Assessing the Current State of Housing
In the Uptown District, Phoenix
Against Principles of Livability and Sustainability

APPENDIX

Report submitted to the City of Phoenix Planning and Development Department by the ASU-SOS Team for the project grant “Reinvent Phoenix – Cultivating Equity, Engagement, Economic Development and Design Excellence with Transit-Oriented Development”, funded by the U.S. Department of Housing and Urban Development (HUD)

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Appendix 1: The Current State of Housing and Population in the Uptown District

This appendix contains descriptive data on housing conditions in Uptown through a series of tables, charts, and maps.

Housing and Population Density

Locations of high population density (Figure 1) and housing density (Figure 2) are scattered throughout the district, but somewhat concentrated in the southern side of the district.

Figure 1. Uptown District Population Density
Figure 2. Uptown District Housing Density
Housing Types

Uptown has a variety of housing types and sizes. There are around 6000 homes in the district. Based on census track data, single-family detached homes and units in apartments are the predominant housing types (Figure 3). The majority of the homes have one or two bedrooms (Figure 4). Map 2 compares the housing type distribution between the five Reinvent Phoenix planning districts.

Figure 3. Uptown District Housing Types ("Other" includes mobile homes and boat, etc.).
Figure 4. Uptown District Housing Sizes by Number of Bedrooms
Figure 5: Distribution of Housing Types in the five Reinvent Phoenix Districts.

Legend:
- Single Unit Detached
- Single Unit Attached
- 2 Units
- 3-4 Units
- 5-9 Units
- 10-19 Units
- 20 or More Units
- Mobile Home
- Boat, RV, or Van

Reinvent PHX
All 5 Districts
Housing Type
Housing Age

More than half of Uptown’s homes were built before 1980, and about 15% before 1950 (Figure 6). This is both an asset and a liability. Uptown also has experienced little new housing construction, with just over 10% of its homes built in the 2000s. Figure 7 shows that older homes are concentrated in the central and western parts of the district.

![Figure 6. Uptown Housing Age Distribution](image)
Figure 7. Map of share of housing built before 1979.
Overcrowding

Uptown district has high rates of overcrowding, with 2% of units overcrowded (1 to 1.5 persons per room) and 4% severely overcrowded (greater than 1.5 persons per room).

Figure 8. Map of overcrowding rates
Figure 9. Map of severe overcrowding rates
Housing and Transportation Costs

Figures 11, 12 and 13 show the median housing costs for the five districts for renters, owners and owners without a mortgage, respectively. Uptown generally shows similar costs of housing compared to other districts, though in some blocks, costs are quite low. Combined with income constraints however, many households are housing cost burdened throughout the district, as shown in Figure 14.

Estimates of housing and transportation costs are shown in Figure 15. Figure 16 shows that few households in the district can live without an automobile, which raises transportation costs. Figure 17 shows the home zip codes of workers who work in the Uptown District, while Figure 18 shows the work location of Uptown District residents. It is evident that many of these commutes are difficult to do by public transit, thus explaining the high car ownership in the district.

Figure 10. Share of households with different housing burdens.
Figure 11. Housing costs for renters in the Reinvent Phoenix districts.
Figure 12. Housing Costs for Owners in the Reinvent Phoenix districts.
Figure 13. Housing costs for owners without mortgages in the reinvent phoenix districts.
Figure 14. Housing costs-burdened households in the reinvent phoenix districts.
Figure 15. Housing and transportation cost burdens.
Figure 16. Vehicle ownership in Uptown District

Figure 17. Transportation mode to work for workers in the Uptown District
Figure 18. Top ten zip codes for workers who work within the Uptown District
Figure 19. Top ten zip codes to which residents of Uptown District commute
### Household Demographics

American Community Survey data (2007 to 2011 series) was used to create a profile of district demographic characteristics relevant to current housing consumption. Table 1 summarizes key demographic and housing cost information.

**Table 1. Summary table of household demographics in the Uptown district.**

<table>
<thead>
<tr>
<th>Valuables</th>
<th>Totals</th>
<th>Share of Total or Subtotals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>11,102</td>
<td></td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>6,155</td>
<td></td>
</tr>
<tr>
<td>Occupied Housing Units</td>
<td>4,986</td>
<td></td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>1,168</td>
<td>19.0%</td>
</tr>
<tr>
<td>Owner Vacancy Rate</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Rental Vacancy Rate</td>
<td>14%</td>
<td></td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>1,666</td>
<td>33.4%</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>3,320</td>
<td>66.6%</td>
</tr>
<tr>
<td>Average Owner Household Size</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Average Renter Household Size</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>1 Person or Less Per Room (Not Overcrowded)</td>
<td>4,686</td>
<td>94.0%</td>
</tr>
<tr>
<td>1.01 to 1.5 People Per Room (Overcrowded)</td>
<td>101</td>
<td>2.0%</td>
</tr>
<tr>
<td>1.51 People or More Per Room (Extremely Overcrowded)</td>
<td>199</td>
<td>4.0%</td>
</tr>
<tr>
<td>Median Value of an Owner Occupied Housing Unit</td>
<td>218,438</td>
<td></td>
</tr>
<tr>
<td>Median Selected Monthly Owned With Mortgage Costs</td>
<td>1,424</td>
<td></td>
</tr>
<tr>
<td>Median Selected Monthly Owned Without Mortgage Costs</td>
<td>467</td>
<td></td>
</tr>
<tr>
<td>Median Rent</td>
<td>766</td>
<td></td>
</tr>
<tr>
<td>Population 16 and Older</td>
<td>8,943</td>
<td></td>
</tr>
<tr>
<td>Workers 16 and Older</td>
<td>5,551</td>
<td></td>
</tr>
<tr>
<td>Civilian Labor Force</td>
<td>6,224</td>
<td></td>
</tr>
<tr>
<td>In Armed Forces</td>
<td>-</td>
<td>0.0%</td>
</tr>
<tr>
<td>Employed Civilians</td>
<td>5,614</td>
<td>90.2%</td>
</tr>
<tr>
<td>Unemployed Civilians</td>
<td>610</td>
<td>9.8%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>38,658</td>
<td></td>
</tr>
<tr>
<td>Median Household Income Owner</td>
<td>61,397</td>
<td></td>
</tr>
<tr>
<td>Median Household Income Renter</td>
<td>27,642</td>
<td></td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>22,842</td>
<td></td>
</tr>
<tr>
<td>Median Monthly Housing Costs</td>
<td>837</td>
<td></td>
</tr>
<tr>
<td>Median Monthly Housing Costs Owner</td>
<td>1,125</td>
<td></td>
</tr>
<tr>
<td>Median Monthly Housing Costs Renter</td>
<td>766</td>
<td></td>
</tr>
<tr>
<td>Population for whom Poverty Status is Determined</td>
<td>10,898</td>
<td></td>
</tr>
<tr>
<td>Below 100% of Poverty Level</td>
<td>2,659</td>
<td>24.4%</td>
</tr>
<tr>
<td>Below 50% of Poverty Level</td>
<td>1,380</td>
<td>12.7%</td>
</tr>
<tr>
<td>Below 20% of Poverty Level</td>
<td>4,729</td>
<td>43.4%</td>
</tr>
<tr>
<td>Population 25 Years and Older</td>
<td>7,614</td>
<td></td>
</tr>
<tr>
<td>Less than High School Graduate</td>
<td>987</td>
<td>13.0%</td>
</tr>
<tr>
<td><strong>High School Graduate</strong></td>
<td><strong>1,247</strong></td>
<td><strong>16.4%</strong></td>
</tr>
<tr>
<td>Some College or Associates Degree</td>
<td><strong>2,845</strong></td>
<td><strong>37.4%</strong></td>
</tr>
<tr>
<td>Bachelors Degree or Higher</td>
<td><strong>2,535</strong></td>
<td><strong>33.3%</strong></td>
</tr>
</tbody>
</table>
Table 2 compares the household diversities among the different districts.

Table 2. Diversity indices for race and ethnicity, household type, household incomes and housing types.

<table>
<thead>
<tr>
<th></th>
<th>Solano</th>
<th>Uptown</th>
<th>Midtown</th>
<th>Eastlake-Garfield</th>
<th>Gateway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race/Ethnicity Diversity</td>
<td>0.40</td>
<td>0.26</td>
<td>0.27</td>
<td>0.39</td>
<td>0.40</td>
</tr>
<tr>
<td>Household Type Diversity</td>
<td>0.51</td>
<td>0.43</td>
<td>0.39</td>
<td>0.49</td>
<td>0.52</td>
</tr>
<tr>
<td>Household Income Diversity</td>
<td>0.85</td>
<td>0.86</td>
<td>0.86</td>
<td>0.74</td>
<td>0.86</td>
</tr>
<tr>
<td>Housing Type Diversity</td>
<td>0.73</td>
<td>0.72</td>
<td>0.63</td>
<td>0.54</td>
<td>0.80</td>
</tr>
</tbody>
</table>

A. Indices range from zero to 1, with one being perfectly diverse (all groups or types equally represented)

The age distribution of the district shows a profile heavy weighted towards children and youth.

Figure 20. Population Pyramid for the Uptown District.
Figure 21 shows the distribution of income within the district and the five other districts in the Reinvent Phoenix planning area. Figure 22 shows the income breakdown within Uptown District.

Figure 23 shows the occupation of Uptown residents, showing a highly diverse set of occupations. Figure 24 shows the distribution of move-in year for Uptown households, and Figure 25 shows the average household size in the five districts.

Figure 21. Median Income in the Reinvent Phoenix districts.
Figure 22. Income distribution in the Uptown districts.

Figure 23. Uptown district residents’ occupation types.
Figure 24. Year of household arrival to the Uptown District

Figure 25. Average household size in the five districts
Zoning and Land Use

Figure 26 shows Uptown’s current zoning. Figure 27 shows the moderate amount of vacant land in the district.

Figure 26: Uptown existing zoning
Figure 27: Vacant land in the Uptown District
Historical Parcels

Figure 28 displays the location of historic parcels in Solano.

Figure 28: Uptown Historic Areas

Legend

- District Boundary
- Areas/Parcels

Reinvent PHX

Uptown District
Areas Designated Historic

Figure 28: Uptown Historic Areas
Affordable Housing Projects

Figures 29 and 30 display the location of affordable housing projects and Section 8 vouchers in Uptown.

Figure 29: Uptown Affordable Housing Projects
Figure 30: Uptown Section 8 Vouchers
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