

§ 00 / HOUSING INSTABILITY REPORT

AZ_CD_2

CD 002 · Arizona · 227 census tracts

§ 01 / EXECUTIVE SUMMARY

AZ_CD_2: 30,944 renter households (37.69%) spend at least 30% of their income on rent, and 14,840 (18.07%) spend more than half. Median gross rent in the district is \$1147.17/month. HUD Fair Market Rent on a 2-bedroom is \$1491.92/month, \$529.42 above what a renter earning the AZ median renter income (\$38,500) can afford at the 30%-of-income threshold.

§ 02 / RENT BURDEN HUD CHAS 2020

RENTERS IN AZ_CD_2

Renter Households	82,109
Cost-Burdened (≥30%)	30,944 (37.7%)
Severely Burdened (>50%)	14,840 (18.1%)

OWNERS (CONTEXT)

Owner Households	208,365
Cost-Burdened (≥30%)	19.4%
Median Gross Rent	\$1,147/mo

KEY TAKEAWAY

37.7% of renter households in AZ_CD_2 pay at least 30% of their income on rent; 18.1% spend more than half. Owner cost-burden runs at 19.4%, a 18.3-point gap that is the affordability story for this district.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tract tabulation, 2020 vintage. Aggregated across 227 census tracts intersecting AZ_CD_2.

§ 03 / TRACT HOTSPOTS Top severely-burdened tracts

GEOID	COUNTY	RENTER HH	SEVERELY BURDENED	SHARE
04025001904	Yavapai	130	110	84.6%
04025001901	Yavapai	245	155	63.3%
04005000602	Coconino	630	339	53.8%
04005001000	Coconino	635	334	52.6%

GEOID	COUNTY	RENTER HH	SEVERELY BURDENED	SHARE
04025001701	Yavapai	610	280	45.9%

§ 04 / FAIR MARKET RENT HUD User Data API · FY2024

FMR — 2 BEDROOM	FMR — 1 BEDROOM	AFFORDABLE @ 30% OF RENTER MEDIAN INCOME	MONTHLY GAP (2BR – AFFORDABLE)
\$1,492	\$1,210	\$962	\$529

BEDROOM COUNT	MONTHLY	ANNUALIZED
1-Bedroom	\$1,210	\$14,520
2-Bedroom	\$1,492	\$17,903
3-Bedroom	\$1,975	\$23,701

KEY TAKEAWAY

A 2-bedroom at HUD Fair Market Rent costs \$1,492/month — \$529 above what a renter earning the AZ median renter income (\$38,500) can afford at the 30%-of-income threshold. That gap is the stranded-affordability number campaign messaging can name credibly.

§ 05 / EVICTION ACTIVITY

COVERAGE NOTICE

Eviction-filing data for this district is not currently available in the AZ28 pipeline. The Eviction Lab Eviction Tracking System project ended in 2021, and the Arizona Administrative Office of the Courts publishes county filings only as PDF annual reports — not as a machine-readable feed. BlueList is monitoring AOC open-data releases; this section will populate once a sanctioned source is wired. Other sections of this brief are unaffected.