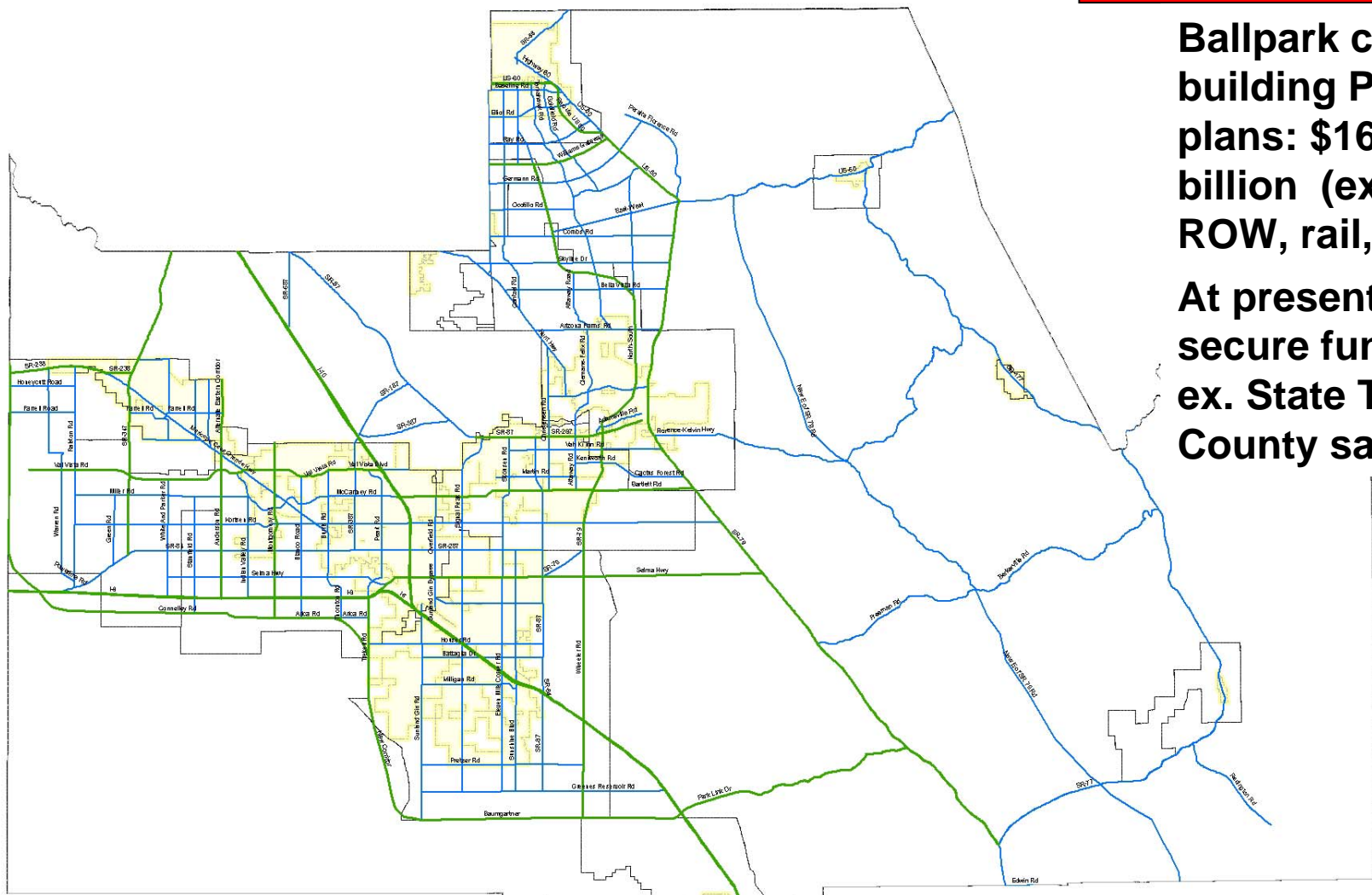
Pinal County

Central Arizona Association of Governments

Transportation is expensive!

Ballpark cost of building Pinal plans: \$16-24 billion (excludes ROW, rail, O&M)

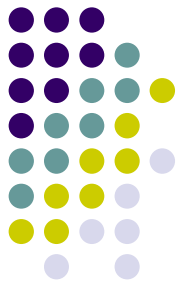
At present, no secure funding ex. State TIP & County sales tax



Lima and Associates - Draft Regional Significant Routes

Design Type

- Parkway/ Freeway
- RSR
- General Plan Area Boundaries
- Incorporated Cities

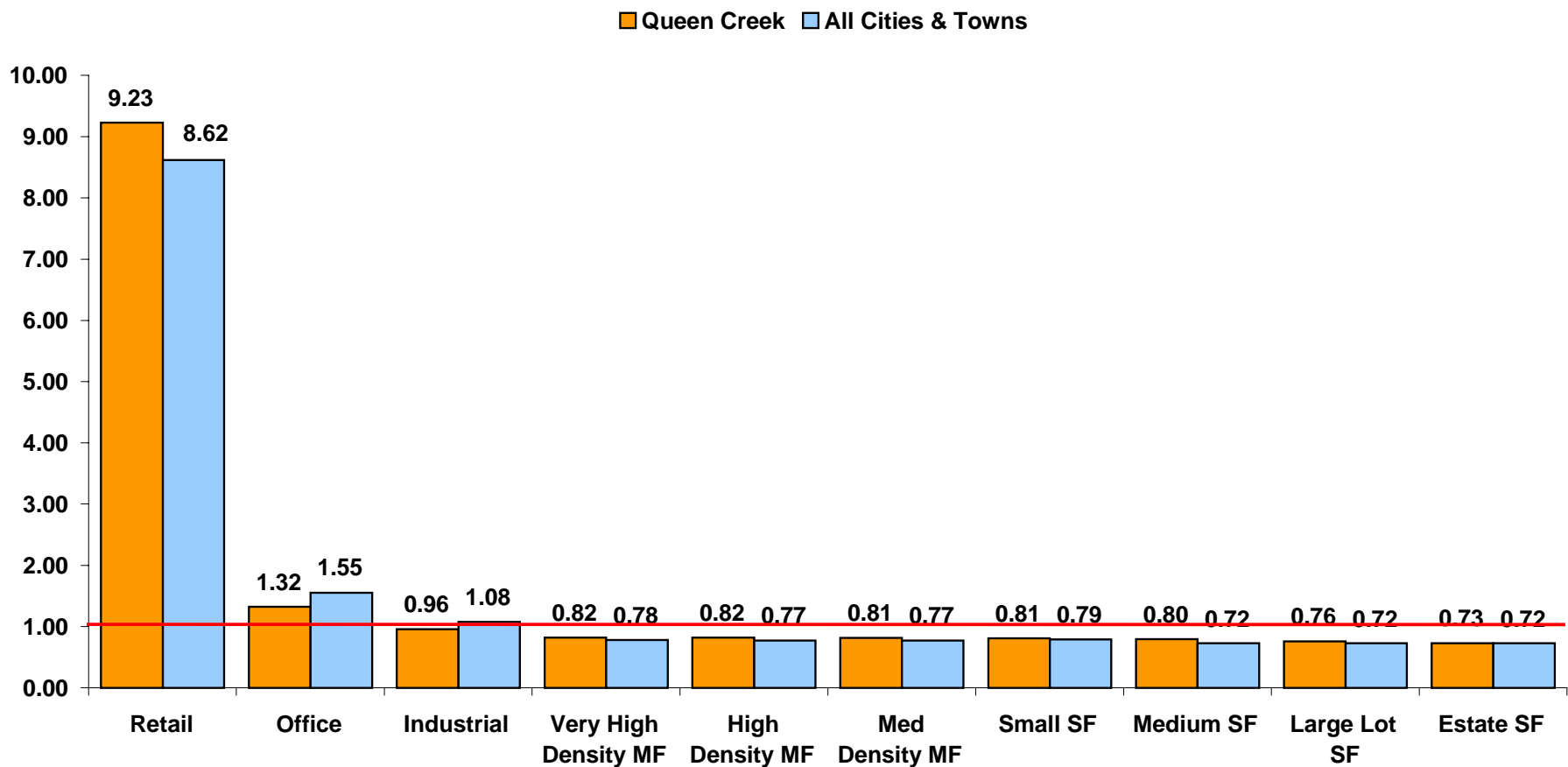


Municipal fiscal impact by land use

Residential does not break even

Nonresidential makes money

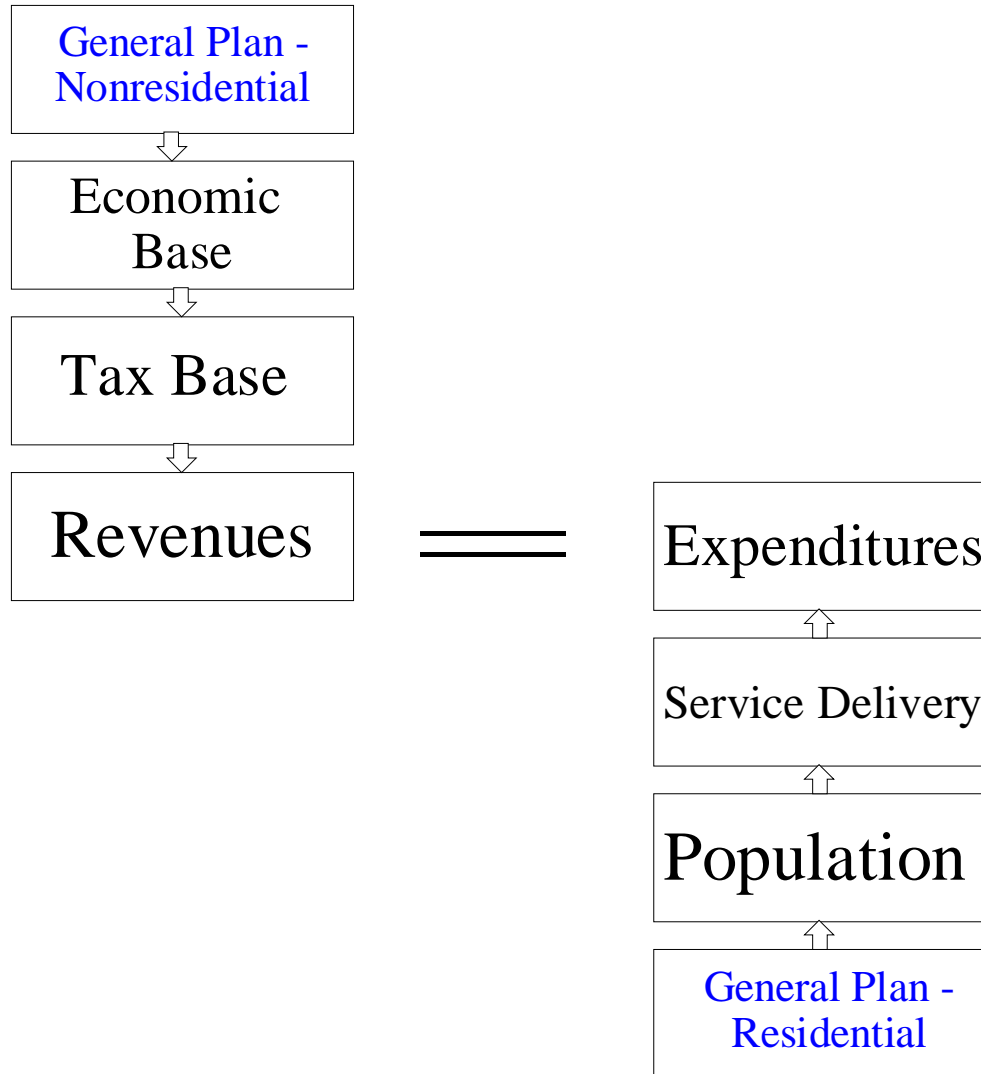
Net Operating Revenues/Expenditures Ratio by Land Use, Queen Creek & Average of all Municipalities in Maricopa County





Balancing tax & service delivery base

Land use planning is easier than later budget fixes



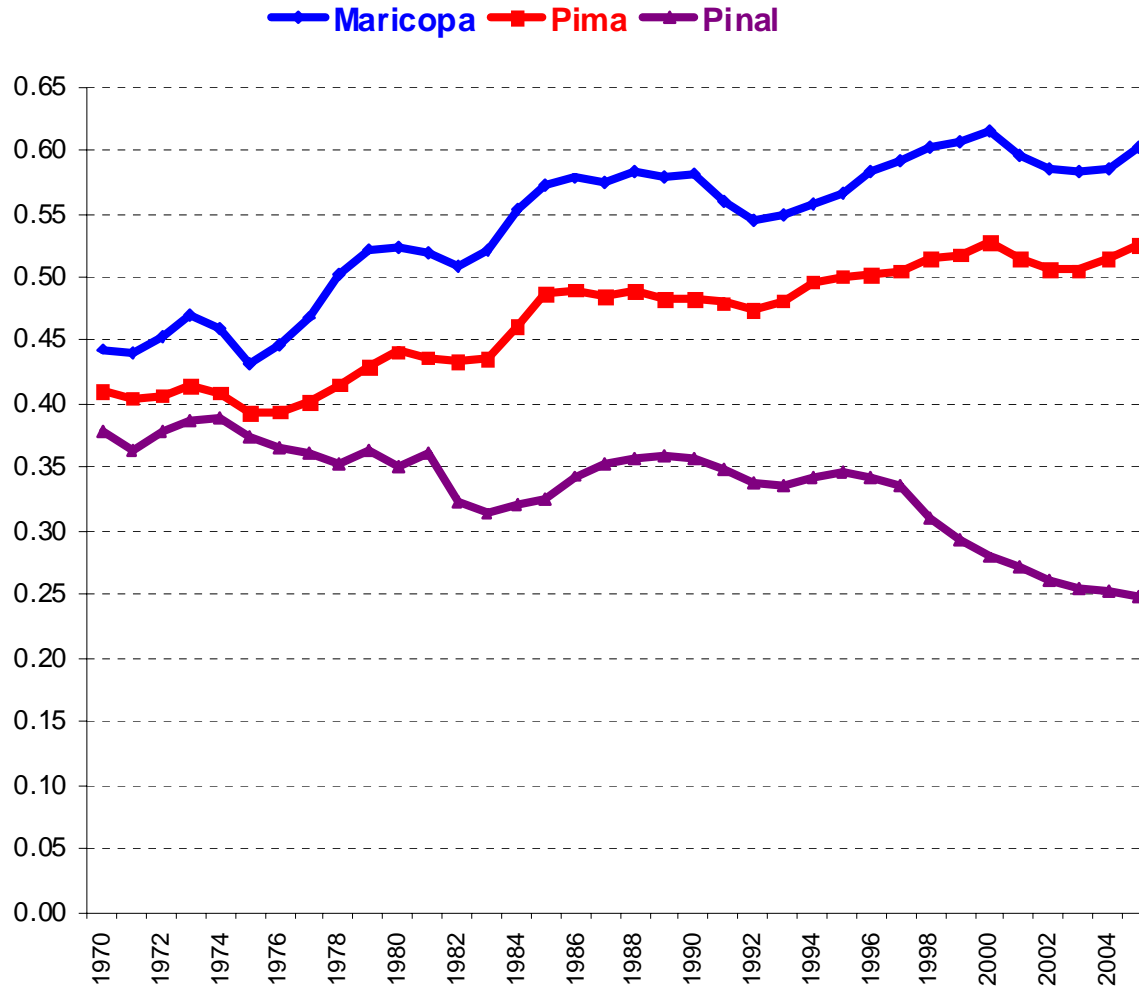


The facts about Pinal County jobs-housing balance

Pinal County balance has been falling for 35 years



Long Term Jobs-Capita Trends
Pinal, Maricopa & Pima Counties
1970-2005





Pinal County was a bedroom community before heavy residential growth started

Commuting Patterns, 2000

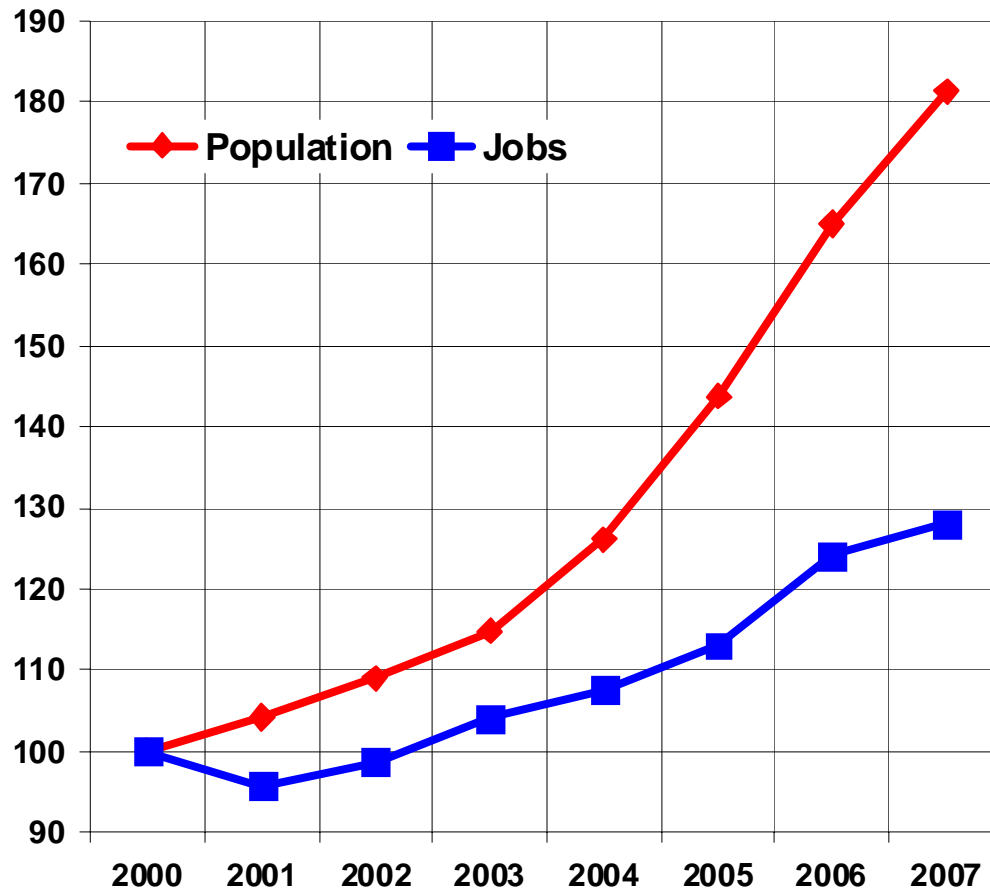
Source: US. Census Bureau

Place	Where Pinal Residents Work		Where Pinal Employers Get Their Labor Force		Net Out-Commuting	
	Number	Percent	Number	Percent	Number	Percent
Pinal County	35,961	59.9%	35,961	77.2%	-	
Other Counties	24,031	40.1%	10,592	22.8%	13,439	
Total	59,992	100.0%	46,553	100.0%	13,439	22%



Much higher residential growth starting in 2004, without corresponding job growth

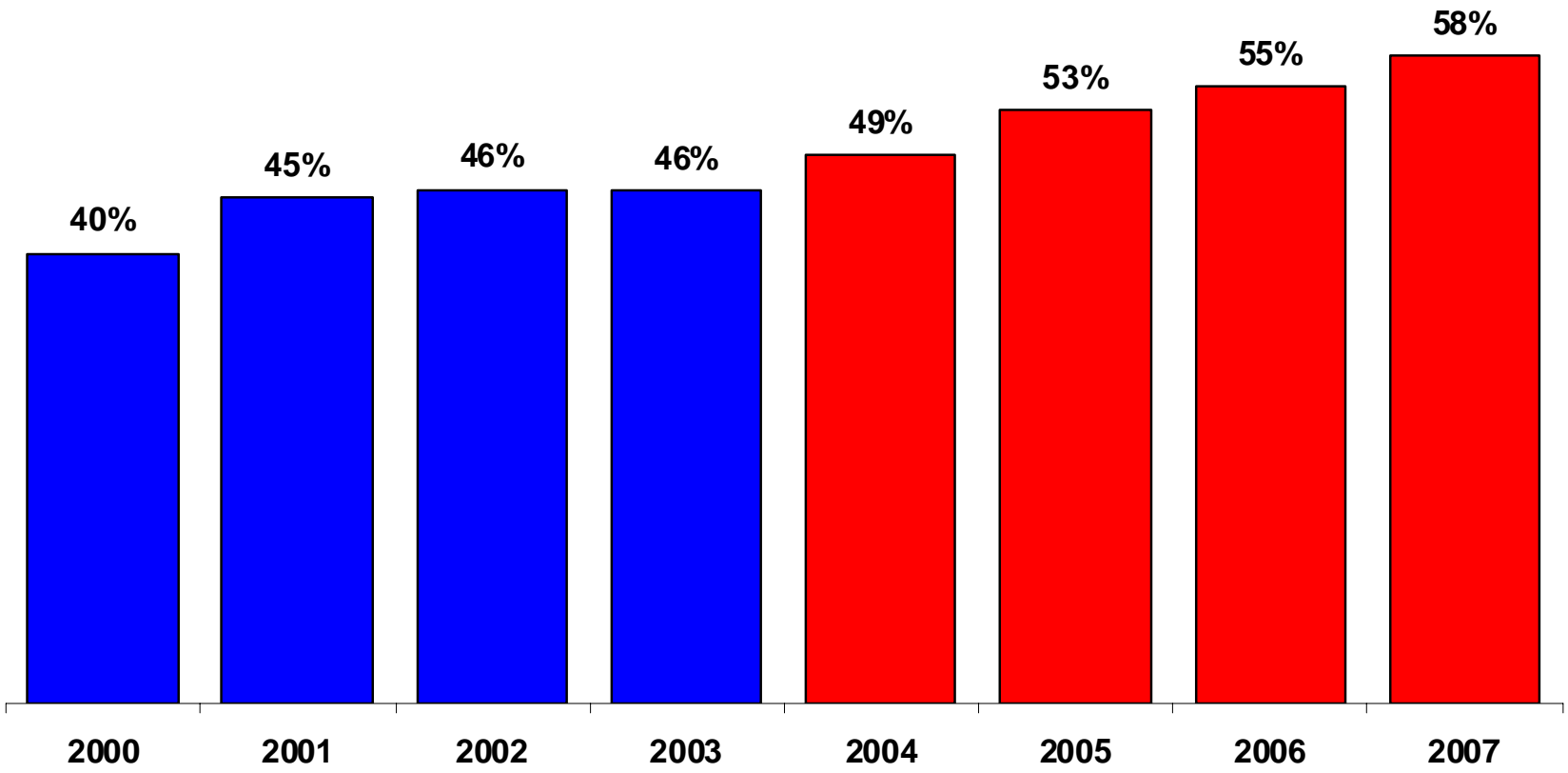
Relative Growth of Population & Jobs
Pinal County, 2000 to 2007
Index: 2000=100





Resulting in a dramatic increase of out-commuting by Pinal County residents

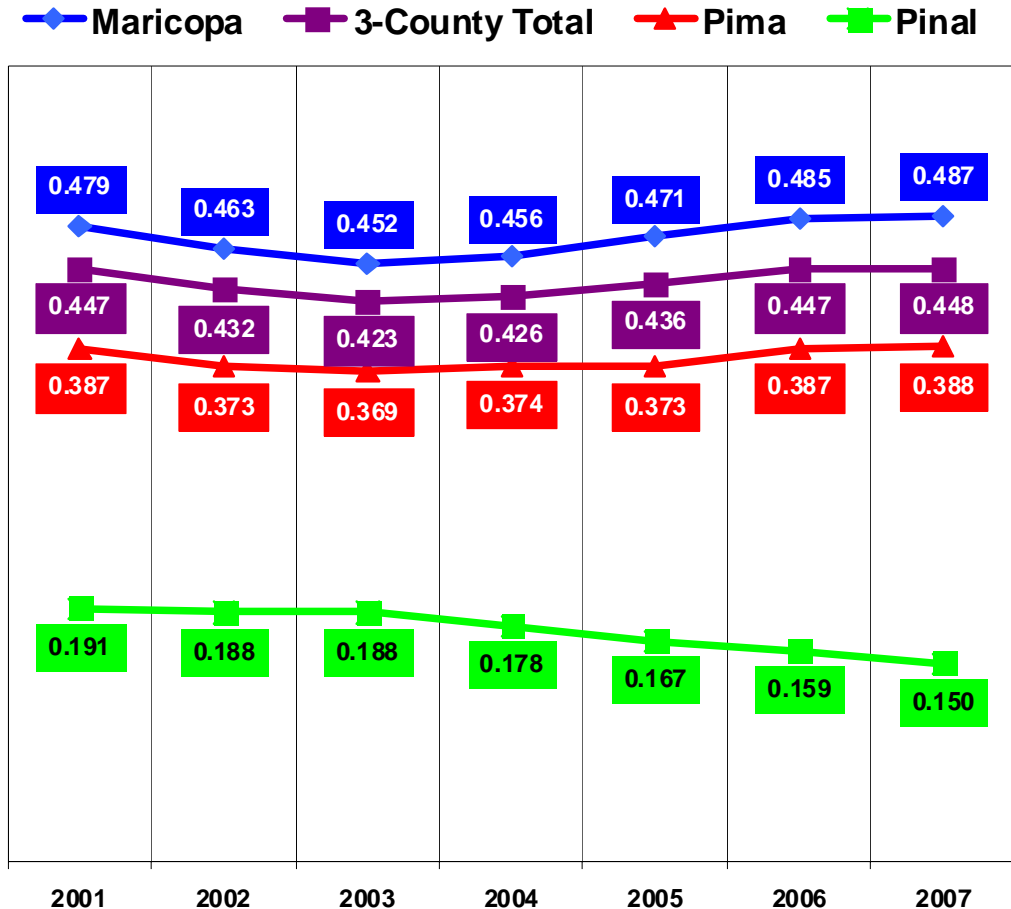
Pinal County Workers Commuting to Jobs Outside Pinal County
2000 to 2007
(Share of Workers)





Consequently, Pinal jobs-housing balance declined rapidly

Jobs Per Capita
Arizona Sun Corridor Counties
2001 through 2007



Maricopa grows slightly
Pima remains constant
Region remains constant

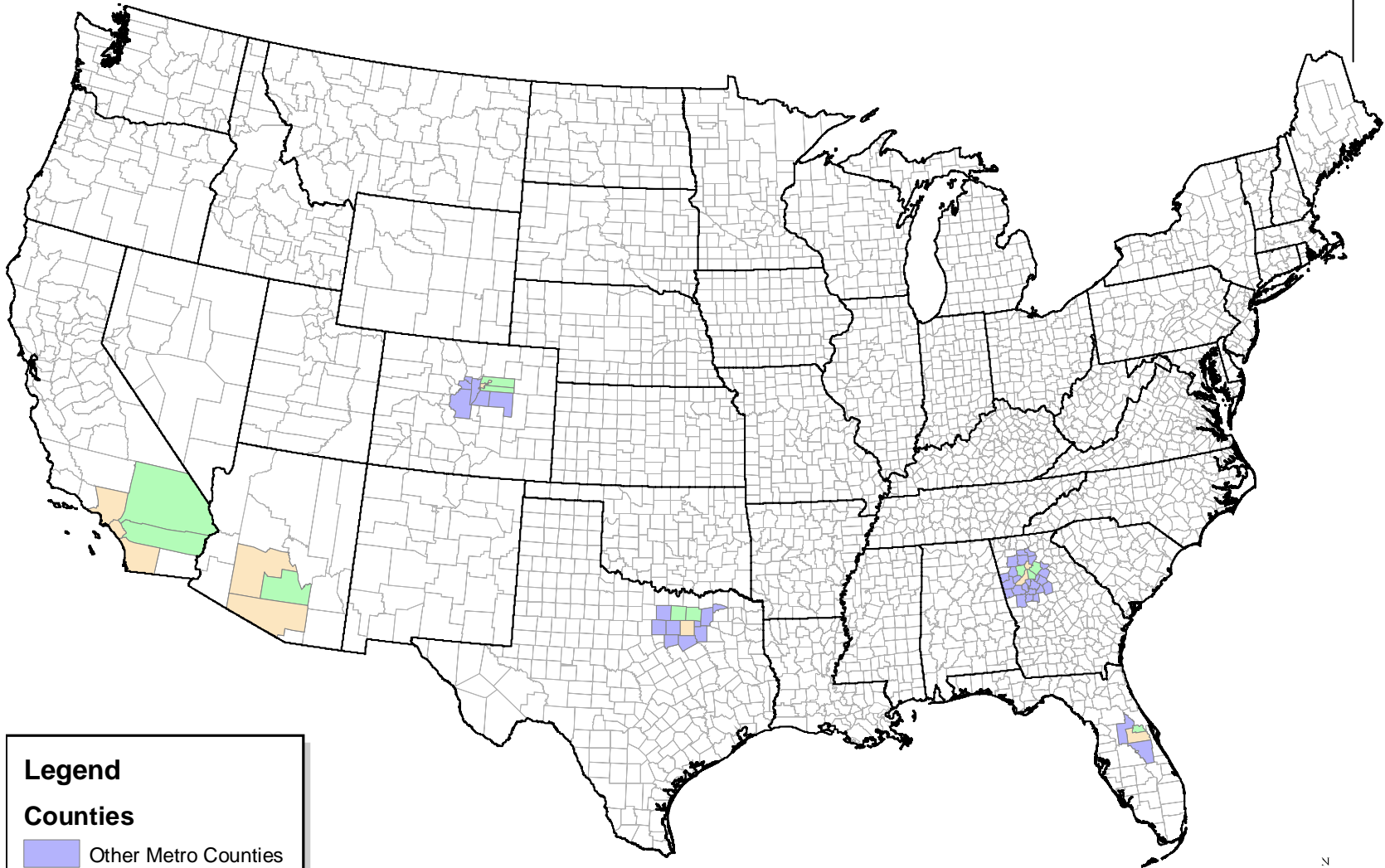
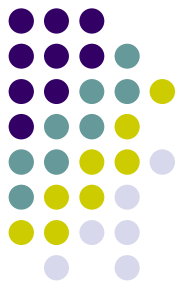
Pinal - 21% decline
The path to
economic colony



But all is not lost

**Good things come to
those who wait**

Comparable counties analysis

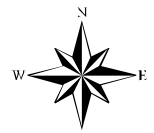


Legend

Counties

- Other Metro Counties
- Edge Counties
- Center Counties

0 225 450 900 Miles

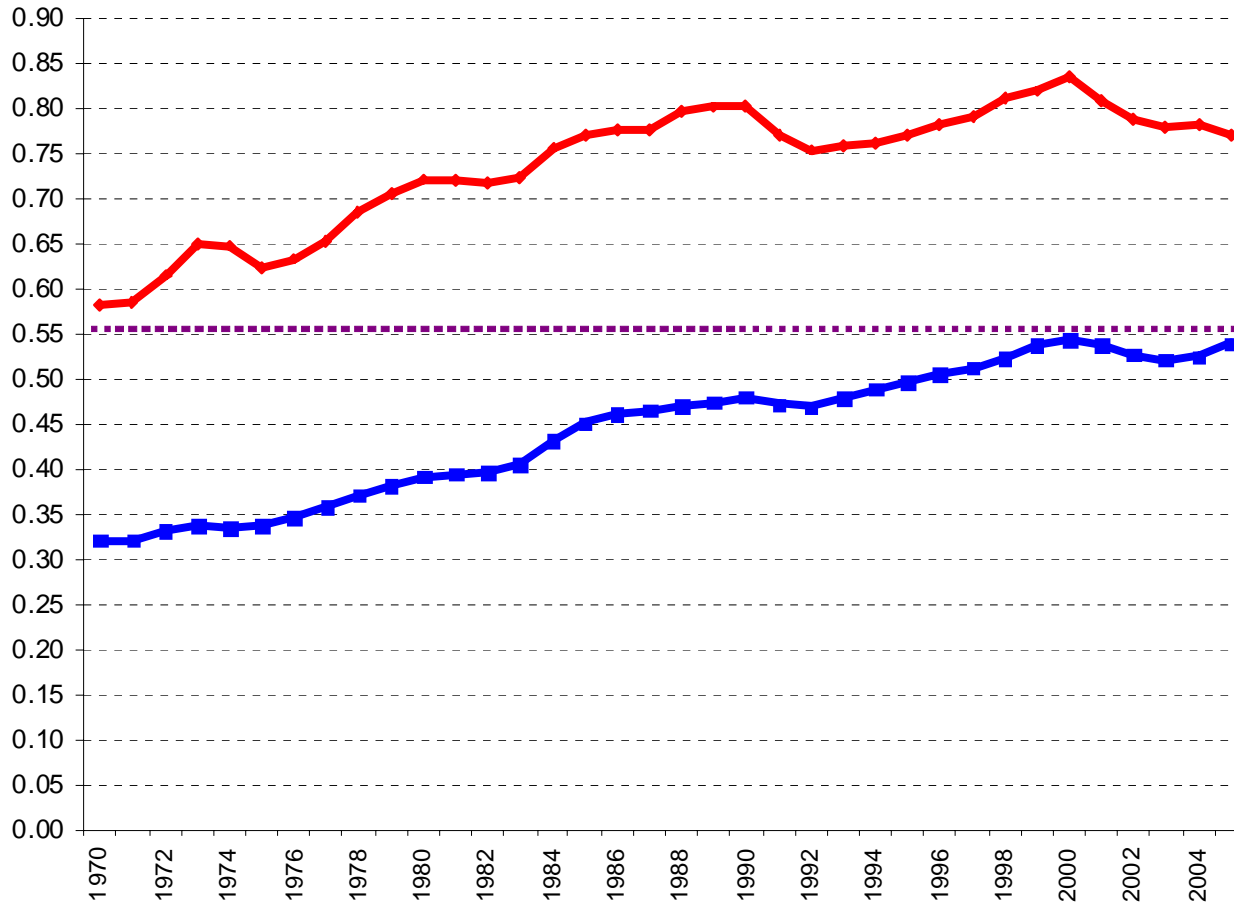


Edge counties jobs-housing balance increases greatly in the long term



Long Term Jobs-Capita Trends
Center Counties vs Edge Counties
1970-2005

— Central Counties — Edge Counties



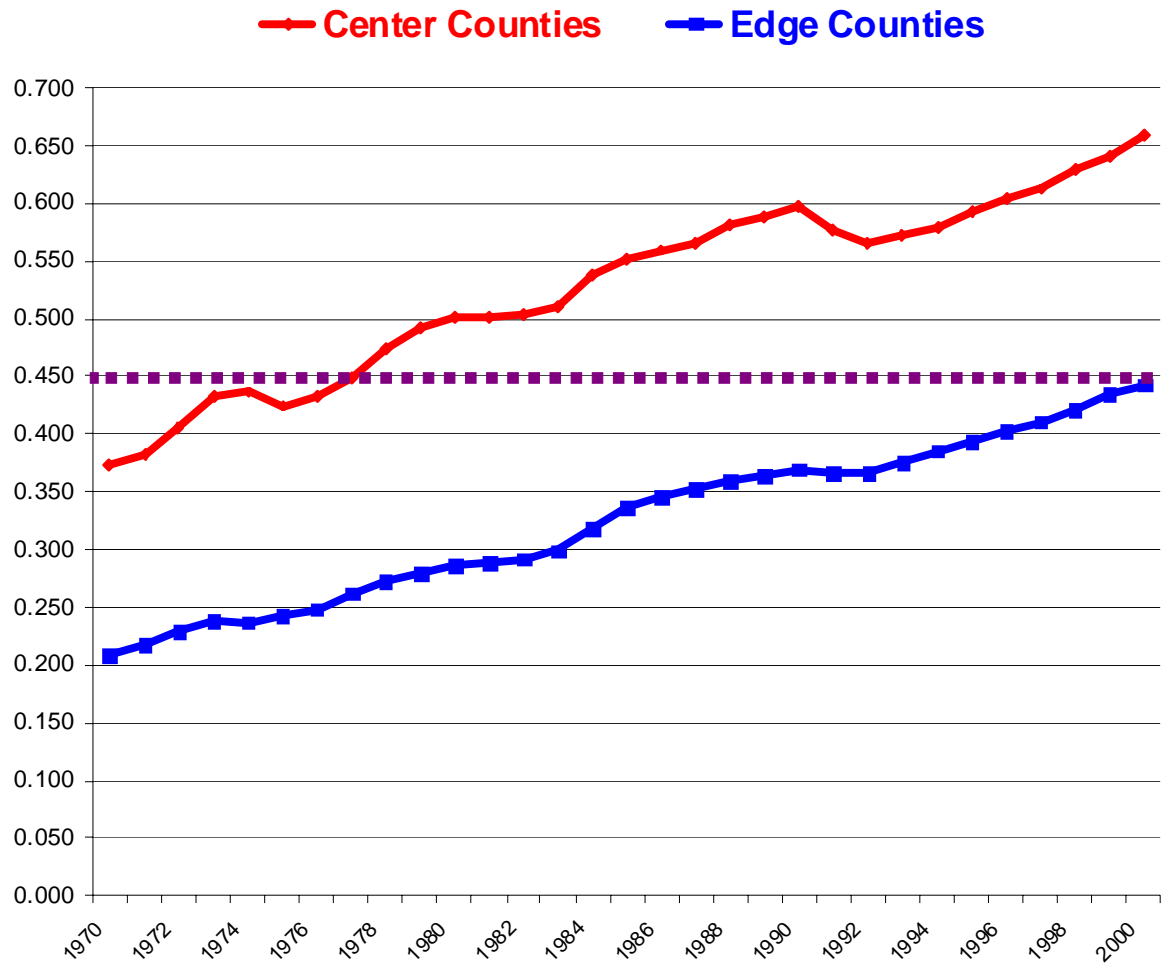
After 35 years,
balance for edge
counties is almost
where central
counties started

Edge counties'
ratio is about 70%
of center counties



Jobs-capita even higher for non-basic industries – those that provide goods & services to county residents

Long-Term Nonbasic Jobs-Capita Trends
Center Counties vs Edge Counties
1970-2000



Jobs-capita ratio doubles over 30 years

- Non-basic industries**
- Utilities & communications
 - Retail
 - Health & social services
 - Local education
 - Local government
 - Personal services
 - Local finance, ins., RE
 - Local business services
 - Restaurants & bars



What are the implications for planning in Pinal County?

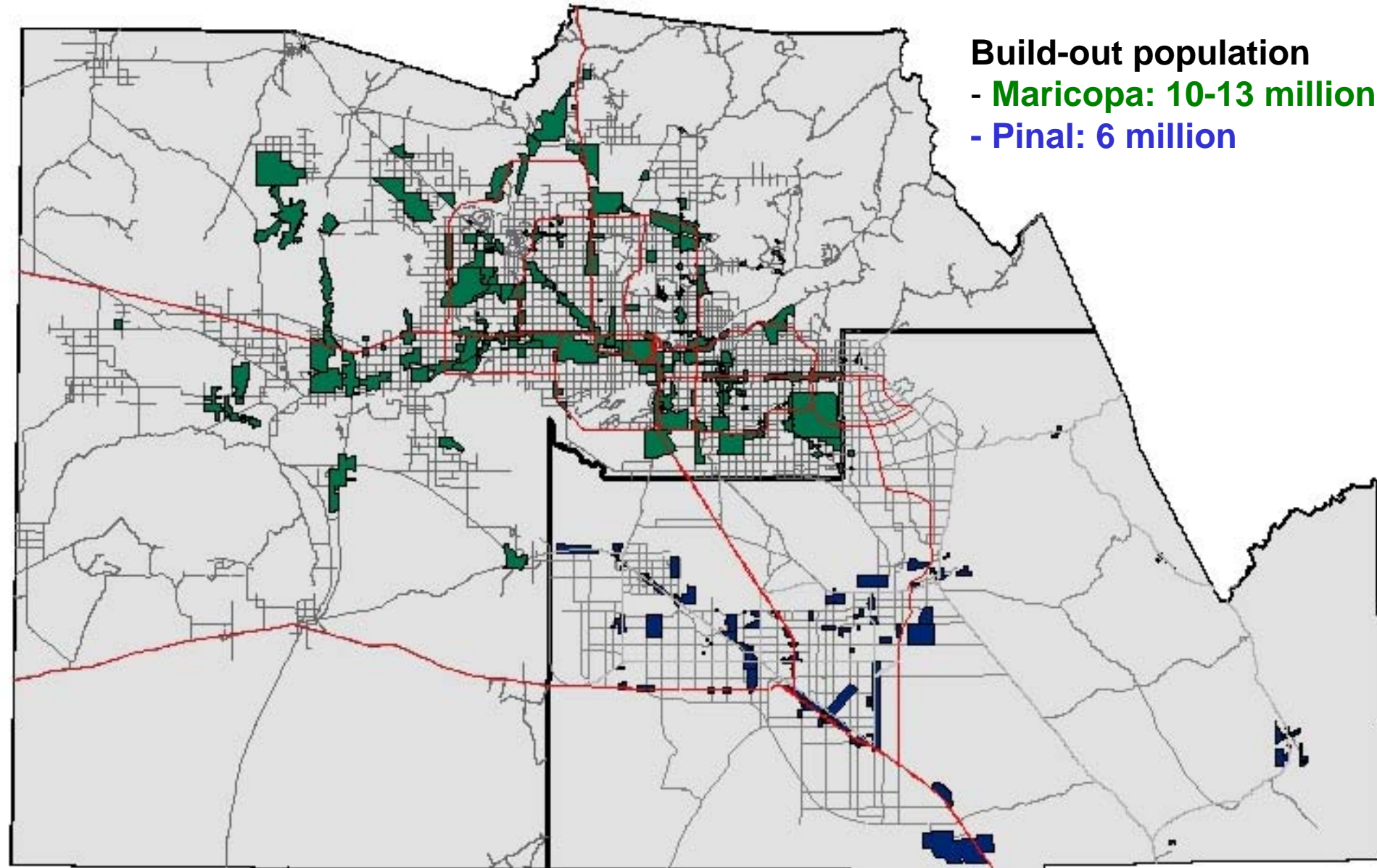


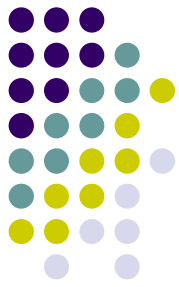
Land use plans should accommodate job/activity centers

- Plan for enough centers to achieve jobs-housing balance for Pinal County's planned build-out
 - Businesses do not care about jurisdictional boundaries
 - Think of the County as a region, not competing communities
- To have real effect on transportation demand:
 - Strategically-located centers across county
 - Objective: achieve relative jobs-housing balance throughout county
- Integrate municipal and County land plans for key regional parts
 - Regional transportation system – how people travel
 - Job/activity centers – where people travel to

Job centers, Pinal & Maricopa Counties

Build-out population
- Maricopa: 10-13 million
- Pinal: 6 million





How much land in job centers? Guidelines

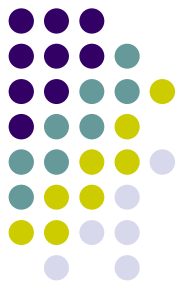
Maricopa & Pinal Planned Job Centers

Area	Buildout Pop.	No. of Centers	Nonres. Acres	Acres-1,000 Persons
Maricopa County	11,500,000	165	222,320	28.3
Pinal County	6,000,000	105	72,912	14.1
Maricopa-to-Pinal	1.9	1.6	3.0	2.0

Planning implications at 6 million build-out

Using 70% ratio of edge-to-center counties	Acres-1,000 Persons, 70% of Maricopa	Implied Nonres. Acres for Future Balance
Pinal County	19.8	120,000

Think of transportation, land planning, and economic development as an integrated package



● Planning stage

- Lots of transportation plans
- Lots of land use plans
- Missing piece: economic development strategy
- Plan for appropriate mix of non-basic and basic industry uses
 - How many job centers, where located?
 - What emerging industries make sense for Pinal's future? What kind of land uses should accommodate them? What are the appropriate locations?

● Implementation stage

- Funding & construction of regional transportation system
- Staging of infrastructure improvements for growth areas
- Economic development marketing & deal making



Recognize that job growth comes later than population growth

- Policies to protect planned nonresidential from residential rezoning
 - Incentives for holding nonresidential land
 - Employment reserve – new land use category ?
- Policies to encourage more rapid job growth
 - Invest in smaller number of centers with greatest market potential over next decade
 - Comprehensive plan elements to address this:
 - Growth areas element
 - Cost of development element
 - More aggressive economic development programs



For further information



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