

Terwilliger Center for Housing

Setting the Stage: A Closer Look at Utah using the 2022 Home Attainability Index

**ULI UTAH: HOUSING SUMMIT- WORKING
TOGETHER TOWARDS HOUSING FOR ALL**

JULY 27, 2022



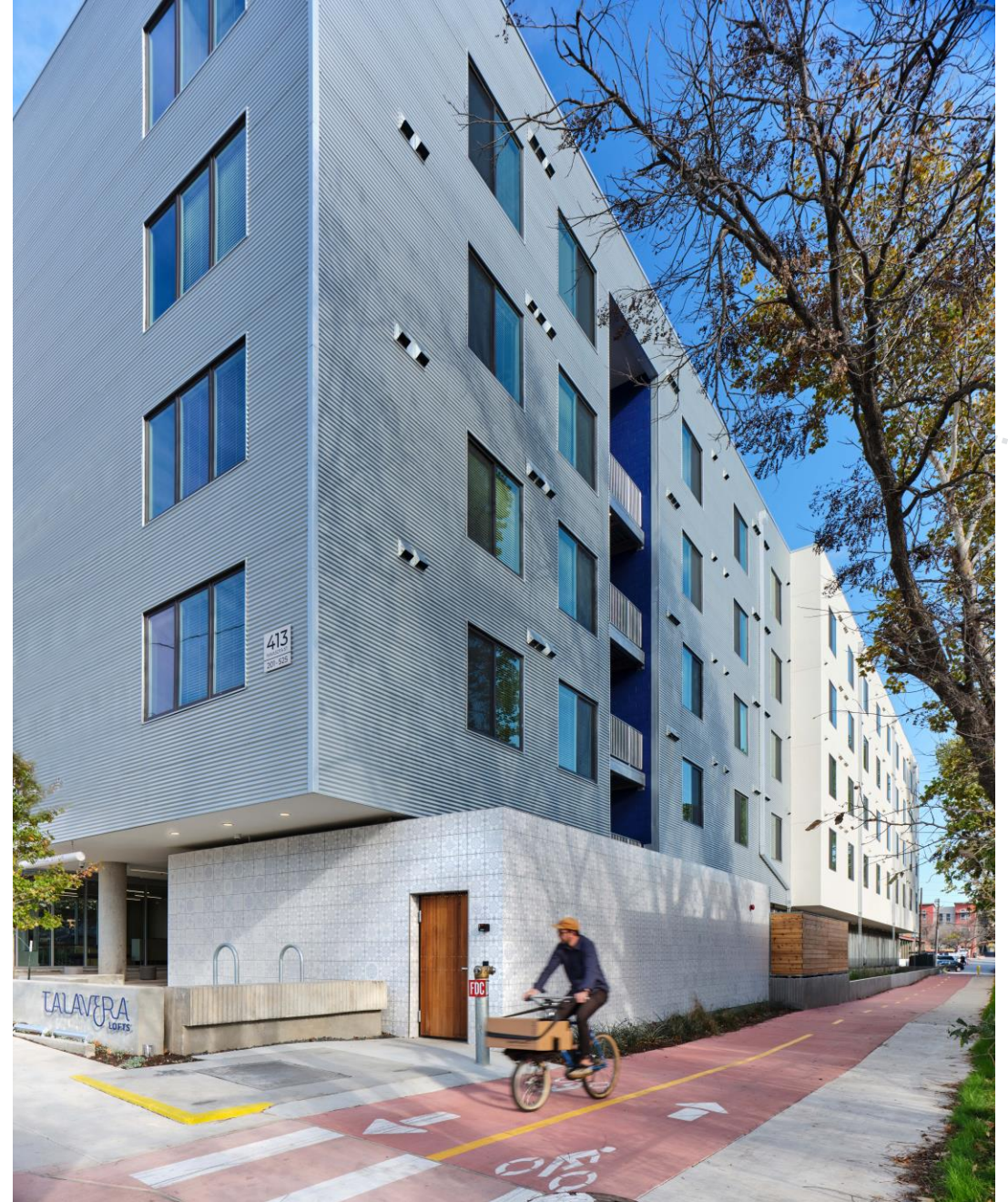
ULI Terwilliger Center for Housing



- **Catalyze** housing production and affordability
 - Direct engagement with communities
 - Driving best practices and policies
 - ULI Housing Opportunity Conference
 - Webinar series and newsletter
- **Provide thought leadership**
 - Research and publications
 - Industry engagement
- **Inspire broader commitment to housing**
 - ULI Awards

Session Agenda

- Introducing the Home Attainability Index
 - Purpose and potential uses
 - Metrics and methodology
- National overview
- Findings for Utah (and the broader region)
- Solutions
- Audience discussion
- View and download all materials at:
 - <http://knowledge.uli.org/reports/research-reports/2022/2022-terwilliger-center-home-attainability-index>
- For continued conversation, email: michael.spotts@uli.org



About the Index



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PURPOSE

Provide a high-level snapshot of the extent to which a housing market provides a range of choices attainable to the regional workforce and broader population.



2022 Index: Data and Sources

No single indicator can adequately summarize the full spectrum of housing needs in a given region and that aggregate, regional data can mask significant differences in affordability within regions.

- Array of 26 housing and equity related metrics
 - Overall Affordability
 - Homeownership Attainability
 - Rental Attainability
 - Neighborhood Opportunity and Access
 - Housing Production
- Core Index data for 112 regions (metropolitan statistical areas)
- Supplemental data for more than 300 regions
- Occupational Analysis contextualizes data, comparing region- and job-specific median wage information to housing costs for both rental and homeownership.



2022 Index: Data and Sources

- Data Partners
 - The center partnered with PolicyMap and RCLCO for data collection, aggregation, and analysis.
 - National Housing Conference: Index and Occupational Analysis data derived from *Paycheck to Paycheck* data tool.
 - National Low Income Housing Coalition: Index incorporates Rental Attainability data from *The Gap* research.
- The 2022 Index incorporates data from a range of other sources
 - US Census Bureau (primarily ACS 2016-2020 estimates)
 - Center for Neighborhood Technology
 - Brookings Institution
- Process informed by multidisciplinary Advisory Committee



2022 Index: A Closer Look at Regional Conditions by Cohort

Emerging Trends characterizes the Salt Lake City region as a *Magnet*

Cohort analysis of core Index regions conducted to consider implications of market shifts

- Cohorts based on population size
- Cohorts based on market characteristics, via ULI's *Emerging Trends in Real Estate*® 2022 report
 - Overall Real Estate Prospects
 - Overall Homebuilding Prospects
 - Market typologies

Cohort	Summary Description from Emerging Trends	Examples of regions in cohort	Median Population for Cohort
Establishment	Long the nation's economic leaders, these regions offer tremendous opportunities, but appeal has waned in recent years as growth has slowed and challenges increased.	New York City, Boston, Chicago, San Francisco (9 total)	4,854,808
Magnets	Migration destinations for both people and companies, and most are growing more quickly than the U.S. average in terms of both population and jobs	Atlanta, Nashville, Boise, Phoenix (18 total)	2,761,732
Niche	Generally smaller or less economically diverse but have a dominant economic driver that supports stable economic growth	Baltimore, Columbus, Las Vegas, Orlando (23 total)	940,163
Backbone	Variety of interesting and enjoyable places to live and work; slower growing but benefit from moderate housing and business costs.	Albuquerque, Cleveland, Indianapolis, Sacramento (17 total)	1,576,525

Potential Uses of the Home Attainability Index

- Identify housing market conditions, needs, gaps, and opportunities.
- Provide regional context for local market data.
- Contextualize regional housing conditions with regional wages for various occupations.
- Investigate broader community conditions/needs, including disparities among different socioeconomic/demographic groups.
- Assess current conditions and housing production trends to inform regional policies, programs, and investments for growth management (housing, infrastructure, economic development).
- Allow cross-regional comparisons for identifying potential threats, challenges, and market opportunities (i.e., to what extent can workers afford to live in our region vs. our economic competitors?)
- Provide a better understanding of the comparative housing/economic conditions that are contributing to inter-regional mobility trends
- Serve as a starting point for identifying best practices for addressing local needs
- Create informative chats/graphs for outreach and presentation to other stakeholders, such as civic groups, local elected/appointed officials, and the general public



National Overview

View 2022 Index materials at: <http://knowledge.uli.org/reports/research-reports/2022/2022-terwilliger-center-home-attainability-index>

The Big Picture: Durable Challenges Remain Despite Change and Uncertainty

- There are few available housing units of any kind, even modest rental units, that are affordable to many low-wage workers in most regions.
- Long-term housing underproduction is a primary driver of our national housing challenges, and current market conditions – economic uncertainty, rising inflation, high costs of materials, high labor costs and limited availability – are likely to further restrain the market from “catching up” to meet demand.
- While the national shortage matters, regional production shortfalls are even more important. A lack of attainable housing in established markets is a contributing factor to some employers and households relocating to lower cost markets.
- While still more attainable, many of these growing regions have not demonstrated that they can produce enough housing of the right type in the right locations (the “dimensions of supply”) to keep these markets – or submarkets therein – from following the trajectory of more established, high-cost markets.

Housing Production

		Emerging Trends Cohorts				Population Cohorts		
Housing Production	Dataset Median	Establishment	Magnets	Niche	Backbone	Top 25	>1MM	500K-1MM
Percent growth in households, 2010-2020	5.37%	5.12%	11.19%	5.95%	2.81%	7.09%	5.87%	5.36%
Percent growth in housing inventory, 2010-2020	7.78%	5.51%	10.35%	9.22%	3.19%	7.89%	5.83%	9.22%
Units Added to Inventory per New Household, 2010-2020	1.28	1.06	1.10	1.57	1.05	1.10	1.11	1.52

“People want that 15-minute lifestyle if they can get it. They want walkable, amenitized, real places that allow them to live fuller lives without having to get into a car and transition from one segment of their life to another.”

Developer interviewee, Emerging Trends 2022

The Consequences of Past Inaction

	Median annual wage	% of regions affordable - 10% down	% of regions affordable - 3% down	% of regions affordable FMR 1 BR	% of regions affordable FMR 2 BR	% of regions affordable FMR 3 BR
Two-Income Household (childcare worker, middle school teacher)	\$83,530	54.05%	52.25%	100.00%	98.20%	93.69%
Two-Income Household (truck driver, home health aide)	\$72,260	39.64%	35.14%	98.20%	92.79%	79.28%
Two-Income Household (janitor, security guard)	\$56,950	17.12%	13.51%	94.59%	84.68%	40.54%
Automotive Service Technicians and Mechanics	\$44,530	3.60%	3.60%	79.28%	45.95%	2.70%
Bus Drivers, Transit and Intercity	\$41,110	6.32%	5.26%	54.74%	27.37%	6.32%
Childcare Workers	\$23,990	0.90%	0.90%	0.00%	0.00%	0.00%
Emergency Medical Technicians and Paramedics	\$37,280	1.90%	1.90%	47.62%	13.33%	0.00%
Heavy and Tractor-Trailer Truck Drivers	\$47,560	7.21%	4.50%	81.98%	52.25%	12.61%
Home Health and Personal Care Aides	\$24,700	0.90%	0.90%	0.00%	0.00%	0.00%
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$27,610	0.90%	0.90%	7.21%	0.00%	0.00%
Laborers and Freight, Stock, and Material Movers, Hand	\$30,770	1.80%	0.90%	20.72%	0.00%	0.00%
Maids and Housekeeping Cleaners	\$24,440	0.90%	0.90%	0.90%	0.00%	0.00%
Middle School Teachers, Except Special and Career/Technical Education	\$59,410	21.62%	17.12%	96.40%	86.49%	53.15%
Nursing Assistants	\$30,130	0.90%	0.90%	16.22%	0.00%	0.00%
Registered Nurses	\$71,060	42.34%	32.43%	100.00%	100.00%	85.59%
Retail Salespersons	\$25,620	0.90%	0.90%	3.60%	0.00%	0.00%
Security Guards	\$30,390	1.80%	0.90%	18.02%	3.60%	0.00%
Waiters and Waitresses	\$20,530	0.90%	0.90%	2.70%	0.00%	0.00%

A vibrant city street scene at sunset. The sky is a warm golden color, and the sun is low on the horizon, casting long shadows and illuminating the buildings and street. Pedestrians of various ages and ethnicities are crossing the street at a crosswalk. Some are carrying shopping bags, while others are pushing a shopping cart. Cars are visible in the background, some with their headlights on. The buildings are tall and multi-story, with many windows. The overall atmosphere is one of a bustling, active urban environment.

The 2022 Home Attainability Index: A Closer Look at Utah

Utah: Challenges at lower incomes, including for critical members of the workforce

Overall Affordability	Dataset Median	Occupations with Wages Typically in this Income Category	Dataset Median Regional Wage
Percentage of severely cost-burdened households with incomes between \$35-50,000/year	6.96%	Emergency Medical Technicians and Paramedics	\$37,280
		Bus Drivers, Transit and Intercity	\$41,110
		Automotive Service Technicians and Mechanics	\$44,530
		Heavy and Tractor-Trailer Truck Drivers	\$47,560
Percentage of severely cost-burdened households with incomes between \$50-75,000/year	2.29%	Two-Income Household (janitor, security guard)	\$56,950
		Middle School Teachers, Except Special and Career/Technical Education	\$59,410
		Registered Nurses	\$71,060
		Two-Income Household (truck driver, home health aide)	\$72,260
Occupations <\$35,000		Waiters and Waitresses	\$20,530
		Childcare Workers	\$23,990
		Maids and Housekeeping Cleaners	\$24,440
		Home Health and Personal Care Aides	\$24,700
		Retail Salespersons	\$25,620
		Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$27,610
		Nursing Assistants	\$30,130
		Security Guards	\$30,390
		Laborers and Freight, Stock, and Material Movers, Hand	\$30,770
Occupations >\$75,000		Two-Income Household (childcare worker, middle school teacher)	\$83,530

Overall Affordability	Dataset Median	Ogden-Clearfield, UT	Provo-Orem, UT	Salt Lake City, UT
Percentage of severely cost-burdened households with incomes between \$35-50,000/year	6.96%	6.8%	10.8%	9.88%
Percentage of severely cost-burdened households with incomes between \$50-75,000/year	2.29%	1.79%	2.62%	2.42%
Tenure cost proportion (own/rent)	1.03	1.76	2.05	1.65

Utah: homeownership challenges “across the board,” renting still comparably affordable

Homeownership Attainability	Dataset Median	Ogden-Clearfield, UT	Provo-Orem, UT	Salt Lake City, UT
Estimated percent of all households that own a home	65.30%	76.57%	68.11%	68.23%
Estimated percent of all homes likely affordable to a 4-person family earning 80% AMI	30.91%	22.68%	5.24%	14.87%
Estimated percent of all homes likely affordable to a 4-person family earning 120% AMI	52.02%	51.74%	12.18%	40.64%
Non-Hispanic White–Black homeownership gap (percentage points)	32.37%	32.98%	30.69%	49.89%
Non-Hispanic White-Hispanic homeownership gap (percentage points)	23.71%	18.8%	16.98%	19.06%
Length of time in years to save for downpayment (80% AMI, four-person household; median priced home)	16.6	24.83	29.25	27.38
Rental Attainability				
Estimated percent of all households that rent a home	34.71%	23.43%	31.89%	31.77%
Estimated percent of two-bedroom rentals likely affordable to a 4 person family earning 50% AMI	35.85%	56.52%	57.12%	30.23%
Estimated percent of two-bedroom rentals likely affordable to a 4 person family earning 80% AMI	85.49%	94.39%	90.77%	83.75%
Deeply Affordable Rental Gap: Affordable and available rental units per 100 HH at 30% of AMI (NLIHC)	32.3	No Data	No Data	30.3
Homelessness Inflection Point: distance to threshold (percentage)	6.16%	17.3%	13.51%	16.88%
Length of time in months to save for rental move (first/last month’s rent, security deposit; 50% AM, four-person household; fair market rent)	28.0	24.34	24.62	28.69

Illustrating homeownership challenges by occupation

Homeownership Attainability: Gap/surplus – 10% DP	Medians	Ogden-Clearfield, UT	Provo-Orem, UT	Salt Lake City, UT
Two-Income Household (childcare worker, middle school teacher)	\$5,749	(\$49,601)	(\$57,385)	(\$55,468)
Two-Income Household (truck driver, home health aide)	(\$9,147)	(\$71,911)	(\$90,535)	(\$92,018)
Two-Income Household (janitor, security guard)	(\$21,881)	(\$59,741)	(\$73,665)	(\$74,158)
Automotive Service Technicians and Mechanics	(\$33,145)	(\$84,221)	(\$96,895)	(\$105,888)
Bus Drivers, Transit and Intercity	(\$38,981)	(\$92,721)		(\$109,038)
Childcare Workers	(\$53,791)	(\$111,851)	(\$124,675)	(\$124,288)
Emergency Medical Technicians and Paramedics	(\$43,884)	(\$94,581)		(\$110,598)
Heavy and Tractor-Trailer Truck Drivers	(\$32,851)	(\$87,521)	(\$99,405)	(\$102,518)
Home Health and Personal Care Aides	(\$54,221)	(\$104,121)	(\$119,055)	(\$119,828)
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	(\$50,101)	(\$106,451)	(\$121,365)	(\$123,918)
Laborers and Freight, Stock, and Material Movers, Hand	(\$48,933)	(\$98,291)	(\$115,455)	(\$115,768)
Maids and Housekeeping Cleaners	(\$54,121)	(\$107,471)	(\$119,825)	(\$122,528)
Middle School Teachers, Except Special and Career/Technical Education	(\$17,299)	(\$69,651)	(\$77,505)	(\$79,368)
Nursing Assistants	(\$46,725)	(\$103,331)	(\$115,535)	(\$117,218)
Registered Nurses	(\$4,500)	(\$66,251)	(\$79,835)	(\$79,508)
Retail Salespersons	(\$51,893)	(\$107,761)	(\$119,095)	(\$120,768)
Security Guards	(\$48,564)	(\$97,361)	(\$113,965)	(\$116,288)
Waiters and Waitresses	(\$56,245)	(\$112,871)	(\$125,265)	(\$129,258)

Illustrating rental challenges by occupation

Rental Attainability: Gap/surplus – FMR 2 BR	Medians	Ogden-Clearfield, UT	Provo-Orem, UT	Salt Lake City, UT
Two-Income Household (childcare worker, middle school teacher)	\$38,960	\$38,100	\$45,770	\$39,640
Two-Income Household (truck driver, home health aide)	\$25,200	\$15,790	\$12,620	\$3,090
Two-Income Household (janitor, security guard)	\$11,600	\$27,960	\$29,490	\$20,950
Automotive Service Technicians and Mechanics	(\$830)	\$3,480	\$6,260	(\$10,780)
Bus Drivers, Transit and Intercity	(\$5,850)	(\$5,020)		(\$13,930)
Childcare Workers	(\$21,380)	(\$24,150)	(\$21,520)	(\$29,180)
Emergency Medical Technicians and Paramedics	(\$8,430)	(\$6,880)		(\$15,490)
Heavy and Tractor-Trailer Truck Drivers	\$590	\$180	\$3,750	(\$7,410)
Home Health and Personal Care Aides	(\$18,980)	(\$16,420)	(\$15,900)	(\$24,720)
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	(\$18,210)	(\$18,750)	(\$18,210)	(\$28,810)
Laborers and Freight, Stock, and Material Movers, Hand	(\$14,710)	(\$10,590)	(\$12,300)	(\$20,660)
Maids and Housekeeping Cleaners	(\$19,820)	(\$19,770)	(\$16,670)	(\$27,420)
Middle School Teachers, Except Special and Career/Technical Education	\$15,500	\$18,050	\$25,650	\$15,740
Nursing Assistants	(\$14,590)	(\$15,630)	(\$12,380)	(\$22,110)
Registered Nurses	\$27,350	\$21,450	\$23,320	\$15,600
Retail Salespersons	(\$19,700)	(\$20,060)	(\$15,940)	(\$25,660)
Security Guards	(\$15,370)	(\$9,660)	(\$10,810)	(\$21,180)
Waiters and Waitresses	(\$22,350)	(\$25,170)	(\$22,110)	(\$34,150)

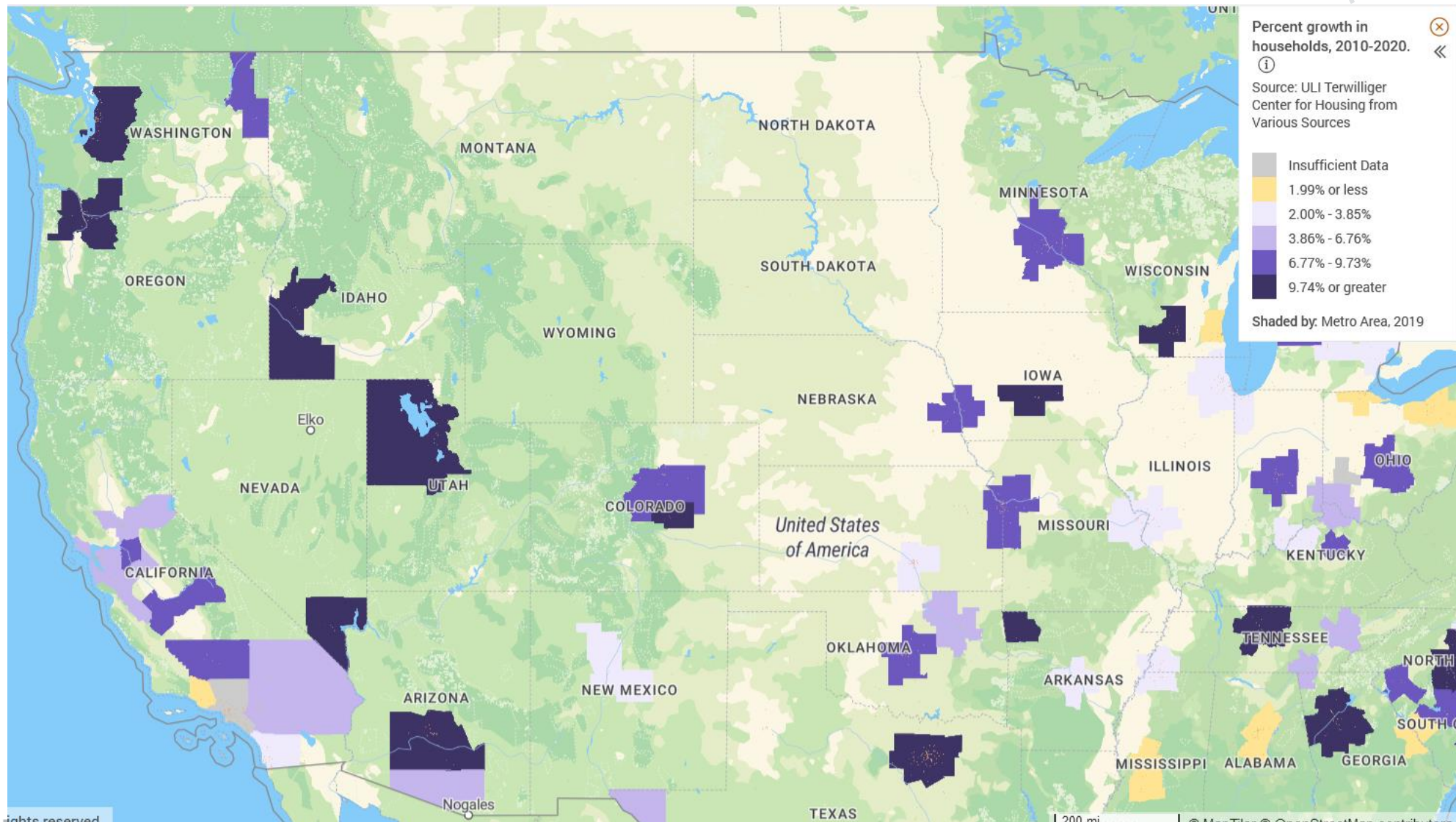
Utah: strong performance and access and equity metrics

Neighborhood Opportunity & Access	Dataset Median	Ogden-Clearfield, UT	Provo-Orem, UT	Salt Lake City, UT
Center for Neighborhood Technology MSA AllTransit Score	2.9	4.7	3.6	6.6
Center for Neighborhood Technology City AllTransit Score	5.7	6.6	6.0	8.4
Center for Neighborhood Technology AllTransit score – MSA/city ratio	0.55	0.71	0.6	0.79
Estimated percent of workers with a work commute of more than an hour	5.82%	5.72%	5.44%	4.00%
Theil Index of residential segregation	0.29	0.2	0.18	0.23
Brookings Metro Monitor: racial inclusion score (normalized)	0.53	0.37	0.49	0.32
Income segregation: percent of households in "middle-income" neighborhoods	69.04%	83.81%	73.25%	74.91%
Brookings Metro Monitor: geographic inclusion score (normalized)	0.49	0.53	0.25	0.23

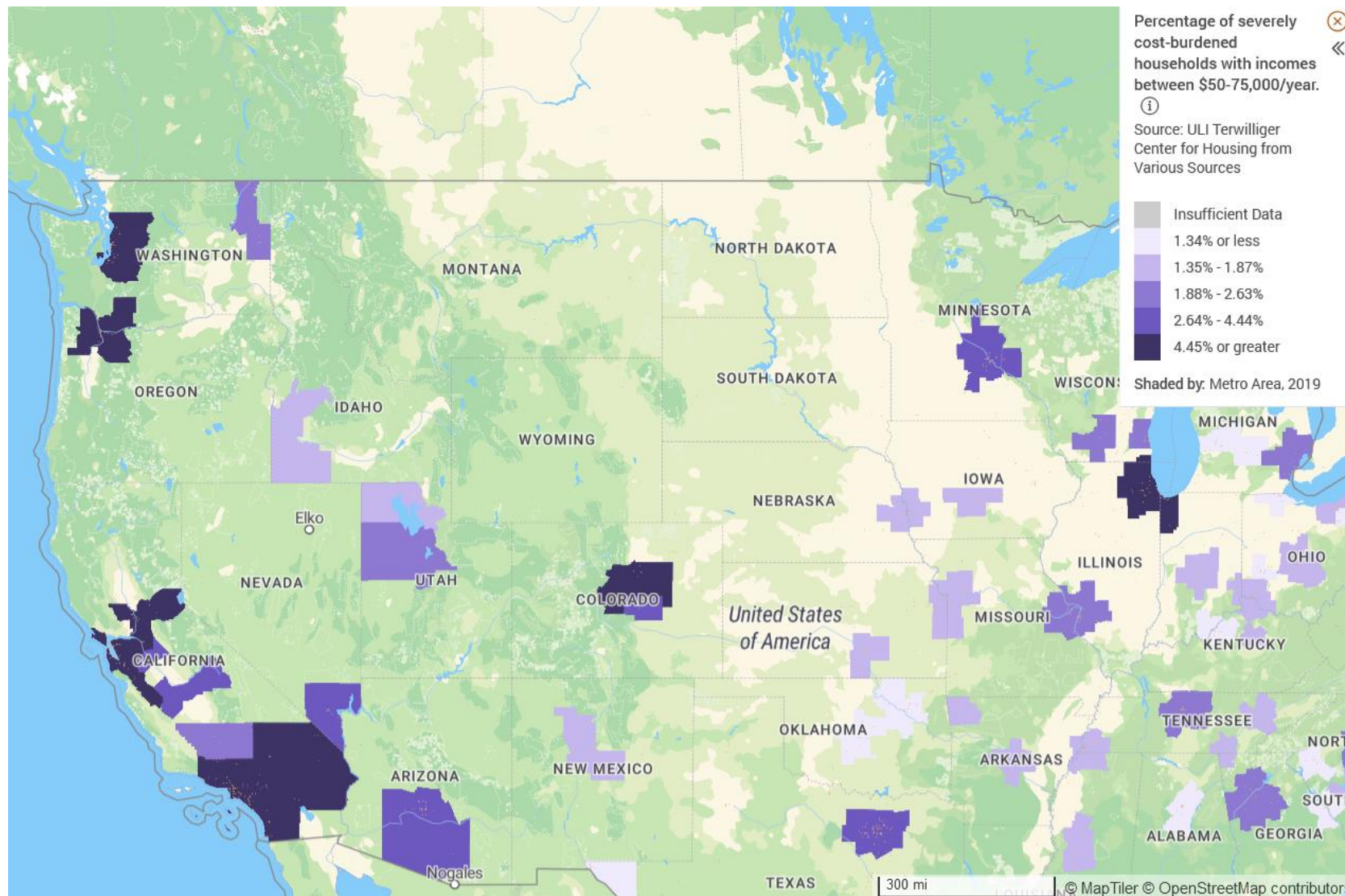
Utah: Inventory, population growth varies by market

Housing Production	Dataset Median	Ogden-Clearfield, UT	Provo-Orem, UT	Salt Lake City, UT
Percent growth in households, 2010-2020	5.37%	9.81%	18.65%	11.66%
Percent growth in housing inventory, 2010-2020	7.78%	23.24%	23.31%	5.37%
Units Added to Inventory per New Household, 2010-2020	1.28	2.17	1.24	0.50

Housing costs and the implications for regional migration

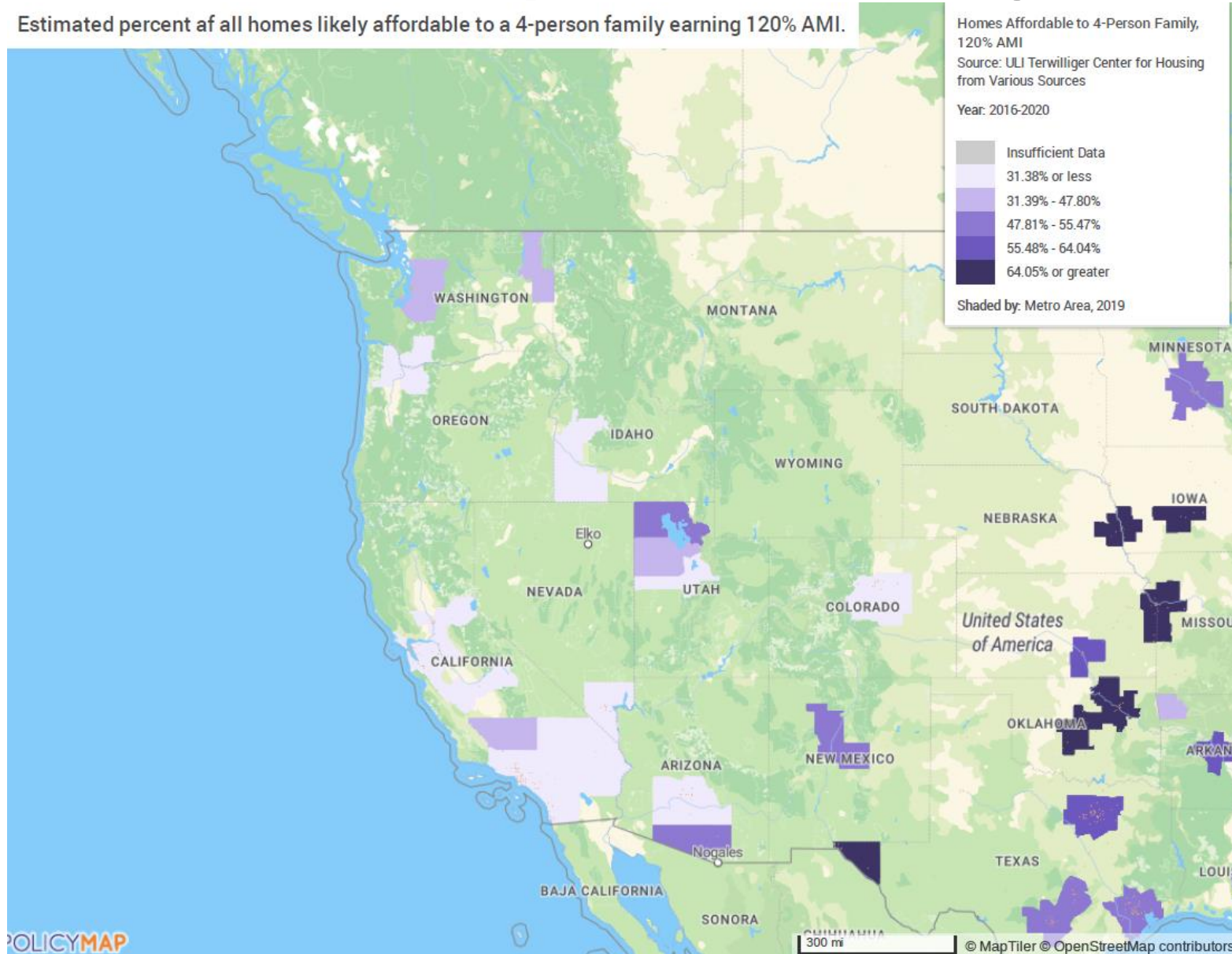


Housing costs and the implications for regional migration



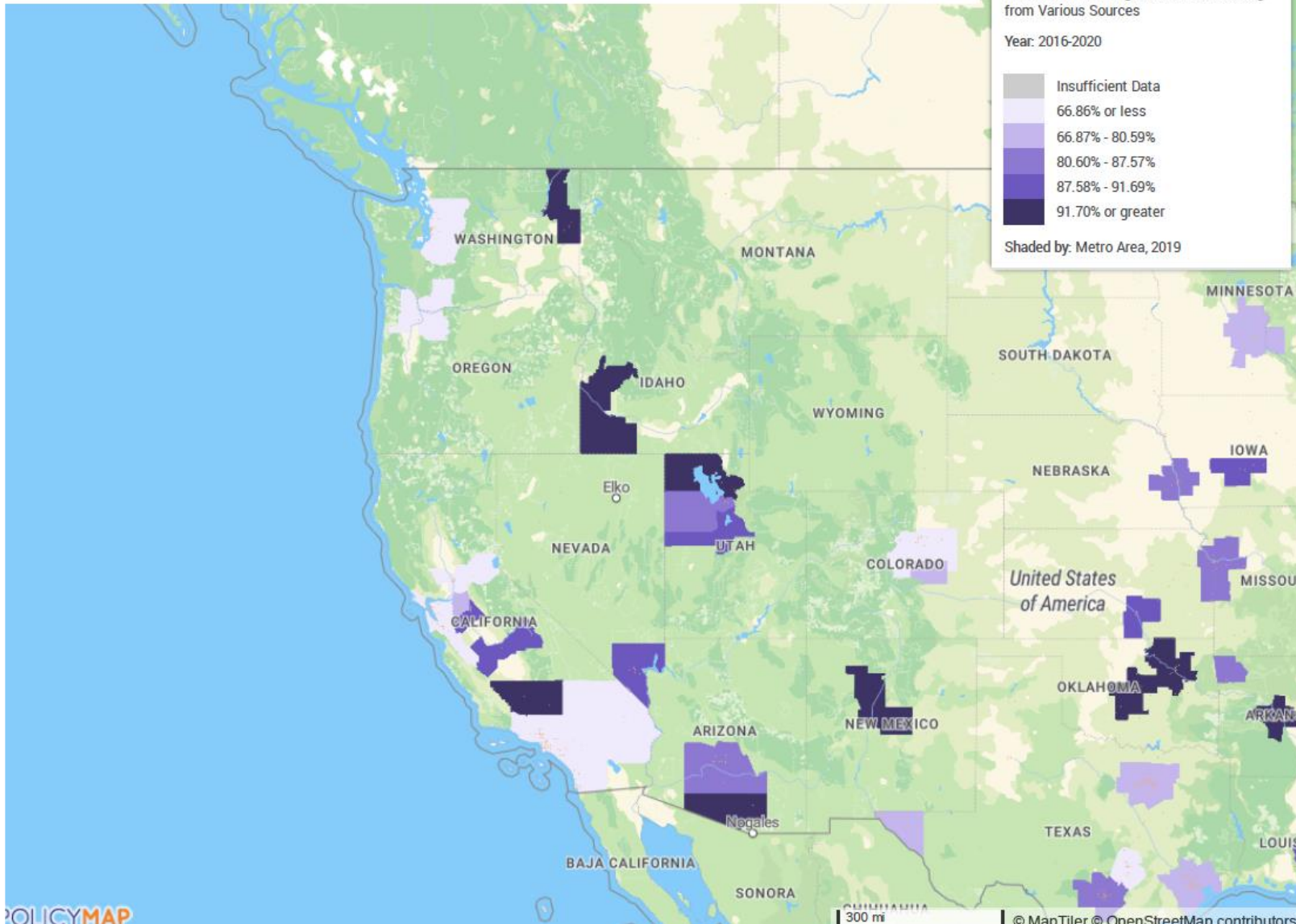
Housing costs and the implications for regional migration

Estimated percent of all homes likely affordable to a 4-person family earning 120% AMI.

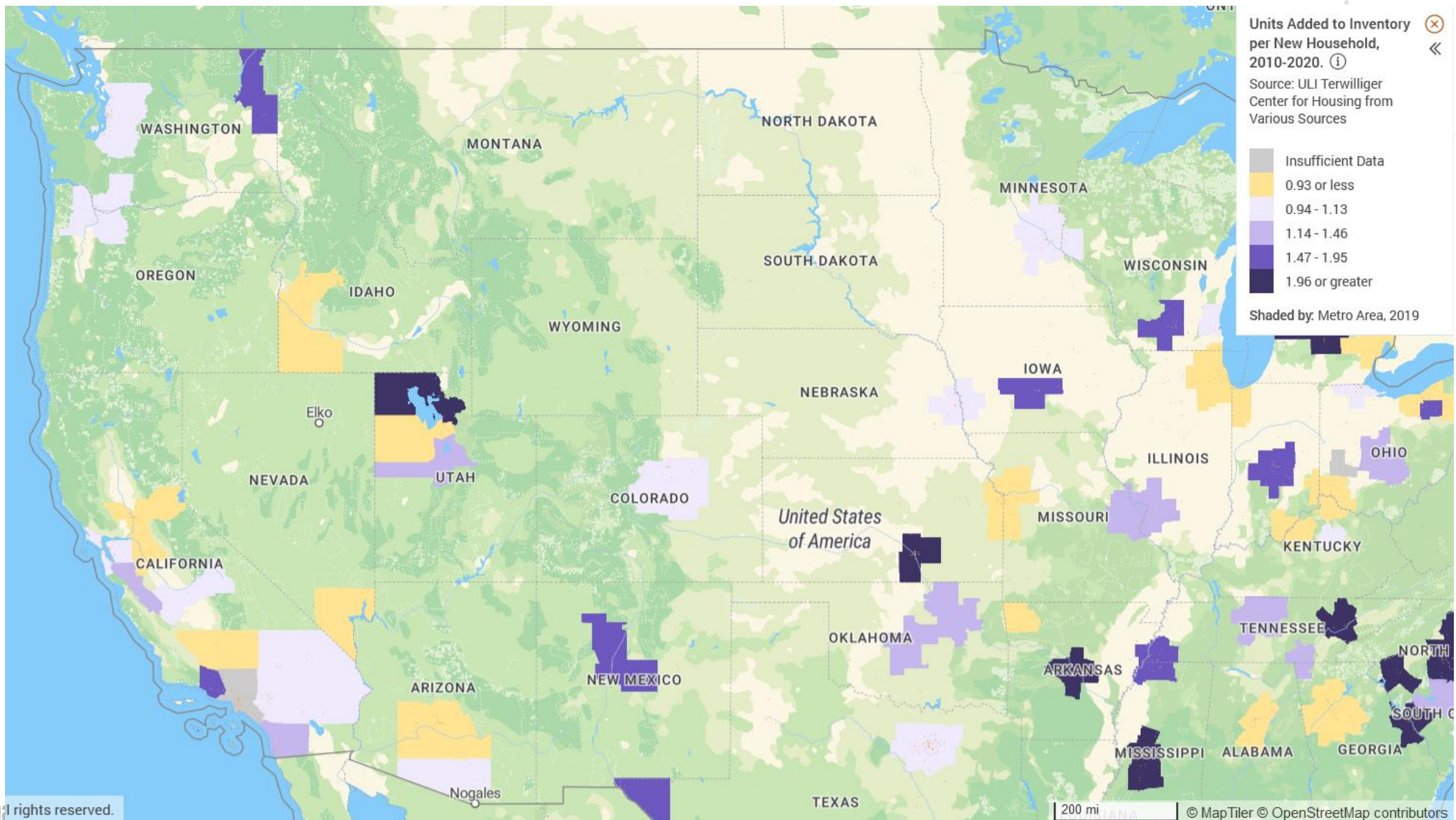


Housing costs and the implications for regional migration

Estimated percent of two-bedroom rentals likely affordable to a 4 person family earning 80% AMI.



Housing costs and the implications for regional migration



2022 Index data for smaller Utah regions available for download

Overall Affordability	Dataset Median	Region					
		Cedar City, UT	Heber, UT	Logan, UT-ID	Price, UT	St. George, UT	Vernal, UT
Percentage of severely cost-burdened households with incomes between \$35-50,000/year	6.96%	2.23%	21.97%	6.02%	4.51%	9.37%	2.49%
Percentage of severely cost-burdened households with incomes between \$50-75,000/year	2.29%	No Data	13.31%	2.22%	1.13%	4.06%	.21%
Tenure cost proportion (own/rent)	1.03	#N/A	#N/A	1.89	#N/A	1.92	#N/A
Homeownership Attainability	Dataset Median	Cedar City, UT	Heber, UT	Logan, UT-ID	Price, UT	St. George, UT	Vernal, UT
Estimated percent of all households that own a home	65.30%	65.24%	76.31%	64.72%	72.25%	70.23%	76.75%
Estimated percent of all homes likely affordable to a 4-person family earning 80% AMI	30.91%	15.27%	5.02%	14.49%	50.65%	10.09%	30.68%
Estimated percent of all homes likely affordable to a 4-person family earning 120% AMI	52.02%	37.26%	23.67%	31.06%	73.04%	18.25%	51.76%
Non-Hispanic White–Black homeownership gap (percentage points)	32.37%	68.34%	21.49%	52.76%	41.93%	46.38%	#VALUE!
Non-Hispanic White-Hispanic homeownership gap (percentage points)	23.71%	26.8%	37.56%	18.38%	7.28%	34.14%	25.12%
Length of time in years to save for downpayment (80% AMI, four-person household; median priced home)	16.6	#N/A	#N/A	25.72	#N/A	32.31	#N/A
Rental Attainability	Dataset Median	Cedar City, UT	Heber, UT	Logan, UT-ID	Price, UT	St. George, UT	Vernal, UT
Estimated percent of all households that rent a home	34.71%	34.76%	23.69%	35.28%	27.75%	29.77%	23.25%
Estimated percent of two-bedroom rentals likely affordable to a 4 person family earning 50% AMI	35.85%	97.15%	45.83%	81.92%	98.36%	61.76%	87.84%
Estimated percent of two-bedroom rentals likely affordable to a 4 person family earning 80% AMI	85.49%	99.73%	68.37%	98.72%	100.%	92.16%	98.39%
Deeply Affordable Rental Gap: Affordable and available rental units per 100 HH at 30% of AMI (NLIHC)	32.3	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Homelessness Inflection Point: distance to threshold (percentage)	6.16%	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Length of time in months to save for rental move (first/last month's rent, security deposit; 50% AM, four-person household; fair market rent)	28.0	#N/A	#N/A	23.42	#N/A	29.08	#N/A

Neighborhood Opportunity & Access	Dataset Median	Cedar City, UT	Heber, UT	Logan, UT-ID	Price, UT	St. George, UT	Vernal, UT
Center for Neighborhood Technology MSA AllTransit Score	2.9	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Center for Neighborhood Technology City AllTransit Score	5.7	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Center for Neighborhood Technology AllTransit score – MSA/city ratio	0.55	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Estimated percent of workers with a work commute of more than an hour	5.82%	5.61%	5.04%	4.36%	7.01%	2.73%	5.50%
Theil Index of residential segregation	0.29	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Brookings Metro Monitor: racial inclusion score (normalized)	0.53	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Income segregation: percent of households in "middle-income" neighborhoods	0.69	0.95	0.9	0.84	0.78	0.94	1.00
Brookings Metro Monitor: geographic inclusion score (normalized)	0.49	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Housing Production	Dataset Median	Cedar City, UT	Heber, UT	Logan, UT-ID	Price, UT	St. George, UT	Vernal, UT
Percent growth in households, 2010-2020	5.37%	#N/A	#N/A	13.43%	#N/A	28.84%	#N/A
Percent growth in housing inventory, 2010-2020	7.78%	#N/A	#N/A	15.2%	#N/A	27.91%	#N/A
Units Added to Inventory per New Household, 2010-2020	1.28	#N/A	#N/A	1.16	#N/A	1.11	#N/A



Solutions



View 2022 Index materials at: <http://knowledge.uli.org/reports/research-reports/2022/2022-terwilliger-center-home-attainability-index>

A (non-exhaustive) toolbox for addressing attainability challenges

- Objective: support lower-income workers and the lowest-income households
 - Preserve the existing attainable rental housing stock
 - Produce income-restricted housing (inclusionary housing policies, housing trust funds)
 - Provide rental assistance
 - Enact emergency assistance programs and tenant protections
- Objective: expand homeownership opportunities
 - Remove zoning and code barriers to more attainable housing/building types
 - Implement shared equity housing models (such as community land trusts)
 - Create downpayment assistance and asset building programs
- Objective: Build on existing strengths of access and integration
 - Remove barriers to and/or proactively support mixed-use, mixed-income communities
 - Facilitate transit-oriented development
 - Adopt inclusionary housing policies
 - Promote housing stock diversity
- **Foundational Objective: scalable, attainable production**
 - Remove regulatory barriers
 - Streamline permitting and approvals
 - Leverage investments in infrastructure and other community assets for sustainable growth