



UTAH HOUSING STRATEGIC PLAN



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Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.

- Governor Spencer J. Cox



The Gap

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI).

The state's housing challenges are further exacerbated when household income levels and affordability are considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%.

Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.



Vision

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

Commitment

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.



Administration Priorities

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in Wasatch Choice Vision, by the end of his second term (December 2028).

Goals

Stakeholders have identified three overarching goals for Utah's housing strategy:

Goal 1: Improve housing availability, affordability, and stability

Goal 2: Foster community well-being and quality of life

Goal 3: Seek consensus- and evidence-based policy and housing support solutions



METRICS

Affordable Housing Metrics

- Number, location, and composition of deed restricted rental units produced or preserved as affordable to Utahns at or below 60% of AMI
- Number of moderate to low income household homes rehabilitated and preserved
- Number of units created for 30-60% AMI

Market-Rate Housing Metrics

- Percentage of Utahns that are housing cost-burdened
- Number of new starter homes delivered to market
- Percentage of households that can afford the median-priced home



METRICS CONT

General Housing Supply

- Total number of new housing units currently entitled, but limited by infrastructure deficiencies
- Total number of new housing units permitted
- Total number of certificates of occupancy issued
- Acreage of identified non-productive public land

Housing Location and Connectivity

- Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice
- The proportionate share of different housing types (housing mix) available in any given municipality or area
- Comparison of housing stock against local jobs and wage data—including job openings in rural Utah

Phase II will outline the details of how the data will be collected, analyzed, and reported.



PHASED APPROACH

- Phase I, September 2024 - January 2025 - Commence steering and technical committees; determine plan framework; establish a shared vision, guiding principles, and goals; gather information about potential strategies.
- Phase II, January 2025 - August 2025 - Solicit input on Phase I deliverable; incorporate legislative, stakeholder, and public feedback; align plan with other housing efforts; analyze and prioritize recommended actions including performance metrics and tactics.
- Ongoing Implementation and Updates - Regularly review and update the plan in response to progress made and the changing environment. The housing plan is meant to be a living document to guide discussions about housing policy and strategies at the state and local levels.



PRIORITIZED TACTICS & IMPLEMENTATION PLAN YET TO COME.

Tactic #54: *Provide State-funded supplemental weatherization and repair grants or loans to improve the energy efficiency and livability of affordable housing units.*



GOAL: *Policy and Support*

GOAL: *Community Well-being & Quality of Life*

 High Impact

 Low Complexity

 Short-term (1-4 years)

 31-60% AMI
 61-80% AMI

LEAD:

- State

STAKEHOLDERS:

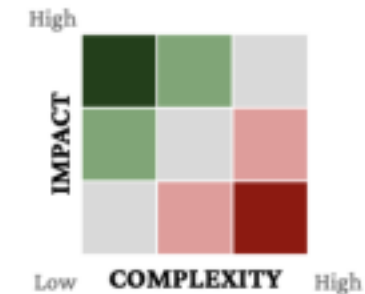
- Legislature
- Executive Branch
- Non-profit partners
- Local government
- Residents

Description:

The federally-funded [Weatherization Assistance Program \(WAP\)](#) helps low-income individuals and families reduce energy costs and increase comfort and safety in their homes. The Utah Division of Housing and Community Development administers the program statewide through eight government and nonprofit agencies.

Participating households average nearly 35 percent in savings, or approximately \$583 per year, after the completion of weatherization improvements.

Program capacity is limited by available federal funding, but could be expanded to support additional households through additional state funding.





STATS TO PONDER

- Springville is 1% of the State's Population
- Springville has averaged 3% growth over the past 25 years. (Utah 1.7%)
- To meet the governor's target, we need to add 1,500 homes in the next 3.5 years. (428 homes per year.)
- Springville has NEVER added 428 homes in a single year.
- That is a 3.5% growth rate and assumes we do not become a "regional center."

