



YAVAPAI COLLEGE

ENVIRONMENTAL SCAN REPORT

FEBRUARY 2025

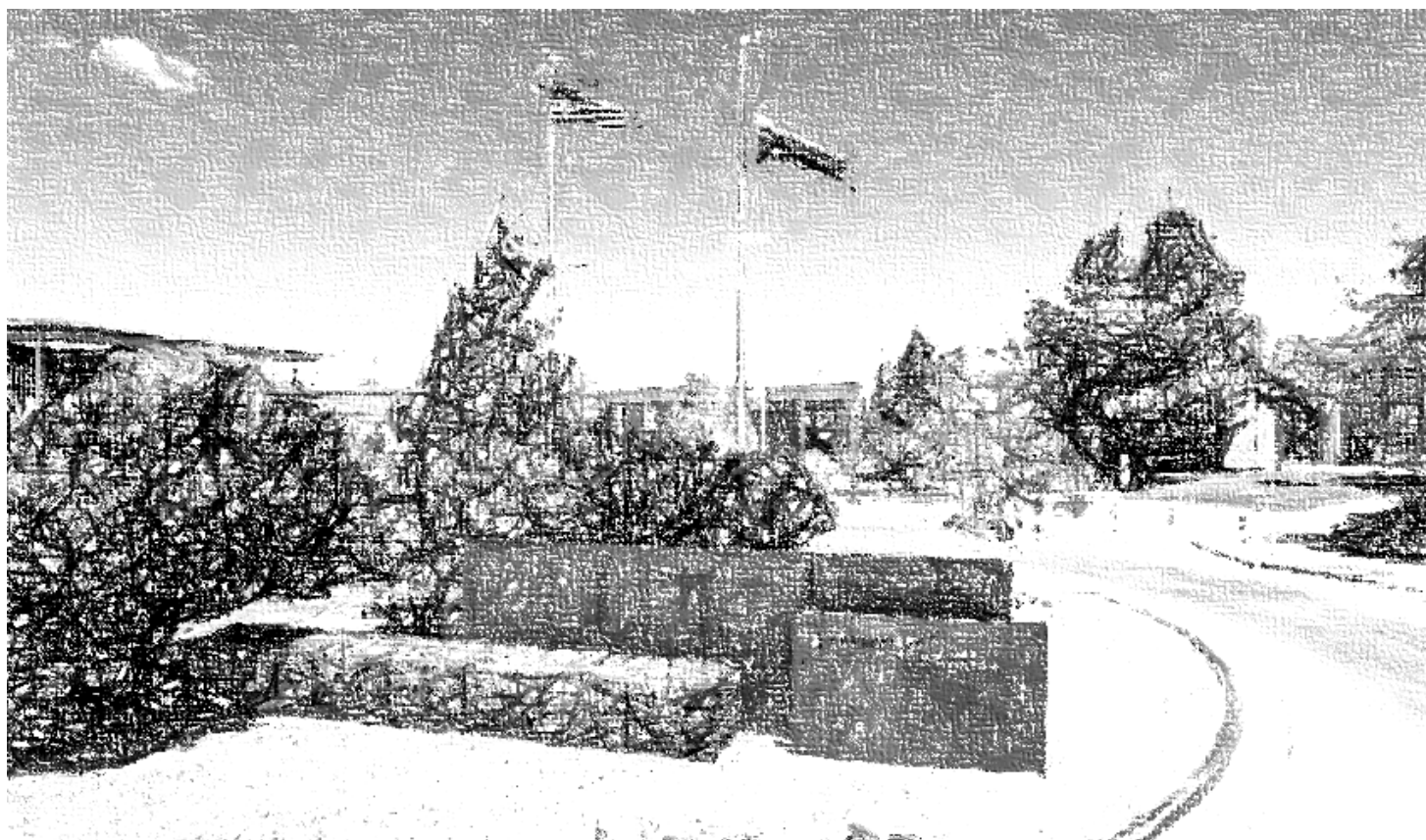
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INTRODUCTION

ENVIRONMENTAL SCAN PURPOSE

The Environmental Scan serves as a foundational tool for Yavapai College, providing data-driven insights to support strategic planning, institutional effectiveness, and long-term decision-making. By analyzing external trends and regional dynamics, this report helps the college anticipate challenges, identify opportunities, and align its programs and resources to better serve students and the community.

This environmental scan explores five key focus areas that shape the educational and economic landscape of Yavapai County:



1. Demographics

Understanding population trends, migration patterns, and shifting demographics is essential for shaping enrollment strategies and academic offerings. This section examines age distribution, ethnic diversity, and population growth to predict how these changes will impact student demand and institutional priorities.

2. Social & Political Factors

Legislative policies, social shifts, and public funding have a direct impact on higher education. This section explores state and federal education policies, economic mobility, equity initiatives, and public perceptions of higher education—all of which influence student access, affordability, and institutional resources.

3. Economy & Workforce

As a leading institution for workforce development, Yavapai College plays a critical role in preparing students for high-demand careers. This section

examines employment trends, industry growth, wage projections, and workforce skill gaps to ensure that the college's programs remain aligned with regional labor market needs.

4. Education

Student success begins with college readiness and access to education. This section assesses high school graduation rates, post-secondary participation, academic preparedness, and degree completion trends to identify ways the college can enhance support services, retention strategies, and lifelong learning opportunities.

5. Technology

Emerging technologies are reshaping education, the workforce, and daily life. This section explores digital learning trends, automation, AI, cybersecurity, and innovations in instructional delivery to ensure Yavapai College remains at the forefront of educational technology and workforce training.

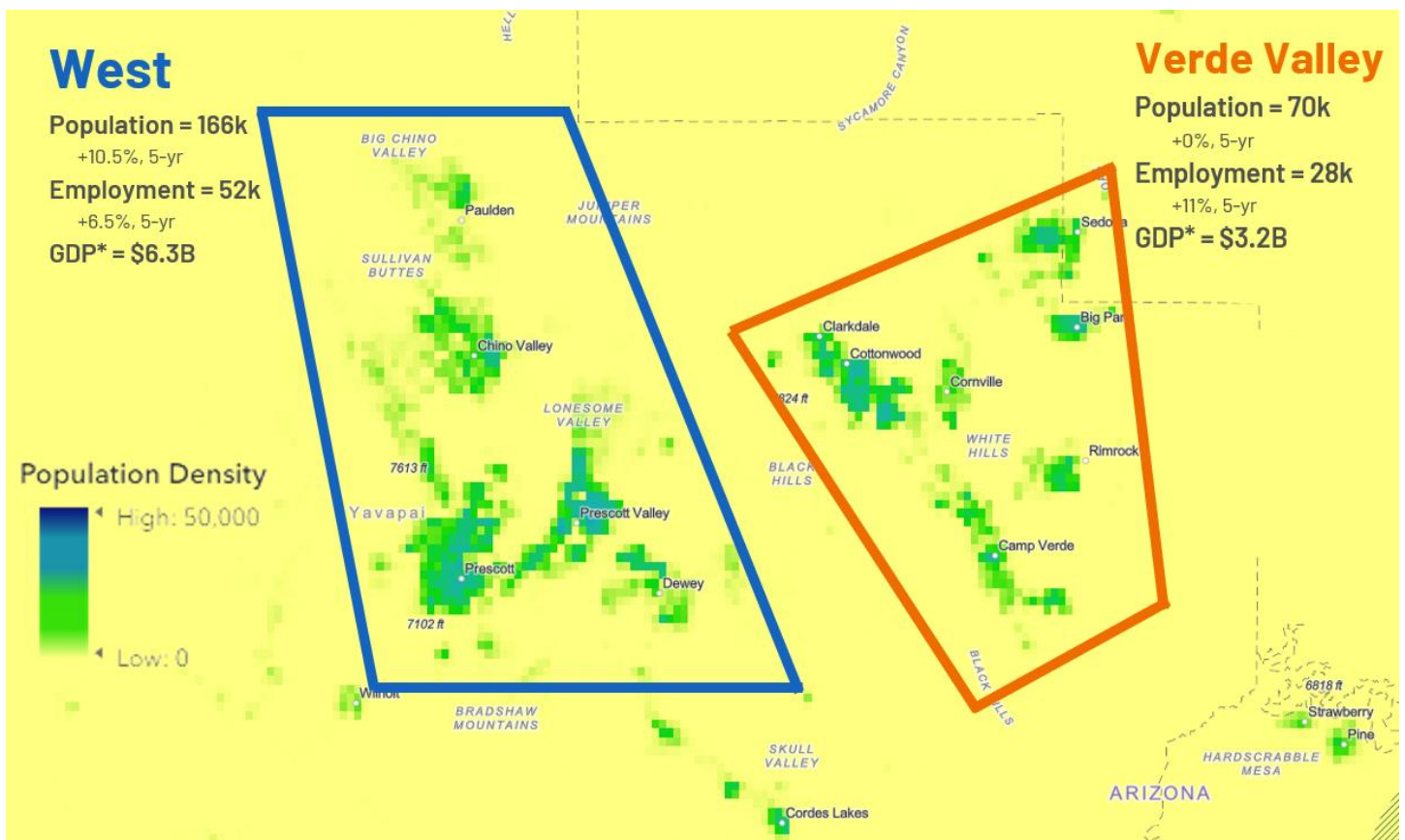
By examining these five critical areas, this environmental scan equips college leaders, faculty, and community stakeholders with the information needed to make strategic, data-informed decisions that will drive student success, institutional growth, and regional prosperity.

DEMOGRAPHICS

POPULATION BY REGION

Yavapai County, covering over 8,000 square miles, is geographically divided by the Mingus Mountain range, creating two distinct population centers. The Quad Cities—Prescott, Prescott Valley, Chino Valley, and Dewey-Humboldt—serve as the central population hub in the western part of the county, while the Verde Valley, including Cottonwood, Camp Verde, and Sedona, functions as the primary population center in the east.

These regional distinctions influence economic activity, infrastructure development, workforce distribution, and higher education access, all of which play a role in shaping the strategic direction of Yavapai College. Understanding these population clusters allows for targeted educational planning that meets the unique needs of each region.



CURRENT AND FORCASTED POPULATION

As of 2024, Yavapai County’s estimated population stands at approximately 252,000 residents. Projections indicate a growth rate of just over 5% over the next five years (Lightcast, OEO), outpacing the statewide growth expectation of 3% (Lightcast). While the Quad Cities region in the west is expected to see the largest absolute increase in population, the Verde Valley in the east is anticipated to grow at a similar relative rate, maintaining its share of the county’s overall demographic landscape.

This continued population expansion will have implications for infrastructure, housing demand, workforce needs, and educational services, reinforcing the need for targeted strategic planning to support both current and future residents.

West Yavapai Co.



<u>Pop.</u>	<u>Growth Since</u>
2024: 168k	
2020: 154k	+9%
2010: 136k	+24%
2000: 112k	+49%

Yavapai County



2024: 253k	
2020: 236k	+7%
2010: 210k	+20%
2000: 167k	+51%
1950: 25k	+908%

Arizona



2024: 7.6m	
2020: 7.4m	+3%
2010: 6.4m	+19%
2000: 5.2m	+46%
1950: 0.7m	+986%

East Yavapai Co. (Verde)



<u>Pop.</u>	<u>Growth Since</u>
2024: 71k	
2020: 70k	+1%
2010: 65k	+11%
2000: 52k	+36%

USA



2024: 336m	
2020: 331m	+1%
2010: 309m	+9%
2000: 281m	+19%
1950: 151m	+122%

World

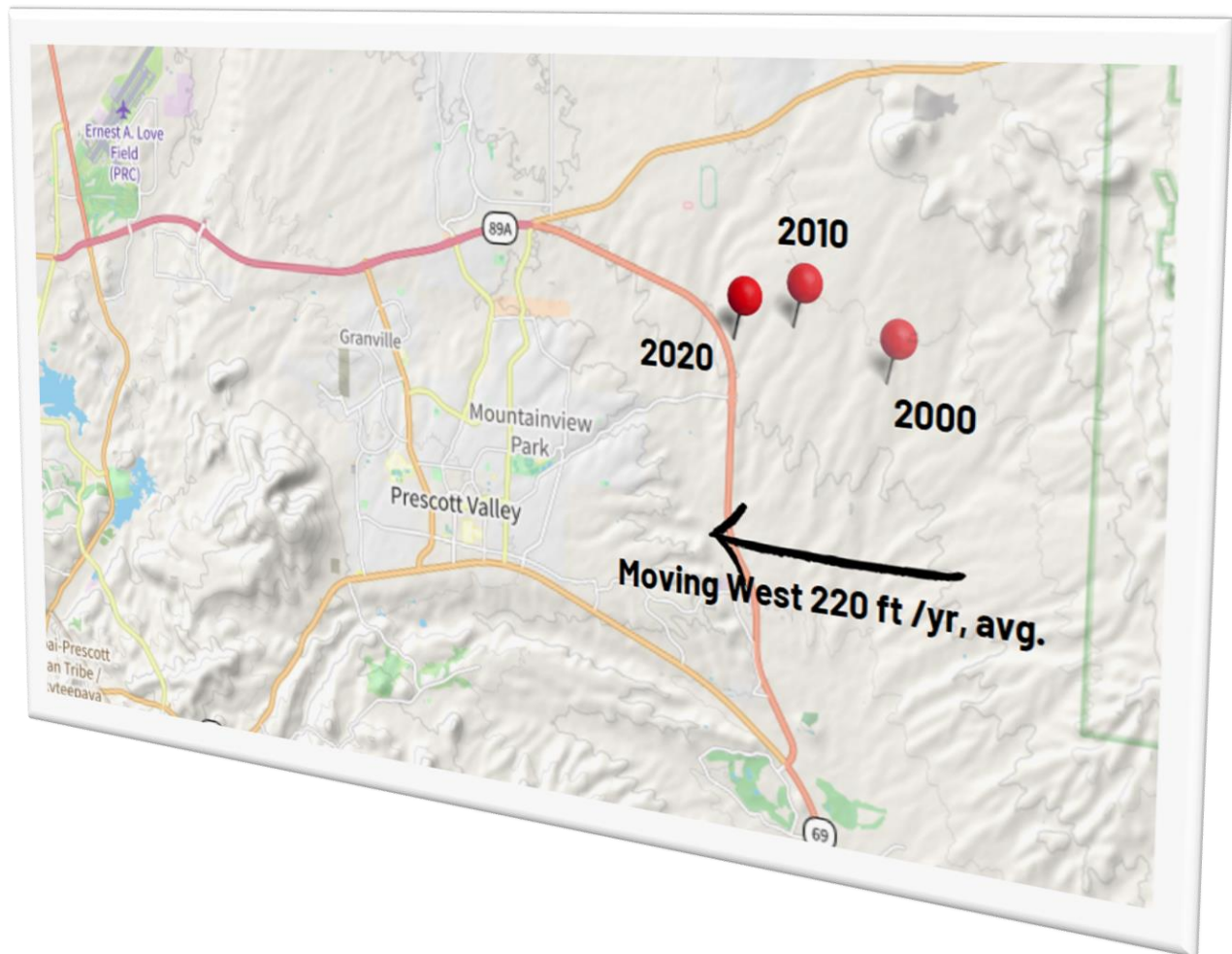


2024: 8.1B	
2020: 7.8B	+4%
2010: 6.9B	+17%
2000: 6.1B	+33%
1950: 2.5B	+224%

MEAN CENTER OF POPULATION

The mean center of Yavapai County's population has been gradually shifting westward, largely driven by the rapid growth of Prescott, Prescott Valley, and surrounding communities. Over the past several years, this point has moved at an average rate of 220 feet per year and is expected to soon cross Fain Road, placing it within the Town of Prescott Valley.

While growth continues in the Verde Valley, its pace more closely aligns with the national average, contrasting with the faster expansion in the western portion of the county. This shift has economic, infrastructural, and educational implications, particularly in areas like regional service distribution, housing development, and workforce training needs.



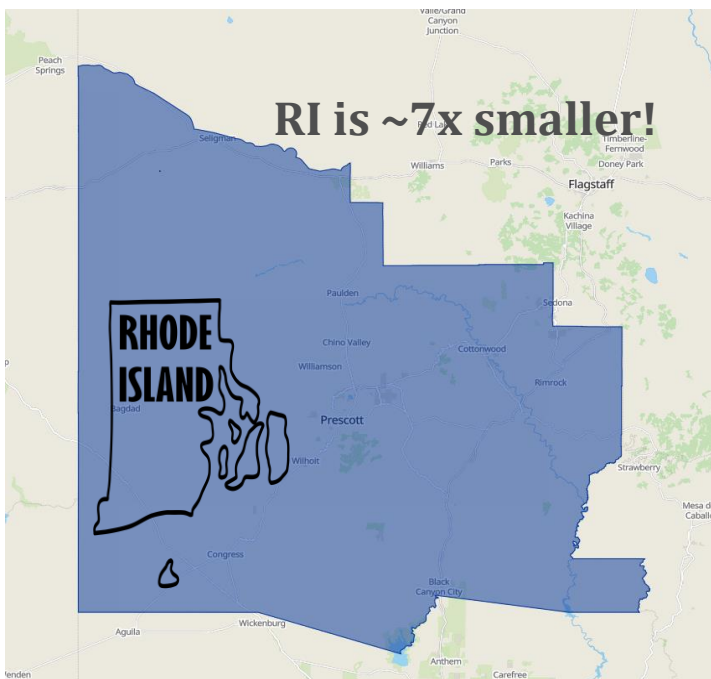
GEOGRAPHIC SCOPE AND ACCESSIBILITY

Spanning over 8,000 square miles, Yavapai County is one of the largest counties in Arizona, encompassing a diverse and geographically dispersed population. To put its size into perspective, Yavapai County is:

- Nearly seven times larger than Rhode Island
- Four times the size of Delaware
- Roughly the same size as El Salvador
- Comparable to 7/10 of the state of Connecticut

With such a vast area that includes urban centers, rural communities, and remote regions, residents face unique educational access challenges.

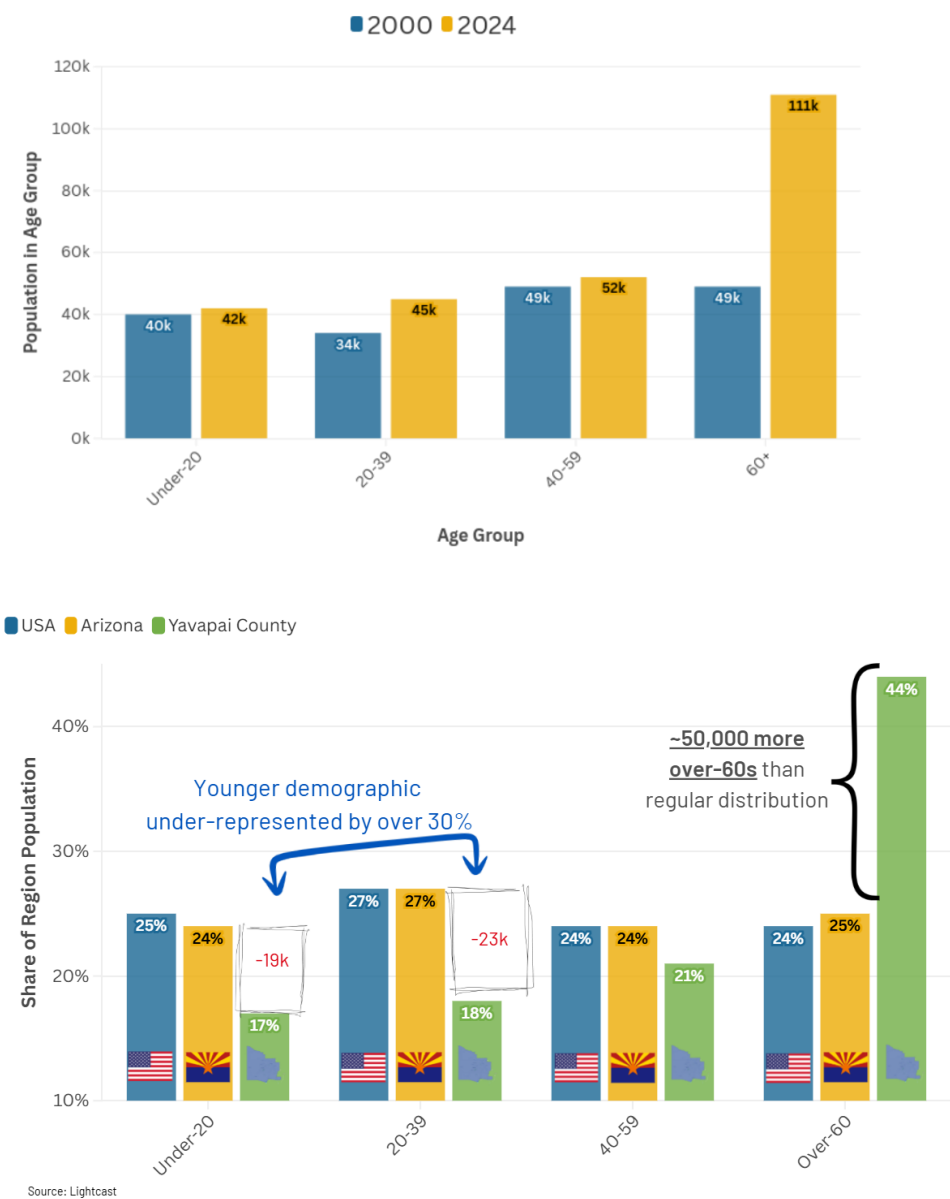
Yavapai College is committed to bridging these distances and ensuring equitable educational access through technology-driven solutions and strategically located campuses and learning centers. By leveraging virtual classrooms, hybrid learning models, and digital resources, YC ensures that students—whether in the Quad Cities, Verde Valley, or the county's most remote areas—have access to high-quality education and workforce training opportunities.



DRIVE TIMES AND REGIONAL ACCESS TO YAVAPAI COLLEGE CAMPUSES

Yavapai County boasts a population of individuals aged 65 and over that is almost double the average found in Arizona and the U.S. There is uniformity in the over-65 demographic between the western and eastern regions of Yavapai County. Only 43% of the county's inhabitants are within the prime working age bracket of 25-64, falling below the national average of 51%. The county's western region has a slightly higher concentration of students within the traditional college age range. Analysis of migration patterns and demographic information reveals that the county's predominant driver of net growth is the influx of the 65 and older community.

The population of those under 18 is projected to see no substantial growth in the upcoming five years. Meanwhile, a modest 3.2% growth is anticipated for the prime working age bracket and a robust 9.7% expansion of the 65+ cohort by 2029. These demographic trends indicate a pivotal shift for Yavapai College, necessitating a thoughtful assessment and potential adaptation of its curriculum and program offerings.



Due to Yavapai County's vast geography, commuting times between Yavapai College (YC) campuses can be significantly longer than what students experience in more urban areas. While the average one-way commute time in the United States is approximately 27 minutes (U.S. Census Bureau), many YC students travel much farther to attend classes, often exceeding an hour between certain locations. See Map for average travel times between campuses.

Comparing to National Commute Trends

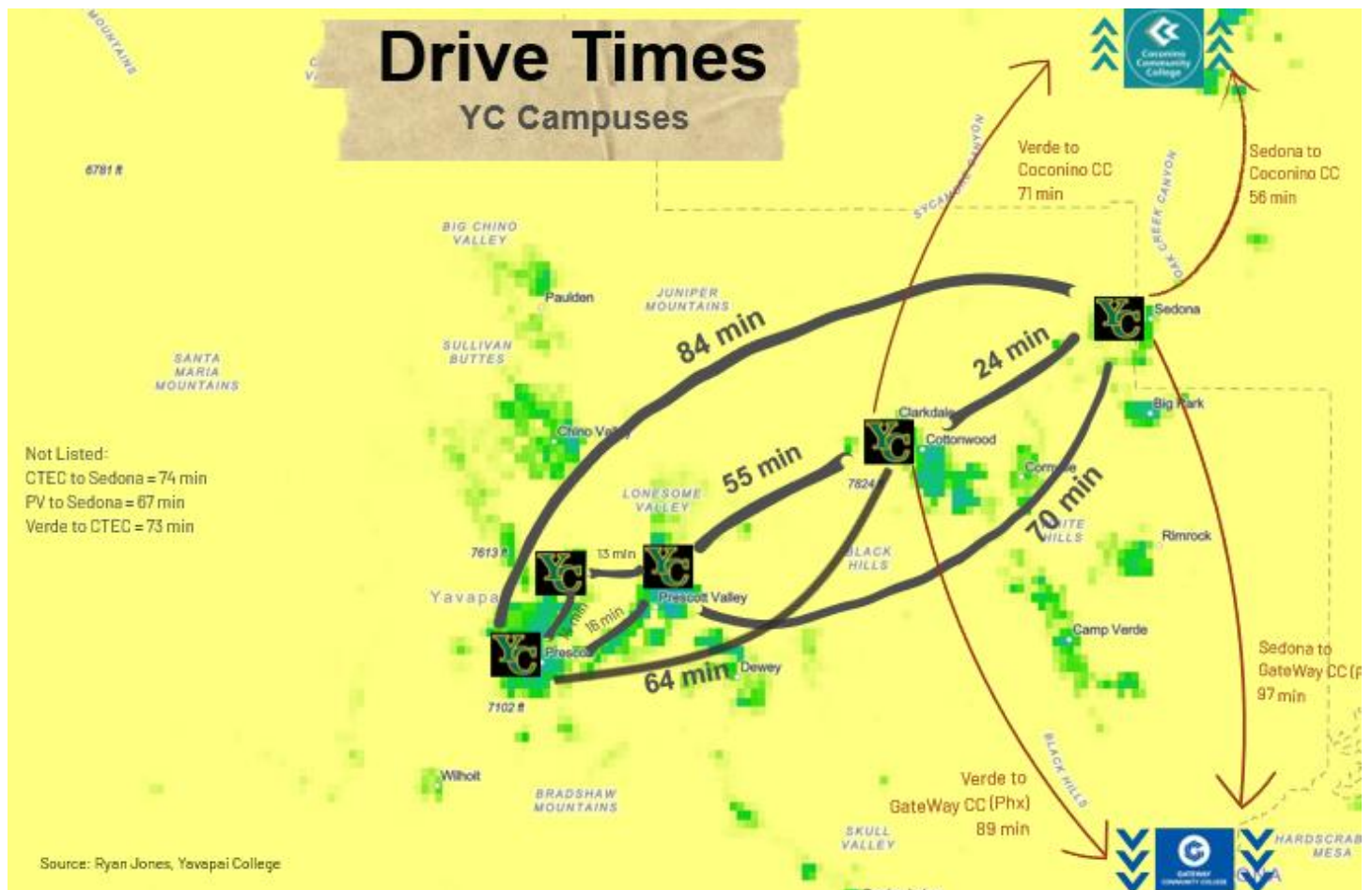
For reference, the average U.S. student commute time varies based on location and institution type:

- Community college students: Typically 15-45 minutes one way
- Rural college students: Often 45-90 minutes, depending on regional access
- Urban university students: 20-35 minutes with access to public transit

These drive times highlight the unique challenges of accessing higher education in rural areas, emphasizing the importance of online courses, hybrid learning, and local support services to accommodate students with long commutes.

Addressing Commute Challenges

To ensure that distance is not a barrier to education, Yavapai College has strategically expanded its remote learning programs, hybrid course options, and localized workforce training initiatives. This effort reduces the need for frequent long commutes and provides greater flexibility for students balancing work, family, and academics.

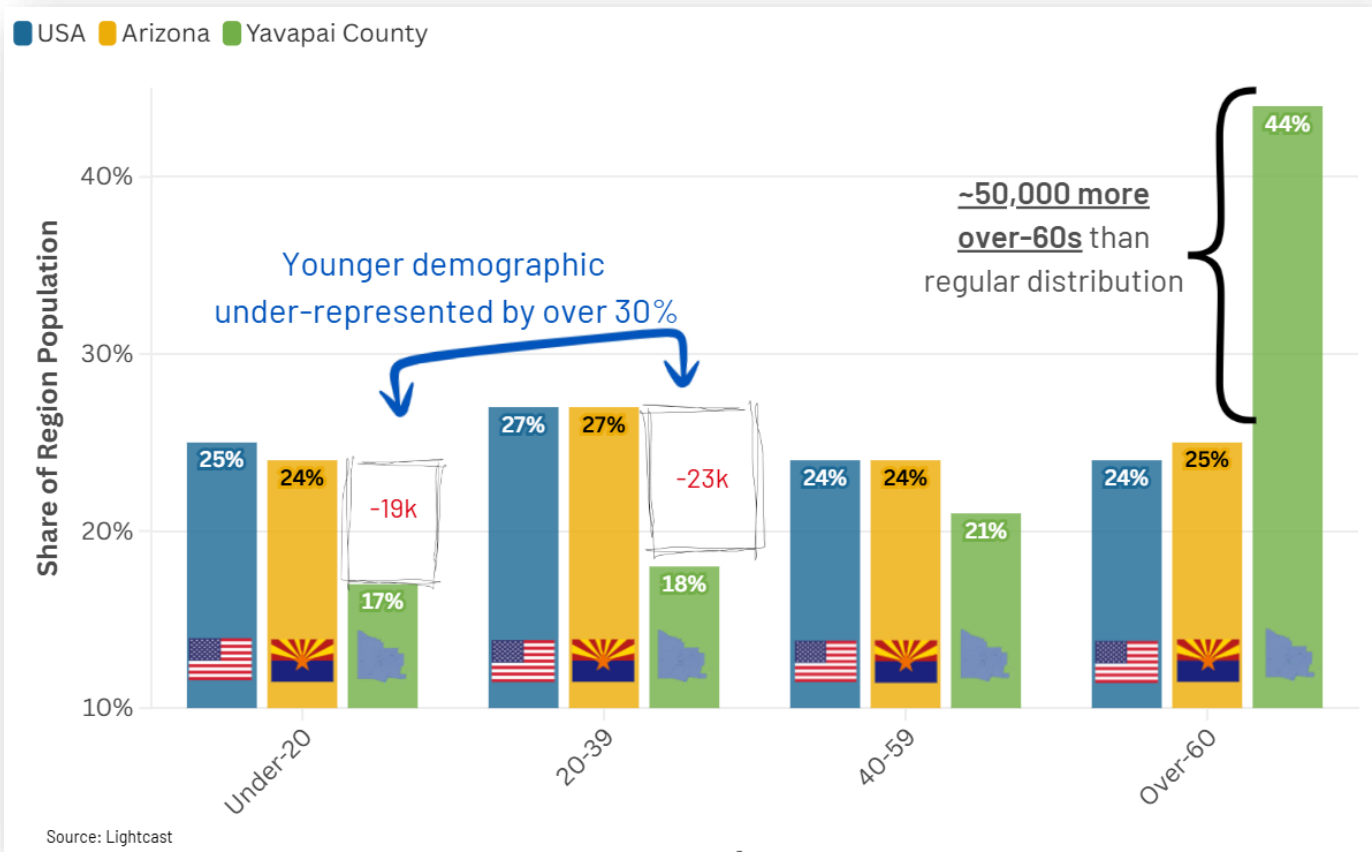


SHIFTING AGE DEMOGRAPHICS

Yavapai County's age distribution is significantly skewed toward older adults, with residents aged 65 and over making up nearly double the share seen in Arizona and the U.S. as a whole. This demographic uniformity exists across both the western and eastern regions of the county, emphasizing a widespread pattern rather than a localized trend.

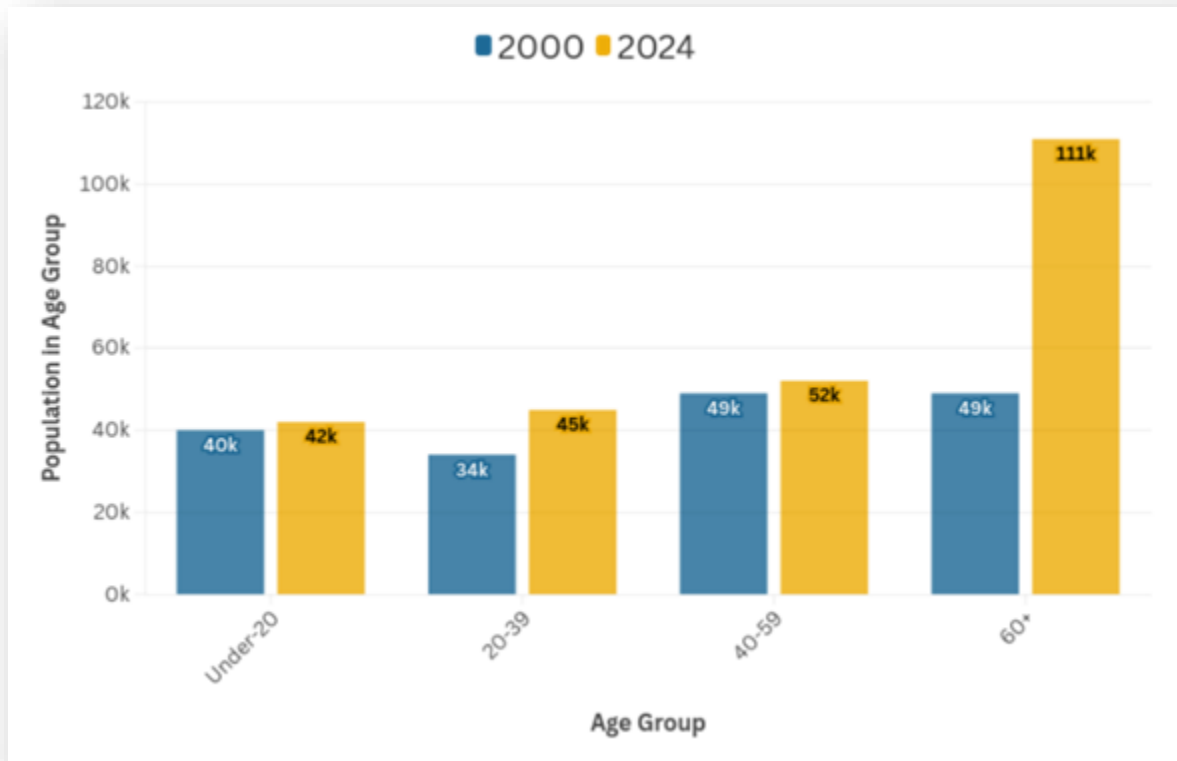
Currently, only 43% of Yavapai County’s population falls within the prime working-age bracket (25-64), notably lower than the national average of 51%. Meanwhile, the under-20 population is underrepresented by more than 30% compared to national trends. The western region of the county maintains a slightly higher concentration of traditional college-age students, though overall, this

Yavapai Co. Median Age	
	56
Median Age by Ethnicity	
White (non-Hisp.)	58.1
Hispanic	32.4
Source: EASI estimate 1/1/2024	



group remains a smaller segment of the total population.

Projected Growth and Population Shifts

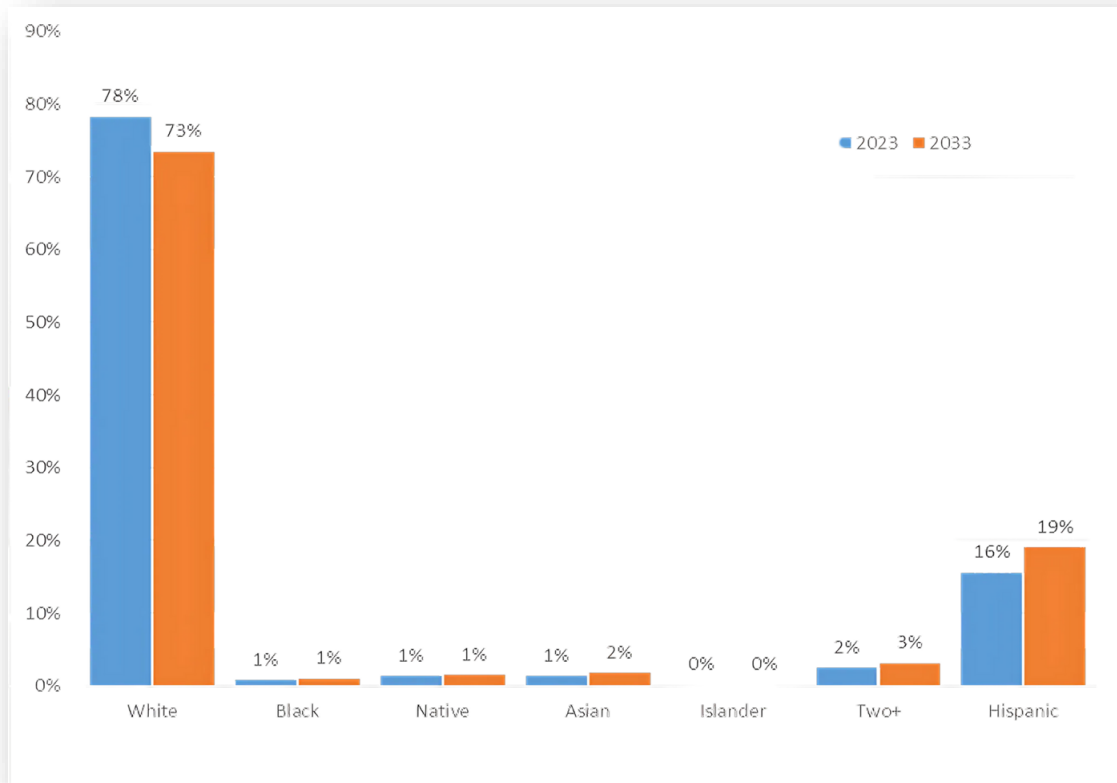


- The under-18 population is expected to remain relatively stagnant over the next five years.
- The working-age population (25-64) is projected to grow by a modest 3.2% by 2029.
- The 65+ population is forecasted to grow significantly by 9.7%, reinforcing the trend of in-migration among retirees as the primary driver of net growth.
- By 2024, the over-60 population has surged to 111,000, more than doubling since 2000.

These demographic shifts pose important considerations for Yavapai College, particularly regarding curriculum planning, workforce training, and community education. With an increasingly aging population, the college may need to expand lifelong learning programs, healthcare workforce training, and flexible learning formats to accommodate both younger students and mid-to-late career learners.

RACE AND ETHNICITY TRENDS

Yavapai County's racial and ethnic composition is shifting, with the Hispanic population increasing while the White population declines. These demographic changes will have long-term implications for education, workforce development, and community planning at Yavapai College.



Key Demographic Shifts (2023–2033)

- The Hispanic population is projected to grow by 19%, increasing from 16% to 19% of the total population.
- The White population share will decline by 6%, dropping from 78% to 73% over the next decade.
- 50% of all babies born in Yavapai County today are Hispanic, indicating a continued shift in future generations.
- Hispanic population growth will be driven by 65% natural increase (births outpacing deaths) and 35% migration.
 - 7% of Hispanic migration will be international (approximately 532 individuals).
 - 28% will be domestic migration, coming from other parts of Arizona and the U.S..

It is important to note that many Hispanics in the region also identify as White, but are categorized separately in demographic data based on standard reporting methodology, which distinguishes Hispanic ethnicity from racial identity. This distinction can sometimes lead to an underrepresentation of shared cultural or racial identity trends when analyzing population shifts.

Implications for Course Demand

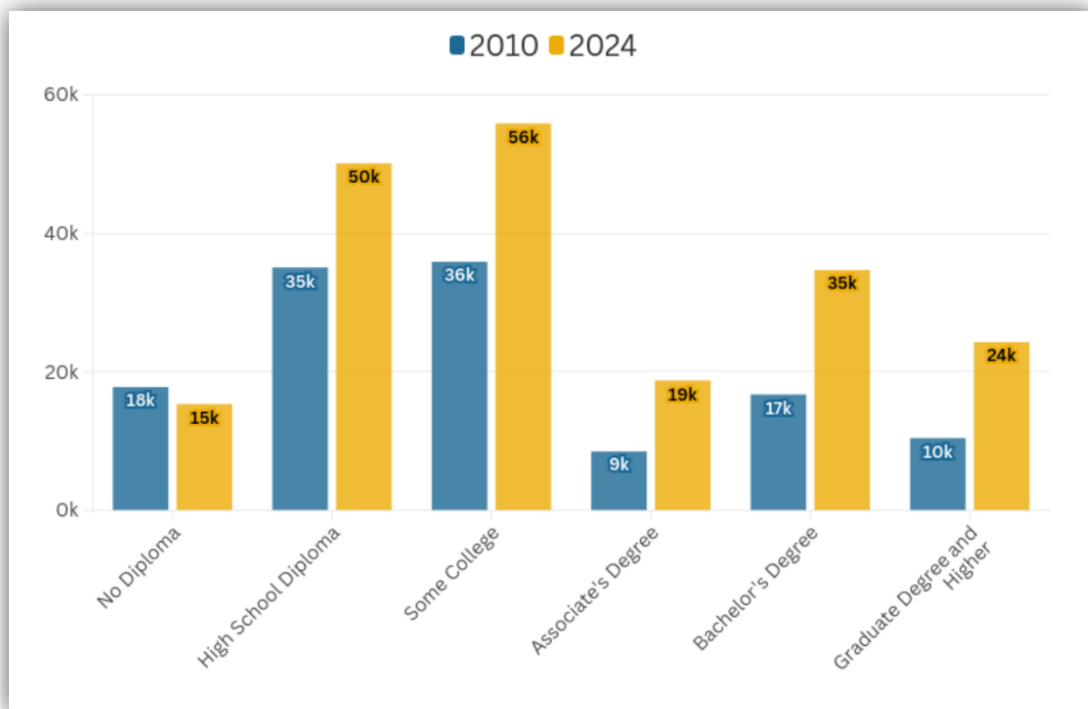
As the county's population changes, educational needs and workforce training priorities will also shift:

- ESL and Language Support – With some international migration, demand for English as a Second Language (ESL) courses may increase.
- Greater share of workforce training programs compared to Lifelong Learning courses.

These trends suggest that Yavapai College will need to assess how its program offerings align with regional population growth patterns to meet future workforce and education needs effectively.

EDUCATIONAL ATTAINMENT

As of 2024, Yavapai County has made significant strides in educational attainment, closely aligning with statewide trends in many areas. However, key differences remain, particularly in the proportion of residents with some college experience but no degree and bachelor's degree completion rates.



Yavapai County vs. Arizona Educational Attainment (2024)

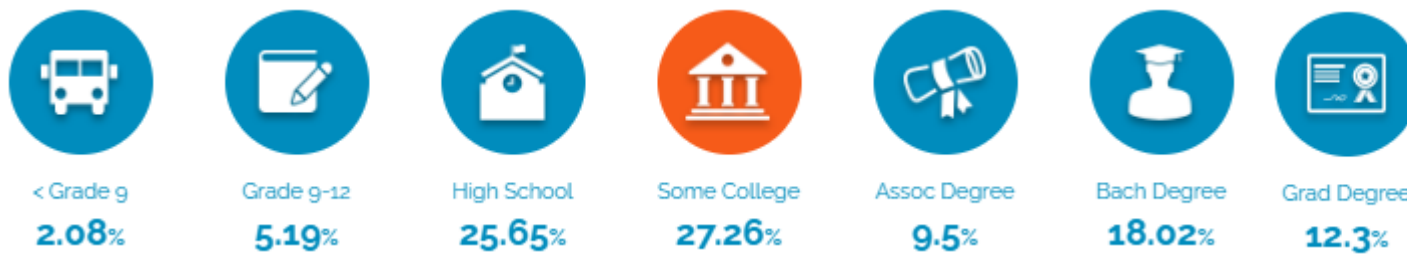
- **High School Graduates:** Yavapai County has a higher percentage of residents with only a high school diploma (25.65%) compared to Arizona's 23.87%.
- **Some College, No Degree:** A larger share of Yavapai County residents (27.26%) have attended college without completing a degree, exceeding the state average of 22.91%.
- **Associate Degrees:** Yavapai County and Arizona are nearly identical in associate degree attainment, at 9.5% and 9.39%, respectively.
- **Bachelor's and Graduate Degrees:** Yavapai County has fewer residents with a bachelor's degree (18.02%) than the state average (20.56%), though graduate degree attainment is only slightly lower (12.3% vs. 12.55%).
- **Lower Education Levels:** Yavapai County has fewer residents who did not complete high school, with 2.08% not advancing beyond grade 9 and 5.19% with some high school but no diploma, both lower than Arizona's respective 4.73% and 5.99%.

Key Takeaways for Yavapai College

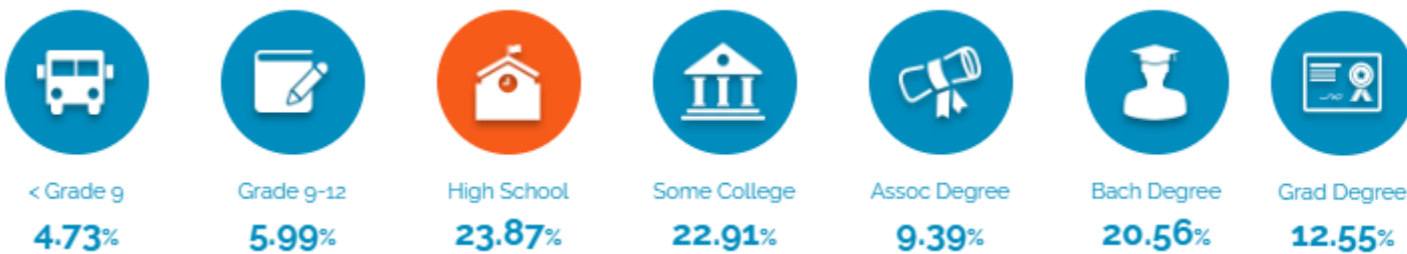
- High engagement in community college and technical education is evident from the county’s higher "Some College" and Associate Degree rates.
- Bachelor’s degree attainment remains slightly lower, suggesting continued opportunities for transfer partnerships and degree-completion pathways.
- A strong high school graduation rate means a steady pipeline of potential college enrollees, reinforcing the importance of dual enrollment and workforce-aligned programs.

These trends suggest that Yavapai College plays a vital role in higher education access, workforce training, and degree completion initiatives for the region.

YAVAPAI COUNTY EDUCATIONAL ATTIANMENT (2024)



ARIZONA EDUCATIONAL ATTIANMENT (2024)



MEDIAN HH INCOME: HOW DO WE COMPARE?

Yavapai County's median household income stands at \$62,430, which is notably lower than both the state and national averages:

- Arizona’s median income is \$72,581 (16% higher than Yavapai County).
- The U.S. median income is \$75,149 (20% higher than Yavapai County).

This income gap contributes to regional workforce challenges, particularly in retaining skilled professionals and college graduates who seek higher-paying jobs elsewhere.

Commuting & Brain Drain

A significant portion of Prescott-area residents commute to Phoenix, with about one-third traveling at least three days per week for work. Only 51% of residents stay and work within Yavapai County, a low percentage for a region of this size.

This outflow of workers—often called “brain drain”—is driven by:

- Lower wages compared to urban job markets.
- Limited high-responsibility positions within the county.
- Greater career growth opportunities in Phoenix and other metro areas.

Implications for Workforce & Education

- Workforce development programs at Yavapai College could help equip local residents for higher-paying careers within the county.
- Expanding local industries that offer competitive wages and career advancement could reduce reliance on commuting.
- Encouraging remote work opportunities and entrepreneurship may provide more pathways for residents to work locally without sacrificing income.



= \$ 62,430



= \$ 72,581

+16% above
YC



= \$ 75,149

+20% above
YC

COMMUTER TRENDS

In the Prescott area, a significant portion of the workforce commutes to employment opportunities outside the city. Approximately 16,590 individuals travel into Prescott for work, while a notable number of residents commute to neighboring regions, including Phoenix. This commuting pattern is influenced by factors such as wage disparities and the availability of diverse job opportunities in larger metropolitan areas.

The mean travel time to work for **Prescott residents** is 16.3 minutes, which is shorter than the national average. However, for those commuting to areas like Phoenix, travel times are significantly longer, often exceeding an hour each way. This extended commute can impact quality of life and contribute to workforce challenges within the local economy.

Understanding these commuter trends is essential for regional planning and development, as they highlight the need for local job creation and infrastructure improvements to better accommodate the commuting workforce.

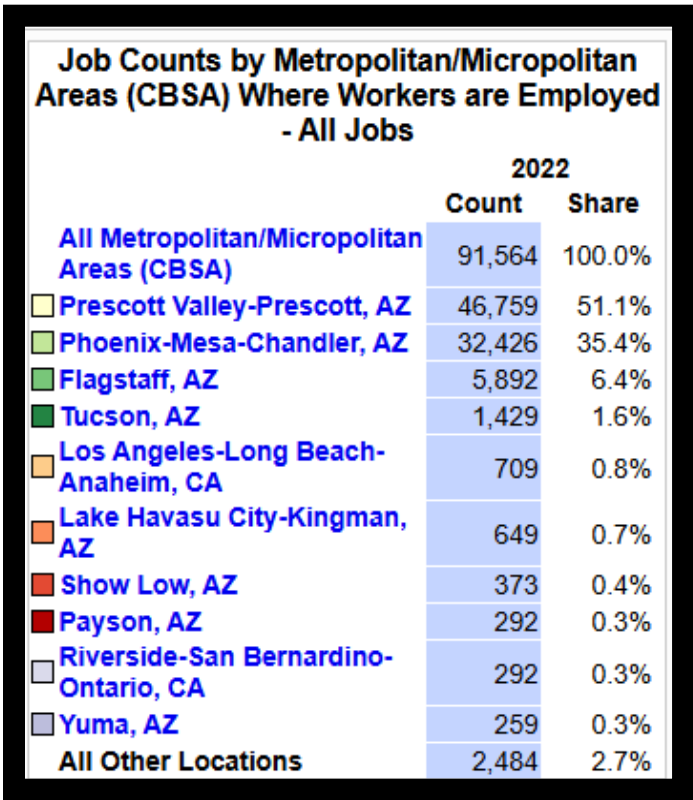
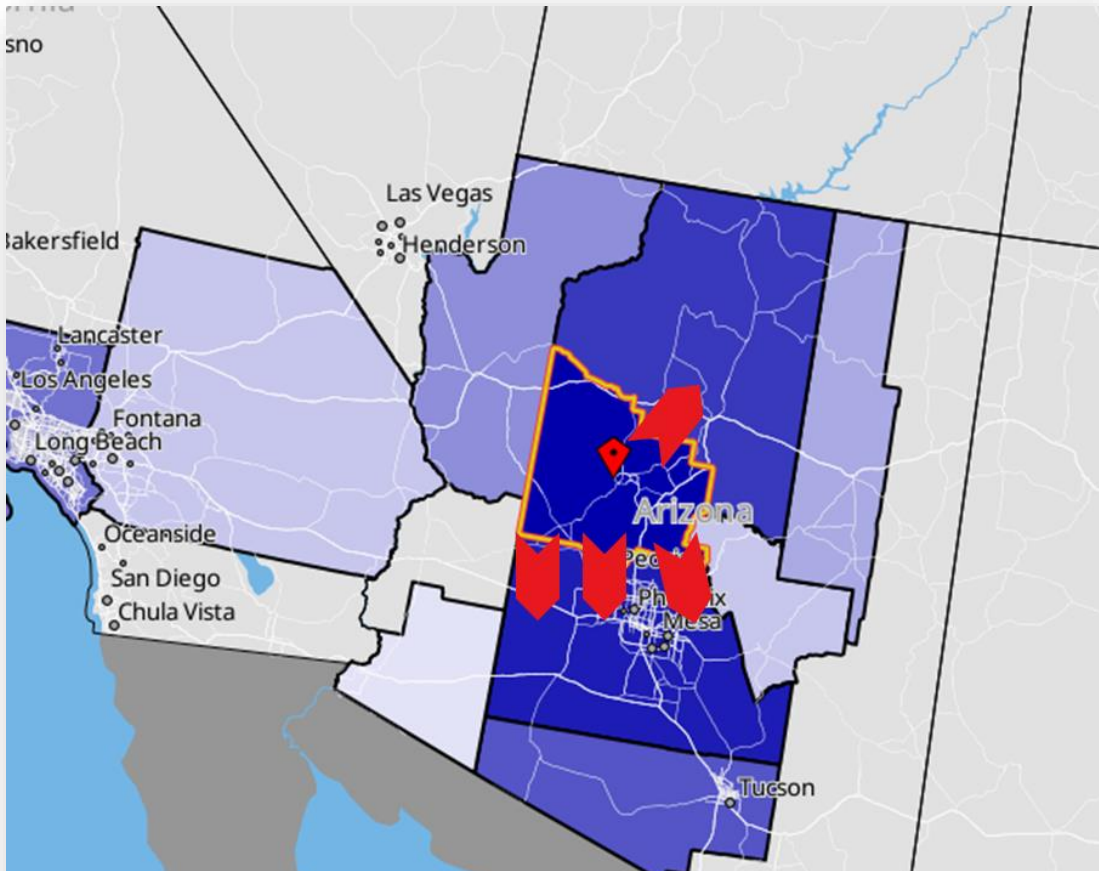


Figure 1: City of Prescott Working Residents

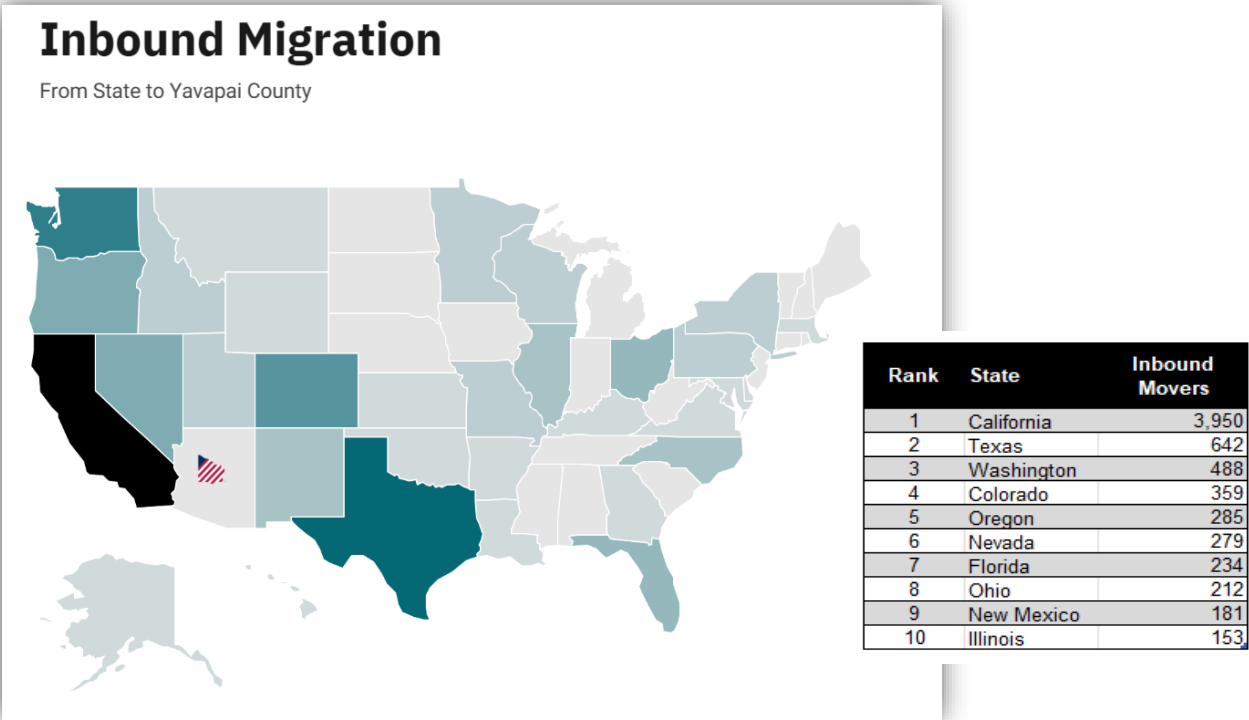


NET MIGRATION TO/FROM YAVAPAI COUNTY

With a death rate exceeding its birth rate, Yavapai County’s population growth relies heavily on in-migration. While the county experiences steady population inflows, it also faces significant out-migration due to economic and infrastructure limitations.

Migration Trends

- In 2022, IRS migration data showed 9,056 people moved into Yavapai County, while 6,428 moved out, resulting in a net gain.
- California dominates in-migration, with an estimated one new Californian moving into Yavapai County every two hours.
- Other major sources of new residents include Texas, Washington, Colorado, Oregon, and Nevada.



Why People Move Out

Despite a strong influx of residents, Yavapai County also faces out-migration, driven by:

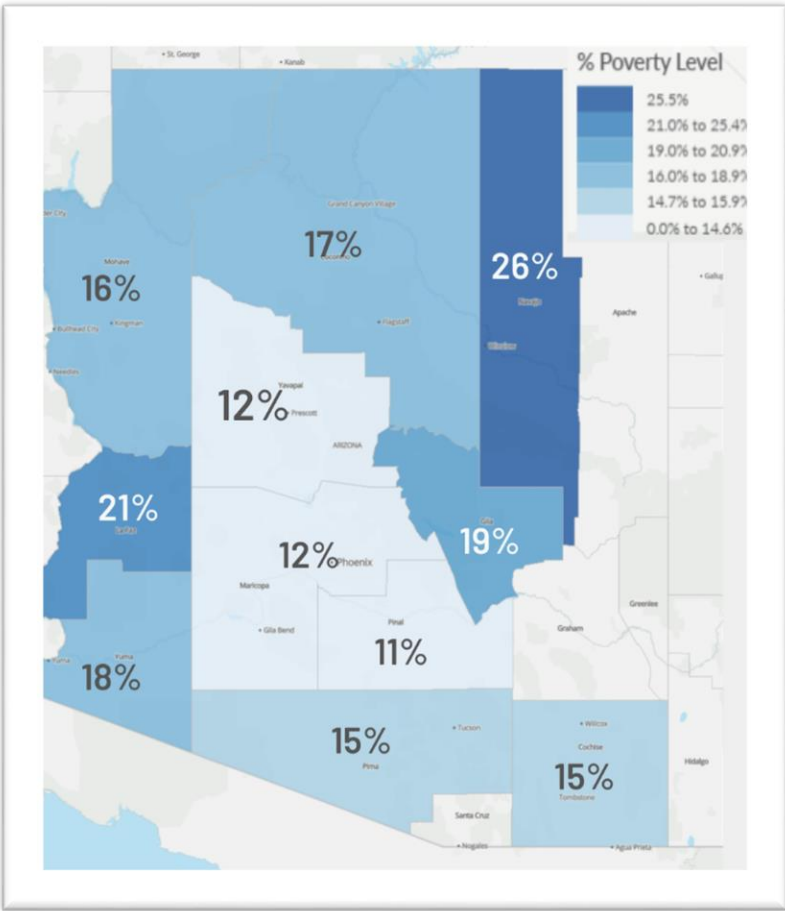
- Low wages and limited high-paying job opportunities.
- A lack of specific jobs in specialized fields.
- Limited housing stock and affordability challenges.
- A shortage of medical services and healthcare access.

Implications for Yavapai College & Regional Planning

- Targeted workforce development programs could help retain residents by aligning training with in-demand local jobs.
- Expanding healthcare education programs could help address the shortage of medical services in the county.
- Housing policy and infrastructure planning will play a role in determining whether Yavapai County

can sustain its growth and retain younger workers.

EDUCATION AND POVERTY



There is a well-established correlation between educational attainment and poverty rates, with higher education levels generally leading to lower poverty rates. While Yavapai County currently maintains a lower poverty rate (12%) compared to many rural areas, it remains vulnerable to economic shifts that could exacerbate financial insecurity among residents.

Poverty in Yavapai County

12% of Yavapai County residents live below the federal poverty level, aligning with the Phoenix and Maricopa County averages.

However, approximately 1 in 4 County residents live at or below 125% of the poverty threshold, meaning they are just above the poverty line but still struggling financially.

The federal poverty threshold is extremely low, with a family of four considered impoverished at \$31,200 annually, well below what is required for a stable standard of living.

High School Students Eligible for Federal Funded Programs 2022-2023		
Select County High Schools	Student Count	Percent
Camp Verde High School	213	44%
Chino Valley High School	280	36%
Bradshaw Mountain High School	1057	63%
Mayer High School	126	64%
Mingus Union High School	512	42%
Prescott High School	292	20%
Sedona Red Rock Junior/Senior High School	284	59%

Figure 2: High school student eligibility for Federal Aid programs are another indicator of financial challenge and health in Yavapai County.

Education’s Role in Reducing Poverty

Postsecondary credentials are a key factor in lifting individuals out of poverty.

Those with an associate degree or higher tend to have significantly lower poverty rates, reinforcing the importance of higher education and workforce training in economic stability.



If economic conditions decline, low educational attainment could place the county at greater risk of increased poverty rates, particularly for residents without postsecondary education or in low-wage industries.

Implications for Workforce & Education Policy

Expanding access to workforce training and certificate programs can provide residents with skills that lead to higher-paying jobs.

Encouraging degree completion and career pathway programs will be critical for ensuring long-term financial stability for Yavapai County residents.

Addressing near-poverty conditions through job readiness programs and economic development initiatives may help prevent an increase in poverty rates if economic downturns occur.

2025 Federal Poverty Level										
	Household size	1	2	3	4	5	6	7	8	9+
	48 contiguous states + DC	\$15,650	\$21,150	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150	Add \$5,500 per additional person.



SOCIAL AND POLITICAL

HOPE SURVEY (2024) – KEY STUDENT CHALLENGES

The HOPE Survey is a research initiative designed to assess the barriers and challenges impacting student success in higher education. Conducted in partnership with higher education institutions, research organizations, and student advocacy groups, the survey collects data on mental health, housing stability, financial stress, and childcare access. The results help colleges, including Yavapai College, develop student-centered initiatives to improve retention, academic performance, and overall well-being.

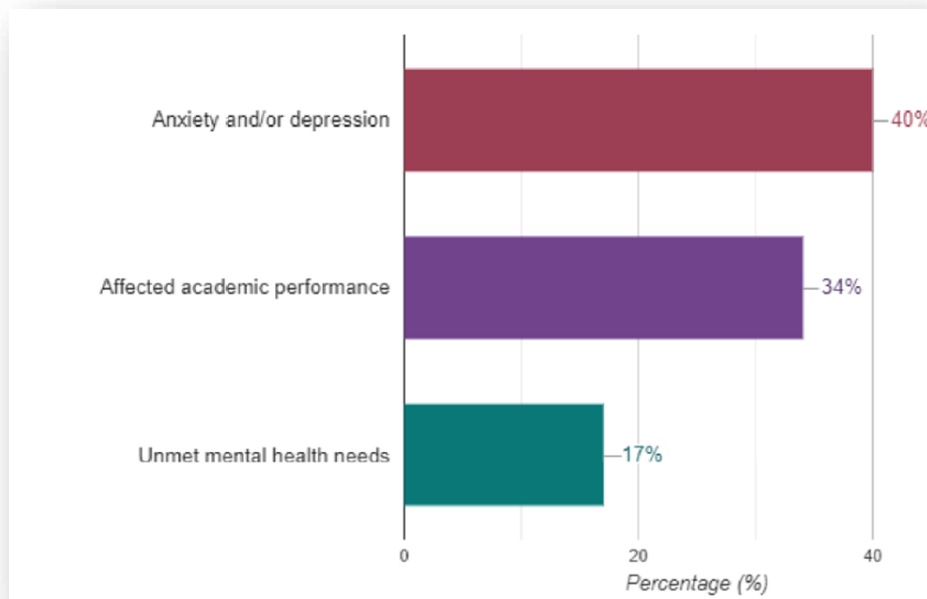


The 2024 HOPE Survey highlights key challenges affecting students at Yavapai College, including mental health concerns, childcare barriers, and housing insecurity, all of which impact academic success and persistence.

Mental Health

- 40% of students report experiencing anxiety and/or depression.
- 34% state that mental health challenges have negatively affected their academic performance.
- 17% indicate having unmet mental health needs, suggesting gaps in access to counseling and support services.

These findings highlight the importance of accessible mental health resources, including on-campus counseling, stress management programs, and faculty awareness initiatives.

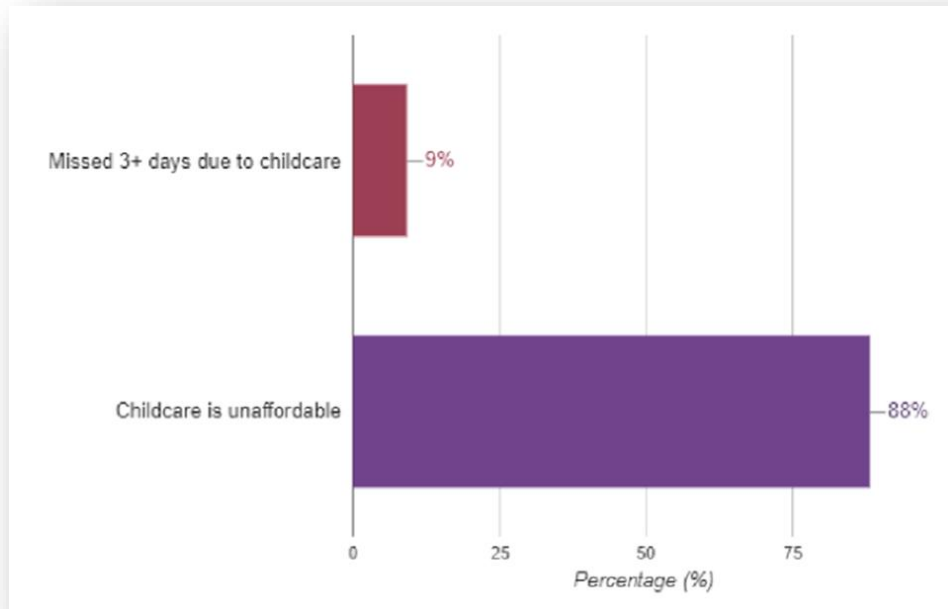


Child Care

- 88% of students find childcare unaffordable, making it a major obstacle for student-parents.

- 9% report missing three or more days of class due to childcare issues, directly affecting attendance and academic progress.

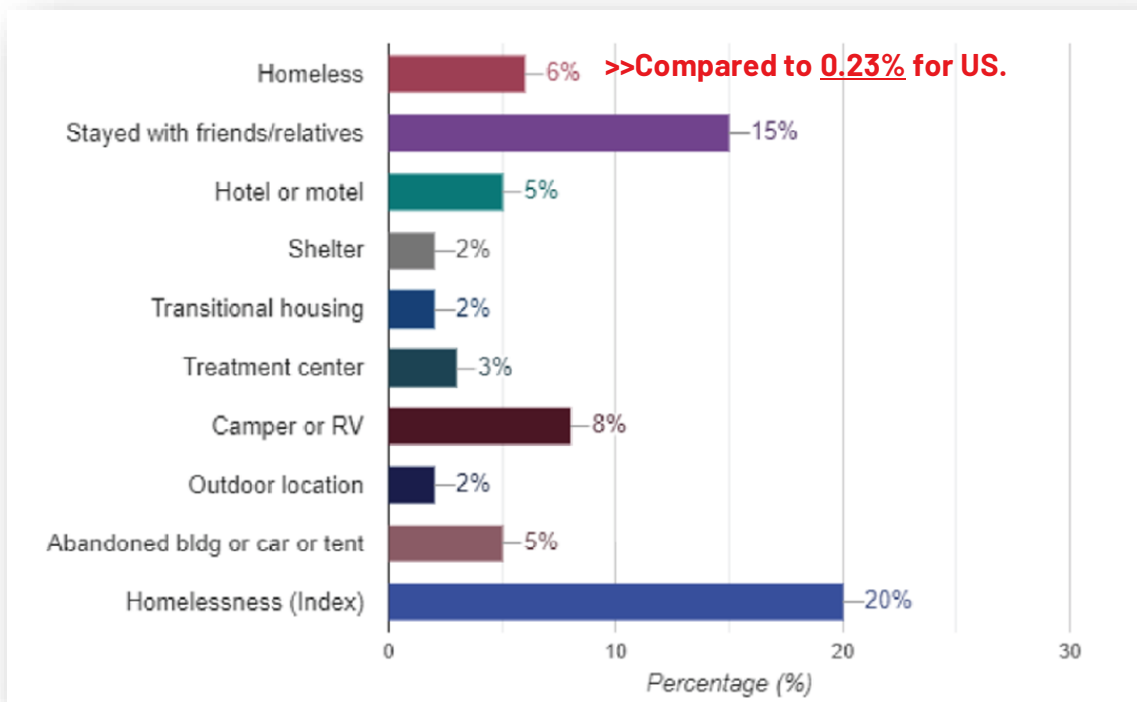
The lack of affordable and flexible childcare options limits access to higher education for student-parents. Solutions could include on-campus childcare support, partnerships with local childcare providers, or flexible scheduling options for student-parents.



Housing Issues

- 20% of students report experiencing housing instability, including living in campers, motels, or with friends/relatives.
- 6% of students report being homeless, with some living in tents, abandoned buildings, or shelters.
- 15% rely on temporary housing with friends or family, lacking stable living arrangements.

Housing insecurity can create significant barriers to student retention and success. Expanding connections to community resources, emergency housing assistance, and financial aid programs could help students maintain stable living conditions while completing their education.



Implications for Student Success

- Enhanced mental health resources to help students manage stress and anxiety.
- Affordable childcare solutions to support student-parents.
- Expanded housing assistance to reduce instability and its impact on academic performance.

By leveraging the findings from the HOPE Survey, Yavapai College can continue to develop targeted support programs to meet student needs, ensuring more learners have the opportunity to complete their education successfully.

View Complete Survey Results:



<https://bit.ly/42pZvpR>

HEALTHCARE: DOCTOR & NURSE SHORTAGE ILLUSTRATED

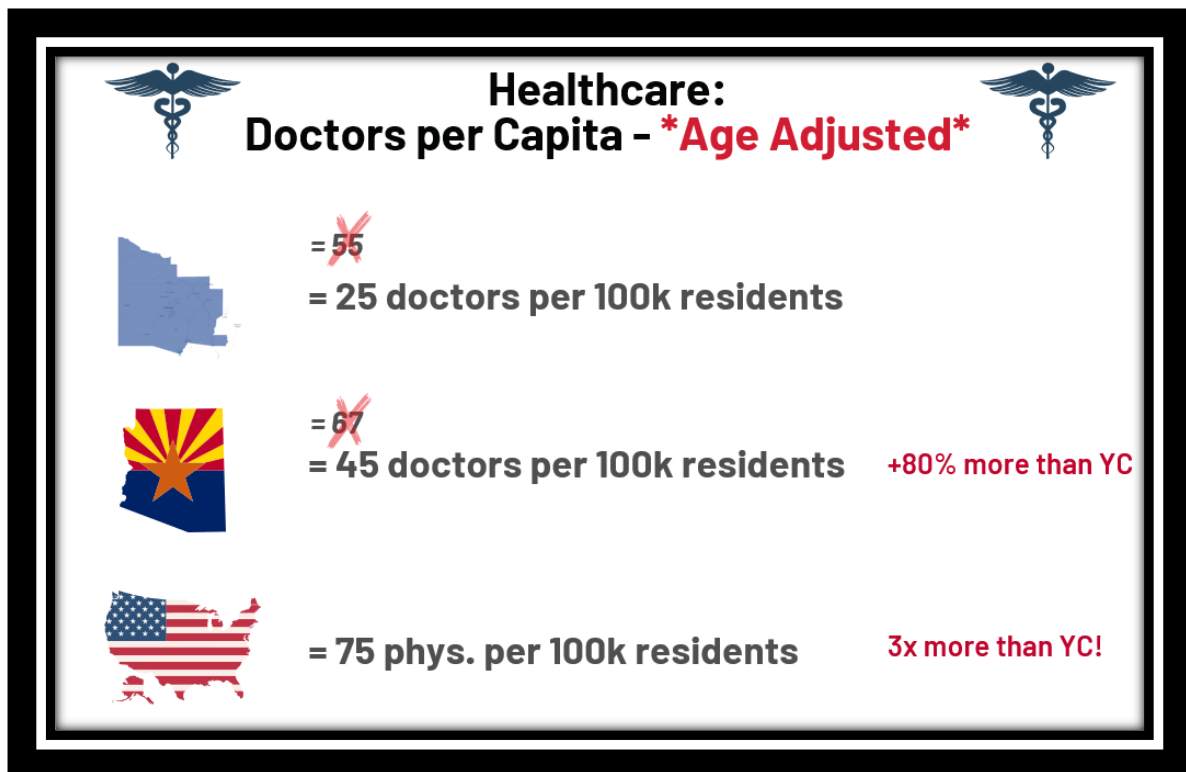
For residents of Yavapai County, securing a doctor's appointment can be a frustrating process, often involving long wait times or travel to neighboring regions. While basic population-to-provider ratios suggest that the county has an adequate number of doctors and nurses, these figures fail to account for age-adjusted healthcare demand. Given Yavapai County's older-than-average population, the actual demand for healthcare services far exceeds what standard provider counts suggest.

Why the Shortage Feels Worse Than the Numbers Suggest

Yavapai County is home to a significant retiree population, many of whom require more frequent and specialized medical care than younger demographics. This reality overburdens the existing healthcare workforce and contributes to shortages in primary care, specialty medicine, and emergency services.

Without age-adjusted comparisons, the county may appear to have enough doctors and nurses, but in reality, its healthcare system is strained beyond capacity. This leads to:

- Longer wait times for appointments and specialty referrals
- Increased patient loads per provider
- More reliance on urgent care and emergency rooms for non-emergency treatment
- Higher out-of-county travel for medical services



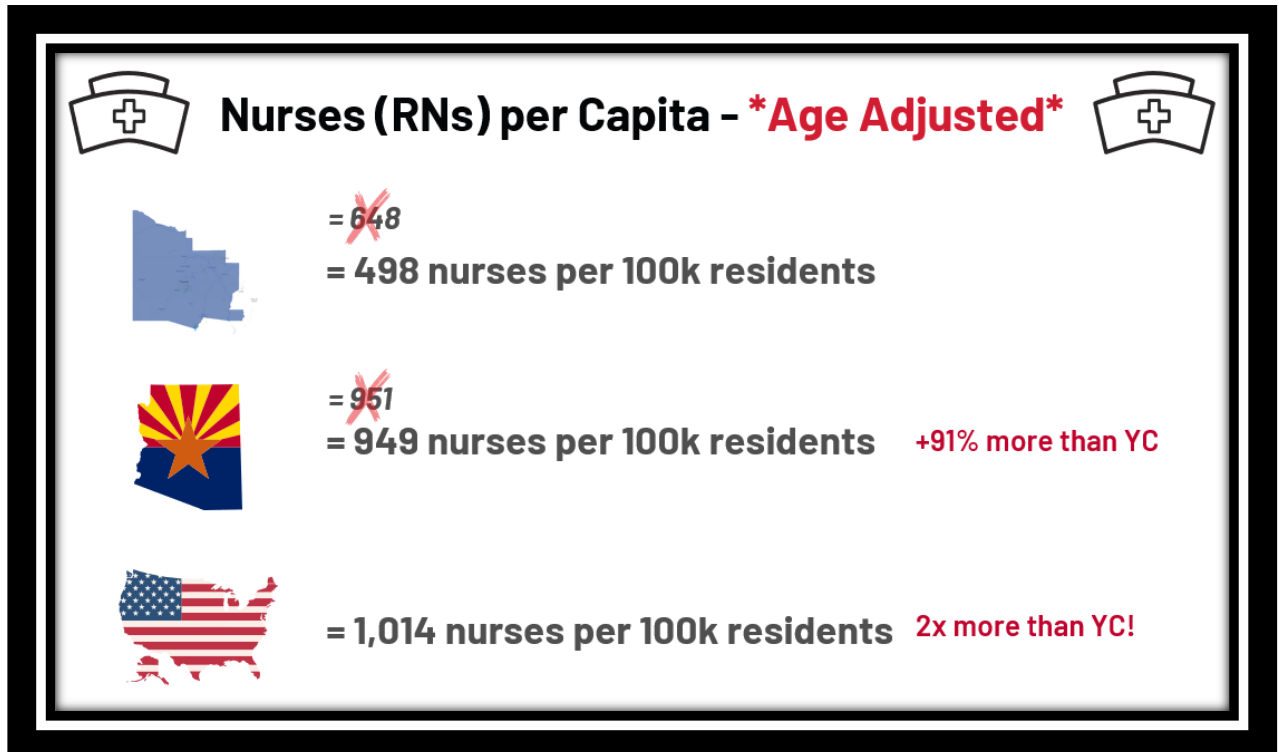
Addressing the Shortage

- Recruitment and retention of healthcare providers must be a regional priority, especially in geriatric care, primary care, and specialty fields.
- Telehealth and mobile health services could help bridge gaps in coverage, particularly for rural

and mobility-limited residents.

- Expanding local healthcare education programs at Yavapai College could supply more locally trained nurses, medical assistants, and other essential professionals to help fill critical gaps.

While state and national doctor shortages are a contributing factor, Yavapai County's aging population intensifies the provider gap, making proactive planning essential to meet current and future healthcare needs.



View the supporting calculations
for the adjustment factor here:

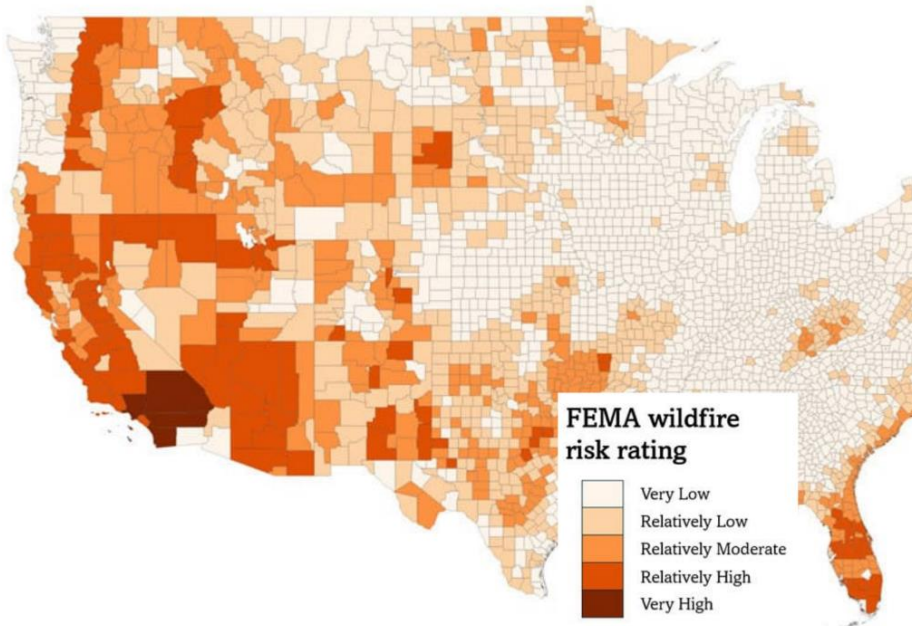


NATURE AND WEATHER

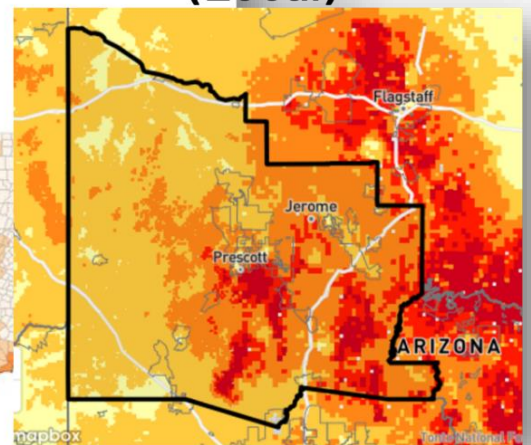
Yavapai County faces significant wildfire risk, comparable to fire-prone areas of Southern California, including regions outside Los Angeles. According to FEMA's National Risk Index, the county ranks among the highest-risk areas in the U.S. for wildfire potential. Dense vegetation, prolonged dry conditions, and expanding wildland-urban interfaces contribute to the threat.

A major wildfire could cause severe damage to homes, businesses, and infrastructure, potentially impacting regional growth and property values. Some insurance providers are limiting coverage in high-risk areas, further increasing financial strain for residents.

Wildfire Risk



Fire Risk to Structures (Local)



Source: Evan Comen, FEMA National Risk Index v.1.19.0 (March 2023)

Fire Risk to Yavapai College Facilities

Certain Yavapai College locations, particularly Prescott Pines at Yavapai College, face heightened wildfire risk due to dense vegetation and remote access challenges. Fire prevention strategies, including defensible space, controlled burns, and emergency planning, will be crucial to protecting campus resources.

Wildfire Education & Workforce Training

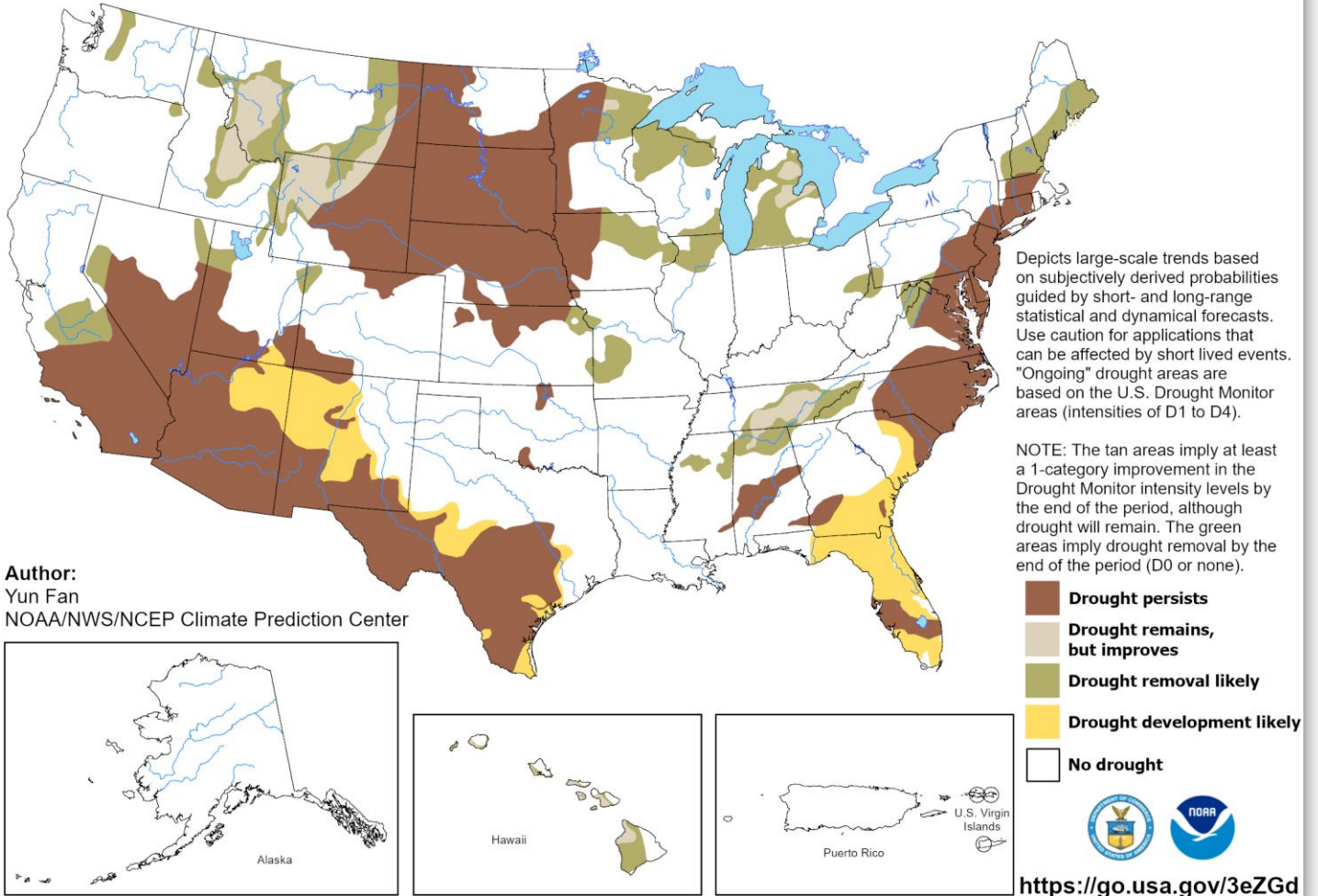
While wildfire is a serious regional threat, Yavapai College has an opportunity to support fire mitigation and workforce development through:

- Expanding Fire Science and Wildland Firefighter Training to meet growing demand.
- Offering Forestry and Land Management Programs focused on fuel reduction and land restoration.
- Providing Emergency Preparedness Training for community members and businesses.

Investing in fire prevention, education, and response training will help protect the county's residents, economy, and infrastructure while supporting critical workforce needs.

U.S. Monthly Drought Outlook Drought Tendency During the Valid Period

Valid for February 2025
Released January 31, 2025





ECONOMIC

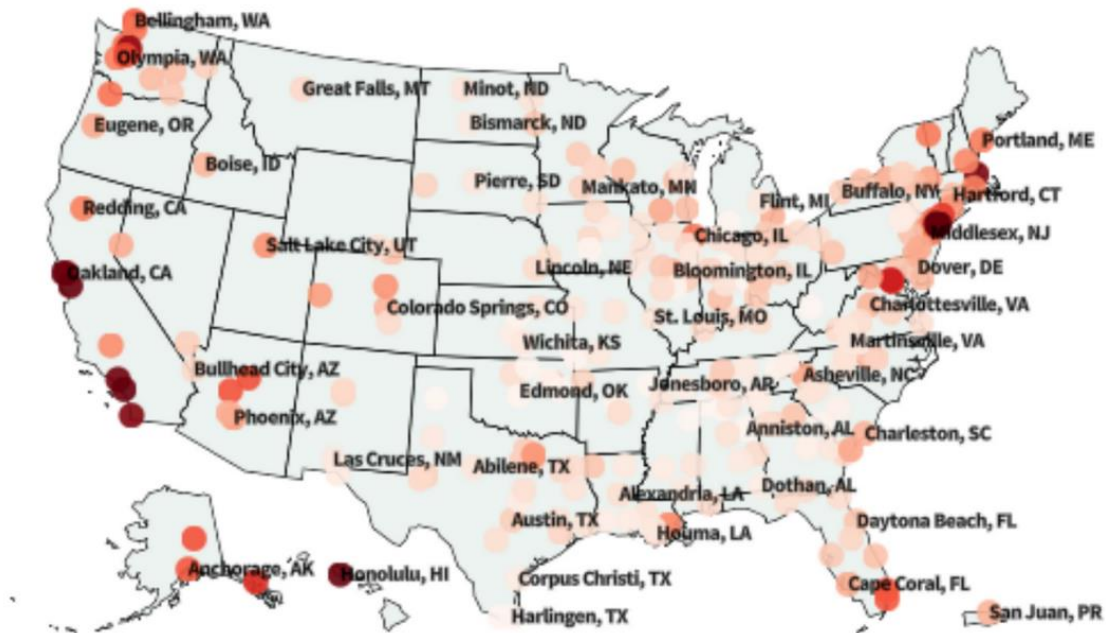
COST OF LIVING

The Cost of Living Index (COLI) for Prescott, Arizona, stands at 121.5, indicating that living expenses in the region are 21.5% higher than the national average. The primary driver of this elevated cost is housing, which has a component score of 164, reflecting significantly higher home prices and rental rates compared to the national benchmark. Other expense categories vary in their relative affordability:

- Grocery items: 102
- Utilities: 94
- Transportation: 105
- Health care: 84
- Miscellaneous goods & services: 112

The Cost of Living Index, produced by the Council for Community and Economic Research (C2ER), provides a comparative analysis of consumer expenses across different regions in the

2024 Q3 Index							
URBAN AREA AND STATE	100% COMPOSITE INDEX	14.67% GROCERY ITEMS	27.97% HOUSING	8.75% UTILITIES	10.75% TRANS- PORTATION	4.59% HEALTH CARE	33.27% MISC. GOODS AND SERVICES
New York (Manhattan) NY	229.9	117.0	499.7	112.5	124.6	150.2	128.8
Honolulu HI	184.6	135.9	302.6	210.0	133.7	123.7	124.9
San Jose CA	183.7	115.4	334.9	152.3	130.6	118.7	121.2
San Francisco CA	162.7	122.2	252.0	158.8	133.8	130.4	120.3
New York (Brooklyn) NY	158.7	112.7	273.7	112.5	112.3	127.6	113.7
Orange County CA	158.3	109.8	266.6	117.9	128.6	94.2	117.8
New York (Queens) NY	151.3	111.4	257.5	112.5	108.7	110.7	109.3
Los Angeles-Long Beach CA	148.7	109.3	233.1	104.7	126.8	99.3	120.6
Boston MA	146.9	104.5	226.0	146.1	109.5	130.1	113.6
San Diego CA	146.5	111.7	213.2	149.5	136.2	104.0	114.2
Seattle WA	144.0	107.5	212.0	101.4	126.7	127.7	121.9
Washington DC	138.1	104.7	213.0	100.5	108.4	114.8	112.5
Oakland CA	134.6	117.4	161.0	156.1	131.2	122.2	117.2
Arlington VA	133.8	110.5	206.1	92.6	107.0	116.3	105.3
Juneau AK	127.6	125.2	124.0	148.8	120.8	157.4	124.1
Stamford CT	126.6	104.8	162.8	133.0	109.0	119.1	110.9
Kent WA	124.7	108.4	155.7	90.3	127.0	115.1	115.4
Alexandria VA	123.1	109.1	166.3	92.6	104.2	111.8	108.6
Tacoma WA	123.1	105.6	156.0	90.1	123.9	115.2	112.8
Flagstaff AZ	122.1	102.1	156.5	93.3	107.3	98.3	117.6
Fairbanks AK	121.9	125.7	97.4	208.2	111.4	145.8	118.2
Prescott-Prescott Valley AZ	121.5	102.4	164.0	93.5	105.0	84.1	111.9
Fort Lauderdale FL	121.5	111.1	165.6	102.4	97.2	86.9	106.6
Miami-Dade County FL	120.7	111.9	158.2	102.4	99.9	94.1	108.3
Bergen-Passaic NJ	120.7	105.6	152.7	102.6	106.2	109.0	111.5
Anchorage AK	120.6	124.3	131.9	115.3	114.8	136.0	110.6
Bellingham WA	119.8	105.3	141.0	97.6	115.7	111.7	116.6
Kitsap County WA	116.3	105.3	118.7	97.6	127.4	129.5	118.6
Portland OR	115.3	103.9	145.1	89.2	121.3	110.4	100.8
Mount Vernon-Skagit County WA	114.9	103.5	134.6	97.5	110.4	120.3	108.5
Chicago IL	114.8	104.1	138.6	94.4	111.8	109.7	106.6
Middlesex-Monmouth NJ	114.3	100.7	132.5	102.2	107.9	107.3	111.1
Burlington-Chittenden County VT	114.1	106.4	133.1	110.7	95.4	113.3	108.5



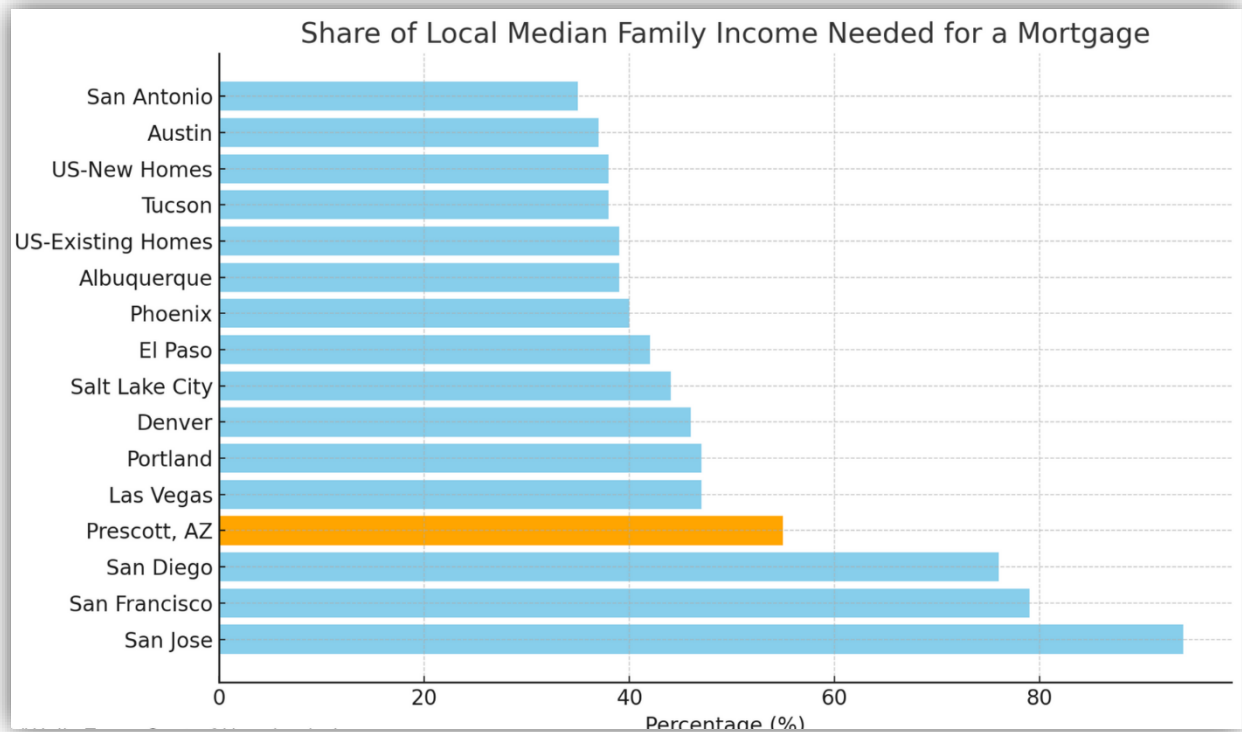
U.S. This index helps residents, businesses, and policymakers gauge the relative affordability of a given area by tracking the local cost of a standardized market basket of goods and services. Yavapai College is proud to partner with C2ER, contributing local pricing data each quarter to ensure accurate and up-to-date cost assessments for the region. By participating in this initiative, the college supports regional economic planning, workforce development, and informed decision-making for students, faculty, and the broader community.

**View the most
recent quarterly
report (Q3 2024,
all US)**



COST PROHIBITIVE HOUSING

Yavapai County faces a severe housing affordability crisis, with rising home prices and policies that favor older homeowners while making it harder for younger residents, students, and working families



to find housing.

Rising Housing Costs and Limited Accessibility

- Prescott's median home price has skyrocketed from around \$260,000 in 2017 to over \$400,000 in 2021, a 55% increase in just four years.
- More than half of renters in Yavapai County are considered housing cost-burdened, meaning they spend more than 30% of their income on rent.
- To afford a median-priced home in Yavapai County today, a household must earn over \$130,000 annually, far exceeding local median incomes.

Barriers for Students and Young Buyers

- Discriminatory Rental Practices – Many landlords in the area refuse to rent to students outright, regardless of their financial stability or rental history. This makes securing housing even harder for those trying to improve their future through education.
- Age-Restricted Communities – A significant portion of the county's housing is reserved for residents 55 and older, limiting available options for younger people and workforce members.
- Preference for Cash Buyers Over Borrowers – Many sellers prioritize cash offers, making it difficult for first-time homebuyers, younger residents, and workforce members who need financing to compete. While sellers have the right to choose any offer, raising awareness about how financing options could support local workforce stability and deter excessive house flipping may help encourage a more balanced housing market.

Housing Policies Favoring Older Residents

- Senior Property Valuation Freeze – Arizona’s Senior Freeze program allows homeowners 65 and older to lock in their property’s taxable value, preventing property tax increases. While this helps seniors remain in their homes, it also reduces turnover, limiting available inventory for younger buyers and workforce residents.
- Other Tax Incentives for Seniors – Various tax relief programs allow older residents to pay less in property taxes, which, while beneficial for retirees, limits the number of homes entering the market and slows housing availability for new residents.

Implications for the Community

- Limited Housing Availability – Fewer homes on the market and restrictive rental policies shrink options for younger buyers, students, and workforce members.
- Workforce Challenges – High housing costs and restricted inventory make it harder for local businesses to attract and retain workers, potentially impacting economic growth.
- Market Imbalances – Older homeowners benefit from price stability and tax incentives, while younger residents struggle with rising costs and limited availability.

Addressing these challenges does not require disadvantaging older homeowners, but a more balanced approach to housing policy, rental regulations, and seller education could help younger buyers and the workforce find housing while still supporting long-time residents. Encouraging sellers to consider financed offers alongside cash buyers could also help stabilize housing for essential workers and first-time homebuyers while reducing speculative real estate flipping.

Salary Needed to Purchase Median Price Home (\$545k) in Yavapai County

Required Annual Salary: \$133,521

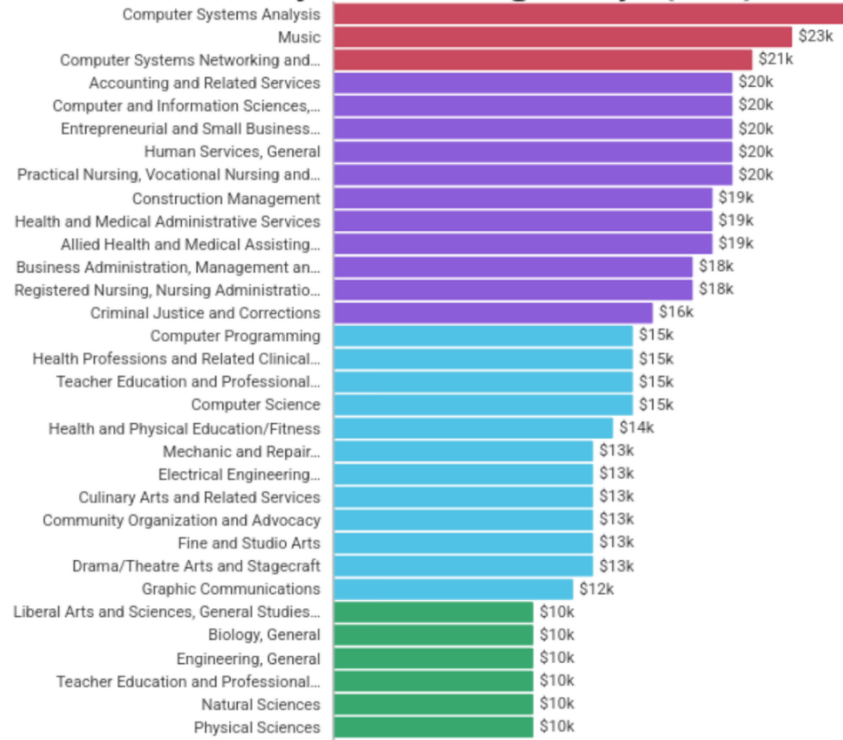
Assumptions:

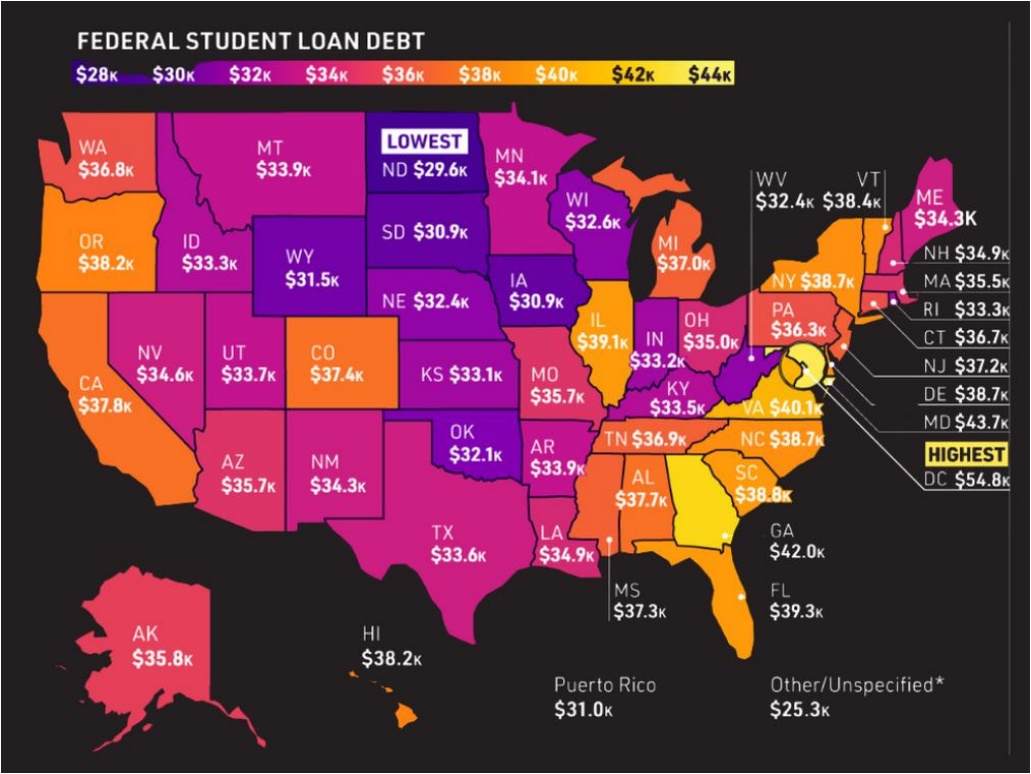
- Home Price: \$545,000
- Down Payment: \$10,000
- Interest Rate: 7.11% (30-year fixed)
- Debt-to-Income (DTI) Ratio: 40%
- Property Taxes: 0.59% annually (Yavapai County average)
- Homeowners Insurance: 0.5% annually
- PMI: 0.8% annually (down payment < 20%)

\$1.16
trillion

Over the past 15 years (2005-2019), there have been 156 separate billion-dollar weather or climate disasters in the US that have cost a combined \$1.16 trillion in damages.

Median Debt by Associates Degree Major (2022)







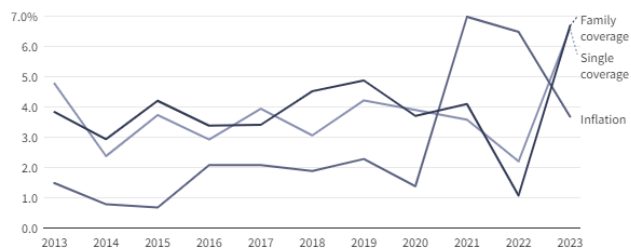
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Premiums Are on the Rise, Largely in Line with Inflation

Premiums increased 22% from 2018 to 2023, compared to a 21% rise in overall inflation, according to the [KFF](#).

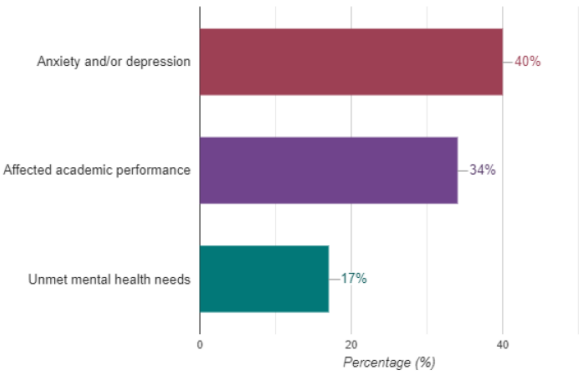


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FIGURE 1. PERSONAL EXPERIENCES WITH MENTAL HEALTH CHALLENGES AT YAVAPAI COLLEGE



[REDACTED]

[REDACTED]



[REDACTED]

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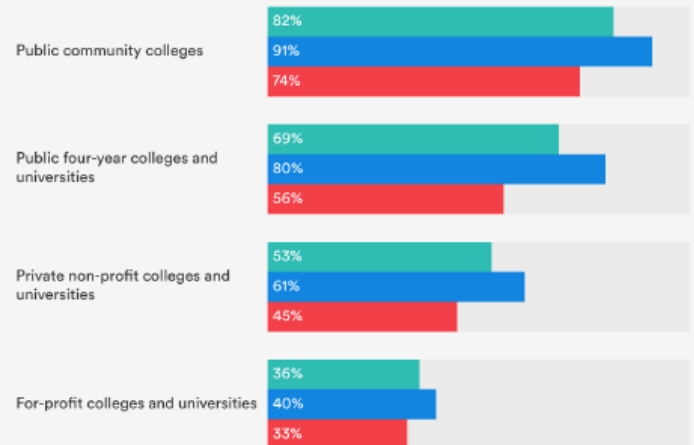
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Figure 10. How much do you agree or disagree with the following statements?

(% agree)

■ All adults (n=1,497) ■ Democrats (n=518) ■ Republicans (n=400)

You are comfortable supporting the following institutions with your taxpayer dollars.



[Redacted]

1. [Redacted]

2. [Redacted]

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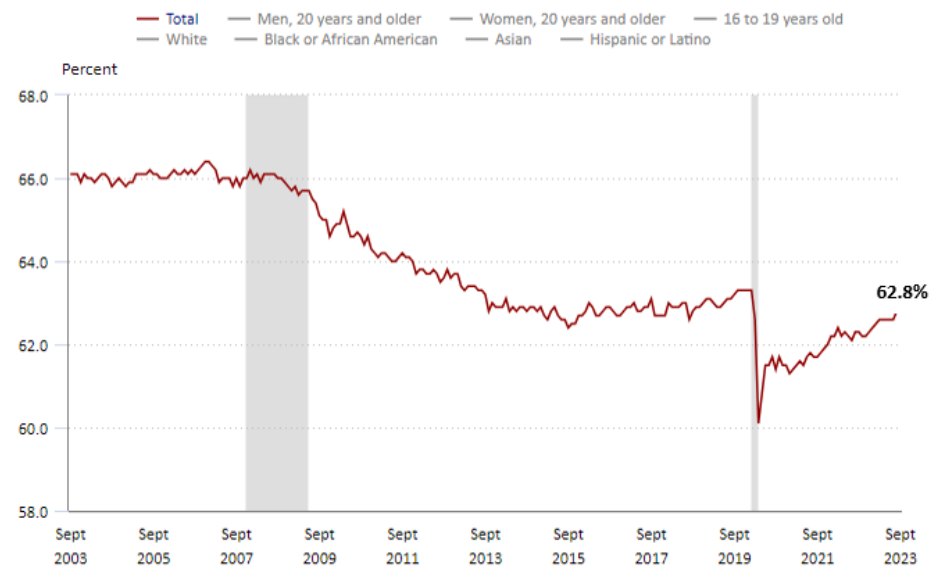
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Civilian labor force participation rate, seasonally adjusted

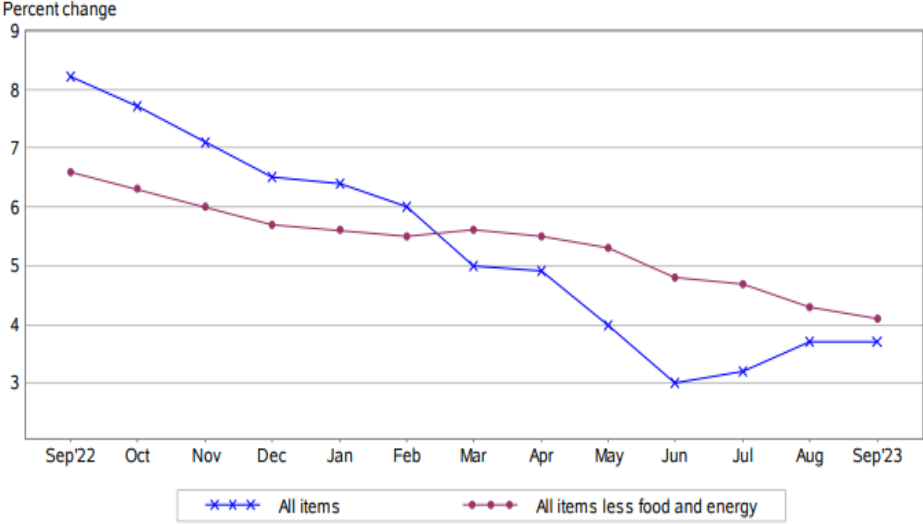
Click and drag within the chart to zoom in on time periods



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Chart 2. 12-month percent change in CPI for All Urban Consumers (CPI-U), not seasonally adjusted, Sep. 2022 - Sep. 2023

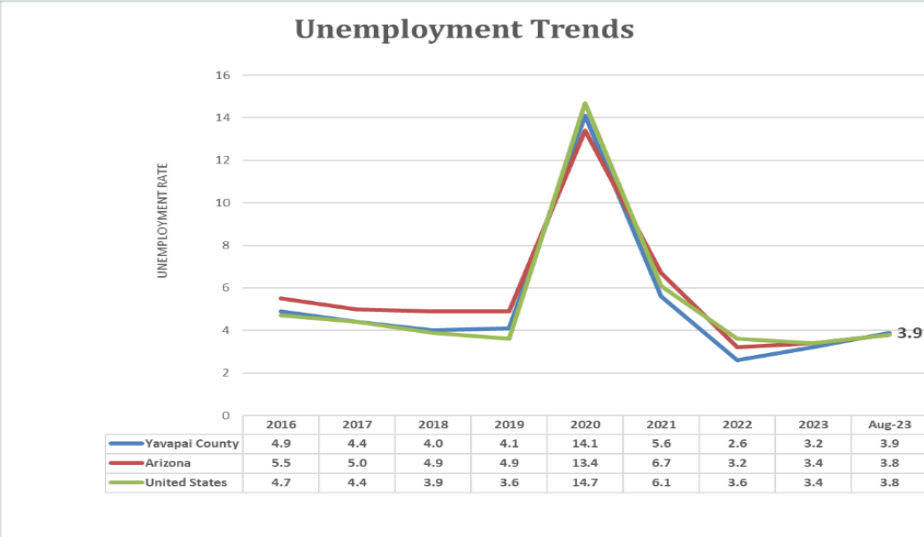


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SOC	Description	2023 Jobs	Automation Index
[REDACTED]			

[REDACTED]

[REDACTED]

Largest Industries	2019 Jobs
Government	11,714
Retail Trade	10,750
Accommodation and Food Services	10,269
Health Care and Social Assistance	9,572
Construction	7,845
Administrative and Support and Waste Management and Remediation Services	4,804
Other Services (except Public Administration)	4,778
Manufacturing	4,391
Professional, Scientific, and Technical Services	3,552
Educational Services	2,492

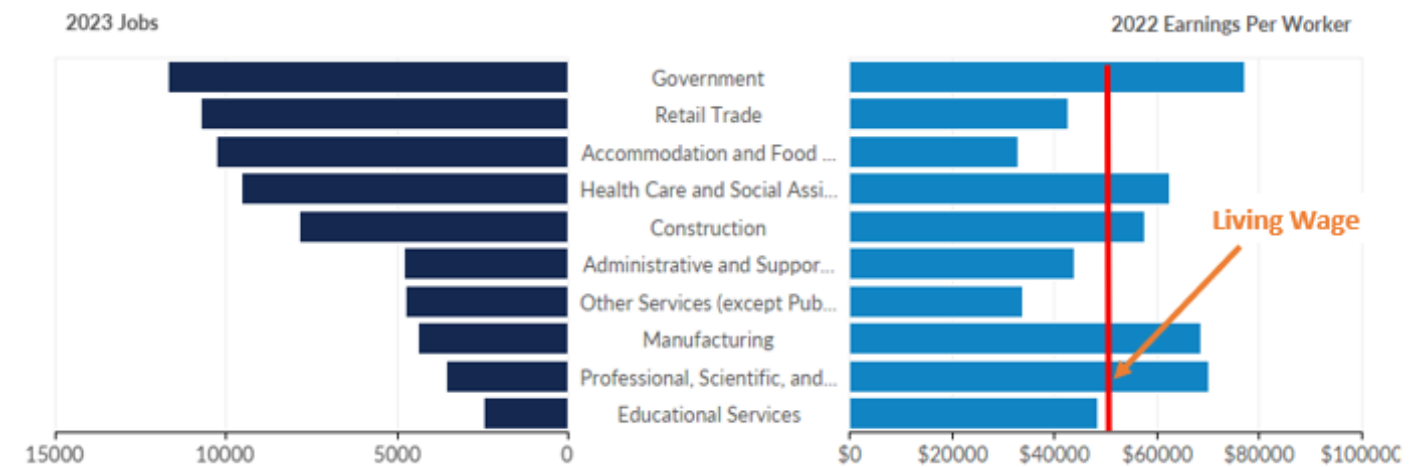
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Largest Industries	2023 Jobs	
Government	11,644	●
Health Care and Social Assistance	11,285	●
Retail Trade	10,240	●
Accommodation and Food Services	9,675	●
Construction	7,010	●
Other Services (except Public Administration)	5,136	●
Manufacturing	4,074	●
Administrative and Support and Waste Management and Remediation Services	3,474	●
Professional, Scientific, and Technical Services	2,812	●
Educational Services	2,781	●

[REDACTED]

[REDACTED]

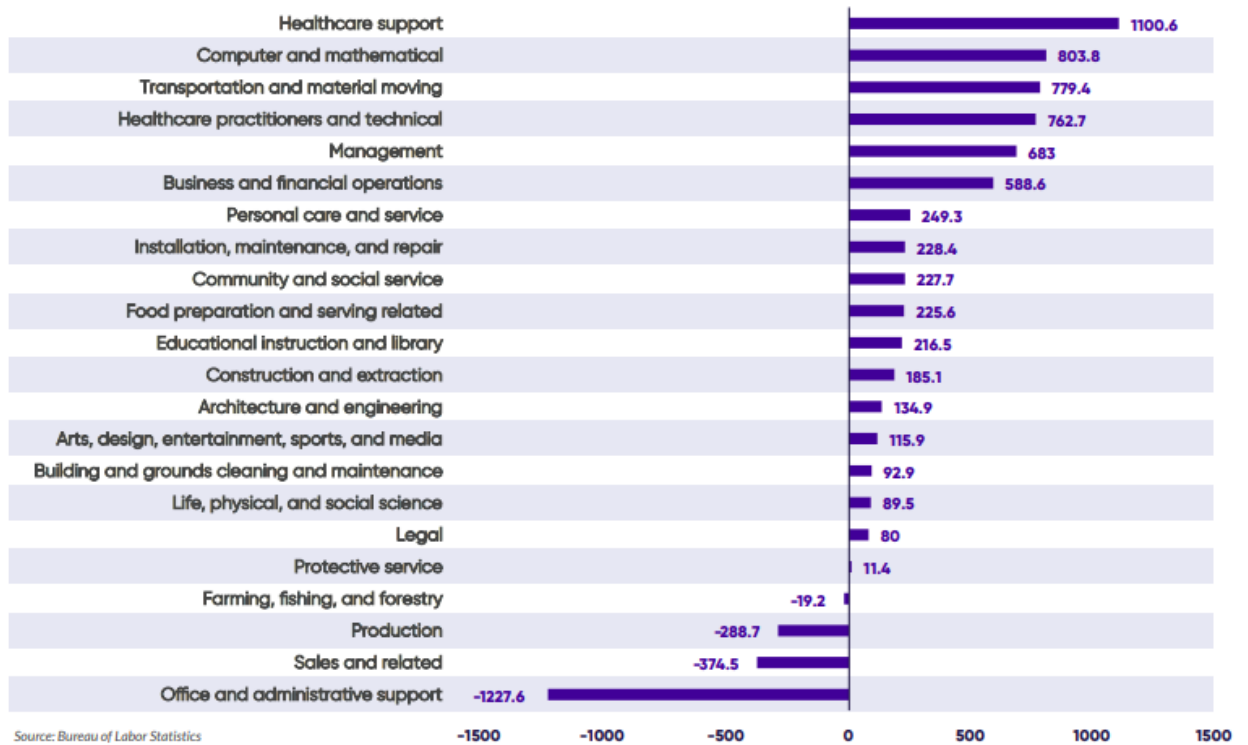
Largest Industries

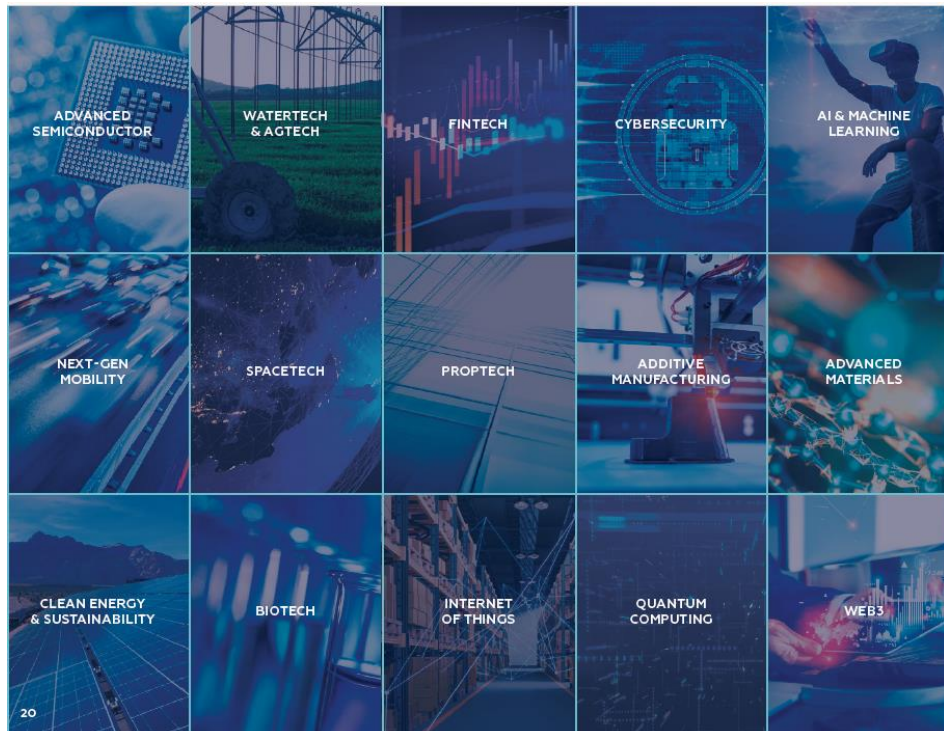
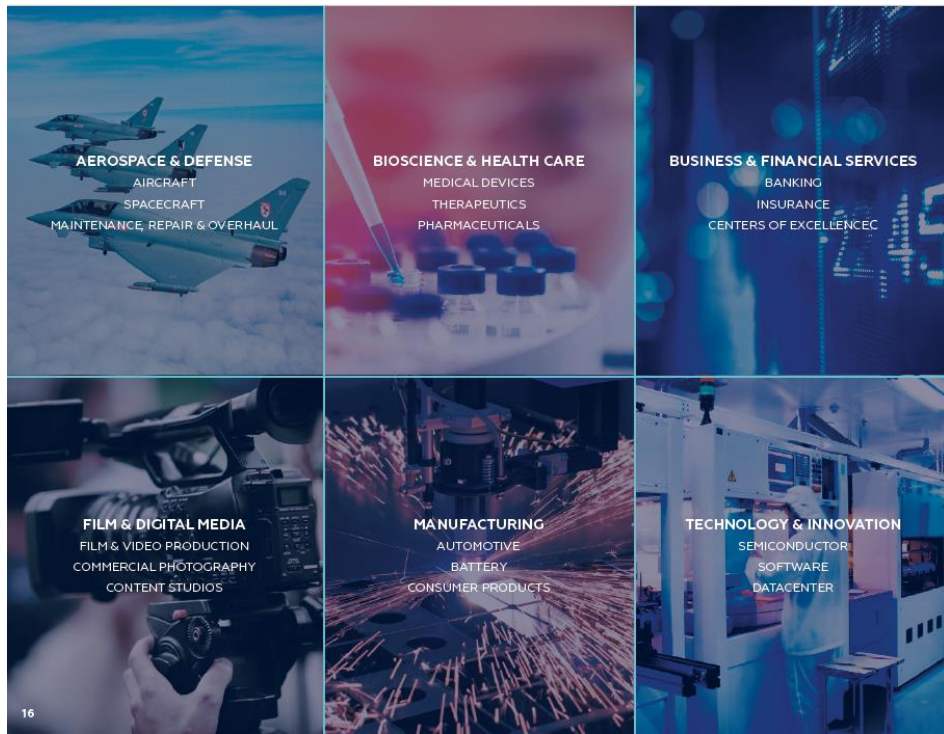
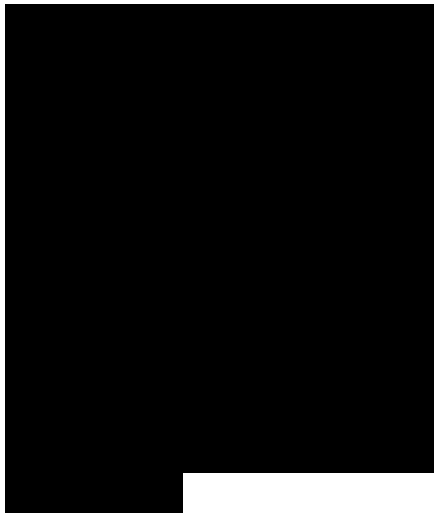


[REDACTED]

[REDACTED]

Employment by Major Occupational Group Projected 2032 Employment Change (Number in Thousands)





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Category	Prescott-Area	Phoenix-Area	Tucson-Area	Flagstaff-Area	National Average
Grocery	104	105	106	102	100
Housing	139	114	95	131	100
Utilities	88	99	102	84	100
Transportation	104	100	114	124	100
Health	87	95	89	106	100
Miscellaneous	113	89	108	115	100
Composite	114	101	103	115	100

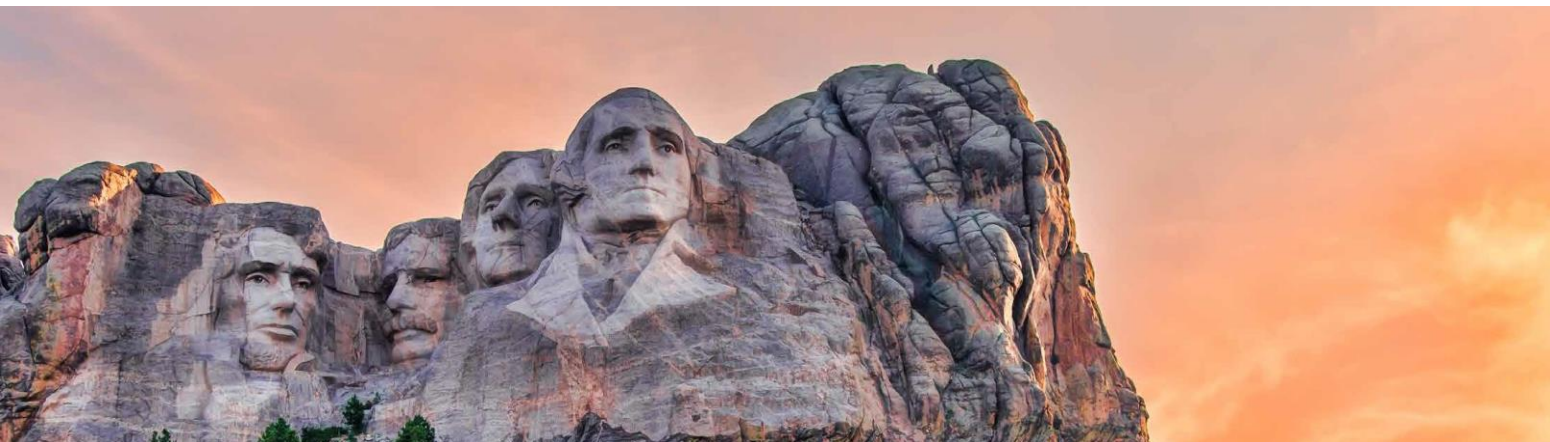
Source: Council for Community and Economic Research, 2023 Q2

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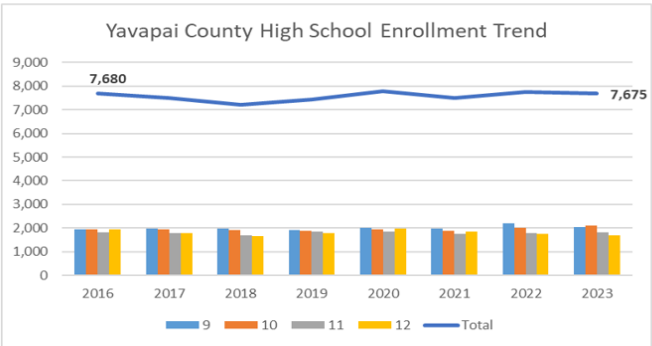
DIVE BRIEF

Average ACT Scores for the Graduating Class of 2022
ACT scores fall for 6th straight year

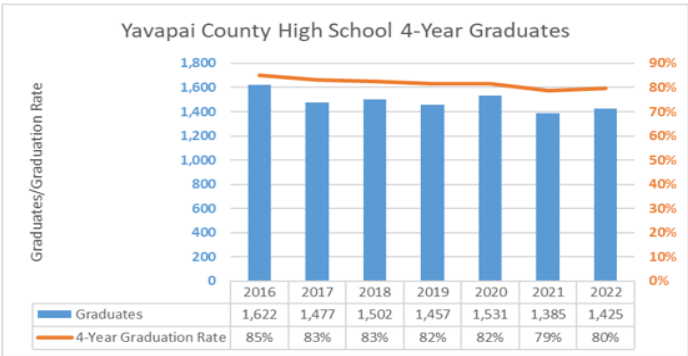
	English	Reading	Mathematics	Science
The ACT Test Benchmark	18	22	22	23
Arizona	17.3	18.8	18.5	18.5

The “College Ready” benchmark report shows that 10% of graduates meeting none of the ACT College Readiness Benchmarks.
Published Oct. 1, 2023

[REDACTED]



Source: Arizona Department of Education - Arizona October 1 Enrollment Figures

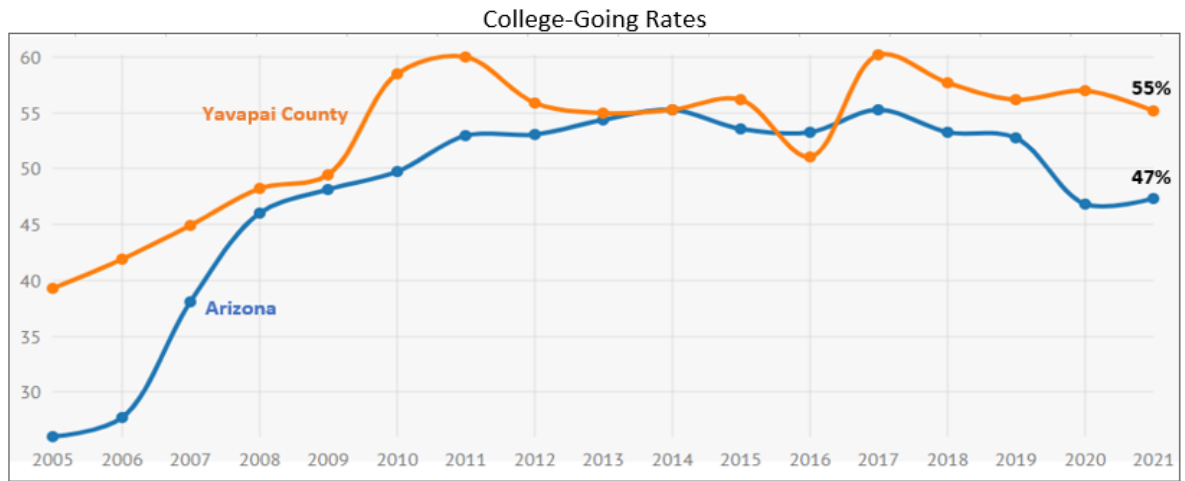


Source: Arizona Department of Education, Four-Year Graduation Rates

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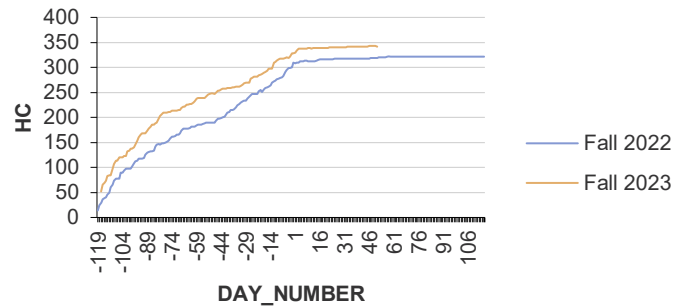
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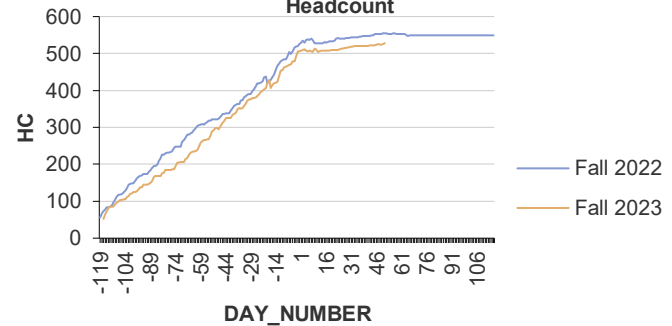
Source: Education Forward Arizona



New to Higher Education - Prior HS (YC) Headcount



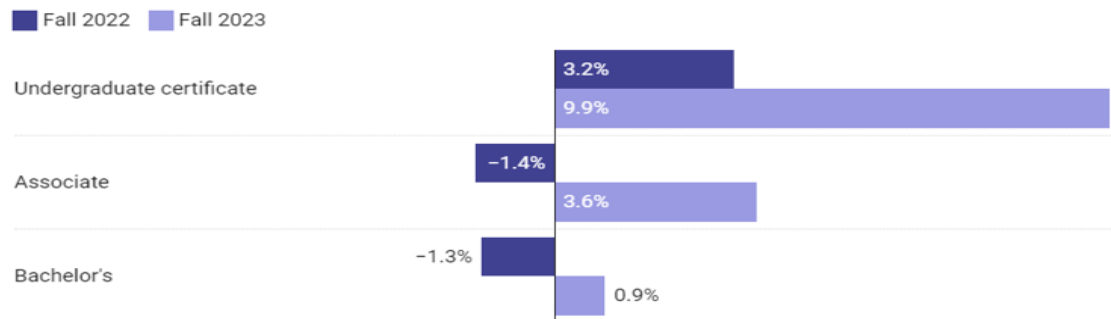
New to Higher Education - No Prior YC H.S. Headcount



Yavapai College fall 2023 enrollment is up 8.7% and 2.8% for student credit hours and students, respectively. Overall, YC's new student growth is similar to the national trend, with a minor decrease in new students. However, it is notable that recent high school graduates who participated in YC's early college programs saw an increase in year-over-year enrollment.



Year-Over-Year Percentage Change



Source: Chart Natalie Schwartz/Higher Ed Dive; Source National Student Clearinghouse Research Center

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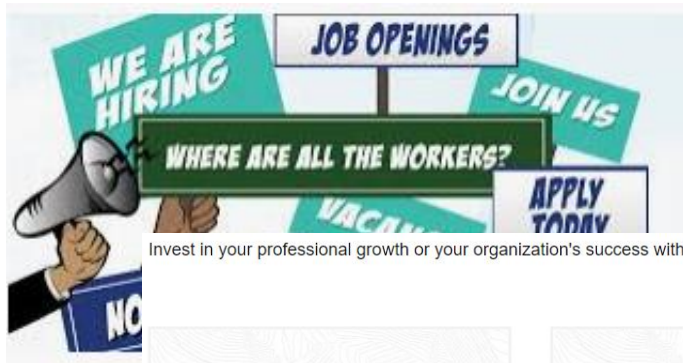
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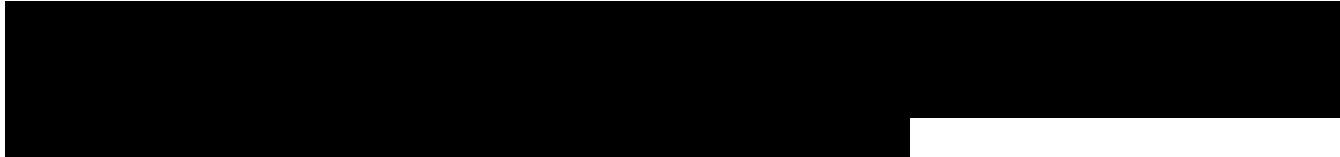
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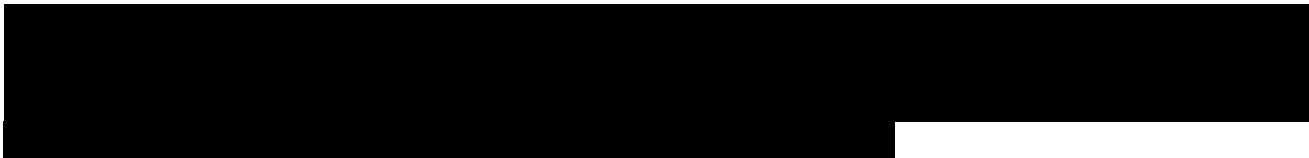
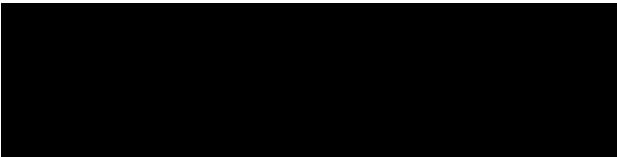
Long Beach City College and Arizona State University Partner to Offer Transfer Pathways with MyPath2ASU™ Collaboration



November 14, 2023

Universities Prepare to Launch 2-Year Colleges

The goal of the model, started at Loyola University, is to get low-income students to and through college with little to no debt.



CAREER & TECHNICAL EDUCATION

yc.edu/ctec



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REFERENCES

[REDACTED]

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