

Utah Homeless Network Steering Committee Education and Awareness Initiative

Housing

A presentation to the **Utah Homelessness Council**

August 10, 2023



What do all humans need?

Integrated, Human-Centered Design



The Theory of Motivation



Utah Housing Shortage

KEY FACTS

65,032
OR
19%

Renter households that are extremely low income

-43,623

Shortage of rental homes affordable and available for extremely low income renters

\$27,810

Maximum income for 4-person extremely low income household (state level)

\$51,861

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

73%

Percent of extremely low income renter households with severe cost burden

New Legislative Housing

Funding 2022: \$53.3M

Affordable Units: 1159

Deeply Affordable: 693

Homeless Dedicated: 572

2023: \$47.7M

Affordable Units: **453**

Deeply Affordable: **363**

Homeless Dedicated: **311**

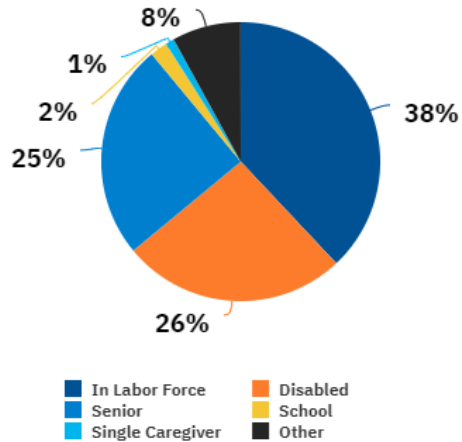
Total

Affordable Units: **1,612**

Deeply Affordable: **1,056**

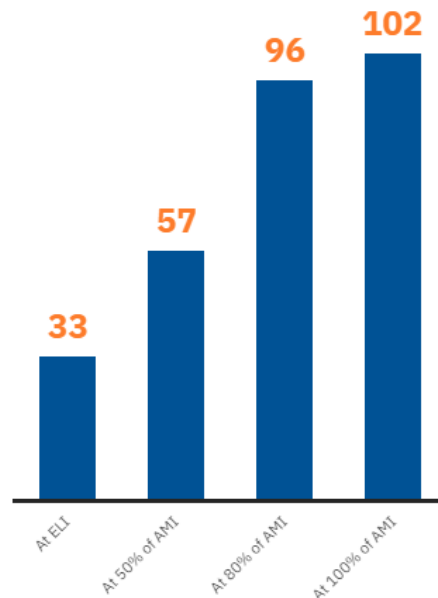
Homeless Dedicated: **883**

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



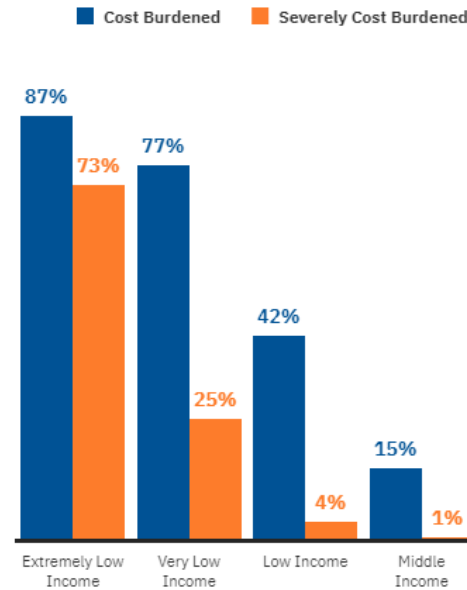
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. Thirteen percent of extremely low-income renter households include a single adult caregiver, 49% of whom usually work at least 20 hours per week. Ten percent of extremely low-income renter householders are enrolled in school, 47% of whom usually work at least 20 hours per week. Source: 2021 ACS PUMS
Source: 2021 ACS PUMS

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2021 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

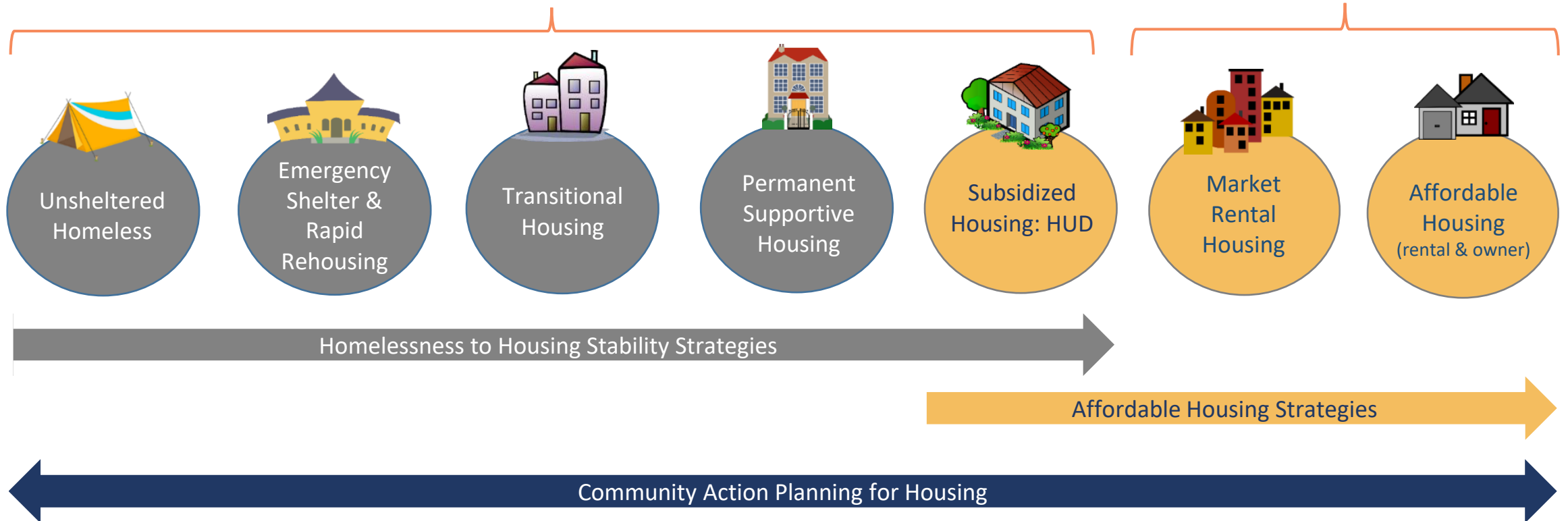
Source: NLIHC tabulations of 2021 ACS PUMS



Weber Prosperity Center of Excellence Housing Continuum

Weber-Morgan Local Homeless Coordinating Council

WACOG Affordable Housing Panel



Weber-Morgan Housing Inventory

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/Deficit of Units Available
Less than 30 percent AMHI (\$11,886)	\$297	3,037	2,051	-986
30 to 50 percent AMHI (\$11,886-\$19,810)	\$495	2,285	1,949	-336
50 to 80 percent AMHI (\$19,810-\$31,696)	\$792	3,439	8,278	4,839
80 to 100 percent AMHI (\$31,696-\$39,620)	\$991	2,246	4,829	2,583
100 to 125 percent AMHI (\$39,620-\$49,525)	\$1,238	2,649	2,735	86
> 125 percent AMHI (> \$49,525)	> \$1,238	8,581	2,396	-6,185

Source: U.S. Census Bureau: ACS 2019, 2015, 2010 5-Year Estimates, Tables B25118, B25119

Weber County	Median Monthly Rent	Housing Inflation by 2019 Dollars	Median Residential Sale Price	Monthly Mortgage Payment for 30-year fixed 6% interest rate at the Median Residential Sale Price
2019	\$891	\$1.00	\$250,000	\$1,499
2022	\$1,084	\$1.10	\$433,000	\$2,596
Rate of Increase:	21.7%	9.7%	73.2%	73.2%
2025 Projection	\$1,319	\$1.21	\$749,956	\$4,496

Source & Methodology: 2022 Median Monthly Rent - According to a national study by the firm Costar, rent increased by 21.7 percent in Weber County between 2019 and 2022. That rate of 21.7 percent was Used with the baseline 2019 ACS data to estimate the costs for 2022. <https://www.washingtonpost.com/business/interactive/2022/rising-rent-prices/>; Median Residential Sale Price - Redfin National Real Estate Brokerage; Inflation - <https://www.in2013dollars.com/Us/inflation/2019/>

2022 Surplus/Deficit For Weber County

Less than 30 Percent AMI Units	-6,702
50 Percent AMI and Below Units	-5,924
60 Percent AMI and Below Units	-2,976
80 Percent AMI and Below Units	969

Utah Housing Continuum

Utah Homelessness Council

Commission on Housing Affordability

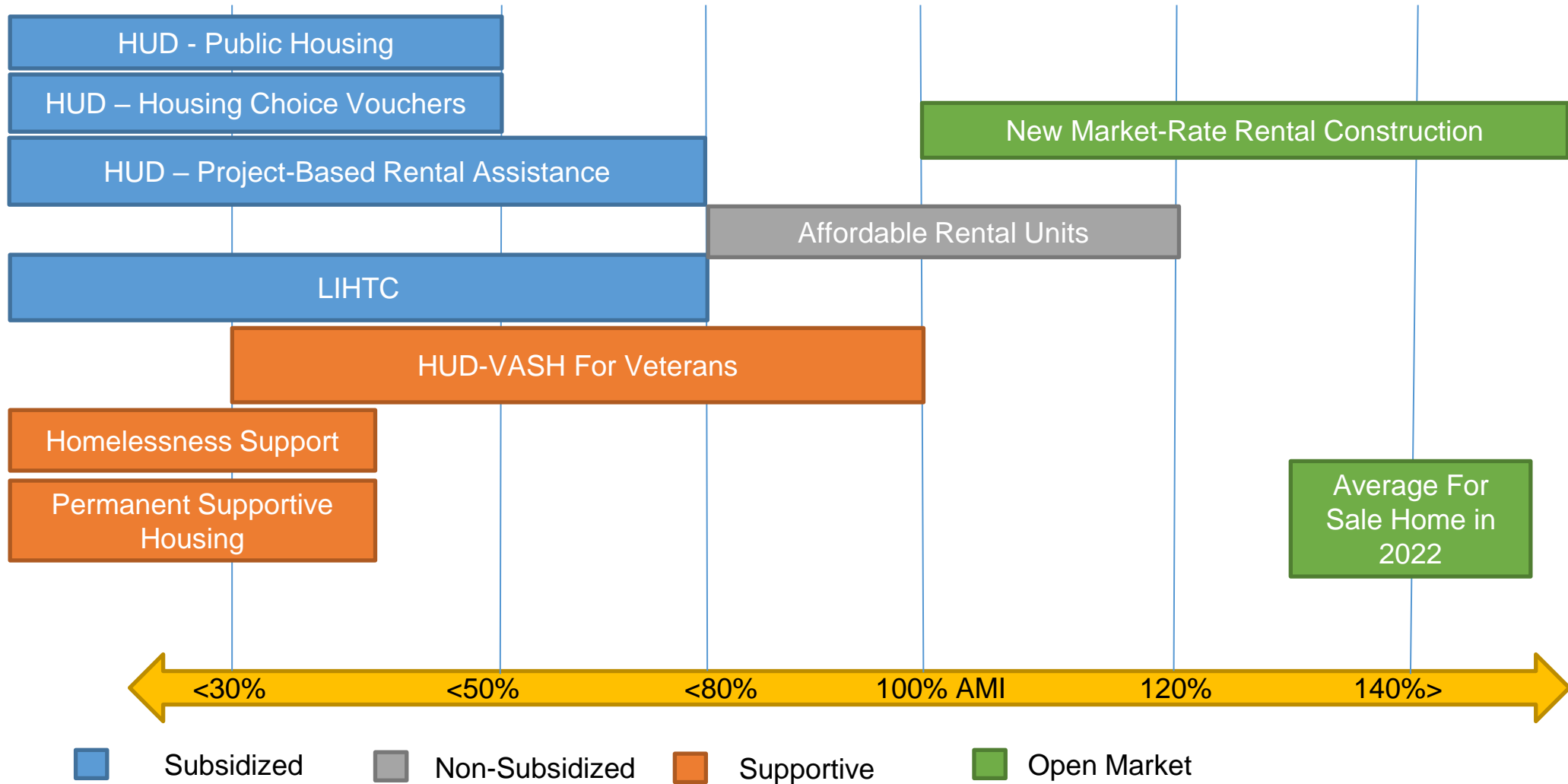
Office of Homeless Services

Housing and Community Development
Utah Housing Corporation



Street outreach	Rapid Re-Housing Diversion Case Management	Temporary Transitional Housing (treatment) Subpopulation Specific – Youth & DV	Permanent Supportive Housing Long Term Transitional Housing	Section 8 Housing (3 types) Federally Funded Development	LIHTC Deed Restricted Affordable development	New Development Housing Market
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Funding Sources Based on AMI



PROSPERITY



WEBER COUNTY