



INVENTORY AND ANALYSIS

Demographics Characteristics and Projections

This portion of the Rio Verde Foothills Area Plan analyzes existing demographic and land use conditions.

Planning Area Growth and Change

The original Desert Foothills planning area encompassed 323 square miles, but due to annexations, the study area was reduced to the 20 square miles of unincorporated Maricopa County land north of McDowell Mountain Regional Park and east of the City of Scottsdale. **Figure 2-Original Plan Boundary** shows the geographical extent of the Desert Foothills plan versus the updated plan.

Population and Demographic Characteristics: Rio Verde Foothills Planning Area

This section highlights historic and projected population and housing unit data to the year 2030. Census data is reviewed for the updated planning area and for Maricopa County as a whole. Rio Verde and Tonto Verde development master plans are not included in the population and housing unit statistics. Population projections are derived from Maricopa County permit data, the Arizona Department of Economic Security (DES), and Maricopa Association of Governments (MAG) models, and estimates are based on present and historic U.S. census figures and trends.

Table 1 shows historic and projected population for the planning area, while **Table 2** provides historic and projected housing units for the planning area. While historic estimates are fairly accurate, future population projections can vary widely depending on source information and assumptions. Maricopa County planning staff projections are significantly higher than MAG projections. Alternative scenarios for projected population and housing are discussed later in this section under *Future Population and Housing Trends*.



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Table 1: Actual and Projected Population

Area	Census 1990	Census 2000	Projection 2010	Projection 2020	Projection 2030
Rio Verde Foothills Planning Area	33 ¹	778 ¹	3,800 ³	6,700 ³	9,600 ³
Maricopa County	2,122,101	3,072,149	4,134,400 ²	5,164,100 ²	6,140,000 ²
% of Total Population	0.002	0.026	0.092	0.130	0.156

Source:¹ 1990 and 2000 U.S. Census block data

² Maricopa Association of Governments projections

³ Maricopa County Planning and Development projections

Table 2: Residential Housing Units

Area	Census 1990	Census 2000	Projection 2010	Projection 2020	Projection 2030
Rio Verde Foothills Planning Area	13 ²	318 ²	1,570 ³	2,700 ³	3,900 ³
Maricopa County	952,041	1,260,497	1,606,670 ¹	1,970,430 ¹	2,309,560 ¹
% of Total Housing Units	0.001	0.025	0.097	0.137	0.168

Source: ¹ Maricopa Association of Governments projections

² Estimate derived from 1990 and 2000 U.S. Census figures and average persons per household

³ Projection derived from Maricopa County residential permit data

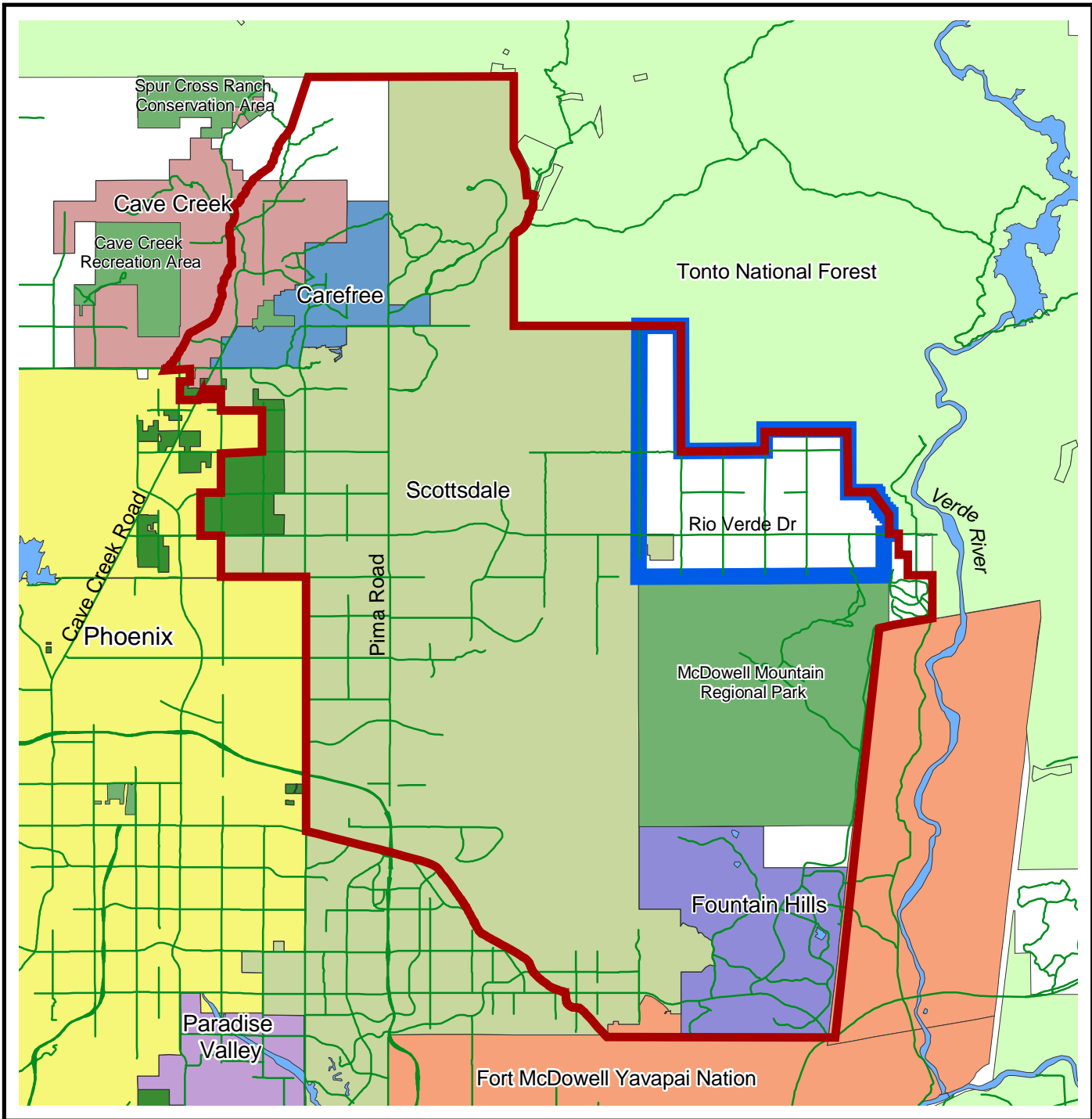
Note: Housing units in this table represent Total Units, not Occupied Units

Table 3 provides persons per household data, and **Table 4** provides current population distribution by age for the planning area. Since age information was not available for the planning area specifically, percentages of total population are used for a larger sample area, using a local zip code tabulation area that corresponds to the planning area. Median age for the 85262 zip code is 54.6 years, which is higher than the median age of 33 years for Maricopa County. The number of persons per household in the planning area is slightly less than for Maricopa County as a whole. **Table 5** shows median household income reported in the 2000 U.S. Census. Since the census was in April, income was for 1999. Income levels in the planning area are generally higher than for Maricopa County overall.

Table 3: Persons Per Household


Area	Census 1990	Census 2000	Projection 2010	Projection 2020	Projection 2030
Rio Verde Foothills Planning Area	2.5	2.45	2.45	2.45	2.45
Maricopa County	2.23	2.67	2.57	2.62	2.66

Source: Estimates derived from MAG Regional Analysis Zone projections for population and housing units; 1990 U.S. Census; 2000 U.S. Census



Original Plan Boundary

Figure 2

- | | | | |
|---|---------------------------------|---|-----------------|
|  | Original Plan Boundary |  | Carefree |
|  | New Plan Boundary |  | Cave Creek |
|  | McDowell Mountain Regional Park |  | Fountain Hills |
|  | Tonto National Forest |  | Maricopa County |
|  | Fort McDowell Yavapai Nation |  | Paradise Valley |
|  | Verde River |  | Phoenix |
|  | Arterial Street |  | Scottsdale |





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Table 4: Population Distribution by Age in Percentages

Area	Under 5 years	5-14	15-24	25-34	35-44	45-54	55-64	65+	Median Age
Rio Verde Foothills Planning Area ¹	2.80%	6.70%	4.40%	4.40%	11.40%	21.10%	26.20%	23.00%	54.6
Maricopa County ²	7.90%	15.00%	14.30%	15.90%	15.50%	11.90%	7.80%	11.70%	33

Source:¹ U.S. Census Bureau Zip Code Tabulation Area (ZCTA) Zip Code Data for 85262;

² 2000 U.S. Census

Note: ZCTAs are not U.S. Postal Service ZIP Codes. ZCTAs are approximate area representations of United States Postal Service ZIP Code service areas.

Table 5: Median Household Income - 1999

Area	Median Household Income
Rio Verde Foothills Planning Area	\$45,000-\$60,000
Maricopa County	\$45,358

Source: MAG compilation of 2000 U.S. Census data

Historical Population Analysis

In 1990, the Rio Verde Foothill planning area's population was 33. By 2000, total population had increased 2,260% to 778 persons. In comparison, Maricopa County's growth rate from 1990 to 2000 was 45%. Population estimates and projections are summarized in **Table 1**.

Historical Housing Unit Analysis

As shown in **Table 2**, in 1990 there was an estimated 13 housing units in the Rio Verde Foothills planning area. Between 1990 and 2000, this number had increased 2,350% (over 23 fold) to an estimated 318 units. The majority of housing is located west of 156th Street.

In the 1970s, the planned residential development of Rio Verde, just southeast of the planning area, was developed. The adjacent Tonto Verde master-planned community was approved and began developing in the 1990s. As a result of these developments, Rio Verde Drive was improved, making it easier to access this remote area of the Valley.

Future Population and Housing Trends

The Rio Verde Foothills Area Plan represents an important and timely opportunity to plan for the continued growth in this region. Understanding the characteristics and pace of population and housing growth can lead to more prudent planning for



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future infrastructure, land uses, and natural resources. Population projections vary widely depending on the method of projection and assumptions about future conditions.

Using building permit records, Maricopa County researched how many residential building permits were completed in the planning area since 1993, then added to these records using County Assessor data and aerial photographs. It was estimated that approximately 750 homes existed in the planning area at the end of 2003. At an average of 2.45 persons per household, the planning area is estimated to have a population of approximately 1,800. This figure could be lower depending on how many homes are unoccupied.

Over the last five years, the planning area has added an average of 117 new homes per year. If homes continue to be built at this rate, the planning area could add approximately 1,990 homes by the year 2020 (17 years x 117 homes per year). At 2.45 persons per household, approximately 4,875 additional persons could live in the planning area for a total population of approximately 6,700 by 2020. **Table 6** compares three different population projections: a low projection formulated by the Maricopa Association of Governments, and moderate and slightly higher projections formulated by Maricopa County. Population projections are based on residential building completion trends in the planning area.

Factors that are likely to affect future population growth, housing trends, and expansion in the Rio Verde Foothills planning area are discussed in the *Growth Areas* and *Cost of Development* sections of this area plan.

Table 6: Population Growth Scenarios in the Rio Verde Foothills Planning

Scenario	Census 2000	Projection 2010	Projection 2020	Projection 2030
1. Maricopa Association of Governments Low Projection	778 ⁴	1,206 ¹	1,336 ¹	3,014 ¹
2. Maricopa County – Moderate Projection	778 ⁴	3,560 ²	6,700 ²	9,600 ²
3. Maricopa County – High Projection	804 ⁴	4,060 ³	7,320 ³	10,580 ³
Maricopa County	3072149	4134400	5164100	6140000

¹ MAG Regional Analysis Zone projections (accepted by MAG Regional Council, June 25, 2003)

² Maricopa County projection based on average increase in new housing units for last 5 years (1999 through 2003)

³ Maricopa County projection based on linear regression

⁴ 2000 U.S. Census block data