The vibrant southwest Phoenix metro ranks fifth of national markets for demand, yet is just above median for restrictions to metro apartment development with a supply index of 1.03. Survey respondents cite land availability and specifically its feasibility as the most restrictive issue, followed by infrastructure constraints driven by impact fees and their mitigation. Most other supply indices are above index, save for multifamily density and overall growth restrictions. Community involvement restrictions are led by local opposition and the number of public meetings. Construction costs are driven by constant increases and heavy impact fees. Their metro median rental income ranks at the middle of major markets and is aligned with the income requirement for the average market rents of $1,070. Some 43% of renters are spending over 35% of income on their lease.