



Staff Report

MEETING DATE: November 5, 2025

TO: Summit County Housing Authority

SUBJECT: Utah Housing Strategic Plan

STAFF/PRESENTERS: Maddy McDonough
mmcdonough@summitcountyutah.gov

BACKGROUND INFORMATION

The Utah Housing Strategic Plan (UHSP) Phase II Draft was made publicly available in October 2025. The Plan identifies significant housing gaps and focuses on creating a collaborative approach to address the housing crisis by improving availability, affordability, and stability.

The plan references an enhanced approach to the Moderate-Income Housing Plan reporting requirements that staff imagines will become more clear after the 2026 legislative session (PDF pages 5, 21, 29, 32, 36, 53, 66, and 69).

PLAN SUMMARY

The plan begins by describing existing conditions. Salient points are included below and have been added to the Summit County Housing Authority Strategic Plan.

Utah has a homeownership rate of 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI).

The plan estimates that the state, as a whole, has 35,000 fewer homes than needed to meet demand today, and a projected need for 247,000 additional homes to meet demand over the next 10 years (GPI). Current market pace is expected to produce 220,000 homes over than same time period. This is coupled with the fact that Utah has a significant undersupply of

housing affordable to lower income households, identified as those making less than 80% of the Area Median Income (AMI).

The State Housing Strategic Plan recognizes the need for a multifaceted approach to addressing Utah's housing crisis. It also underscores the essential role of subsidized and deeply affordable housing.

Utah State Vision, Commitment, and Administration Priorities

The State's 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.

They have committed 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.

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).

At several points throughout the Plan the [Wasatch Choice Vision](#) is mentioned by name or referred to in concept. From WasatchChoice.org, "Wasatch Choice Vision is our communities' shared vision for coordinated transportation investments, development patterns, and economic opportunities. The Wasatch Choice Vision map and key strategies show how advancing the Vision can enhance quality of life even as we grow." The main driving point behind the Wasatch Choice Vision is focused on utilizing a center-based development pattern, or one that includes areas of more intense investment and activity and areas of open space. The assumed benefits of centers are utilizing existing infrastructure, improving air quality, and reducing traffic congestion. The opposite of center-based development is sprawl. What started as an initiative through the Wasatch Front Regional Council has become a state utilized development strategy. It's important to understand the basics of this strategy in order to understand the Utah Housing Strategic Plan. *Please note that the UHSP does have a guiding principal related to considering the rural context, including appropriately scaling the centers strategy (PDF page 24).*

The plan contains three main goals:

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

A number of guiding principles and specific metrics have been identified to measure success towards achieving these goals (PDF pages 12 or 22-31).

PDF pages 32 – 36 outline the State’s proposed approach to achieving the stated goals, first by addressing the need for improved data on completed and entitled housing units (by type) and existing and planned infrastructure. The plan then identifies existing housing support structures that target specific populations across the state (PDF pages 38-47). There is an indication that more streamlined assistance would be beneficial.

In the next section, prioritized tactics are identified and organized into three groups:

- Top Priority Tactics - 5 total (PDF pages 49 – 52)
- Priority Tactics - 10 total (PDF pages 53 – 59)
- Additional Tactic Recommendations - 31 total (PDF pages 60 – 79)

These tactics can be found at the beginning of the plan, but are expanded on in more detail in this section.

Section 5 of the plan discusses implementation. As stakeholders, we are charged with:

- Actively referring to the goals and guiding principles of this Housing Strategic Plan as a foundation for housing policy dialogue at the state, regional, local, and project levels.
- Identifying tactics that could be implemented within your organization’s decision-making level, and take steps to advance them.
- Documenting and widely promoting successes and outcomes.

As a limited purpose entity, we are charged with:

- Reviewing and discussing the Utah Housing Strategic Plan at conferences, meetings of city councils and planning commissions, Councils of Government, Associations of Governments, professional associations, and any other venues for promotion and dissemination of the Strategic Plan.
- Identifying “Policy,” “Investment,” “Initiatives,” and “Data” tactics ready for implementation at the local or private level.
- Identifying the appropriate champions to lead implementation of key tactics.
- Initiating work to advance tactics, track progress, and monitor outcomes.

The plan ends by indicating that it will be updated at least every four years to reflect progress, changing economic and market conditions, housing costs and affordability rates, and demographics.

The appendices begin on PDF page 81.

DIRECTIONS

1. Review the Utah Housing Strategic Plan.
2. List any questions you may have.
3. Identify the tactics you think would be most useful in Summit County (at least 5). You can divide the tactics into those appropriate for Snyderville Basin and Eastern Summit County if you wish.

[illegible]