PROVO MUNICIPAL COUNCIL

Work Meeting

6:00 PM, Thursday, October 10, 2024
Council Chambers (Room 100)
Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or
https://www.youtube.com/provocitycouncil

The in-person meeting will be held in the **Council Chambers**. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: youtube.com/provocitycouncil and facebook.com/provocouncil. If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

To listen to the meeting by phone: October 10 Work Meeting: Dial 346-248-7799. Enter Meeting ID 875 0230 8251 and press #. When asked for a participant ID, press #.

Agenda

Roll Call

Business

1. A discussion regarding housing policy (24-071)

Closed Meeting

The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with 52-4-204 and 52-4-205 et. seq., Utah Code.

Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.org or using their contact information listed at: provo.org/government/city-council/meet-the-council

Materials and Agenda: agendas.provo.org
Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil
To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Work Meeting will be held on Tuesday, October 15, 2024. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email kmartins@provo.gov at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at agendas.provo.org. Council meeting agendas are available through the Utah Public Meeting Notice website at utah.gov/pmn, which also offers email subscriptions to notices.

PROVO MUNICIPAL COUNCIL STAFF REPORT

Submitter: MISANDERS
Department: Council
Requested Meeting Date: 10-10-2024

SUBJECT: A discussion regarding housing policy (24-071)

RECOMMENDATION: Presentation only.

BACKGROUND: The Provo City Council has requested staff to prepare various data points to discuss with housing stakeholders. The purpose of this meeting is to discuss Council goals regarding housing, current efforts, challenges, and potential partnership opportunities.

FISCAL IMPACT: No immediate impact

PRESENTER'S NAME: Councilors MacKay, Whipple, and Handley

REQUESTED DURATION OF PRESENTATION: 90 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 24-071

PROVO & HOUSING

FACTS & FIGURES ABOUT OWNING, RENTING, AND LIVING IN PROVO



Provo City Council 2024 Housing Priority

"Increase homeowner occupancy to 50% by 2029 through a balance of home types throughout the city."



Though not a complete picture of all the nuances of Provo's housing & demographics, this guide serves as a foundational tool for elected officials, nonprofit partners, developers, & residents to look to understand Provo and its housing.

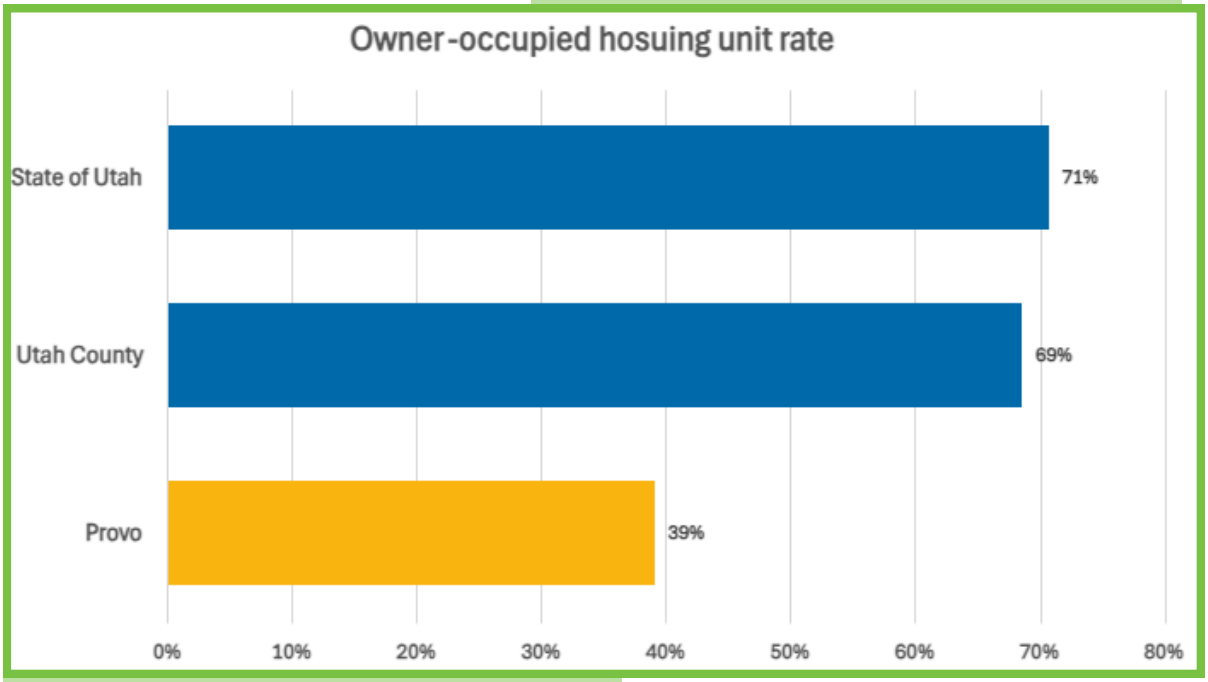
Space has been provided on each page next to the charts & tables to allow the reader to take notes & ask questions.

Data sources for this guide include the American Community Survey, the U.S. Census, & the Gardner Policy Institute's Utah Housing Affordability Dashboard.

Created by Provo City Council Staff

Fall 2024

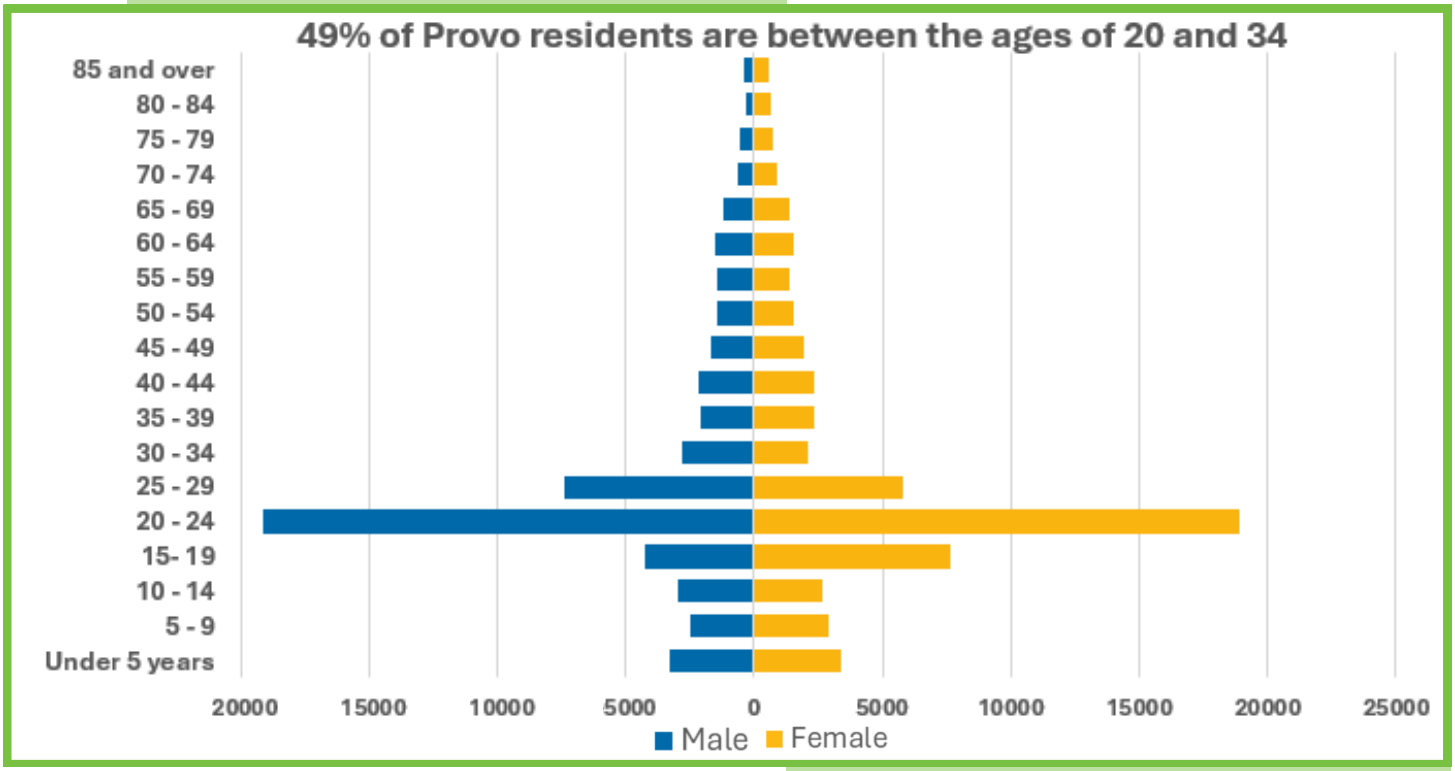
PROVO COMPARISONS



Median Income (%)	Provo		Utah County		State of Utah	
	Yearly Income ($)	Affordable monthly housing cost ($)	Yearly Income ($)	Affordable monthly housing cost ($)	Yearly Income ($)	Affordable monthly housing cost ($)
40	23,716	593	38,135	953	35,667	892
50	29,645	741	47,669	1,192	44,584	1,115
60	35,574	889	57,202	1,430	53,500	1,338
70	41,503	1,038	66,736	1,668	62,417	1,560
80	47,432	1,186	76,270	1,907	71,334	1,783
90	53,361	1,334	85,804	2,145	80,251	2,006
100	59,290	1,482	95,338	2,383	89,168	2,229
110	65,219	1,630	104,871	2,622	98,084	2,452
120	71,148	1,779	114,405	2,860	107,001	2,675
130	77,077	1,927	123,939	3,098	115,918	2,898
140	83,006	2,075	133,473	3,337	124,835	3,121
150	88,935	2,223	143,007	3,575	133,752	3,344
160	94,864	2,372	152,540	3,814	142,668	3,567
170	100,793	2,520	162,074	4,052	151,585	3,790
180	106,722	2,668	171,608	4,290	160,502	4,013
190	112,651	2,816	181,142	4,529	169,419	4,235
200	118,580	2,965	190,676	4,767	178,336	4,458

WHO LIVES IN PROVO?

TOTAL POPULATION: 114,410
VOTING AGE: 83,389



TOTAL HOUSEHOLDS: 34,825

	# of Households	% of Total Households
Married-couple family	19,125	55%
Male householder - no spouse present	1,887	5%
Female householder - no spouse present	2,526	7%
Nonfamily household	11,287	32%

LARGE STUDENT POPULATION INFLUENCE

UVU STUDENTS: 28,993 (Full-time)

BYU STUDENTS

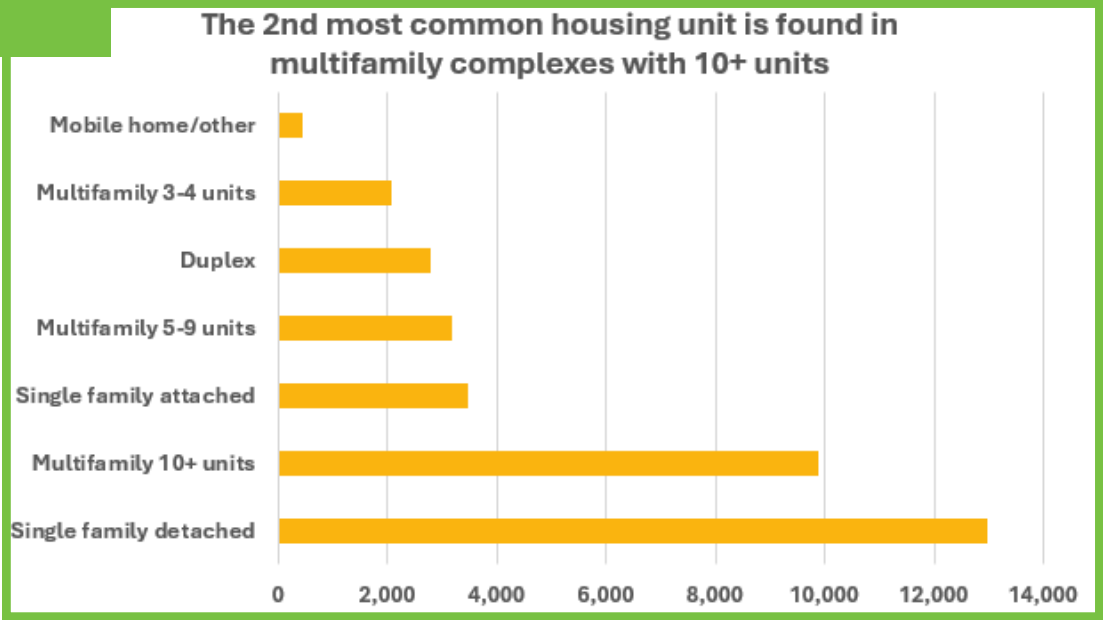
Total Daytime (on-campus) Students	34,937	
	% of Student Population	# of Students
Married	20%	6,918
Single	59%	20,438
Unknown	22%	7,581
Pell Grant Recipient	% of Student Population	# of Students
	30%	10,422

WHERE PROVO LIVES

OCCUPIED UNITS BY HOUSING TYPE

TOTAL # OF HOUSING UNITS: 36,106
OF OCCUPIED UNITS: 34,825
OF VACANT UNITS: 2,039

	# of Units	% of Total Units
Single family detached	12,959	37%
Single family attached	3,461	10%
Duplex	2,798	8%
Multifamily 3-4 units	2,089	6%
Multifamily 5-9 units	3,176	9%
Multifamily 10 or more units	9,894	28%
Mobile home/other	448	1%



AGE OF HOUSING UNITS

Construction Year	% of Total Housing Units
2020 or later	1.10%
2010 - 2019	7.80%
2000 - 2009	11.80%
1990 - 1999	17.90%
1980 - 1989	12.90%
1970 - 1979	18.50%
1960 - 1969	10.40%
1950 - 1959	7%
1940 - 1949	4.40%
1939 or earlier	8%

OCCUPIED UNITS BY # OF BEDROOMS & OCCUPANCY

Housing Units by # of Bedrooms	Total # of Units in Provo	% of Total Units in Provo	# of Owner Occupied	% of Owner Occupied	# of Renter Occupied	% of Renter Occupied
No bedroom (Studio)	802	2.3%	106	13.2%	696	86.8%
1 bedroom	4,116	11.8%	110	2.6%	4,006	97.4%
2 or 3 bedrooms	17,589	50.5%	5,094	28.9%	12,495	71.1%
4 or more bedrooms	12,318	35.5%	7,941	64.5%	4,377	35.5%

AREA MEDIAN INCOME (AMI)

Area Median Income (AMI) represents the median household income in a specific area.

For Provo, this is the Provo-Orem metro area taking in parts of multiple cities in Utah County including all of Provo.

AMI is calculated by lining up all households from the poorest to the wealthiest and identifying the income of the middle household.

This metric, adjusted annually by the Department of Housing and Urban Development (HUD), is based on a four-person household, but it can be adjusted for different household sizes.

AMI	Yearly Income	"Affordable" monthly housing cost (30% of gross income)
40%	$38,400	$ 960
50%	$48,000	$ 1,200
60%	$57,600	$ 1,440
70%	$67,200	$ 1,680
80%	$76,800	$ 1,920
90%	$86,400	$ 2,160
100%	$96,000	$ 2,400
110%	$105,600	$ 2,640
120%	$115,200	$ 2,880
130%	$124,800	$ 3,120
140%	$134,400	$ 3,360
150%	$144,000	$ 3,600
160%	$153,600	$ 3,840
170%	$163,200	$ 4,080
180%	$172,800	$ 4,320
190%	$182,400	$ 4,560
200%	$192,000	$ 4,800

HOUSEHOLD INCOMES OF PROVO RESIDENTS

According to HUD's definition, that all federal & many state housing related programs abide by, affordable housing means "housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities."

	% of Provo Households	# of Provo Households
Less than $10,000	7%	2473
$10,000 to $14,999	6%	1950
$15,000 to $24,999	6%	2124
$25,000 to $34,999	10%	3343
$35,000 to $49,999	12%	4040
$50,000 to $74,999	20%	7000
$75,000 to $99,999	11%	3900
$100,000 to $149,999	17%	5990
$150,000 to $199,999	6%	1985
$200,000 or more	6%	2020

OWNERSHIP IN PROVO

THE MAJORITY OF PROVO HOUSING IS RENTED

62% of housing units in Provo are rented



THE MAJORITY OF SINGLE-FAMILY HOMES ARE OWNER-OCCUPIED

78% of detached single-family homes are owner-occupied



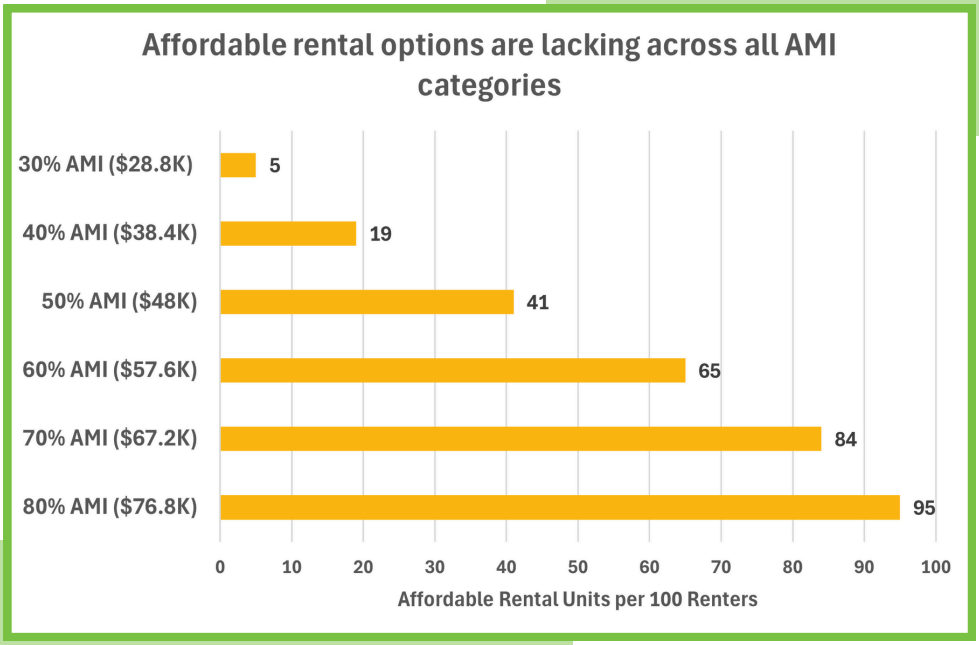
58% of attached single-family homes are renter-occupied

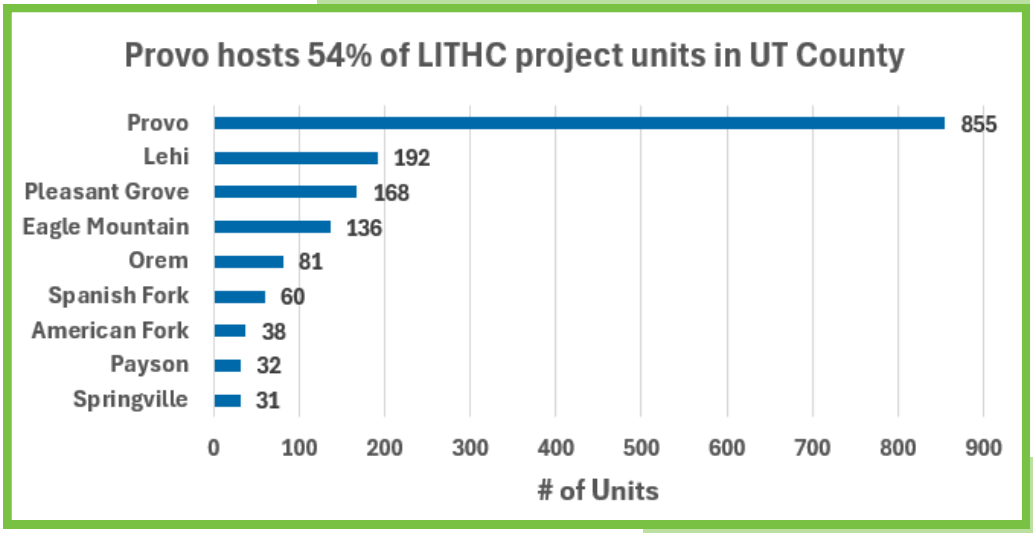


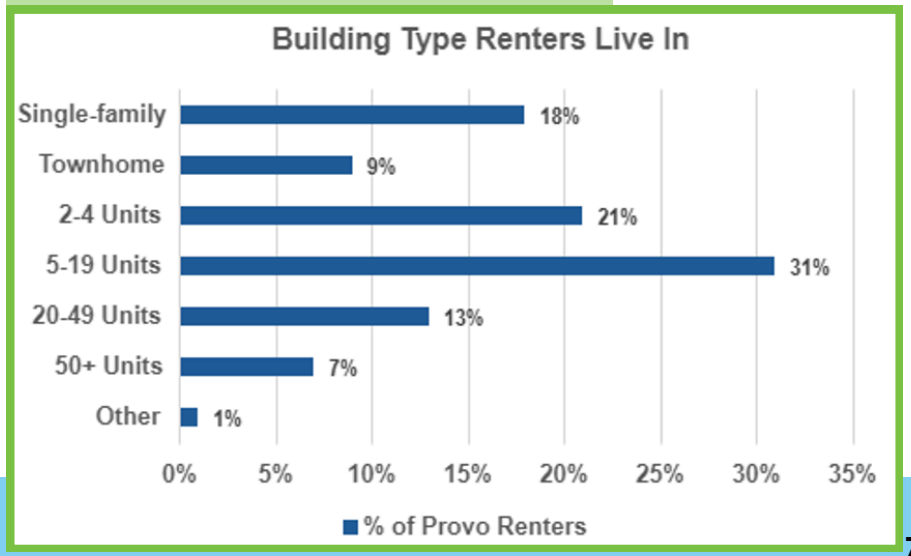
HOUSING TYPE BY HOUSEHOLD

	Housing Status	
Household Type	**Owner**	**Renter**
Married-couple family	49%	51%
Male householder - no spouse present	31%	69%
Female householder - no spouse present	44%	56%
Nonfamily household	19%	81%

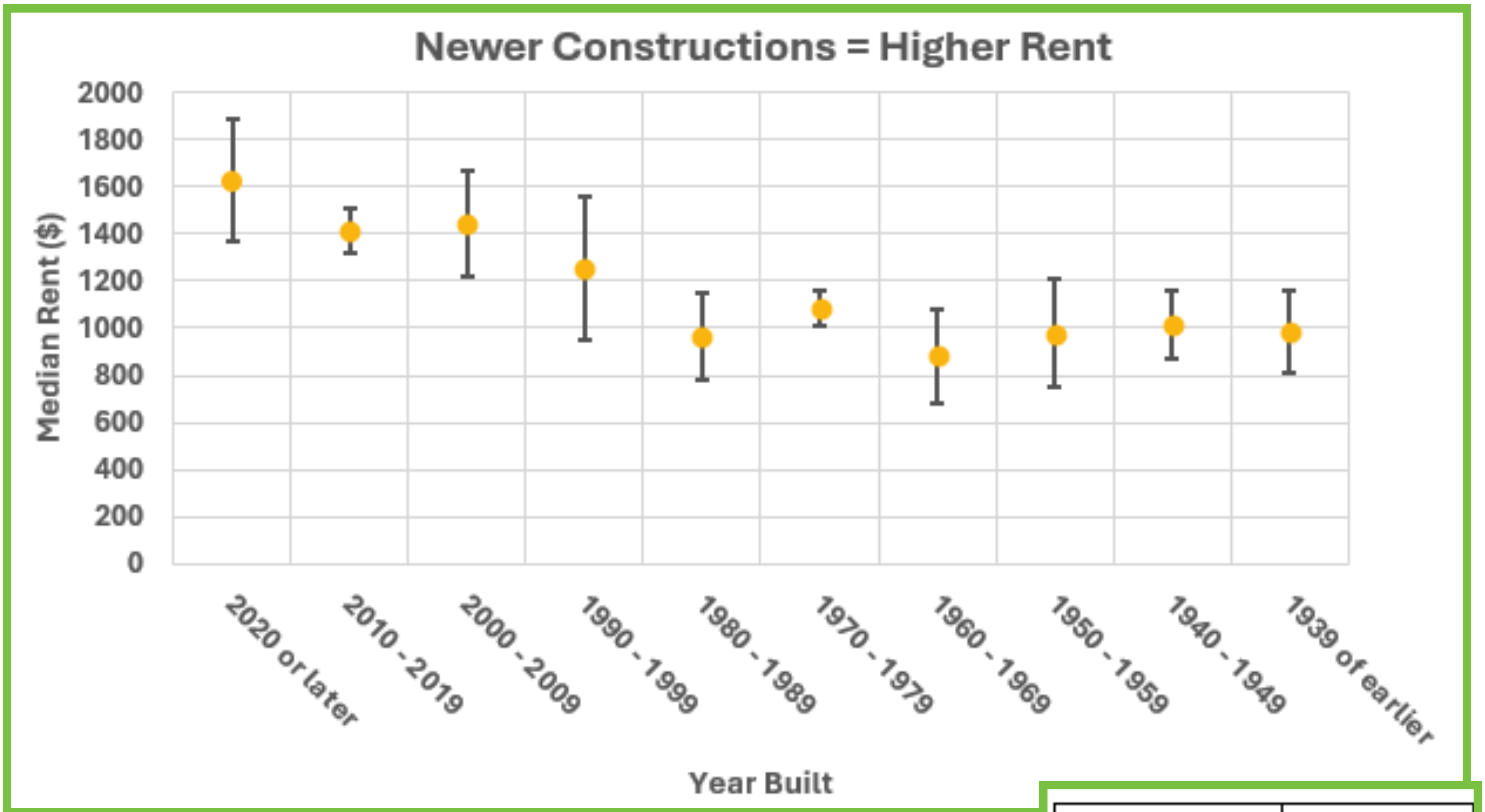
RENTING IN PROVO







RENTAL PRICES IN PROVO

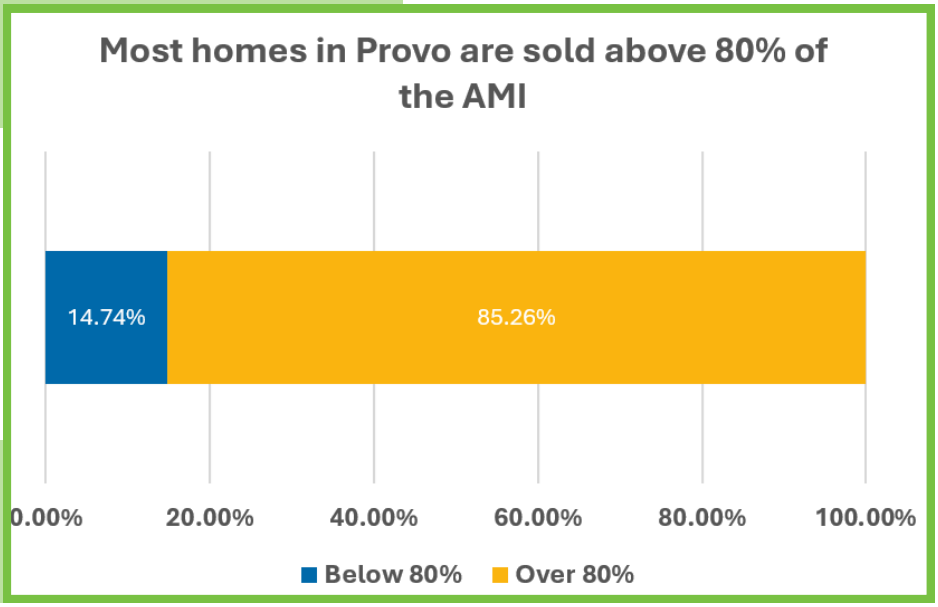


MEDIAN RENT PER PERSON IN PROVO:
$1,089

Year Built	Median Rent
2020 or later	$1,626
2010 - 2019	$1,416
2000 - 2009	$1,440
1990 - 1999	$1,253
1980 - 1989	$963
1970 - 1979	$1,080
1960 - 1969	$881
1950 - 1959	$978
1940 - 1949	$1,018
1939 of earlier	$986

FOR SALE HOUSING IN PROVO

	Listed House Prices (Sept 2024)	
Housing Type	**Average**	**Median**
Single Family Home	$966,735	$696,250
Condo	$347,832	$302,487
Townhouse	$436,189	$401,990
All Housing Types Together	**$759,196**	**$527,500**



HOMES SOLD IN 2022 BY AMI

AMI	# of Homes Sold	% of Total Homes Sold
30% AMI ($28.8K)	5	1%
40% AMI ($38.4K)	7	1%
50% AMI ($48K)	10	1%
60% AMI ($57.6K)	17	2%
70% AMI ($67.2K)	37	4%
80% AMI ($76.8K)	69	7%
Over 80% AMI	839	85%
TOTAL	**984**	

ACHIEVING HOMEOWNERSHIP IN PROVO

What we want	What we're doing	Our challenges	Ways to help
(1) More new builds to be for sale	Leveraging city property to work with developers to increase for sale housing construction Utilizing development agreements to ensure owner occupancy	New builds bought by investors Industry profit margin disparity between for rent models vs for sale models Infrastructure limits	Limits on # of units investors can own Empower cities in development agreements
(2) Renters who want to buy a house have attainable options	Home Purchase+ Program West Side Land Trust Moderate income housing strategies Zoning code rewrite	Resident income level-price/income ratio for homes is extremely high Limited & restricted state and federal resources for renters	Expand Law Enforcement First-Time Homebuyer Program Expand First Time Home Buyer Program
(3) Existing rental single-family housing converted into owner occupied housing	Make renting homes less enticing to investors by capping the number of renters per house Short-term rental enforcement	Limited penalty options for landlord/investors when violating the code	Owner-Occupancy Overlay Zone Permit greater penalties for landlords