

# Connecting Livability & Upward Mobility

Breakout Session A:

Speakers: James Wood, Chris Parker, Bryson Garbett

Moderator: Ari Bruening





THE UNIVERSITY OF UTAH

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**Kem C. Gardner**  
**POLICY INSTITUTE**

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# **Housing Affordability Threatens Livability and Mobility**

**One in Eight Wasatch Front Households Has a Severe Housing Cost Burden\***

**\*At Least 50% of Household Income Goes to Housing.**

**Source: HUD CHAS.**

# Percent Increase in Median Sales Price of Single Family Homes

(152 Metropolitan Areas)

Metropolitan Area	2005	2017	% Chg.
1. Bismarck, ND	\$124,900	\$242,300	94.0%
2. Austin-Round Rock, TX	\$163,800	\$308,000	88.0%
<b>3. Salt Lake City, UT</b>	<b>\$173,900</b>	<b>\$305,700</b>	<b>75.8%</b>
4. Dallas-Fort Worth-Arlington, TX	\$147,600	\$255,200	72.9%
5. Denver-Aurora-Lakewood, CO	\$247,100	\$424,500	71.8%
6. Boulder, CO	\$348,400	\$593,200	70.3%
7. San Antonio-New Braunfels, TX	\$133,900	\$222,600	66.2%
8. Houston-The Woodlands-Sugar Land TX	\$143,000	\$235,600	64.8%
9. San Jose-Sunnyvale-Santa Clara, CA	\$744,500	\$1,183,400	59.0%
10. Portland-Vancouver-Hillsboro, OR-WA	\$246,600	\$389,100	58.9%

Source: National Association of Realtors.

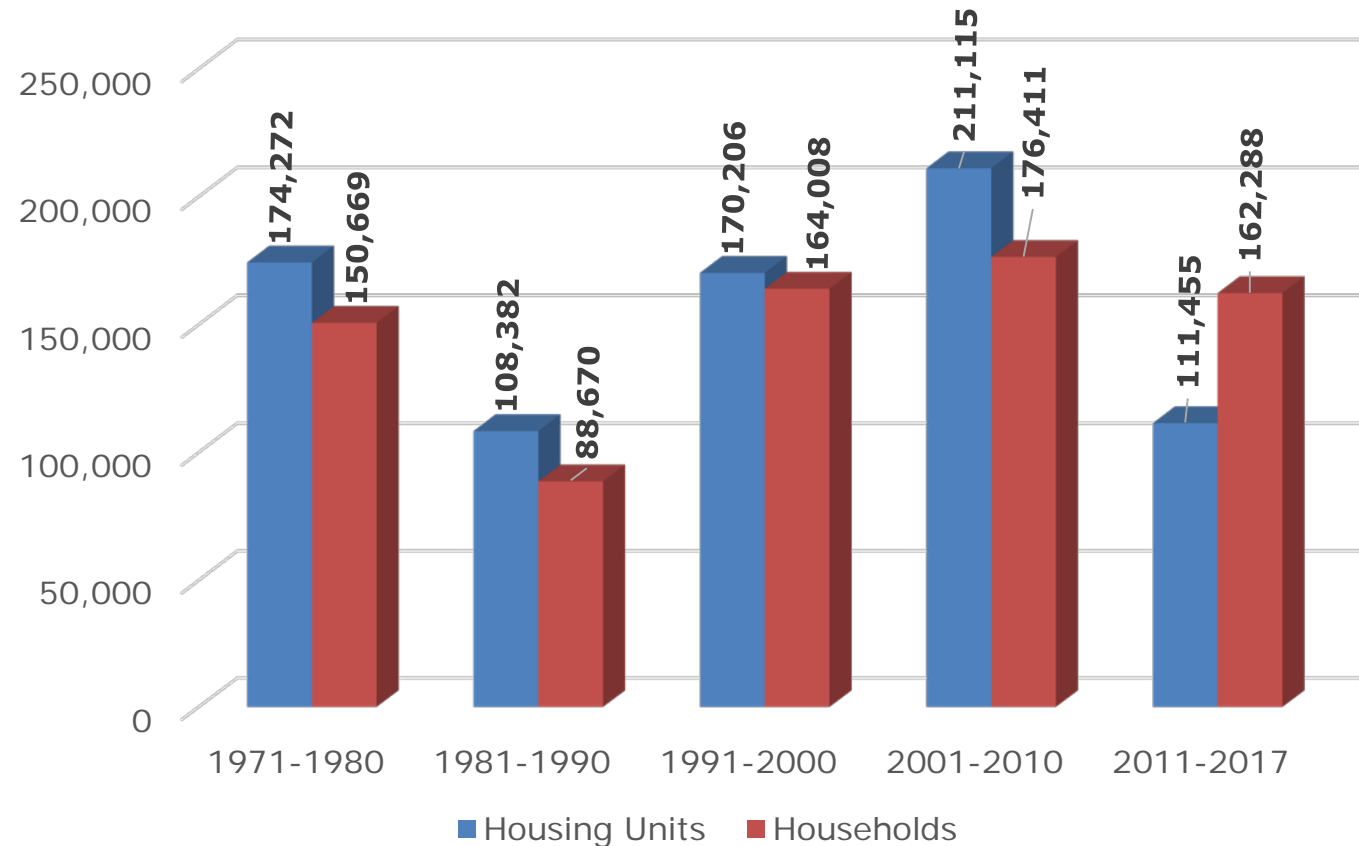


# Utah's Housing Shortage

1. For the first time in over forty years the number of new households is growing faster than new housing starts.
2. In each housing market demand exceeds supply; (a) existing home market, (b) new home market, and (c) apartment market.
3. Result: housing prices are increasing and the rate of homeownership is declining.

# New Households Compared to New Housing Units

For the first time in forty years the increase in households exceeds the increase in housing units.



# **Supply Bottlenecks for New Residential Construction Affecting Supply and Cost**

1. Labor shortage.
2. Land cost and availability.
3. Local regulation.

# Paradox: Increasing Prices but High Degree of Affordability

County	Affordable to Median Inc. HH	Total Sales	% Affordable
Salt Lake	10,678	17,997	59.3%
Davis	4,210	5,496	76.6%
Utah	6,839	8,817	77.6%
Weber	3,703	4,694	78.9%

Source: UtahRealEstate.com



# But for 40% of all Households Housing Affordability Serious Threat

	80% AMI	Households at 80% AMI	Households With Severe Cost Burden	% HH with SCB
Salt Lake	\$54,932	142,275	43,960	31%
Utah	\$55,839	54,610	17,695	32%
Davis	\$61,524	33,975	8,405	25%
Weber	\$50,526	37,035	8,260	22%
Wasatch Front		267,895	78,320	29%

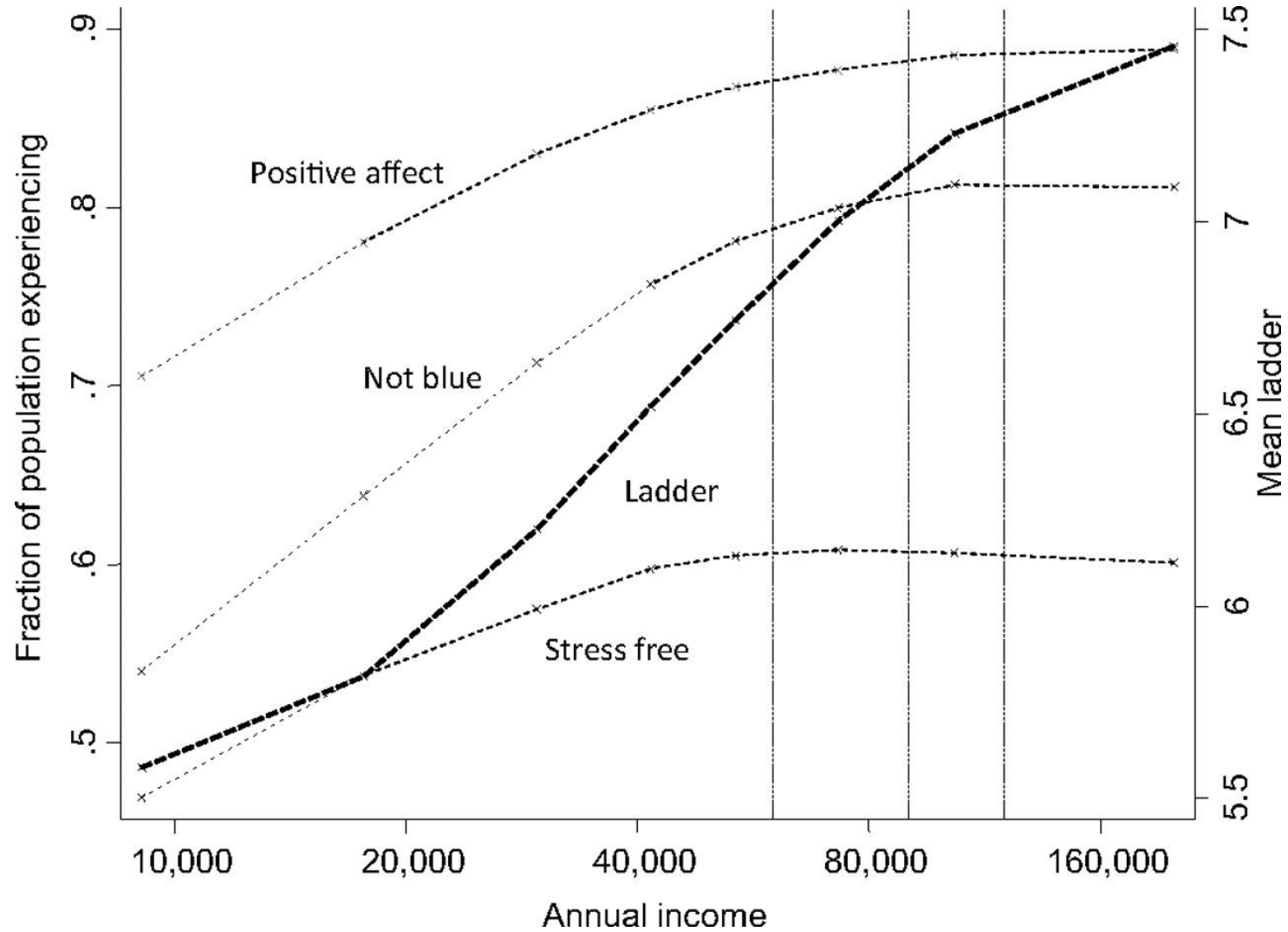
Source: HUD CHAS.

# Inequality!

**But for Households Above the Median Income  
Fewer than One in One Hundred Has Severe  
Cost Burden!**

g!v

# Happiness & Income





**\$75,000**





TESLA





**\$75,000**







# Project Open

## **Biological Needs**

- Air Quality
- Housing Stability
- Transportation
- Food Access

## **Psychological Needs**

- Creativity
- Purpose
- Stress Relief
- Belonging









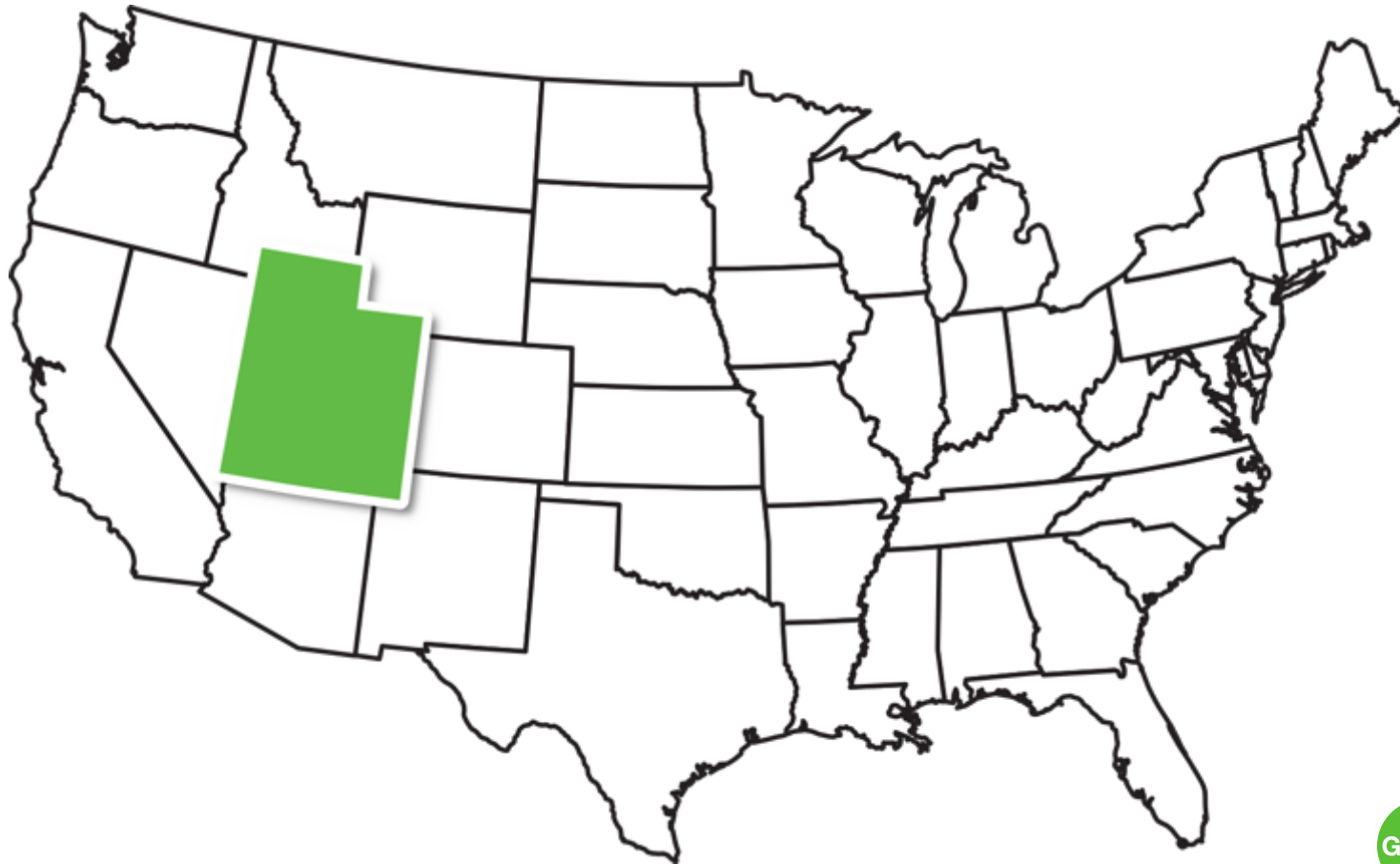




Housing & Upward Mobility

# Utah is the fastest growing state. Projections show our population will double by 2065.

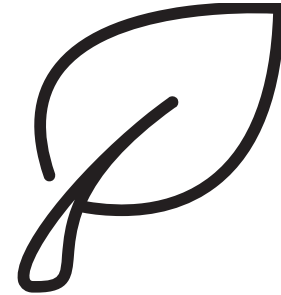
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# How does this affect the Utah housing market?

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- Land Acquisition
- Environmental Impact
- Construction Costs



# Land acquisition

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- Home Affordability
- Density
- Location



# Home Affordability

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# Density

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# Location

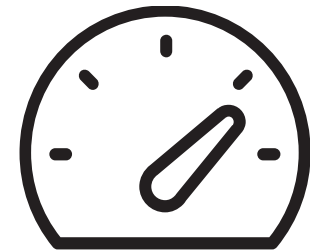
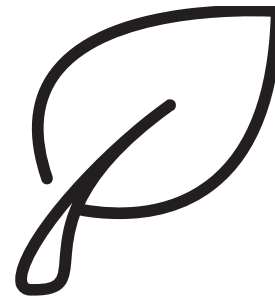
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# Environmental Impact

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- Reduced Carbon Footprint
- Water Conservation
- High Performance Homes



# Reduced Carbon Footprint

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# Water Conservation

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# High Performance Homes

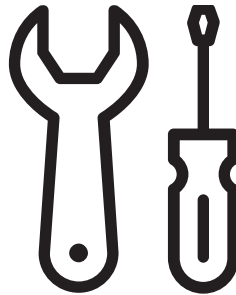
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# Construction Costs

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- Labor/Trades
- Materials
- Land
- Utilities
- Impact Fees



# Trade Partners

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# Materials

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# Land

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# Utilities

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# Impact Fees

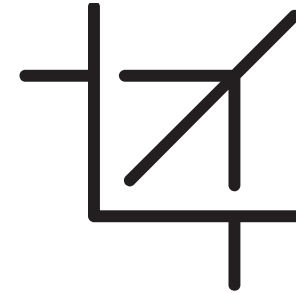
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# Housing Solutions

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- Immigration Reform
- Zoning Ordinance
- NAHB Vocational Training



# Immigration Reform

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# Zoning Ordinance

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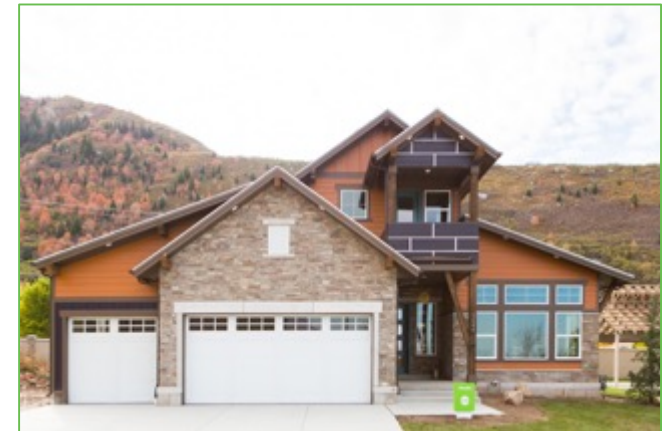
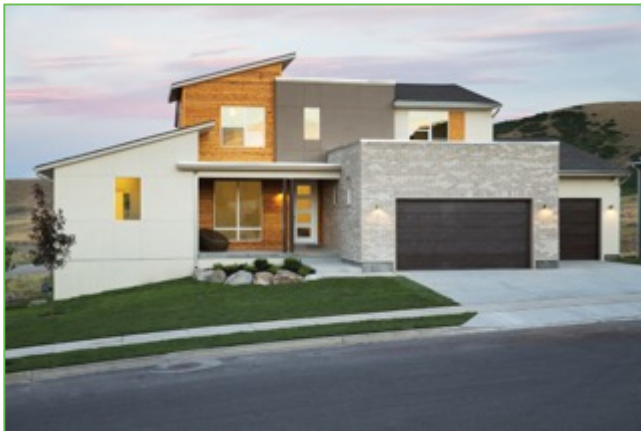
# NAHB Vocational Training

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# Our Contribution

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Thank you.





# Envision Utah

How we grow matters.

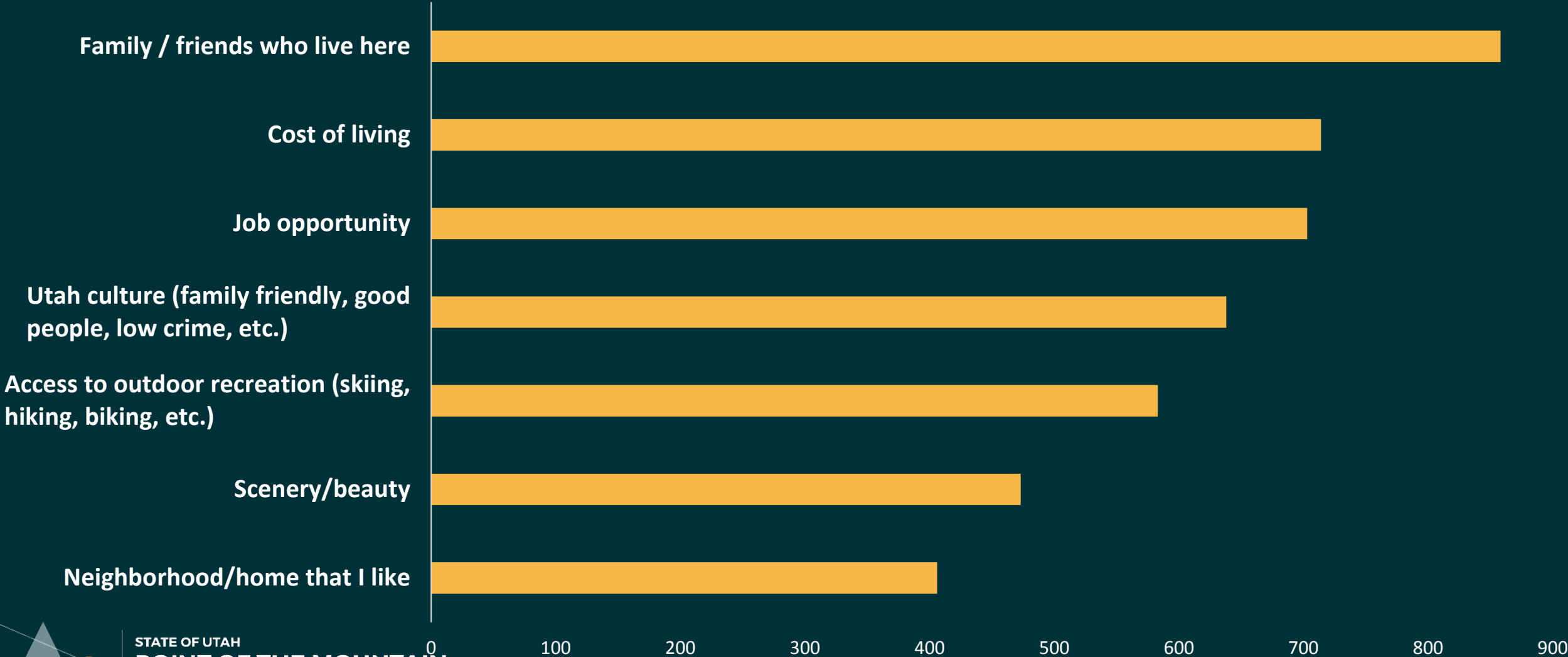


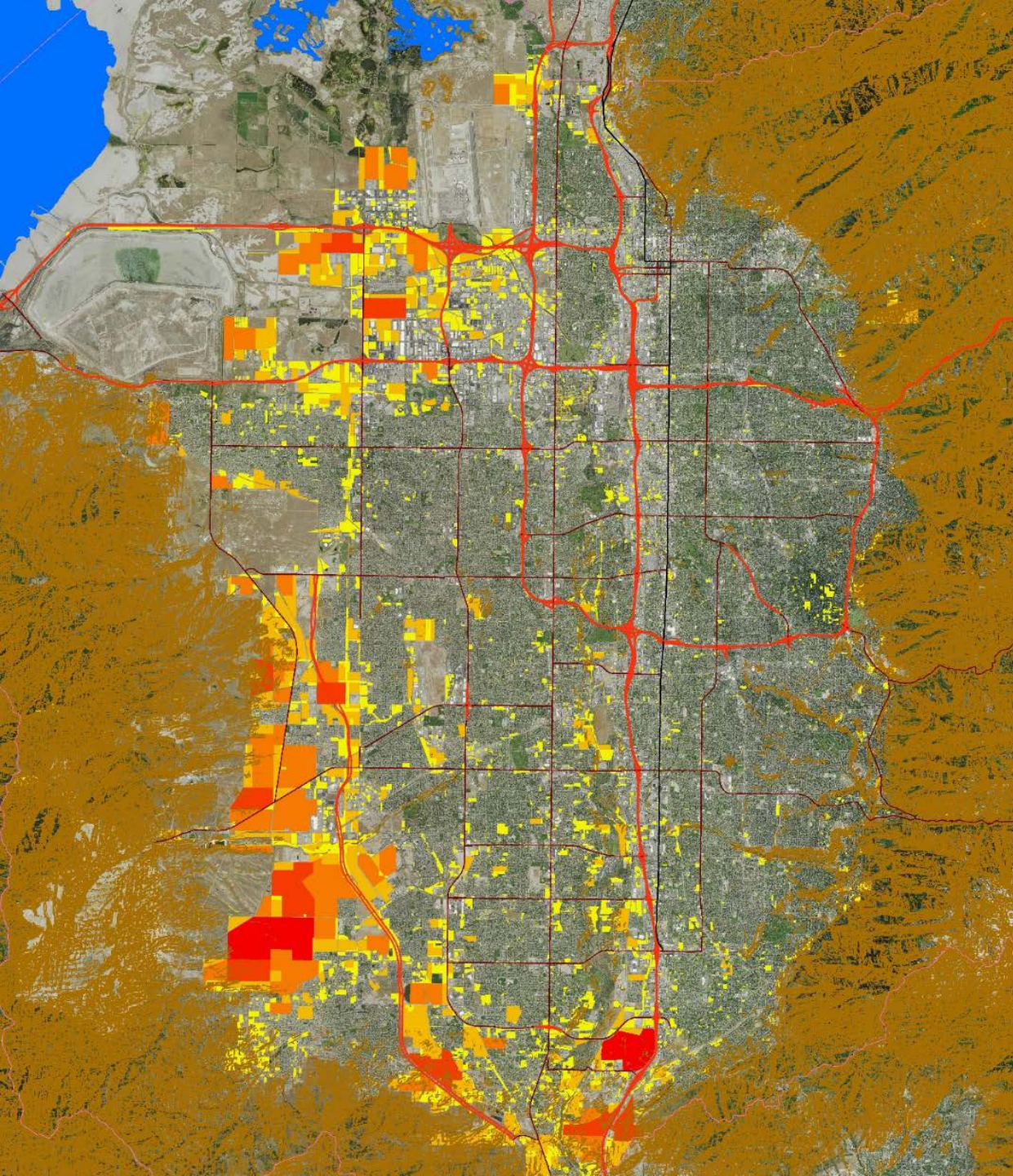
Finally Found A Place  
We Could Afford





# Top Reasons You Chose to Move to/Stay in Utah

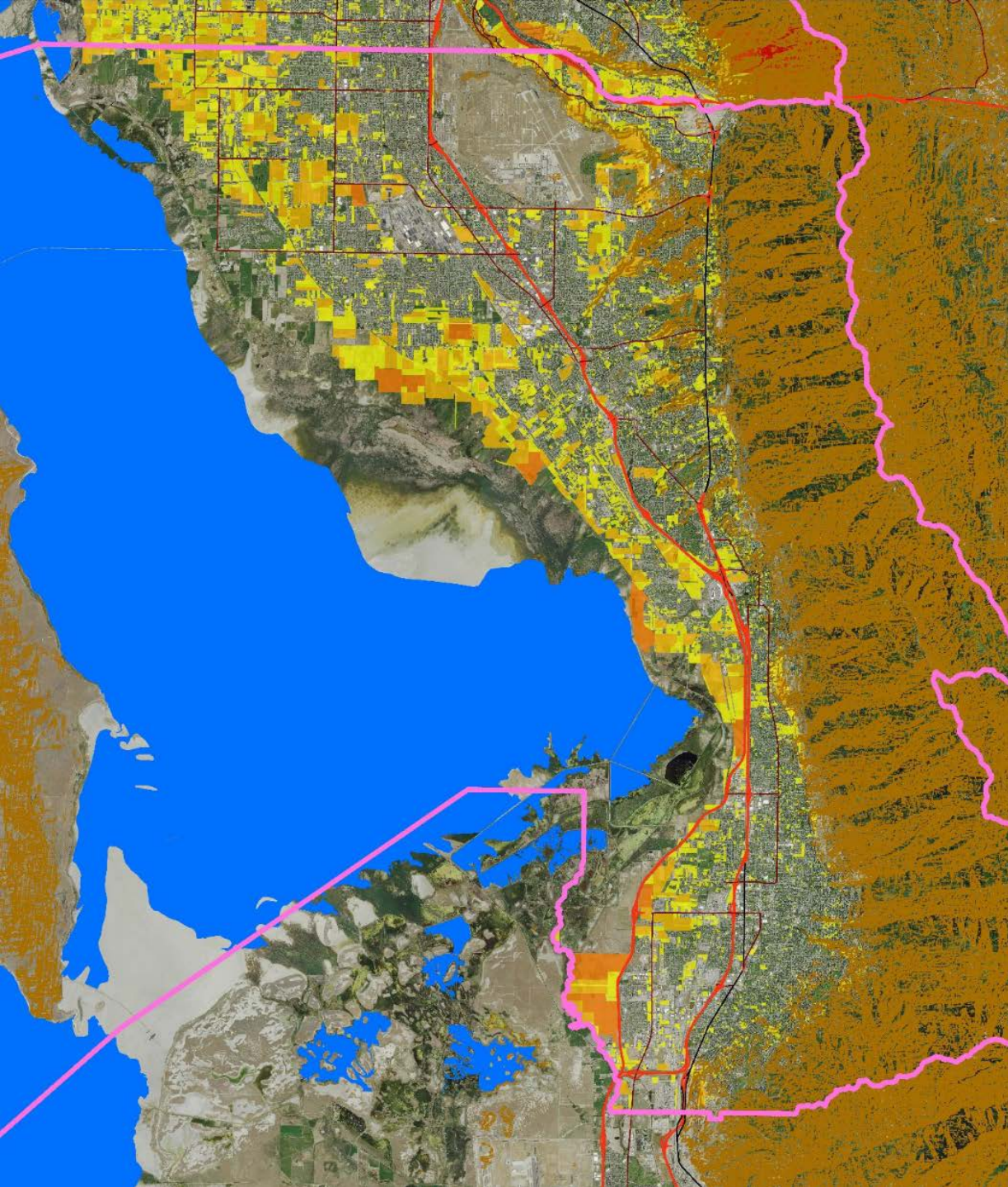




# Salt Lake County

≈ 40,000 Acres Currently Developable  
≈ 15,000 Additional Kennecott Acres

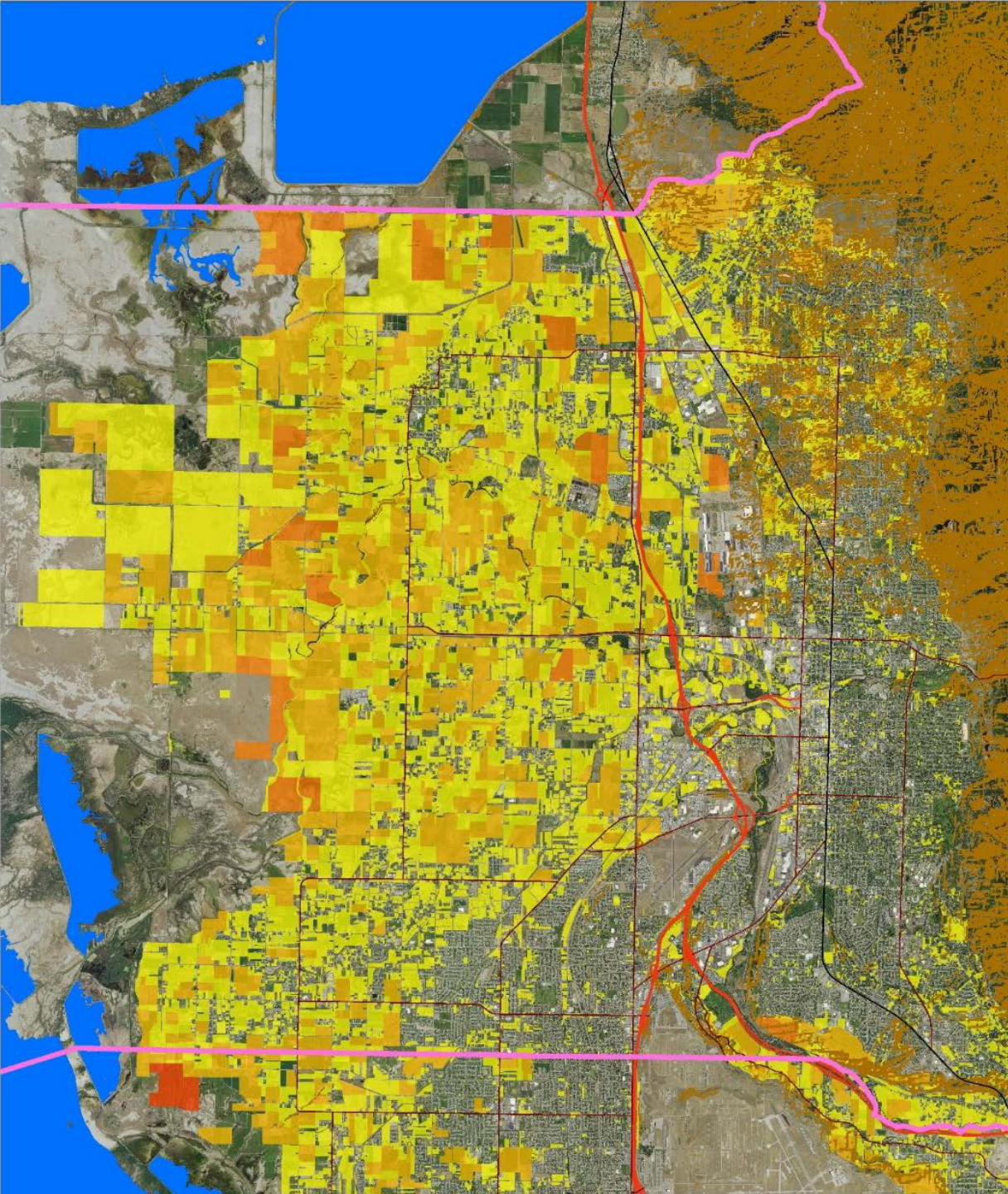




# Davis County

≈ 20,000 Acres Currently Developable

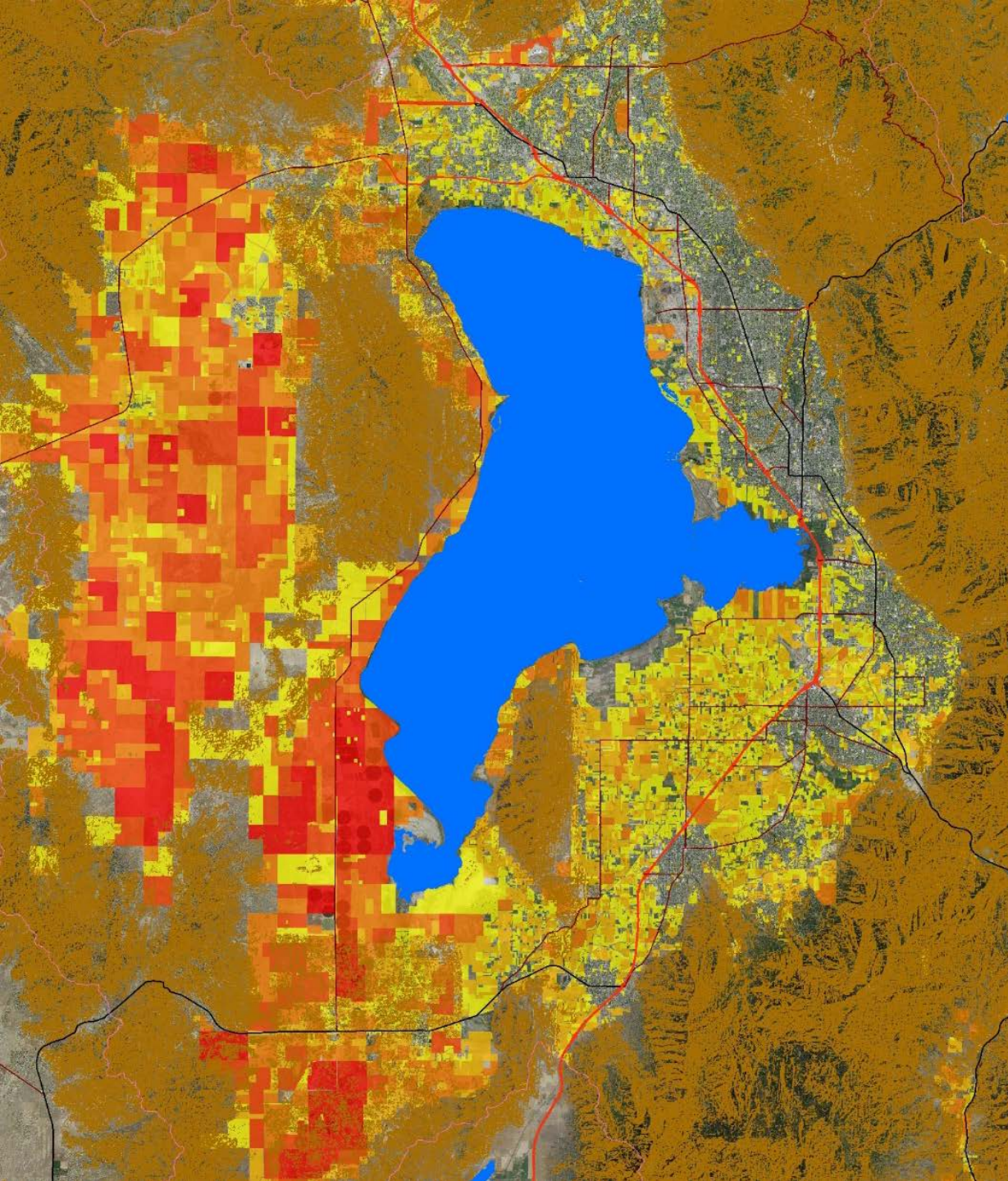




# Weber County

≈ 40,000 Acres Currently Developable



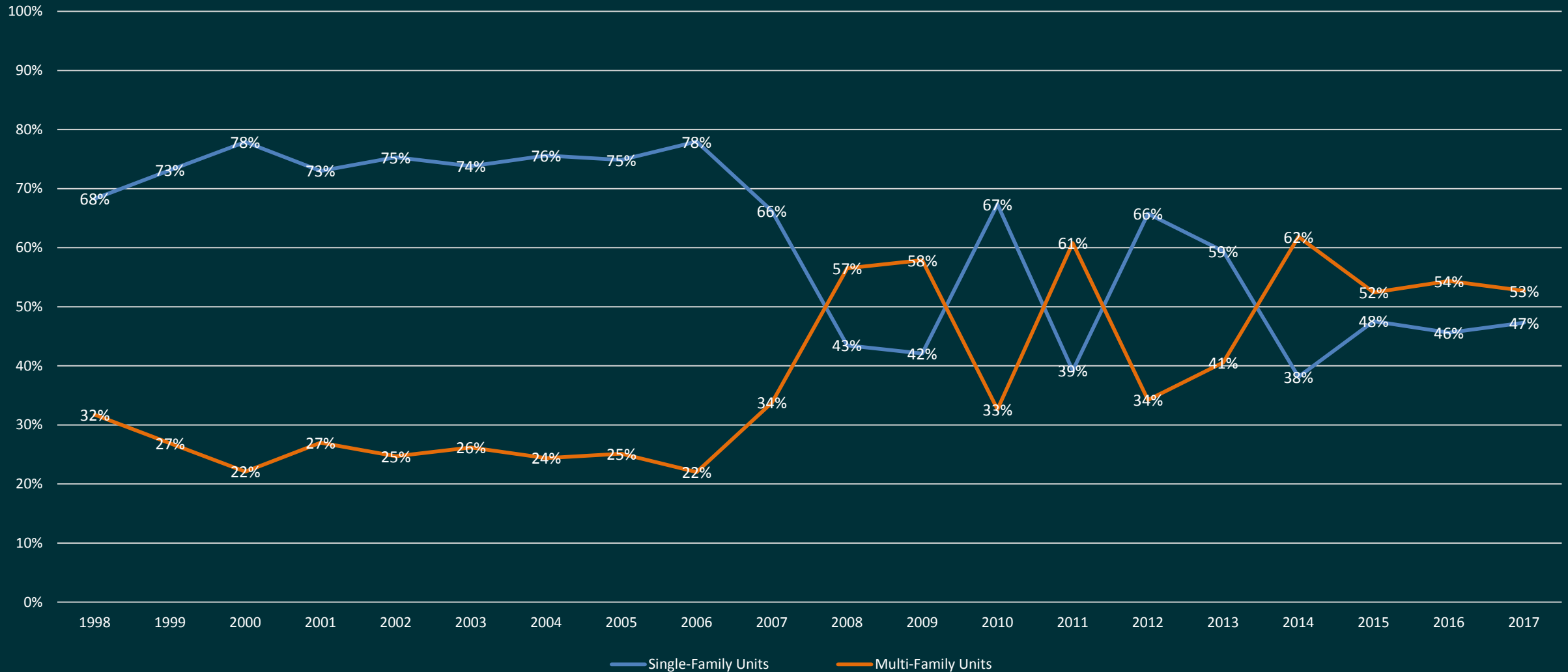


# Utah County

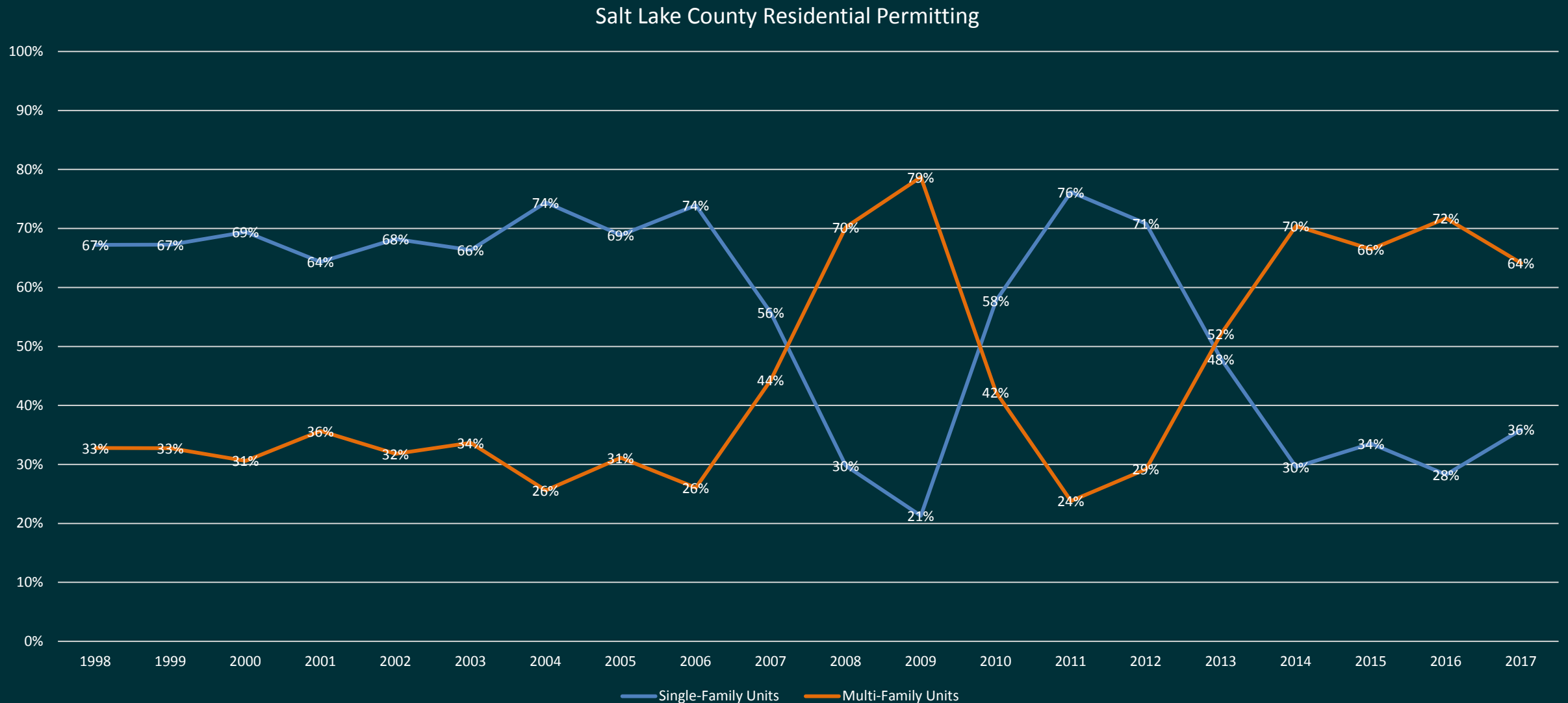
≈ 240,000 Acres Currently Developable

# Permits for single-family units have declined while permits for multi-family units have increased.

Wasatch Front Residential Permitting



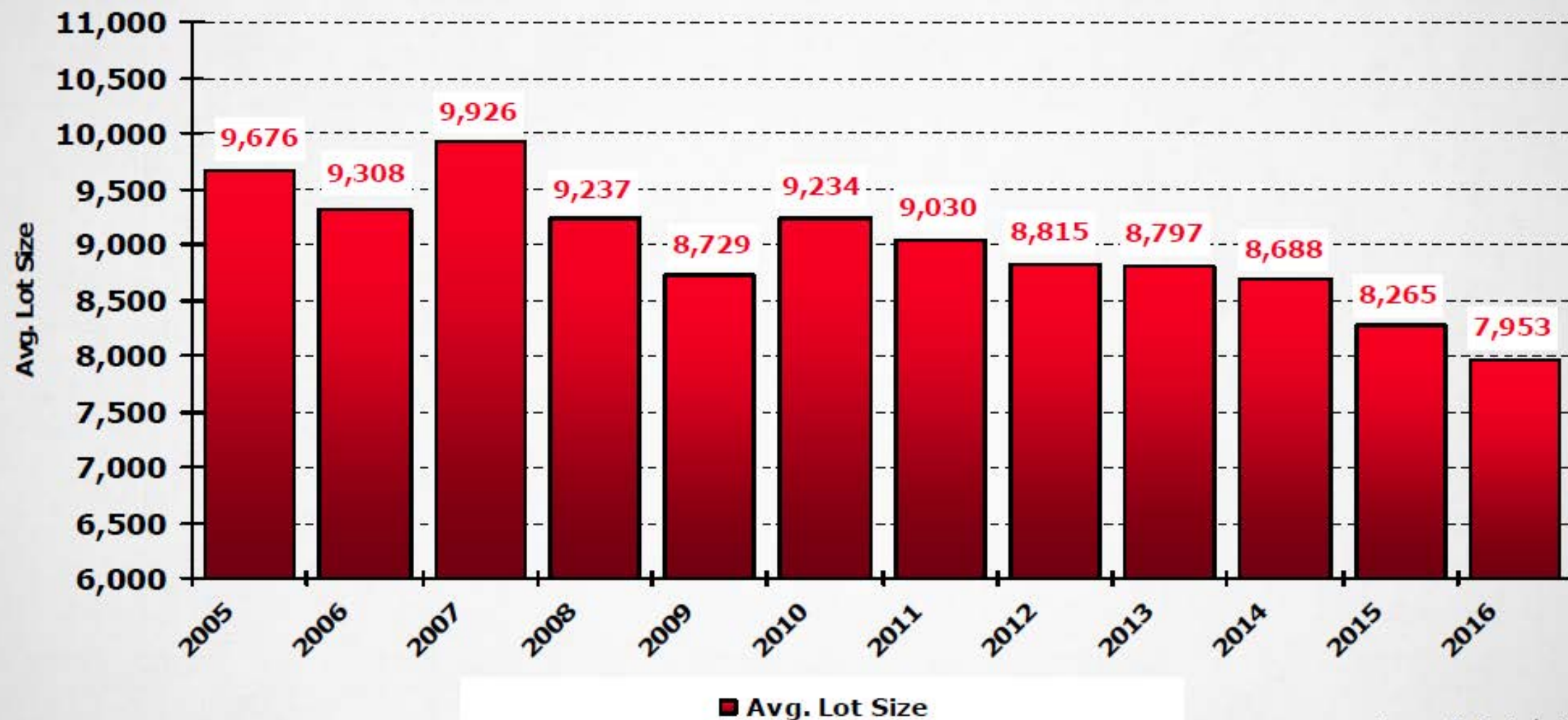
# Permits for single-family units have declined while permits for multi-family units have increased.





# Salt Lake County

## Avg. Lot Size by New Home Transactions - Detached



Source: Metrostudy, CoreLogic

# Ideal Housing Choices: High-Tech Workers

■ Small Town or rural (Examples: Payson, Tooele, Heber City)

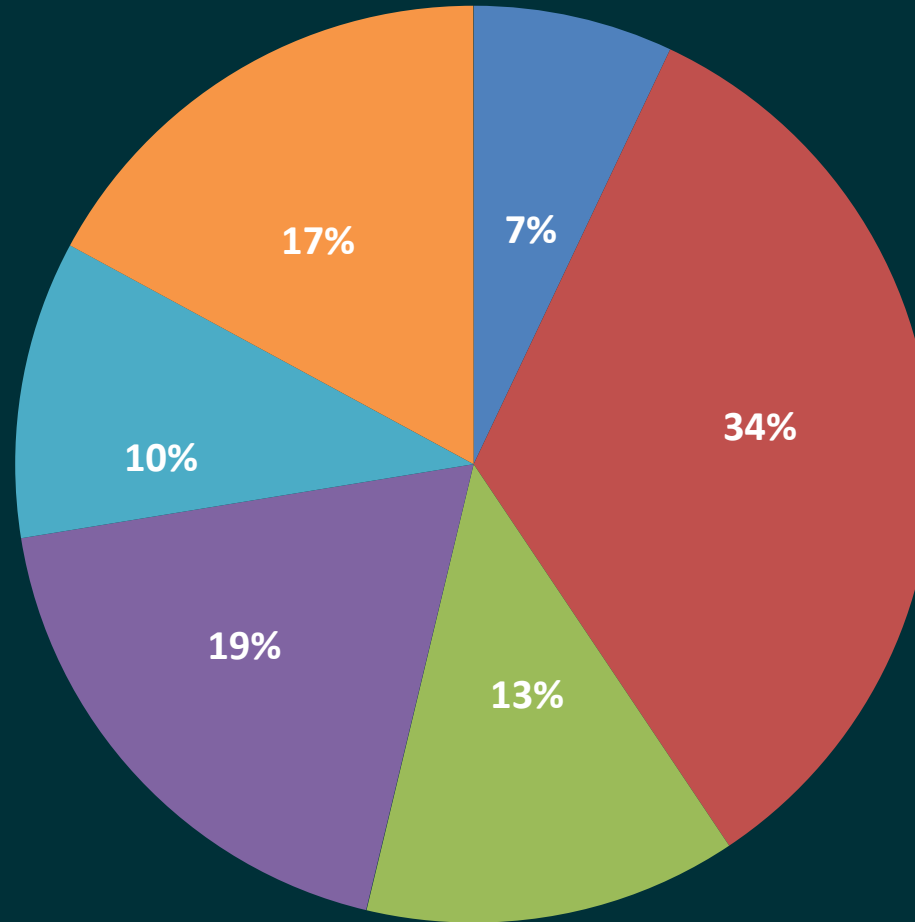
■ Low density residential (Examples: Suncrest, Alpine)

■ Residential-only suburban (Examples: Rosecrest, the Ranches)

■ Walkable suburban (Examples: Daybreak, Vineyard/Geneva)

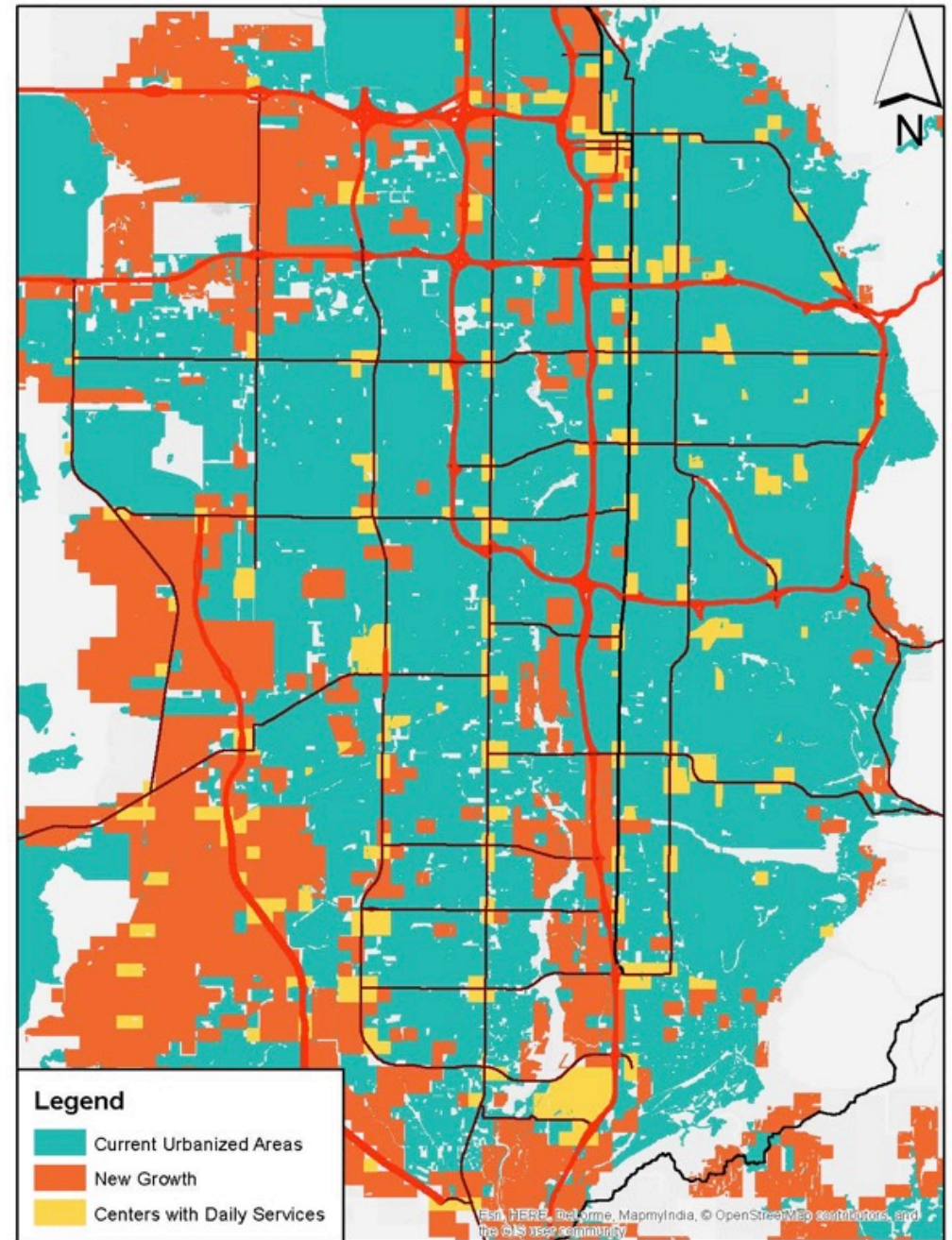
■ Low-density urban (Examples: the Avenues, Bingham Junction)

■ Urban and mixed-use (Examples: Downtown SLC, Provo, Sugar House)



STATE OF UTAH  
**POINT OF THE MOUNTAIN**  
DEVELOPMENT COMMISSION

# The Scenario Utahns Chose







# Envision Utah

How we grow matters.



# Panel Time!

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