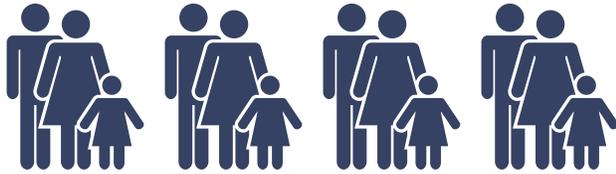


THE CHALLENGE

For the first time in 40 years, Utah has more households than available housing units. This creates a serious threat to our state's economic prosperity. Land is becoming scarce in metro areas close to jobs, the labor market is tight and current local policies have limited the number of housing projects brought to market. This means the average Utah family is struggling with a gap between their housing needs and affordable options. Furthermore, the public perceives that we have a strong housing market but doesn't have a clear understanding of the issues at play.

THE GAP: HOUSING AFFORDABILITY

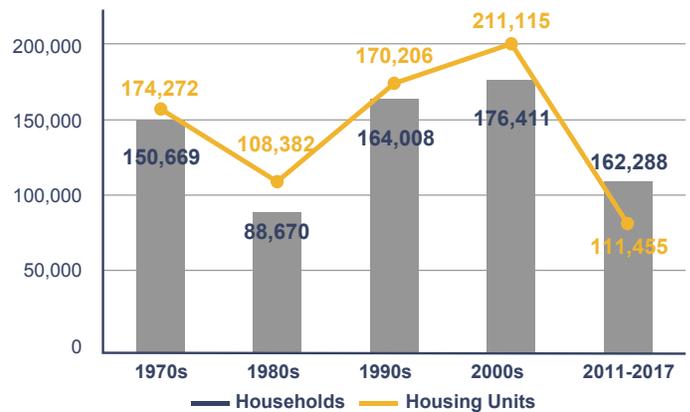


The Gap: Increase in Households Exceeds Increase in Housing Units

All three housing markets are strained: existing homes, rentals and new construction. These conditions caused single-family and rental prices to increase up to 6% last year. Since 2010, Utah has added four new households for every three new housing units.

700,000 new Utahns by 2027

Households Compared to Housing Units



Population Doubling by 2040

Utah's population has doubled in the past 30 years and will double again by 2040. Only a third of population growth is due to people moving to the state—our increasing family numbers contribute the other two thirds. So tackling Utah's housing gap is about your kids, grandkids and aging parents.

PRICED OUT



Utah Housing Costs Skyrocket

Since 1991, Utah's housing prices have increased at a faster rate than housing in San Francisco, San Jose and Seattle.

Utahns are Cost Burdened

One in eight Utah homeowners (or over 125,000 households) are severely cost burdened, paying 50% or more of their income on housing. One in five Utah renters are severely cost burdened. In the next several years, the typical Utah family will spend nearly 50% of its income on housing if current trends persist.



Home Buyers May Be Priced Out

By 2044, Utah housing prices could be equivalent to today's San Francisco prices.

Local Policy Decisions Can Help Housing Affordability



Adopt zoning that allows for a wide variety of housing types and prices.



Improve cost-prohibitive impact and permit fees.



Support multi-use land development.



Insufficient Land in Metro Areas Close to Jobs

There are physical constraints on developable land due to topography, and building only single-family homes will require more infrastructure and more travel time for homeowners. Growing population places a strain on water availability, impacts air quality and increases commute times, so responsible growth and wise utilization of resources will help preserve our high quality of life.

LABOR SHORTAGE

Construction Demand is Increasing

Low unemployment rates, population and economic growth have increased demand for construction labor. In addition, there is a lack of workers entering the construction field.



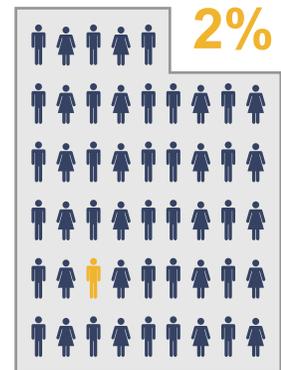
Labor Force is Constrained

Large-scale construction projects have constrained the skilled labor force, such as the Salt Lake International Airport expansion, a new billion-dollar funding for transportation projects and the construction of the new state prison.

2010



2017



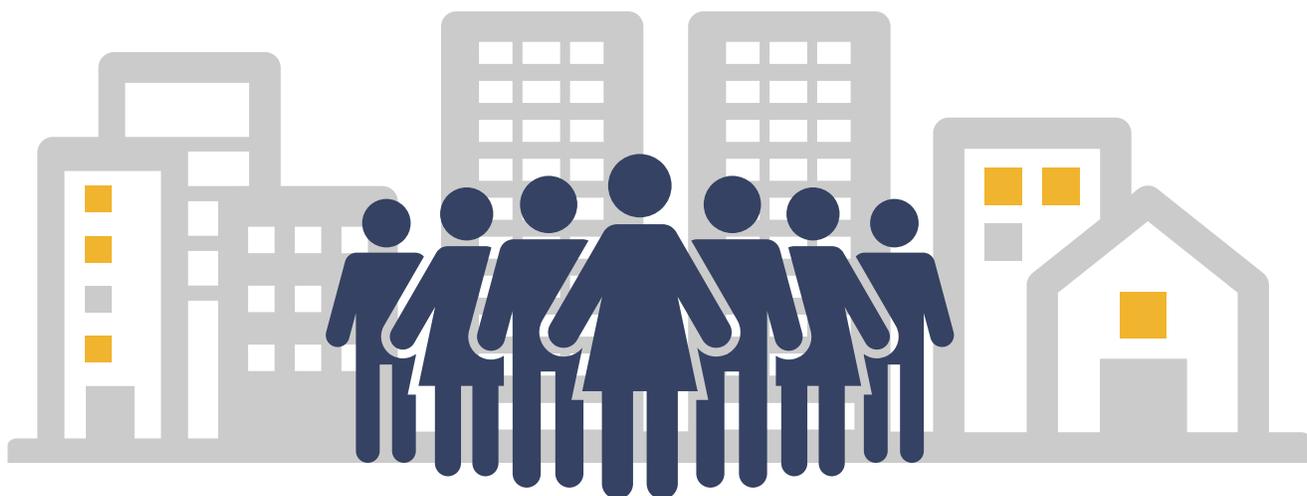
Labor Demographics are Changing

Demographics have changed Utah's labor market. Before 2010, one in five immigrants in Utah worked in the construction industry. Currently, only 2% of Utah's foreign-born population is in construction.

THE SOLUTION

Housing GAP Coalition

The Housing GAP Coalition is poised to address the challenges associated with housing affordability to ensure that the American Dream is kept alive for all Utahns by providing access to a variety of housing types for all income groups. This Salt Lake Chamber initiative is bringing the state's brightest minds from business, academia and government together to tackle this very real threat to our long-term economic prosperity.



Key Terms

- *Housing affordability* refers to providing access to different housing types for all income levels.
- *Affordable housing* refers to providing housing for people below the median income level or government-subsidized housing.

Help Us Solve Utah's Housing Problem

The Housing GAP Coalition is seeking partners to safeguard our state's economic prosperity and help us achieve our mission: *Unify Utahns to ensure homeownership is in reach and housing affordability is a priority, protecting our quality of life and expanding opportunities for all.*

For more information and to learn how you can get involved, please contact Brynn Mortensen at:

✉ bmortensen@slchamber.com

📞 801-706-9853