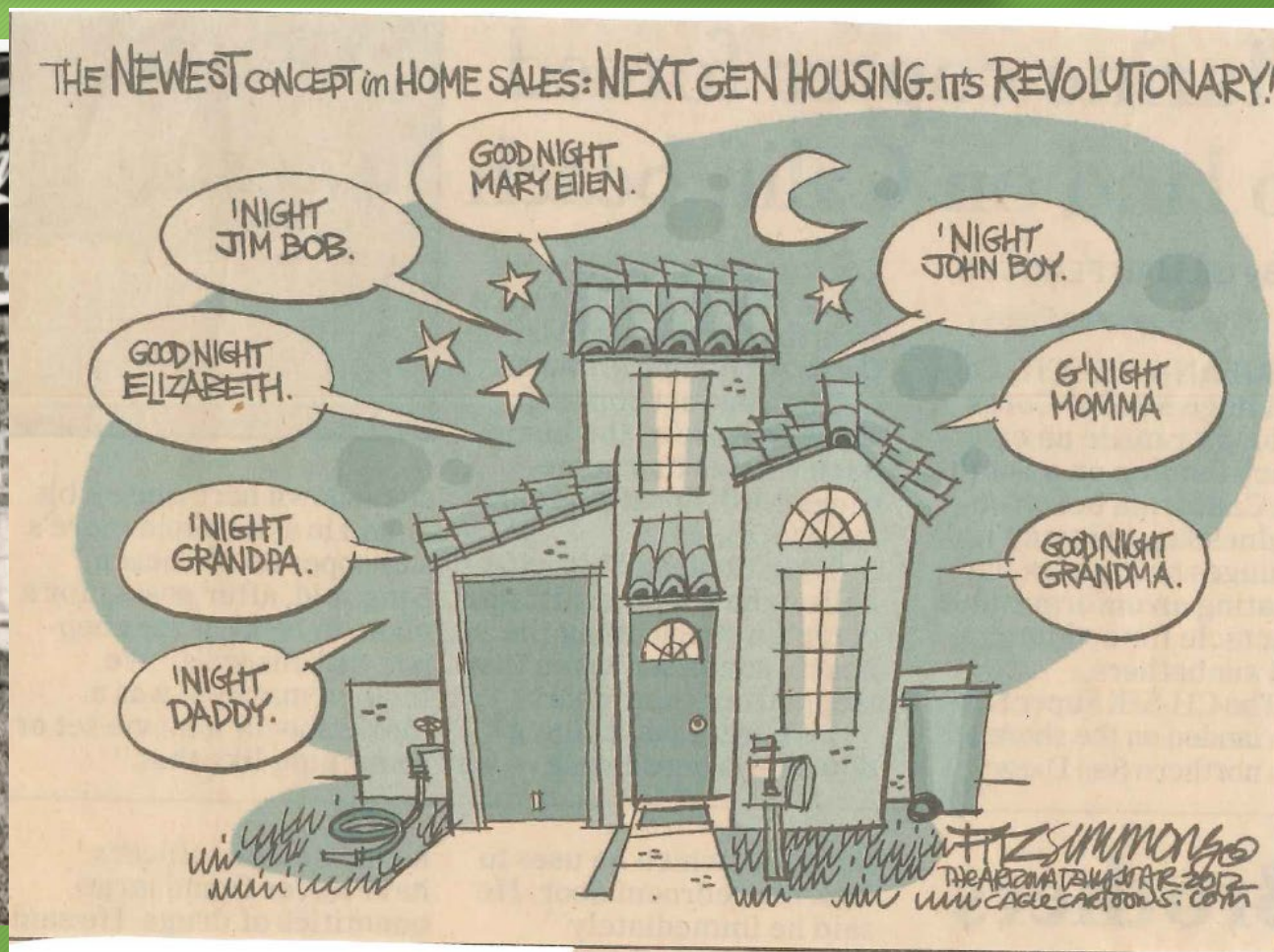


Fact Finding Work Session

Utah Foundation Report

A story

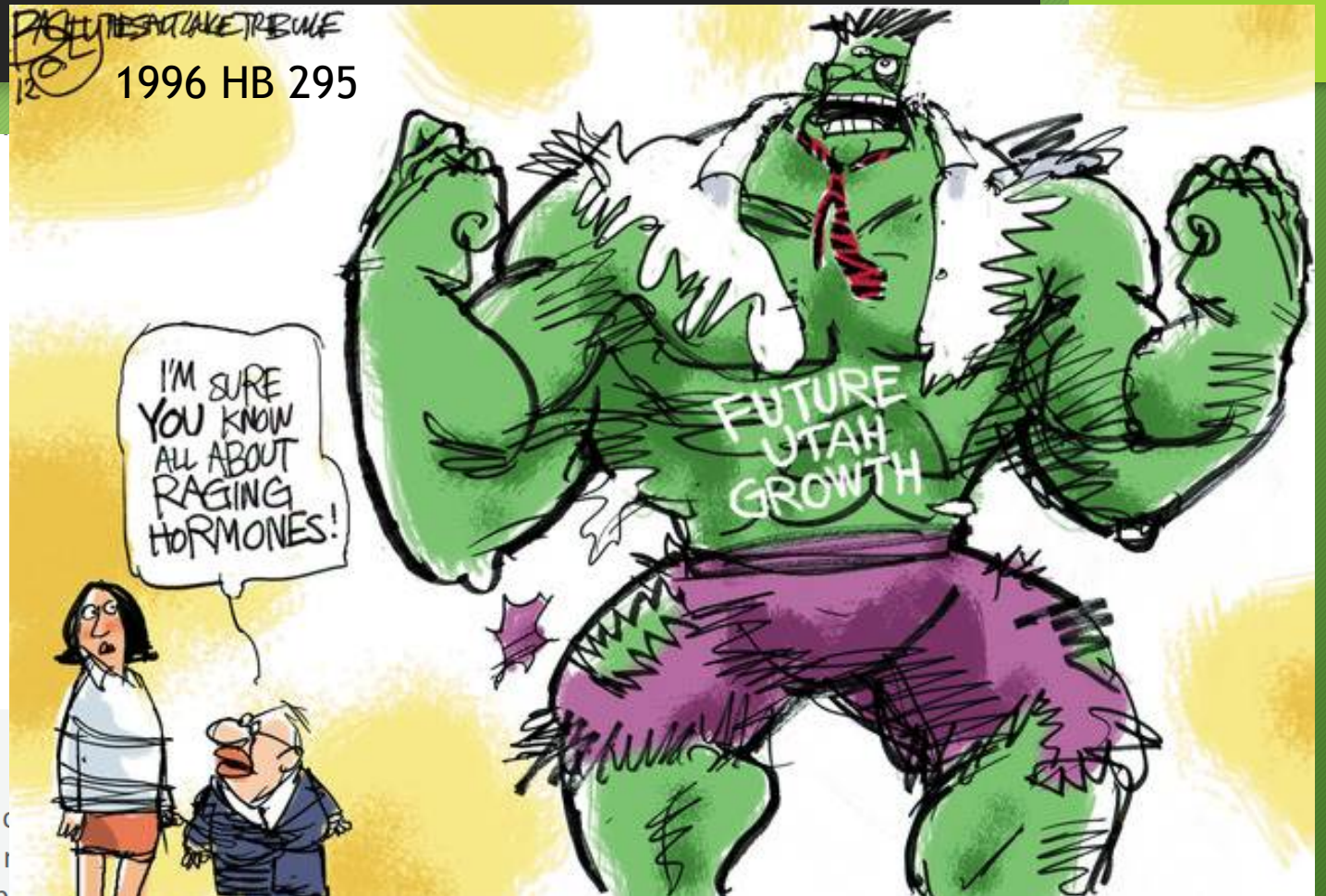


A new story?

700,000 new Utahns by 2027

Population Doubling by 2040

Utah's population has doubled in the past 30 years and will continue to grow. This is due to people moving to the state—our increasing family size and aging population. Utah's housing gap is about your kids, grandkids and aging parents.



Source:



Plan and Anticipate

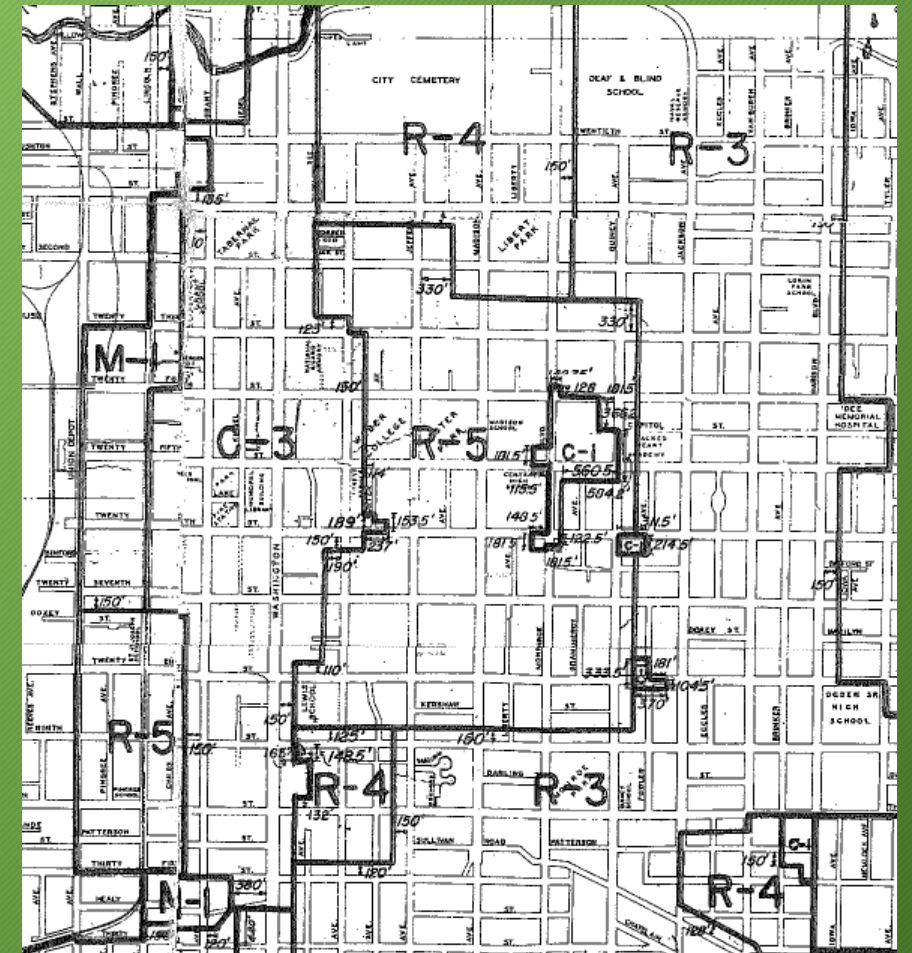
1951- R-5, R-4 and R-3 zoning
R-5- 52 units an acre
R-4- 37 units an acre
R-3 – duplex on 8,000 sq ft lot



Elmhurst Apt 17 units 34.7 dua



Fellowship manor 136 units 68 dua



Plan and Anticipate

- 1940-50 population increase 13,424 (23% increase in 10 years)
- 1950-60 population increase 13,095 (18% increase in 10 years)
- 1960 -2000 population increase 7,029 (9% increase in 40 years)
- 2000-10 population increase 5,825 (7% increase in 10 years)
- 2010- 2019 population increase 6,695 (7.4% increase in 10 years)
- 2019-40 projected increase 12,313 (12% increase in 20 years)

Background

State of Utah AFFORDABLE HOUSING ASSESSMENT 2017



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

Gardner Business Review

May 2018
Applied economic analysis by the
David Eccles School of Business

Since 2010, Utah
has led the country
in employment and
demographic growth.
This growth has
produced exceptionally
strong demand for
housing, which in turn
has put upward pressure
on housing prices.

What Rapidly Rising Prices Mean for Housing Affordability

By James Wood, Dejan Eskic, and D.J. Benway

INFORMED DECISIONS™
Kem C. Gardner Policy Institute and the David Eccles School of Business



UTAH FOUNDATION
RESEARCH • ANALYZE • INFORM



BUILDING A BETTER BEEHIVE

Land Use Decision Making, Fiscal Sustainability
and Quality of Life in Utah



JUNE 2019

Building a Better Beehive

- Most growth will occur in Utah's urban areas
- Utah County (37%) and Salt Lake County (21%) will absorb the most growth by 2065

A balanced approach will enhance quality of life by providing residents with opportunities to live, work and play in their own community without having to jump into traffic to reach employment centers or retail. A balanced approach will also provide fiscal stability in the short term by welcoming commercial development, and in the long term by ensuring commercial development unfolds in a manner that respects and enhances community character.

5 Key Strategies

- Promote Efficient Land Use
- Expand transportation options
- Preserve green space and natural assets
- Preserving and improving community character
- Avoiding undue taxpayer subsidy of new growth

Promoting efficient land use

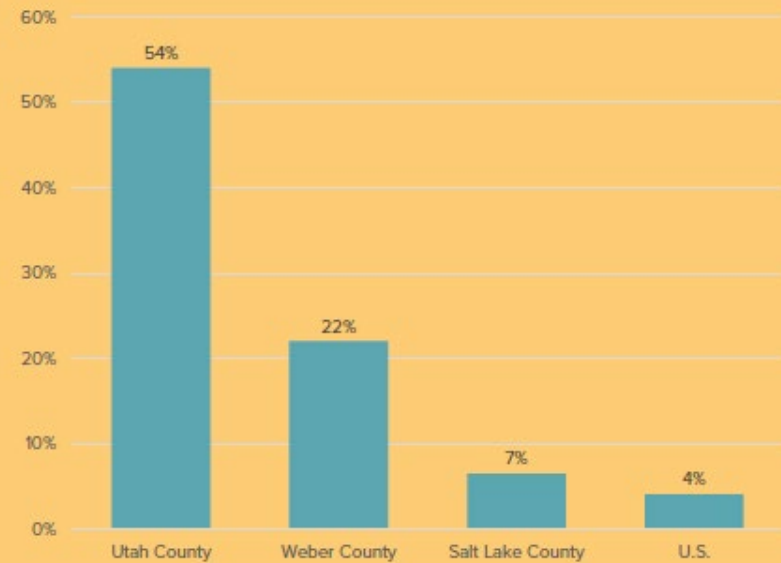
- Opportunities for strategic densities
 - Defined areas for higher densities
 - Transportation corridors
 - Major thoroughfares
- Encourage mixed use developments

Expanding transportation options

- Promote transit ridership and connectivity through development
- Encourage active transportation
- Connecting interconnected street networks

Households along the Wasatch Front drive significantly more miles per year than the U.S. average.

Figure 2: Households Driving More than 26,000 Miles per Year, Utah, Weber and Salt Lake Counties, 2012



Source: Center for Neighborhood Technology.

Note: There was no available data for Davis County.

Preserving Green Space and Natural Assets

- Promote Urban Green Spaces
 - Balance between public and development green spaces
- Protect Natural Assets
 - Agricultural areas as well as natural features

Preserving and protecting community character

- Placemaking
- Building Conditions
- Streetscapes

Avoiding undue taxpayer subsidy for new growth

- Impact fees

Utah's average total impact fees for a single-family unit were among the lowest in the Mountain States in 2015.

Figure 10: Average Total Impact Fees for Mountain States for a Single-family Unit, 2015



Utah's average total impact fees for a multi-family unit were well below the national average in 2015.

Figure 11: Average Total Impact Fees for Mountain States for a Single-family Unit, 2015



Source: Duncan Associates, National Impact Fee Survey, 2015. No available data for Wyoming.

Avoiding undue taxpayer subsidy for new growth

- Healthy tax base

