

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 12/16/25	AGENDA ITEM: 5.D. DS - Buckeye Housing Needs Assessment and Action Plan
DATE PREPARED: 12/16/25	DISTRICT NO.: Citywide
STAFF LIAISON: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council) Council to take action on Resolution No. 100-25 declaring as a public record the Buckeye Housing Needs Assessment and Action Plan; and approving and adopting the same by reference.

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye, in partnership with the Maricopa Association of Governments (MAG) and Matrix Design Group, has completed a comprehensive Housing Needs Assessment and Action Plan as mandated by the State of Arizona and identified in the City's Strategic Plan. Funded through a grant with MAG, this initiative evaluates current housing conditions, identifies unmet needs, and provides strategies to guide future housing development that align with community growth, workforce demands, and affordability goals.

The Housing Action Plan (HAP) provides data-driven strategies to address housing needs across income levels, support a balanced housing mix for workforce, seniors, and families, and align with the City's long-term growth vision and economic development goals. It also identifies tools and partnerships to expand housing opportunities in unmet market segments. The plan builds upon the Housing Needs Assessment (HNA), included within the same document, which analyzes Buckeye's demographic trends, housing market conditions, and current and anticipated challenges to housing affordability. While the HNA establishes 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, including studying the potential creation of a City-run first time homebuyer down payment assistance program.
- **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, including feedback

provided by the City Council at prior workshops, 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. It also reflects the input and direction provided by the City Council during prior workshops, ensuring the plan aligns with the community's values and the Council's vision.

BENEFITS:

Supports Economic Growth: Provides the City with the information needed to ensure housing supply meets workforce and population needs, strengthening Buckeye's competitiveness.

Promotes Accessibility and Diversity: Supports the development of a range of housing types that will expand opportunities for residents across income levels and life stages.

Supports Advanced Planning: Allows the City to better plan for future infrastructure needed to support future population growth.

Builds Regional Collaboration: Positions Buckeye as a proactive partner with MAG, state agencies, and private-sector stakeholders by providing clear housing data, defined needs, and an actionable strategy that aligns local planning efforts with broader regional housing and infrastructure initiatives.

Improves Quality of Life: Provides a framework to address issues such as homelessness, housing insecurity, and neighborhood stability if and when those issues arise in Buckeye.

FINANCIAL IMPACT STATEMENT:

See Planning Item Financial Impact Statement below.

FINANCIAL IMPACT STATEMENT:

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.

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

ATTACHMENTS:

[Buckeye Housing Needs Assessment and Action Plan](#)

[Housing Fact Sheet](#)

[Resolution No. 100-25 HNA and Action Plan.pdf](#)

[Buckeye_Council Presentation 2025 12.16.2025 AM FINAL.pptx](#)