

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 09/16/25	AGENDA ITEM: 2.A. DSD- Housing Action Plan Workshop
DATE PREPARED: 09/11/25	DISTRICT NO.: ALL
STAFF LIAISON: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: approximately 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion of the Draft Housing Action Plan. (Approximate time: 1 hour)

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye, in partnership with the Maricopa Association of Governments (MAG) and Matrix Design Group, completed a comprehensive Housing Needs Assessment (HNA) and is developing its first Housing Action Plan (HAP). Funded through a grant with MAG, this initiative evaluates current housing conditions, identifies unmet needs, and provides strategies to guide future housing development that aligns with community growth, workforce demands, and affordability goals. Council may provide input, suggest modifications, and direct staff on implementation priorities and next steps.

The Housing Action Plan will:

Provide data-driven strategies to address housing needs across income levels.
Support a balanced housing mix to accommodate workforce, seniors, and families.
Align with the City's long-term growth vision and economic development goals.
Identify tools and partnerships to improve housing opportunities.

The plan is currently in draft form and will undergo staff review and community input before returning to City Council for future presentation, discussion, and adoption.

The HAP builds upon the recently completed HNA, which analyzed Buckeye's demographic trends, housing market conditions, and affordability challenges. While the HNA established the data foundation, the HAP provides a forward-looking framework for implementing strategies and policies to ensure Buckeye's housing supply meets the needs of current and future residents.

Key elements of the HAP include:

- **Housing Diversity:** Introducing tools and policy options to encourage a wider range of housing types, including workforce housing, attainable rentals, senior housing, and "missing middle" housing such as duplexes, townhomes, and ADUs.
- **Affordability Strategies:** Expanding opportunities for households across income levels, from low-income renters to middle-income workforce and first-time homebuyers, while addressing the growing affordability gap.
- **Partnerships & Incentives:** Leveraging collaborations with developers, nonprofits, employers, and regional partners, as well as exploring incentives such as density bonuses, expedited permitting, and land use flexibility.
- **Integration with City Goals:** Aligning housing strategies with Buckeye's General Plan, infrastructure investments, and economic development objectives to ensure cohesive and

sustainable growth.

- **Community Engagement:** Incorporating resident and stakeholder feedback through surveys, workshops, and outreach to ensure the plan reflects local priorities and lived experiences.

The HAP represents a proactive, data-driven roadmap to balance Buckeye's rapid population growth with sustainable housing solutions, maintain affordability across income levels, and position the City as a leader in regional housing planning.

BENEFITS:

- **Supports Economic Growth:** Ensures adequate housing supply to meet workforce and population needs, strengthening Buckeye's competitiveness.
 - **Promotes Affordability & Diversity:** Expands opportunities for residents across income levels and life stages.
 - **Encourages Strategic Development:** Aligns housing with infrastructure planning, transportation, and employment centers.
 - **Builds Regional Collaboration:** Positions Buckeye as a proactive partner with MAG, state agencies, and private sector stakeholders.
 - **Improves Quality of Life:** Provides a framework to address homelessness, housing insecurity, and neighborhood stability.
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FUTURE ACTION:

Staff will bring the HAP back to Council for discussion and adoption at a future meeting.

FINANCIAL IMPACT STATEMENT:

N/A

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Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

CURRENT FISCAL YEAR TOTAL COST:

N/A

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[2R_Combined HNA and Housing Action Plan w_COVER PAGE.pdf](#)

[BHAP_CouncilWksp 2025 09 08 LCC_STAFF COMMENTS addressed.pdf](#)