

TOWN OF
QUEEN CREEK
ARIZONA

Home Construction Soon and Sooner

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Planning Administrator
September 2012



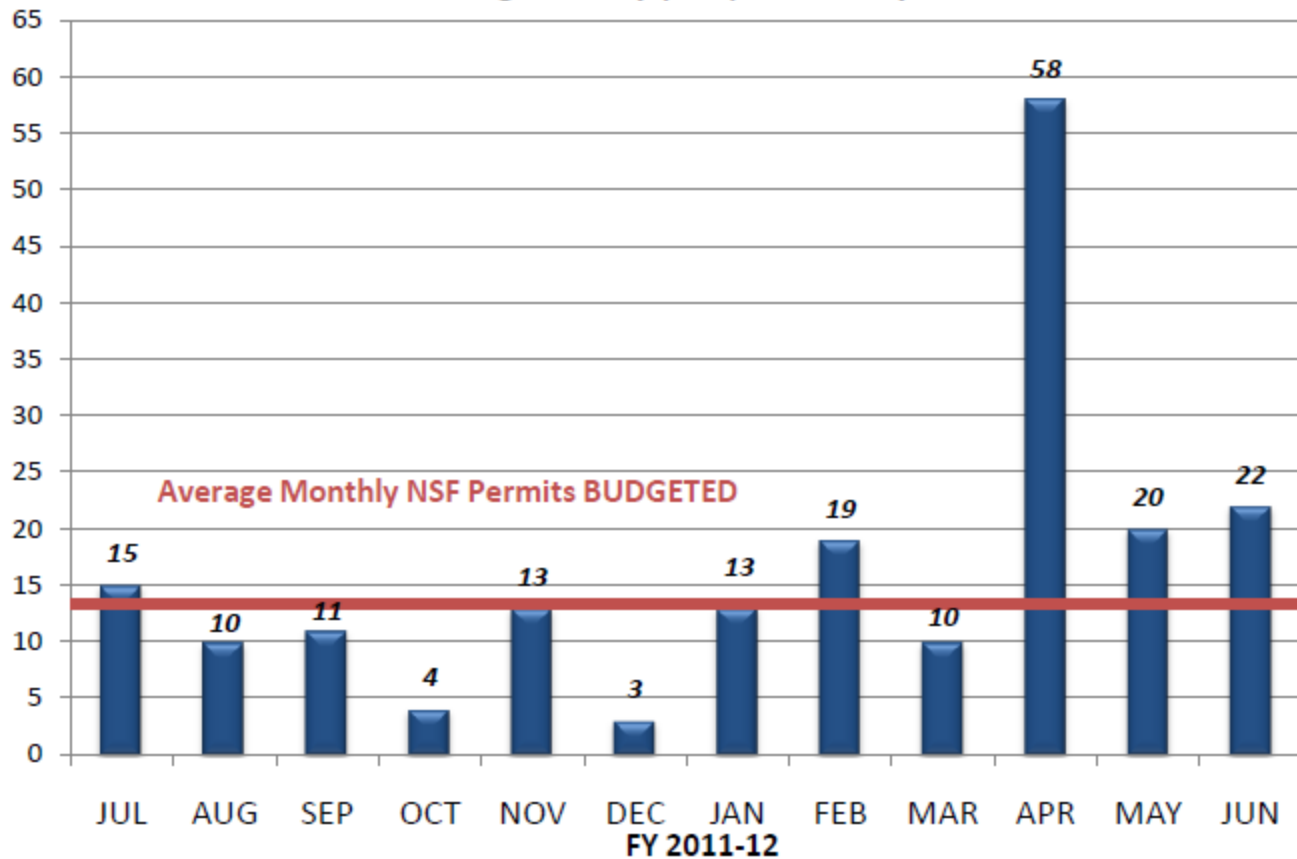
Regional Growth

	2011							2012						2011 Total	YTD 2011	YTD 2012	Pct Change from YTD 2011
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun				
Apache Junction	3	12	5	2	3	-	11	19	8	13	26	24	31	57	24	121	404%
Avondale	4	1	1	7	1	1	1	1	-	-	-	-	-	23	11	1	-9%
Buckeye	57	56	57	47	37	53	33	30	37	53	97	98	62	508	225	377	68%
Casa Grande	9	1	4	6	2	4	2	4	8	2	13	7	8	69	50	42	-16%
Chandler	87	45	65	62	42	43	37	49	60	72	69	52	63	669	375	365	-3%
Coolidge	2	-	1	-	-	-	-	-	-	2	-	-	-	7	6	2	-67%
Florence	11	5	13	7	7	8	5	7	7	8	4	20	22	107	62	68	10%
Gilbert	131	126	180	163	115	120	121	149	262	286	290	295	228	1,545	720	1,510	110%
Glendale	13	10	21	22	11	5	9	13	19	39	22	41	22	143	65	156	140%
Goodyear	68	35	63	46	45	33	34	53	65	83	80	125	75	592	336	481	43%
Maricopa	17	13	13	14	3	6	8	7	16	31	40	42	32	120	63	168	167%
Maricopa County	33	24	33	43	36	36	40	29	54	42	52	57	56	365	153	290	90%
Mesa	35	60	45	69	32	33	37	50	40	73	80	113	103	486	210	459	119%
Paradise Valley	1	2	3	3	2	2	-	3	6	4	3	1	3	22	10	20	100%
Peoria	40	41	70	36	29	27	33	48	56	50	53	91	75	430	194	373	92%
Phoenix	97	132	73	96	94	60	63	94	120	133	194	176	150	1,019	501	867	73%
Pinal County	54	63	42	47	43	35	70	49	66	96	74	88	133	558	258	506	96%
Queen Creek	8	15	9	11	4	13	3	13	19	10	56	19	22	116	61	139	128%
Scottsdale	15	5	10	16	11	12	14	19	21	24	18	22	23	148	80	127	59%
Surprise	19	21	26	15	18	12	11	28	32	33	65	79	55	220	117	292	150%
Total	704	667	734	712	535	503	532	665	896	1,054	1,236	1,350	1,163	7,204	3,521	6,364	81%

*Estimated

FY2011-12 Single Family Permits

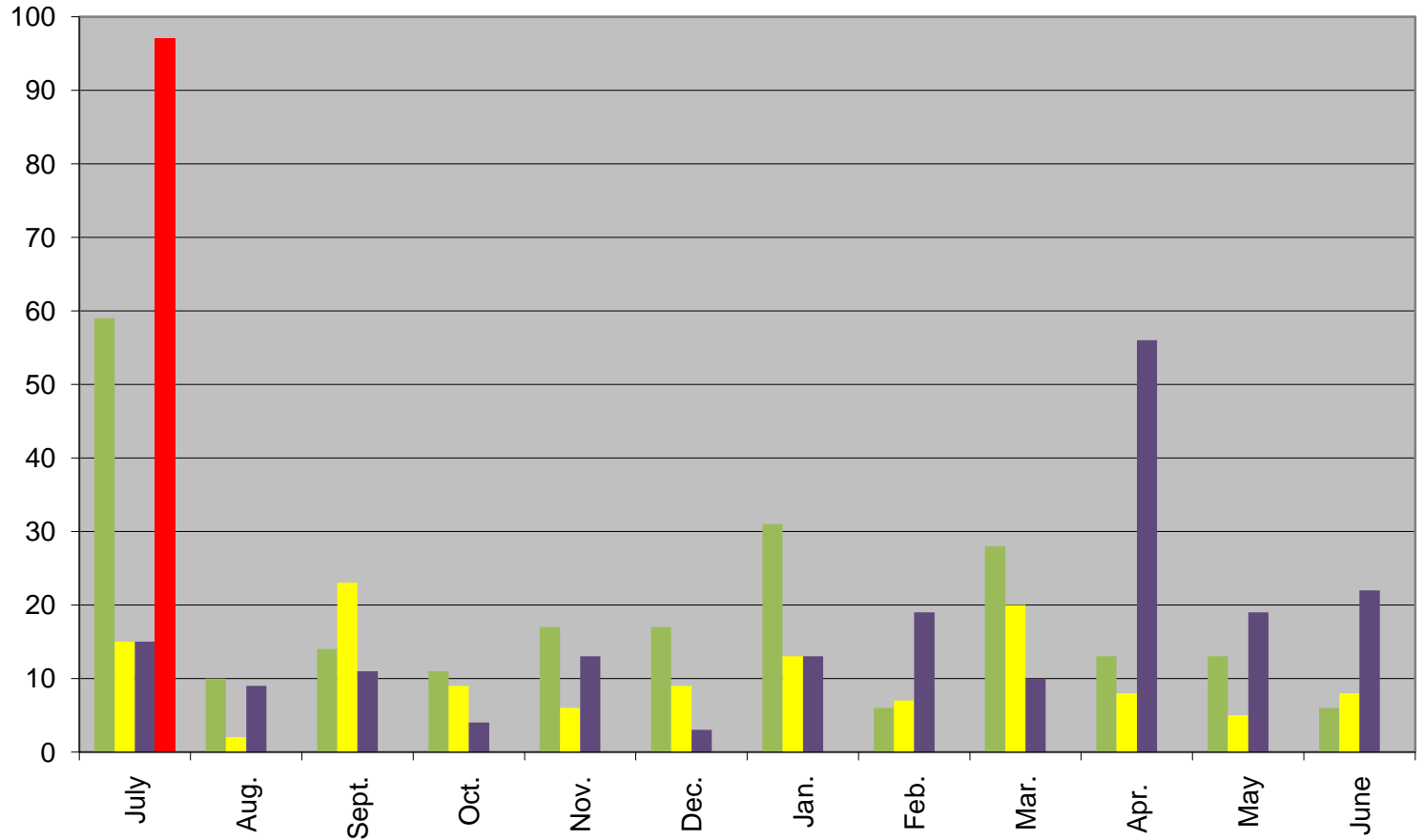
New Single Family (NSF) Permits by Month





Single Family Monthly Permit History

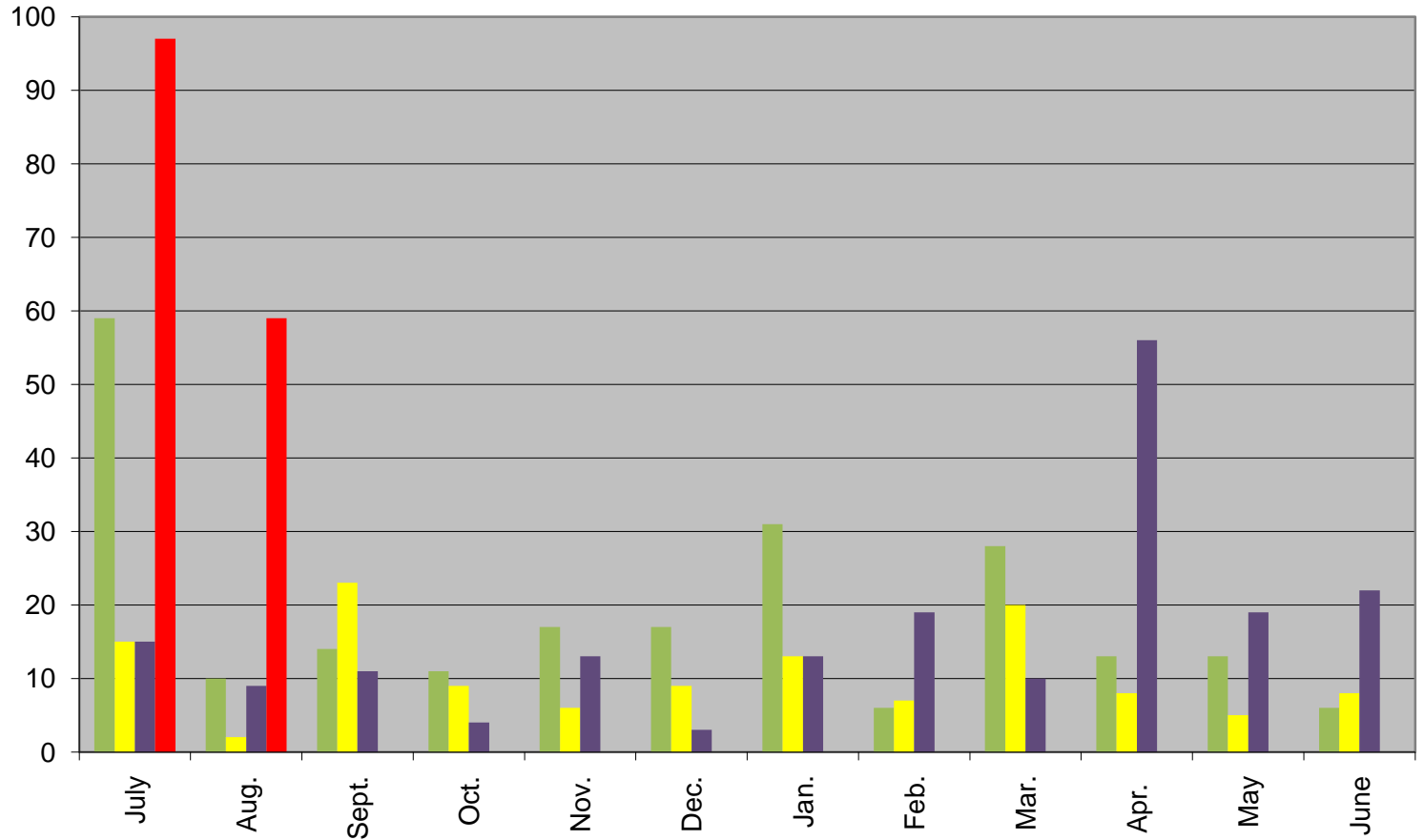
2009-10 2010-11 2011-12 2012-13





Single Family Monthly Permit History

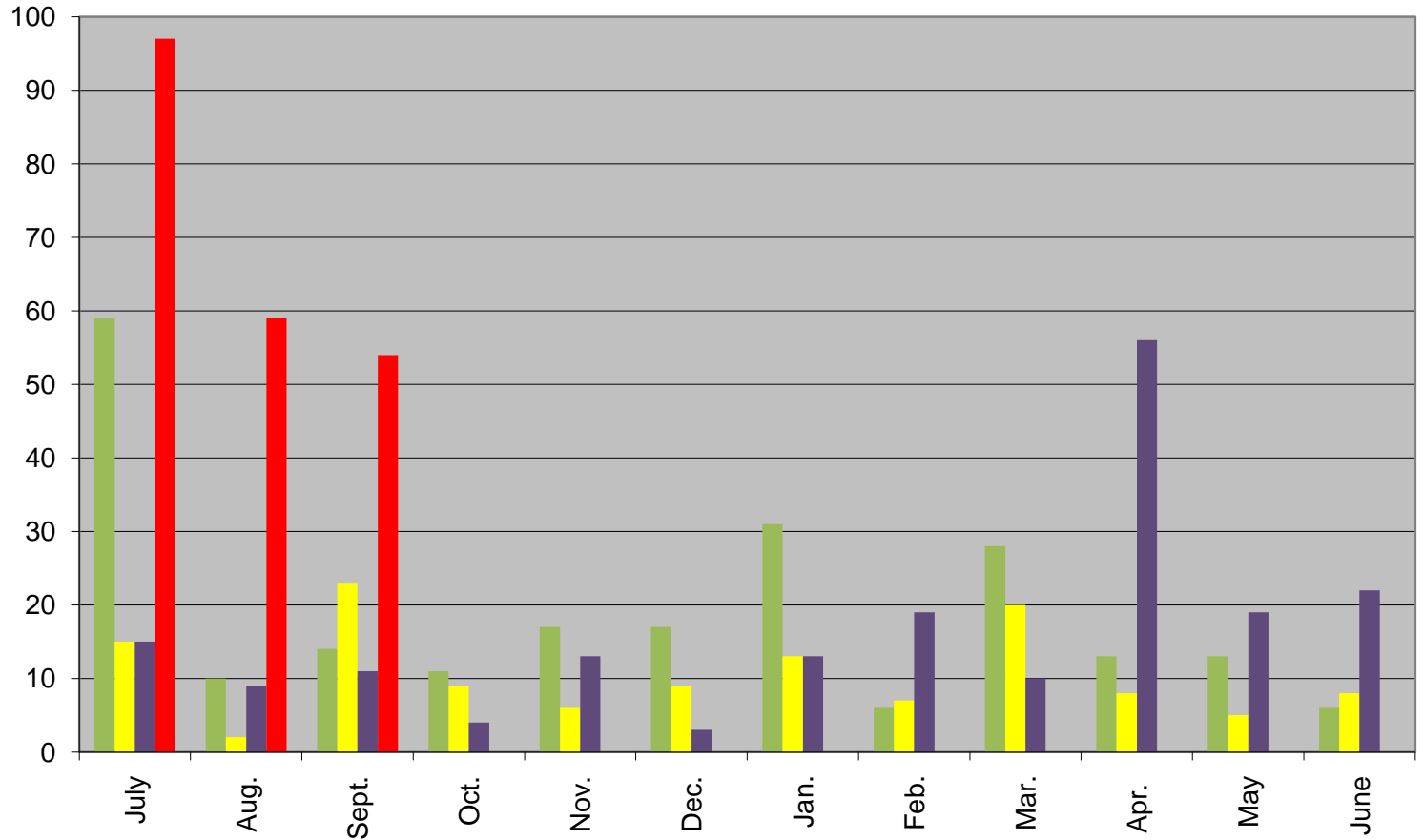
■ 2009-10 ■ 2010-11 ■ 2011-12 ■ 2012-13





Single Family Monthly Permit History

■ 2009-10 ■ 2010-11 ■ 2011-12 ■ 2012-13



Building Permits

Single Family Homes

- **2006** - 818
- **2007** - 533
- **2008** - 224
- **2009** - 219
- **2010** - 161
- **2011** - 116
- **2012** - 295

Total Permits

- **2006** - 3,076
- **2007** - 2,840
- **2008** - 1,273
- **2009** - 849
- **2010** - 812
- **2011** - 701
- **2012** - 871

As of September 1, 2012



227 Homes Under Construction

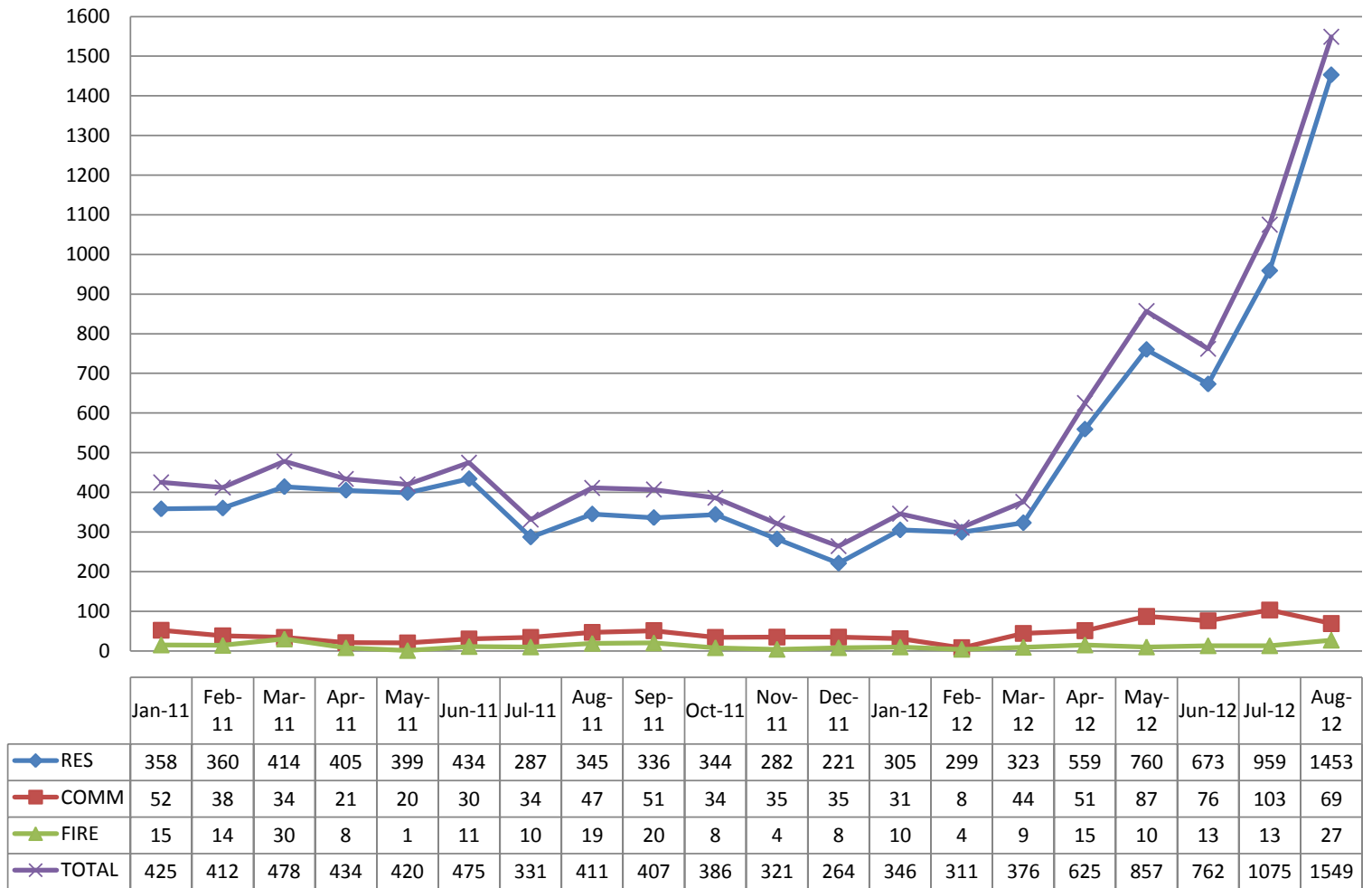
- Ash Creek Estates -15
- Circle G At Queen Creek Unit 3 - 1
- Crismon Heights - 9
- Hastings Farms Parcel H - 55
- Hastings Farms Parcel I - 19
- Hastings Farms Parcel J - 43
- La Princessa Ranchitos - 1
- Lucia At Queen Creek - 14
- Montelena - 1
- Nauvoo Station - 28
- Roman Estates Phase 4 - 1
- Roman Estates Phase 5 - 1
- Saddlewood - 1
- Sossaman Estates Parcel K - 12
- The Pecans Phase 1 - 1
- The Pecans Phase 2 - 3
- The Pecans Phase 3 - 5
- Victoria Phase 2, Parcel 1 - 16
- Villages At Queen Creek Parcel 2 - 1

227 TOTAL

227 x 3.2 = 726 New residents

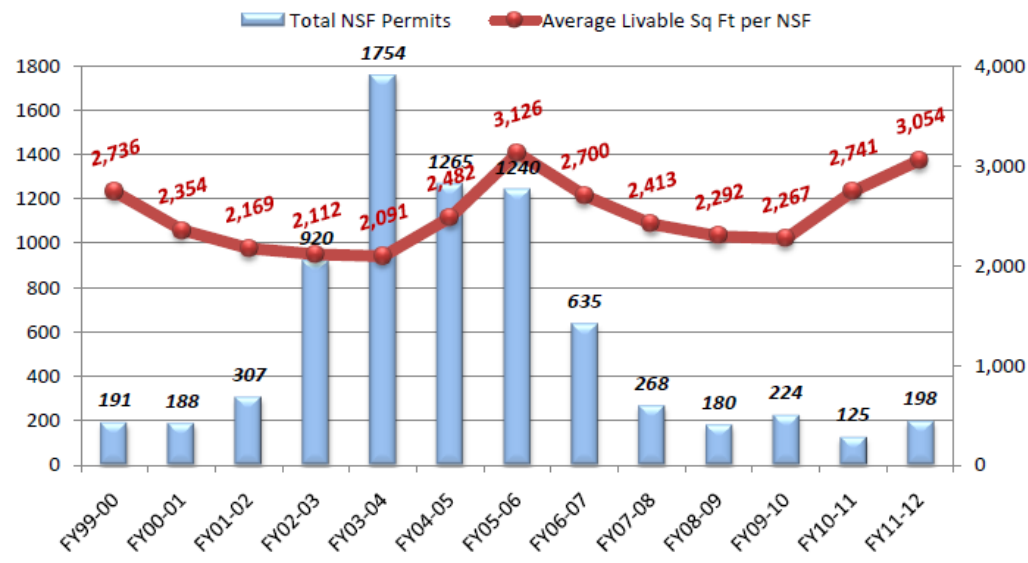
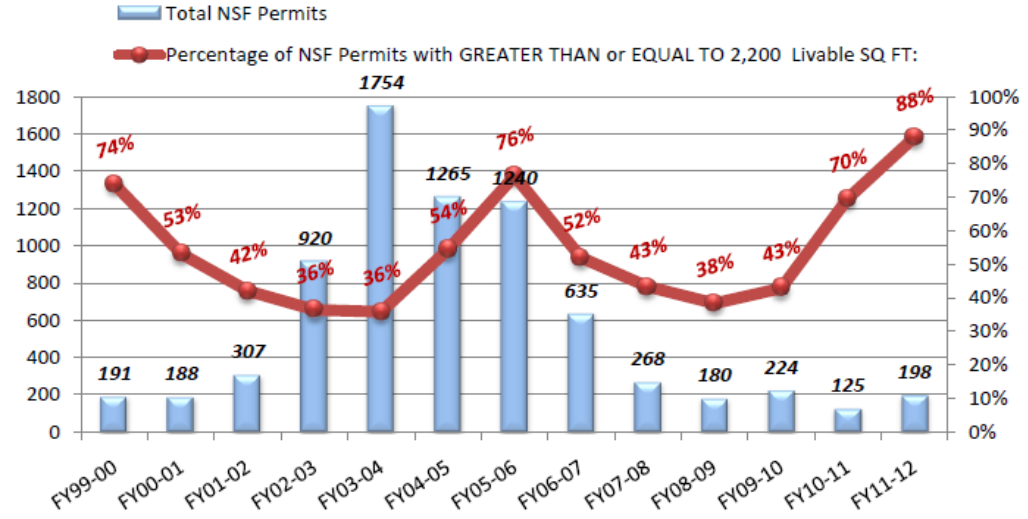


Building Inspections per Month



Note: One contract building inspector with Brown and Associates began July, 2012

New Home Sizes



Active Subdivisions

ACTIVE FY12 SUBDIVISIONS: NSF PERMIT DATA

Subdivision	Builder	# of Approved Lots	Total NSF's to Date	# of Remaining Lots	Last Permit Pulled	Livable Sq/ft From:	Avg. Livable SQ/FT (FY12)	Priced From:	NSF Permits by Quarter				FY12 NSF Total
									FY12 Q1 ACTUAL	FY12 Q2 ACTUAL	FY12 Q3 ACTUAL	FY12 Q4 ACTUAL	
Production Home Subdivisions													
CORTINA PARCEL 12	FULTON HOMES	74	74	0	11/14/2011	N/A	2,012	N/A	0	1	0	0	1
Nauvoo Station	MBI BUILDERS LLC	86	86	0	8/31/2011	1,646	1,783	130,000	2	0	0	0	2
Sossaman Estates Parcel H	STANDARD PACIFIC	57	57	0	1/9/2012	2,428	2,872	240,000	1	1	1	0	3
Nauvoo Station	VIP HOMES	344	68	276	6/28/2012	2,300	2,544	140,000	12	4	5	14	35
Lucia at Queen Creek	MARACAY HOMES	48	45	3	6/26/2012	2,204	3,095	226,000	8	4	6	16	34
Lucia at Queen Creek	HIGHLAND HOMES	57	54	3	7/18/2011	2,054	3,393	204,900	2	0	0	0	2
Crismon Heights	HIGHLAND HOMES	250	135	115	12/22/2011	2,054	2,054	189,900	0	1	0	8	9
Ash Creek Estates	FULTON HOMES	70	17	53	6/13/2012	3,014	3,672	315,900	4	0	7	6	17
VICTORIA PHASE 2	FULTON HOMES	45	15	30	6/13/2012	3,118	3,930	330,000	2	2	4	7	15
Sossaman Estates Parcel K	STANDARD PACIFIC	38	31	7	5/31/2012	2428	3,134	240,000	3	3	2	6	14
HASTINGS FARMS PARCEL H	WILLIAM LYON HOMES	213	21	192	6/18/2012	1,500	1,917	130,000	0	0	6	15	21
HASTINGS FARMS PARCEL I	WILLIAM LYON HOMES	92	11	81	4/17/2012	3,600	4,341	300,000	0	0	3	8	11
HASTINGS FARMS PARCEL J	WILLIAM LYON HOMES	141	18	123	6/18/2012	2,300	3,089	190,000	0	0	6	12	18

Active Subdivisions

- 883 lots are still available in our active subdivisions
- All these subdivisions have active builders



Upcoming Subdivisions

- Victoria Estates Parcels 10, 11, 11a
 - Taylor Morrison – 421 lots
- Hastings Farms East
 - William Lyon Homes – 342 lots
- Ocotillo Heights, Phase II
 - DR Horton – 170 lots
- Cielo Noche
 - K Hovanian Homes – 161 lots



Upcoming Subdivisions

- Emperor Estates Phase Four East
 - K Hovanian Homes – 92 lots
- Emperor Estates Phase Four West
 - Lennar Homes – 104 lots
- Villagio
 - Maracay Homes – 135 lots
- The Pecans
 - Blandford Homes – 44 lots
 - Phases 4, 5 and 6 yet to come



Upcoming Subdivisions

- Montelena
 - Maracay Homes – 58 lots remaining
- Sossaman Estates Three A
 - In escrow (wouldn't say) – 123 lots
- La Jara Farms
 - VIP Homes – 96 lots
- Ash Creek, Phase Two
 - Fulton Homes – 50 lots



Upcoming Subdivisions

- Charleston Estates
 - Standard Pacific Homes – 347 lots
- La Sentiero
 - KB Homes – 267 lots remaining



Lot Total

- Existing Lots 883



Lot Total

- Existing Lots 883
- Upcoming Lots 2,410



Lot Total

- Existing Lots 883
 - Upcoming Lots 2,410
- 3,293 Total Lots



The Next Round

General Plan Amendments

- Church Farms – 2,300 lots
- Queen Creek Station
 - Fulton – 630 lots
 - San Tan Settings – 380 lots
- Bellerio – 200 lots
- Box Canyon – 3,000 lots

Total – 6,500 lots



Population Growth

- $3,293 \times 3.2 = 10,537$



Population Growth

- $3,293 \times 3.2 = 10,538$
- $6,500 \times 3.2 = \underline{20,800}$

31,337 new residents



Growth Potential

	Population	Housing
2010	26,490*	8,240
2012	27,250*	8,480

*6/30 Estimates



Growth Potential

	Population	Housing
2010	26,490*	8,240
2012	27,250*	8,480
2020	41,970	13,080**

*6/30 Estimates

** 3,300 currently underway, plus 20% (1,300) of 6,500 proposed



Regional Issues

- Gilbert is approaching build out
- Builders are reluctant to build in San Tan Valley
- Mesa is building the first leg of SR 24 to Ellsworth Road
- DMB and Pacific Proving are starting construction on the former GM property
- Phoenix-Mesa Gateway Airport/ASU is continuing to grow



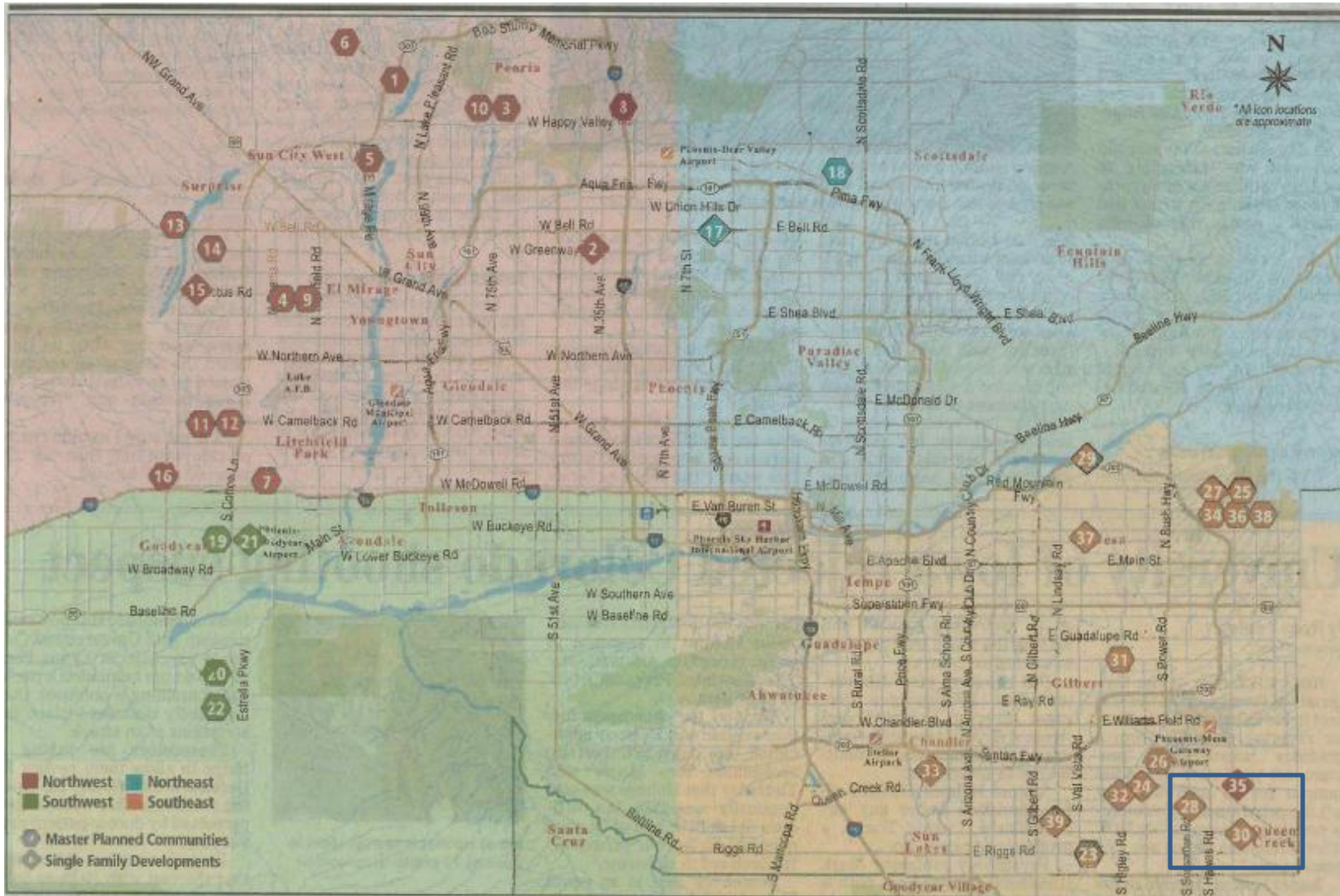
Regional Issues

- Queen Creek is closer to services and shopping now – but it's in Gilbert
- With increasing population will come increasing interest in new commercial uses in Queen Creek





NEW HOME COMMUNITIES



NEW HOME COMMUNITIES

Summary – Get Ready

- Most dormant residential subdivisions are now owned by builders
- The Town already has a 800+ “shovel ready” lots
- There are 3,000+ new lots in the pipeline now
- The potential for 6,500+ in the wings
- With increasing population will come increasing interest in new commercial uses



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Thank You

Questions?

