

Land and Housing update March 2023

Presentation Overview

- Historical Trends
- Future Lot Counts
- Forward Planning

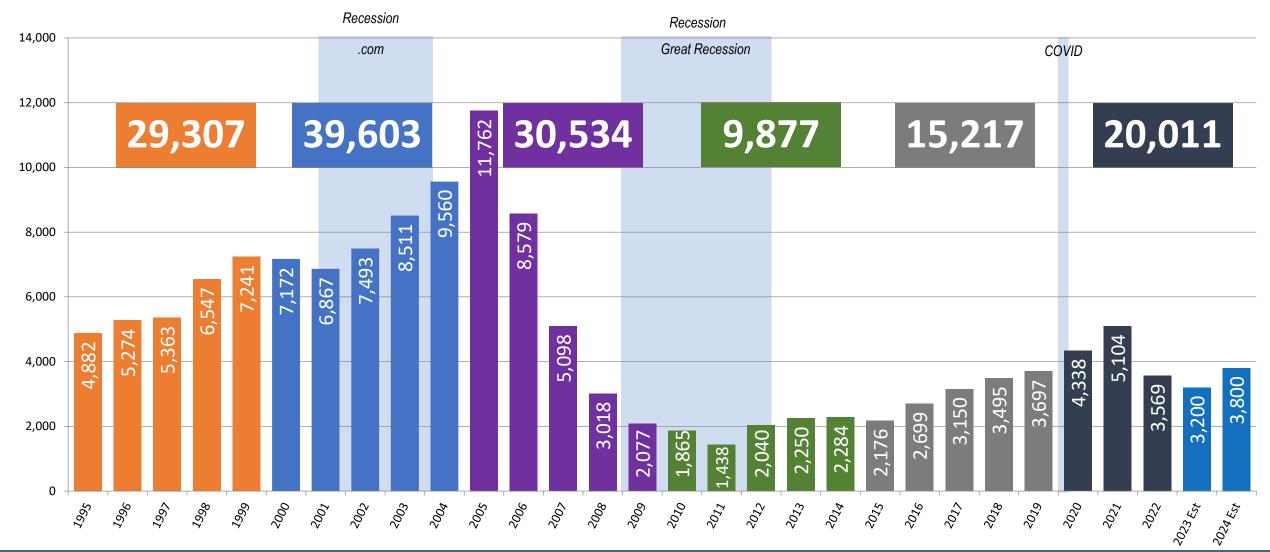




Historical Trends

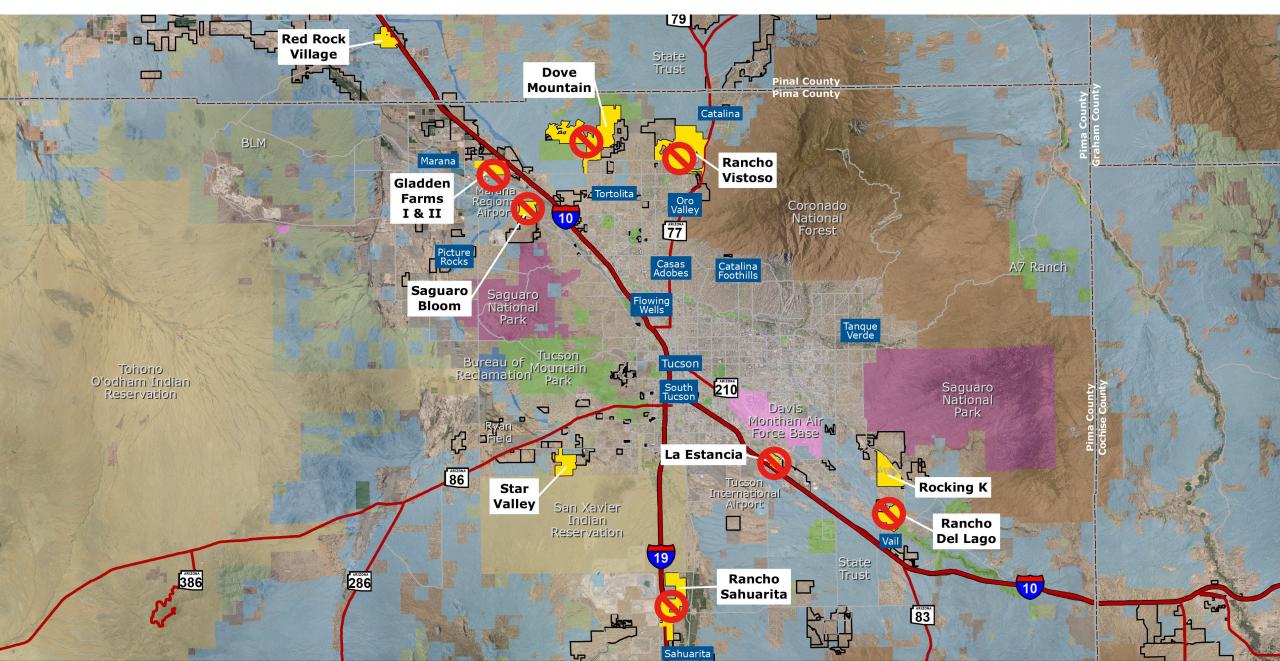
30 Years of permits broken into 5 year periods

5 year Avg: 24,091 permits





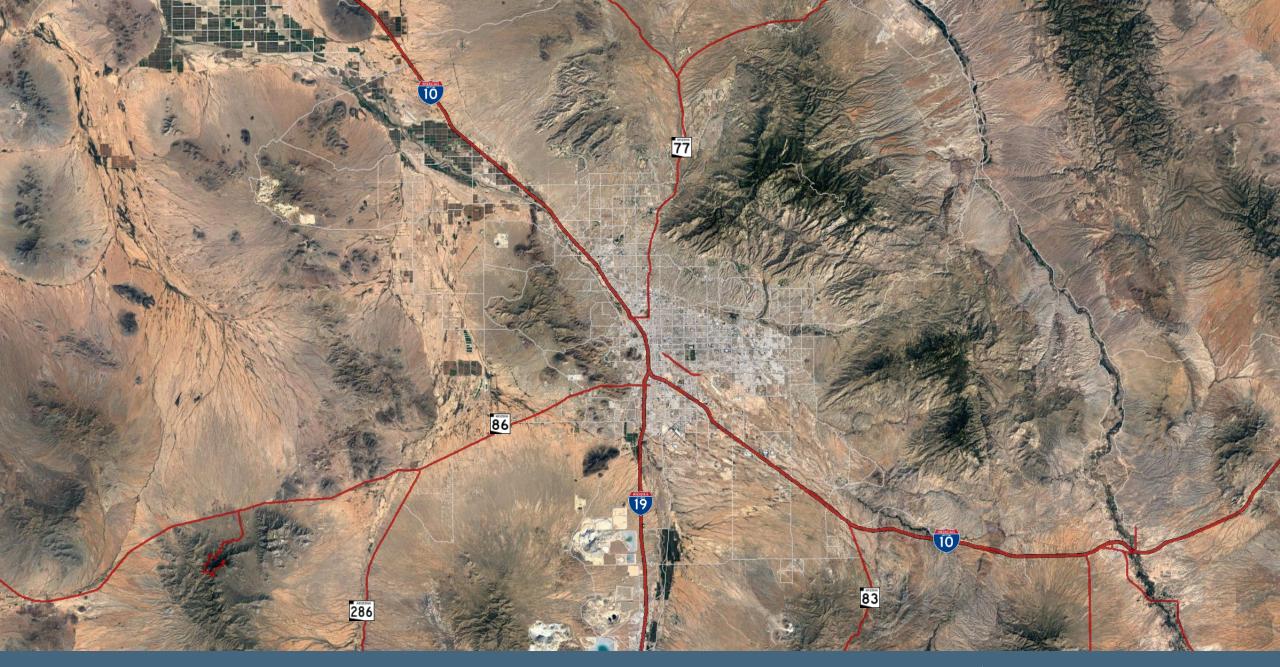
Active MPC Map





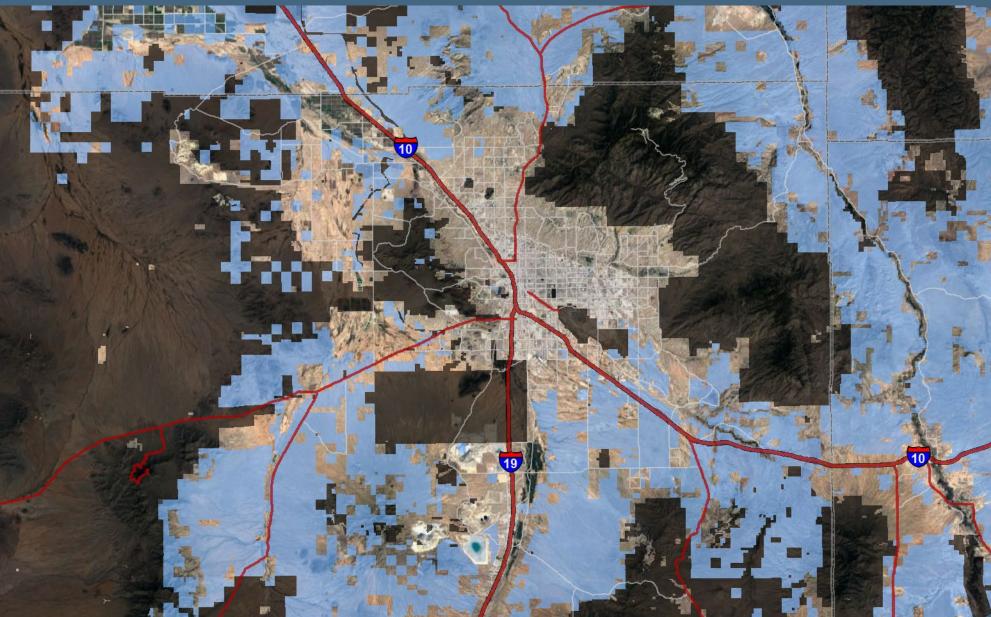


Future lot counts





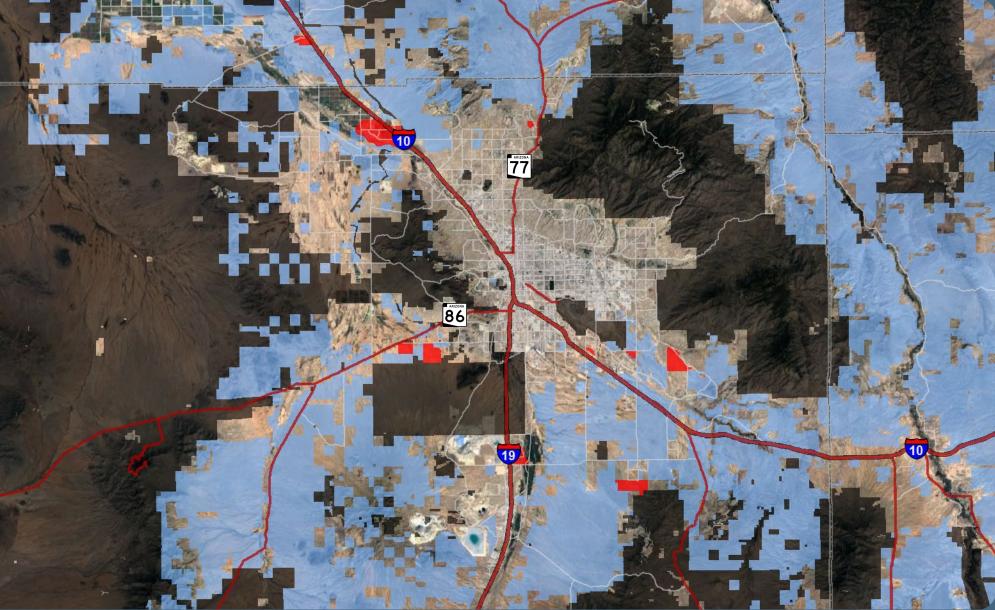
Forecast Development



Fed Gov/BIA State Trust



Forecast Development 1-3 Years

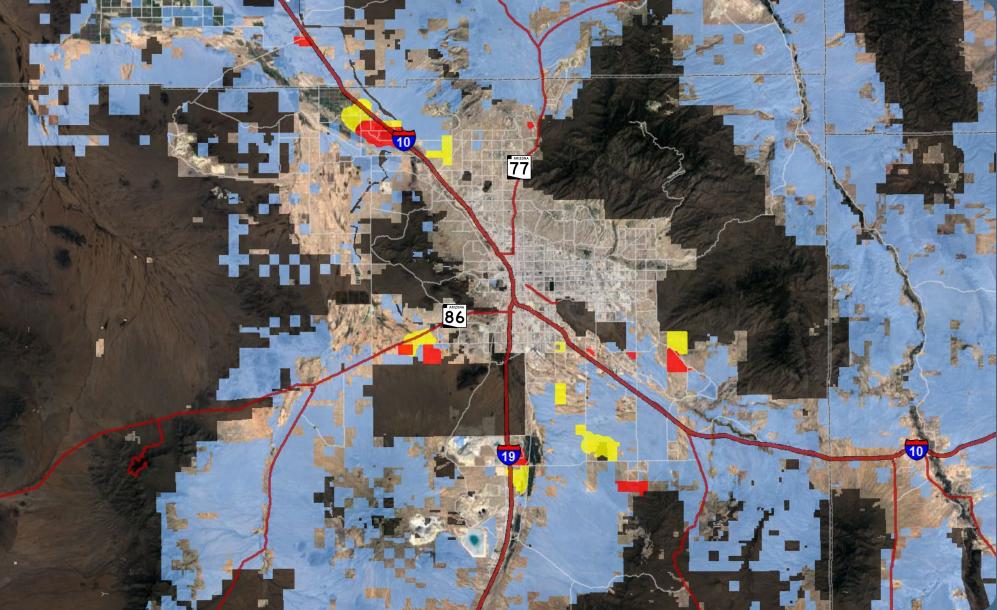






Source: Land Advisors Organization

Forecast Development 1-5 Years

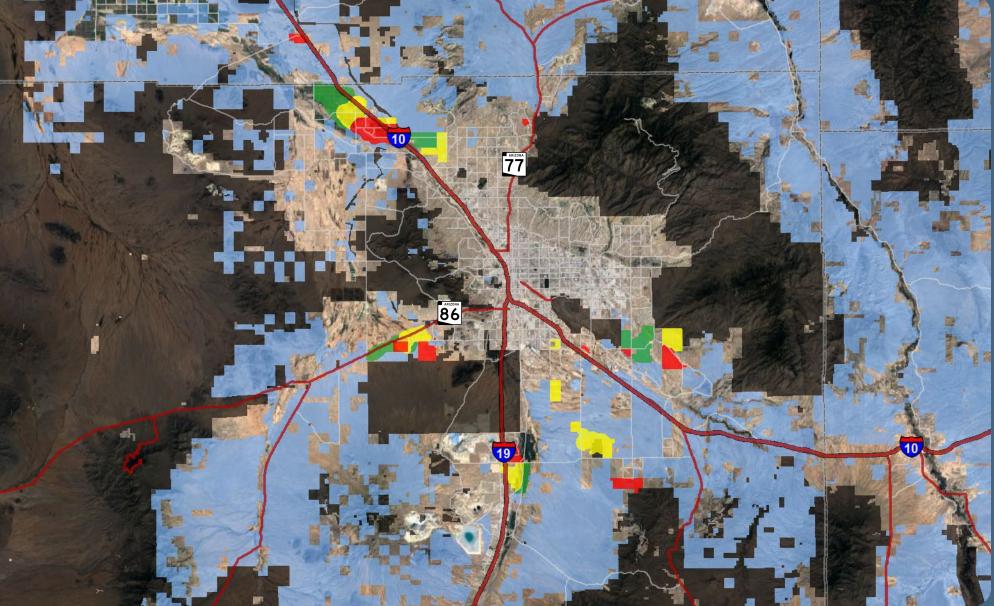






Source: Land Advisors Organization

Forecast Development 1-10 Years



Fed Gov/BIA State Trust 1 – 3 Years 3 – 5 Years 5- 10 Years



Source: Land Advisors Organization

24,540





Forward Planning

Future Planning

- \circ Infrastructure
- \circ Zoning
- Development



Realistic Lot Development Timeline



Total ±24 Months



Rezoning Development Timeline



Total ±46 Months

Summary

- A total future lot count of 24,540 lots in the **entire** Tucson MSA area.
- Need between 15,000-34,450 lots over the next 5 years to keep up with projected demand.
- Population growth and employment are driving the market.
- Home prices could continue to increase if we don't figure out the future lot supply.
- Forward Planning
 - Infrastructure
 - Zonings
 - Development Timeline on Final Platted Lots: ±24 Months
 - Rezoning Development Timeline : ±46 Months

