Community Profile Summary

Planning Horizon: 2012 – 2032 (20 years)

Population:

- In 2032 – 87,000 (City) + 29,600 (County in FMPO) = 116,600
- That is **28,000 additional people** at a 1.1% growth rate (conservative)
- 7,000 of these additional people are Northern Arizona University Students (27% of the new population are students – will 27% of the new housing accommodate?)
- In 2032, nearly 3 million people visit the region annually
- Current median age: 25

Urban Density:

- The current density is (City) – 3.4 people per acre; (County) 0.6 people per acre.
- 2032 density is projected at: (City) 3.6 people per acre; (County) 0.7 people per acre *(This is projected with current growth patterns, more like Scenario 'A')*

Neighborhoods / Housing:

- Historic Neighborhoods: La Plaza Vieja (1881); Southside; Sunnyside; Townsite
- Existing Homes in (single-family, townhouses and apartments) – [City] 22,836 + [County in FMPO] 14,775 = 36,875 units
- 2032 – Approximately **9,000 ADDITIONAL HOMES needed.** Of these, approximately 1,000 will be additional university dorm rooms.
- **Current owner status: 48% owner – 52% renter**
- Currently, those paying 30% of their income or more on housing costs: 61% renters, 33% owners, 8% owners without a mortgage.
- 2010 Census: 12% homes are vacant; 55% are single-family; 38% are multi-family; 7% are mobile homes.

Employment – all current information:

- 3,300 businesses; over 40,000 people employed
- Top employment industries: government (23%); Leisure and Hospitality (14%); Education & Healthcare (13%); and Trade, Transportation & Utilities (12%)
- Economic Development Partners: ECoNA; SEDI; NACET; CCC Community & Corporate Learning / SBDC; Coconino County Career Center; NAU; Chamber of Commerce
- Constraints: proximity to large urban economy; higher cost of housing; limited supply of land and buildings with infrastructure available for commercial / industrial; limited jobs for trailing spouse.
- Median income - $47,000; Median family income - $62,000

Transportation:

- BNSF Railway; I-40 and I-17 Highways; Historic Route 66; Pulliam Regional Airport; Greyhound Bus; Amtrak Train; Mountain Line public transit; 50 miles of Flagstaff Urban Trail System (FUTS); 117 miles of dedicated bicycle lanes.