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UTAH VALLEY HOME CONSORTIUM: HOUSING NEEDS ASSESSMENT

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SUMMARY OF KEY FINDINGS

The purpose of this report is to provide a demographic, economic and housing market context for the housing needs assessment of the Utah Valley HOME Consortium. The four sections of the report are devoted to demographics trends, economic trends, housing market conditions and housing needs. The key findings for each section are summarized below:

Demographics Trends

●Utah County is the fastest growing Wasatch Front County. From 2000 to 2010 the average annual growth in population was 3.46 percent. During the decade the population of the county increased by 148,000. The U.S. Census Bureau reported the population of the county at 516,000 in 2010. The 2014 population (July 1) for the county was 560,975.

●From 2000 to 2010 the number of households in Utah County increased from 100,000 to 140,000, an average annual growth rate of 3.47 percent. In 2014 the number of households in the county was 153,000.

●The minority population of Utah County has increased from 39,700 individuals in 2000 to 81,850 in 2010 as the minority share of the population grew from 10.8 percent to 15.8 percent. Hispanics account for nearly 70 percent of the minority population. Provo and Orem has the highest share of minority populations of any cities. In each city twenty-two percent of the population is minority. In Lehi only eleven percent of the population is minority.

●Utah County has the youngest population and the largest household size of any county in the state. The median age is 24.6 years and the average household size in 3.57. A young population with large families has implications for types of housing needed.

●For the past several years demographic growth has been concentrated in the northern half of the county. The three highest growth cities are Lehi, Saratoga Springs and Eagle Mountain. Since 2000 the respective increases in population have been 35,350 for Lehi, 21,750 for Saratoga Springs and 22,050 for Eagle Mountain. The combined population of the three cities has increased from 22,300 in 2000 to 101,350 in 2013. In both percent change and numeric change these three cities rank in the top five in growth. Nearly forty-five percent of the demographic growth of the county over the past thirteen years has been in these three cities.

●Since the onset of the Great Recession in 2008 the population and household growth rates have slowed in Utah County to two percent annually. The Governor's Office of Management and Budget projects the annual population growth rate for the 2010-2020 decade to be 2.56 percent. Household growth is projected at 2.66 annually. At these rates of growth the population of Utah County will reach 668,500 by 2020 and the number of households will increase to 183,800.

●The numeric change for both population and households during the 2010-2020 decade will be approximately the same as the numeric change for population and households during the 2000-2010 decade; an increase of approximately 150,000 individuals and 40,000 households.

●The population of Provo will grow from 112,500 in 2010 to 126,400 by 2020 and the population of Orem will grow from 88,300 in 2010 to 99,300 in 2020. These cities will continue to be the largest cities in the county but also among the slowest growing cities.

●The slowdown in population growth is due primarily to lower levels of net in-migration. The recent population data from the U.S. Census Bureau shows *out*-migration of 840 individuals in 2014. The net out-migration seems unlikely given the economic growth but putting that Census 2014 estimate aside net *in*-migration has not exceeded 2,300 in the past six years. This is in sharp contrast to the 2001-2008 period when net in-migration never fell below 7,500.

●It appears that slow demographic growth will likely prevail for a few more years. Of course the important implication of slower growth is lower levels of overall demand for housing.

Economic Trends

●Over the past four years the average annual growth in employment has been 4.6 percent. The number of jobs in the county in the last four years has increased by nearly 35,000 to 207,500 in the third quarter of 2014. The high rate of growth has pushed the unemployment rate down to 3.1 percent in January of 2015.

●Employment increased at an average annual growth rate of 1.35 percent from 2000 to 2010; the slowest growth rate of any decade since World War II. The Great Recession took a serious toll on employment, especially construction jobs. But as noted employment growth has been very strong since 2010. Despite lower rates of growth Utah County ranks second among all 29 counties in numeric increase in employment over the 2000-2013 period. Employment in the county has increased by nearly 50,000 jobs since 2000.

●The health care sector has been the most rapidly growing sector of the local economy. Employment has increased from 14,000 jobs in 2000 to 24,000 in 2013. Measured by numeric increase private educational services (BYU) is the second leading sector with an increase of 8,700 jobs since 2000. BYU is the largest employer in the county.

●Despite experiencing strong job growth, wage increases have been sluggish. In inflation adjusted dollars the median wage rate in Utah County has declined from $39,875 in 2000 to $38,244 in 2014, a decline of 3.3 percent in real wages over the past fourteen years.

●In addition median household income, in inflation adjusted 2013 dollars, has dropped by nearly seven percent from 2000 to 2013 due to stagnant wages and fewer household members in the labor force. In 2013 the median household income in Utah County was $60,172.

●High rates of employment growth but sluggish wage increases has implications for housing needs. The demographic and economic characteristics put a premium on affordable housing.

Housing Market Conditions

●The Consortium cities had approximately 90,000 owner occupied units and 50,000 renter occupied units in 2014. The median sales price of single family homes in the Consortium was $243,600, a six percent increase in 2014. The average rent for a two bedroom two bath units was $959. The apartment vacancy rate was 3.6 percent at year-end 2014. Rental rates increased 7.6 percent in 2014.

●Since 2000 the number of renter occupied units has grown at a faster pace than owner occupied units. Renter occupied units have increased at 3.2 percent annually compared to 2.9 percent for owner occupied units.

●The home building industry in Utah County has yet to recover from the Great Recession. In 2014 the Consortium cities issued building permits for 1,770 single family homes, about one third the level of 2006. Full recovery is still years away for the home building industry. A comparison of single family building permits issued in 2006 and 2014 for the entitlement cities and the high growth cities of Eagle Mountain and Saratoga Springs shows the slow rate of recovery.

Single Family Building Permits Issued

	2006	2014
Provo	286	116
Orem	156	94
Lehi	1,519	359
Eagle Mountain	845	260
Saratoga Springs	580	192

Source: Bureau of Economic and Business Research, University of Utah.

●Real estate sales of existing homes, unlike the home building sector, have fully recovered. The pre-recession peak was 2007 with 5,663 home sales. In 2014 real estate agents sold 5,501 homes in Utah County, 97 percent of the peak sales.

●The relatively weak single family market is partly offset by the record level of new apartment construction. From 2000 to 2013 the average number of permits issued for apartment units has been 340. In 2014 permits were issued for 2,100 units, an all-time record.

●There are twenty new apartment projects under construction in Utah County. These projects have a total of 3,137 units. The new apartments are located in the following communities: Lehi (305 units), Lindon (90 units), Orem (970 units), Pleasant Grove (700 units), Provo (184 units), Springville (260 units) and Vineyard (628 units).

●All of the major new apartment projects are market rate units. The only rent assisted project is a small Senior project of 25 units in Springville not included in the list of major new projects. The typical two bedroom two bath rent in the new projects is about $1,250 and $1.25/sq. ft. The twenty new apartment projects are not affordable for households at < 60 percent AMI.

●The trend in foreclosures was measured by real estate owned (REOs) properties sold by financial institutions. This is the best proxy for foreclosures at the county and city level. REO sales peaked in Utah County in 2011 at 19.4 percent of all home sales, a total of 867 REO sales. This very high share for REOs put downward pressure on housing prices. However, by 2014 REO's share of home sales had dropped to 4.8 percent, 266 REO sales. Eagle Mountain and Lehi had the highest share of foreclosure sales.

●Home prices also peaked in 2007 with a median sales price of $245,900. Over the next four years the median sales price of a home fell 22 percent to $193,000 but then prices turned in 2012 increasing by 26 percent in the following three years. In 2014 the median sales price was $243,590, 99 percent of the peak price.

●With the recovery in prices housing affordability has declined. For the Provo-Orem metropolitan area the Wells Fargo Housing Opportunity Index has fallen from a very high degree of affordability in 2012 and 2013 to a balanced market in 2014, i.e. a fifty percent index number which indicates half of all homes are affordable to half of all families.

●Although in recent years housing affordability has been acceptable over most cities in the county affordability is declining. Housing prices have increased significantly in the past three years and rental rates have risen by nearly eight percent over the past year.

●Tax credit projects play a key role in providing affordable rental housing. In Utah County there are only 1,100 tax credit units. These units account for less than three percent of the rental inventory. In Salt Lake County tax credit units represent eight percent of the inventory and in Tooele and Summit Counties tax credit units have a twenty percent share of the rental market. Eighty percent of the tax credit units in Utah County are located in Provo, Lehi and Pleasant Grove.

●Below are demographic, economic and housing profiles of change for Utah County.

Table 1
Demographic, Economic and Housing Change in Utah County
(inflation adjusted 2013 dollars for income and wages)

	2000	2010	2013	2020
Population (2014)	368,536	516,564	560,974	668,564
Households (2014)	99,937	140,602	154,000	183,818
Household Size*	3.59	3.57	3.55	3.54
Employment	152,699	174,639	201,000	NA
Average Wage	$35,950	$36,986	$37,224	NA
Median Household Income	$62,850	$61,997	$60,172	NA
Occupied Dwelling Units	99,937	140,602	152,300	NA
Owner Occupied	66,786	96,053	102,300	NA
Renter Occupied	33,151	44,549	50,000	NA

**includes only household population which is lower than population shown in row one due to group quarters (student housing, etc.).*
Source: Governor's Office of Management and Budget, Utah Department of Workforce Services, U.S. Census Bureau.

Table 2
Average Annual Change in Demographic, Economic and Housing Estimates

	2000-2010	2010-2013	2010-2020
Population (2014)	3.43%	2.1%	2.56
Households (2014)	3.47%	2.3%	2.66
Household Size	-0.056%	-0.18%	-0.08
Employment	1.35%	4.8%	NA
Average Wage	0.28%	0.21%	NA
Median Household Income	-0.14%	-2.9%	NA
Occupied Dwelling Units	3.47%	2.5%	NA
Owner Occupied	3.7%	2.1%	NA
Renter Occupied	3.0%	3.9%	NA

Source: Governor's Office of Management and Budget, Utah Department of Workforce Services, U.S. Census Bureau.

Housing Needs Assessment

●Affordable rental housing is the greatest housing need in Utah County. According to the 2007-2011 CHAS twenty percent of all renters in the county have incomes below 50 percent AMI and have a severe housing cost burden. Half of all very low income renters have severe cost burdens. A severe cost burden is defined as a household spending more than 50 percent of their income on housing. The number of very low income severely cost burdened renter households in the county totals 8,765 households. Only five percent of owners have income less than 50 percent AMI and are severely cost burdened.

●In Provo City the number of very low income renter households (=<50% AMI) with severe housing cost burdens is 4,425 households, twenty-four percent of all renter households. Only 5.7 percent of all owners are very low income households with severe cost burdens.

●HUD information on the share of affordable rental housing need met by a city's inventory shows that Provo actually has a surplus of affordable rental housing for renter households at =>30 percent AMI. The only shortage or deficit of affordable rental housing in Provo is for the extremely low income household =<30 percent AMI. For these households, which account for fifteen percent of all households in the city, the need exceeds supply of units by about 40 percent. In Orem the need for rental units that are affordable to extremely low income renter households exceeds supply by 75 percent and in Lehi need exceeds supply by 100 percent, i.e. there are no affordable rental units for extremely low income households in Lehi.

●The Analysis of Impediments (AI) report produced for Provo and Utah County identified ten impediments to fair housing choice. Addressing these impediments will help reduce housing needs particularly for protected classes.

●The AI showed a need for broader spatial distribution of rental units, particularly rent assisted unit. The concentration of rental units in a few cities limits the housing opportunities for low income families. Without a broader distribution of rental housing the concentrations of low income renters who are disproportionately minority has implications for school performance, education quality, equity and fairness and opportunity for families and their children.

●Utah County has a very young population and a population with large households. Consequently there is a need for rental units for large families (5 or more persons). Very few large renter families live outside the Provo-Orem area suggesting a need for three bedroom rental units in cities located in the northern and southern areas of the county.

●There is no tax credit rental project south of Provo. There is a housing need for rent assisted units in cities south of Springville.

●The owner occupied inventories in Provo, Orem, Springville and Spanish Fork are older housing inventories. Preservation and rehabilitation programs are a housing need in these cities. Existing programs should be continued and enhanced using HOME and CDBG programs.

●In the near term housing needs in Utah County will be subject to sluggish income and wages, higher housing prices and rental rates, high concentrations of low income renters and "deferred maintenance" housing stock in older cities.

I. DEMOGRAPHIC TRENDS FOR UTAH COUNTY AND CONSORTIUM CITIES

Demographic Trends – During the 2000-2010 period Utah County experienced very rapid demographic growth. Over the decade the population of the county increased from 368,500 to 516,500, adding 148,000 individuals *Table 1*. This was the largest numeric increase among all 29 counties in Utah *Table 1*. The *percent* increase over the decade was 40.2 percent, which ranked fourth among all counties behind Wasatch, Washington and Tooele Counties.

Table 1
Top Ranked Counties: Numeric and Percent Increase 2000-2010

Numeric Increase		Percent Increase	
County	Change	County	Change
Utah	148,028	Wasatch	54.7%
Salt Lake	131,268	Washington	52.9%
Davis	67,485	Tooele	42.9%
Washington	47,761	**Utah**	40.2%
Weber	34,703	Iron	36.7%
Cache	21,265	Morgan	32.8%

Source: U.S. Census Bureau.

Since 2010 the population growth rate for Utah County has moderated. Utah County has fallen behind Salt Lake County in numeric increase and dropping to sixth in percent increase for the 2010-2014 period. During the 2000-2010 decade the average annual population growth rate in the County was 3.43 percent. Since 2010 the average annual growth rate has slowed to 2.34 percent *Table 2*. The July 1, 2014 population was 560,974.

Table 2
Top Ranked Counties: Numeric and Percent Increase 2010-2014

Numeric Increase		Percent Increase	
County	Change	County	Change
Salt Lake	62,087	Wasatch	17.8%
Utah	44,410	Uintah	13.1%
Davis	23,213	Morgan	12.0%
Washington	13,833	Washington	10.0%
Weber	9,239	Duchesne	9.5%
		Utah	8.6%

Source: U.S. Census Bureau.

The deceleration in demographic growth is shown in *Figure 1*. Since 2007 the annual percent change has dropped in half, with most years recording a gain of around two percent. In 2014 the percentage increase was only 1.65 percent. The average annual growth from 2010 to 2014 is 1.94 percent, the lowest rate of growth since the 1980s, see *Table 3*.

Figure 1
Annual Percent in Population in Utah County

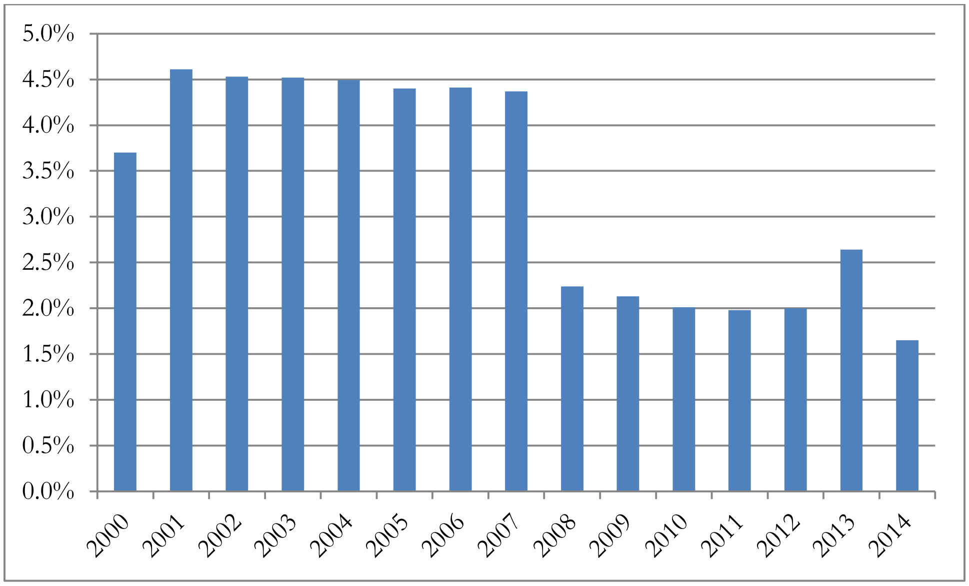


Table 3
Average Annual Growth Rate in Population by Decade

	Average Annual Growth Rate
1940-49	4.02%
1950-59	2.84%
1960-69	2.60%
1970-79	4.64%
1980-89	2.01%
1990-99	3.34%
2000-09	4.02%
2010-14	1.94%

Source: Utah Population Estimates Committee.

Population and Household Projections - The population and household projections are derived from two sources. The first using the actual growth rate as reported by the census and applying that growth rate out to 2020. The second set of projections use growth rates from the Governor's Office of Management and Budget. During the decade of 2000-2010 population grew at an annual rate of 3.43 percent and households at 3.47 percent annually, considerably higher than the annual projections from the Governor's Office of Management and Budget (GOMB) for 2010 to 2020 of 2.56 percent for population and 2.66 percent for households *Table 4*. The projections for the decade from GOMB are more conservative than a continuation of the 2000 to 2010 trend. Using the GOMB projected rate of growth the population in Utah County in 2020 will be 668,564, an increase of 117,500 during the 2013 to 2020 period *Table 5*. At this growth rate the number of households will increase by 32,500 by 2020, an annual average of 4,600 household and a demand for additional housing units of 4,600.

Table 4
Profile: Demographic, Housing and Employment for Utah County

	2000	2010	Percent	Absolute	AAGR*
Population	368,536	516,564	28.7%	148,028	3.43
Group Quarters Population	9,545	13,912	31.4%	4,367	3.84
Households	99,937	140,602	28.9%	40,665	3.47
Average Household Size	3.59	3.57	-0.6%	0.02	---
Owner Occupied Units	66,786	96,053	30.5%	29,267	3.7
Renter Occupied Units	33,151	44,549	25.6%	11,398	3.0
Renters by Age				0	
< 55 years	30,453	39,010	21.9%	8,557	2.53
> 55years	2,698	5,539	51.3%	2,841	7.5
New Apt. Cnst (2000-2010)	---	3,477			---
Nonfarm Employment	152,699	174,639	12.6%	21,940	1.35
Average Wage Rate	$26,574	$34,656	23.3%	8,082	2.69

**AAGR = average annual growth rate.*
Source: U.S. Census Bureau, Utah Department of Workforce Services, Bureau of Economic and Business Research, University of Utah.

Table 5
Population and Household Projections for Utah County

	Using Census 2000-2010 Growth Rate	Using GOPB Projections 2010-2020
Population AAGR	3.43	2.56
Population Projections 2020	723,750	668,564
Households AAGR	3.47	2.66
Household Projections 2020	197,750	183,818

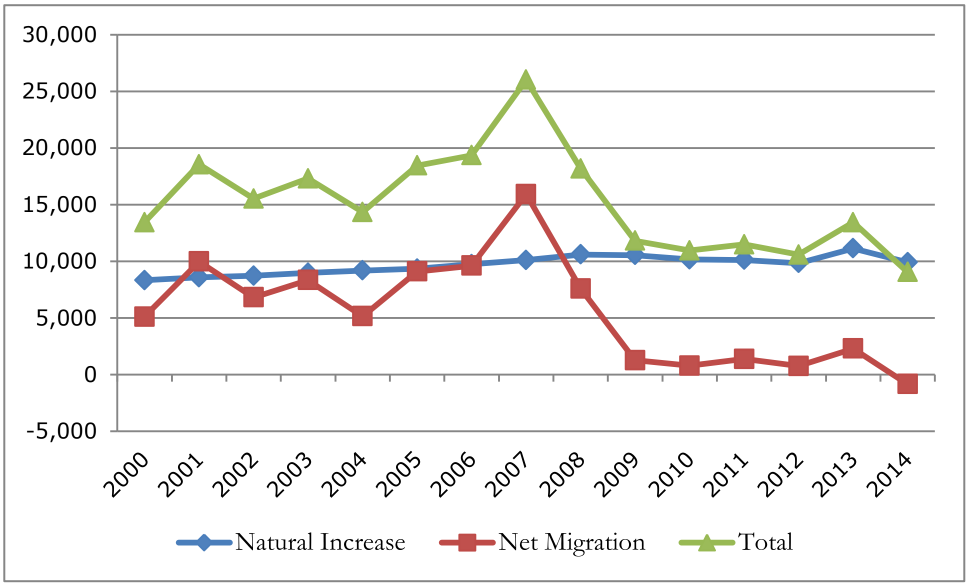
Source: U.S. Census Bureau and GOPB.
.

Natural Increase and Migration – Natural increase had been stable at about 10,000 people over the last several years until 2013 when natural increase jumped to over 11,000 people. Therefore the recent demographic weakness is not due to a decline in natural increase but rather a decline of net in-migration *Figure 2 and Table 6*. Net in-migration has fallen sharply since 2009. Annually net in-migration has been less than 2,000 individuals. In 2014 there was actually net out-migration of 840 individuals.

Population and Household Characteristics - The age structure of the population in Utah County is quite unique. The county is the youngest county in the state with an average age of 24.6 compared to 29.2 statewide. The share of population under 10 years of age is considerably higher than the state profile and the number of 20-24 year olds is very high due to the large student populations at BYU and Utah Valley University *Table 7*.

Households by type for Utah County show a much higher share for the following categories: family households, families with children and husband and wife families with children less than 18 years. The average household size is very large at 3.57. Forty-one percent of all households are husband and wife families with children less than 18 years. Only six percent of the population is over 65 years. Nineteen percent of all households have a member over 65 years of age *Table 8*.

Figure 2
Components of Demographic Change in Utah County:
Natural Increase and Net In-Migration



Source: Utah Population Estimates Committee.

Table 6
Demographic Change in Utah County –(shaded area = projections)

	Population	Births	Deaths	Natural Increase	Net Migration	Absolute Change	% Chg
2000	371,798	9,844	1,521	8,323	5,108	13,431	
2001	384,928	10,169	1,595	8,574	9,979	18,553	4.61%
2002	396,775	10,292	1,578	8,714	6,816	15,530	4.53%
2003	408,958	10,728	1,757	8,971	8,338	17,309	4.52%
2004	424,881	10,918	1,728	9,190	5,151	14,341	4.49%
2005	441,720	11,015	1,667	9,348	9,098	18,446	4.40%
2006	462,033	11,467	1,728	9,739	9,613	19,352	4.41%
2007	480,717	11,964	1,864	10,100	15,922	26,022	4.37%
2008	497,637	12,464	1,871	10,593	7,592	18,185	2.24%
2009	508,354	12,382	1,844	10,538	1,272	11,810	2.13%
2010	519,299	12,010	1,851	10,159	786	10,945	2.01%
2011	530,789	12,090	1,974	10,116	1,374	11,490	1.98%
2012	541,378	11,912	2,079	9,833	756	10,589	2.00%
2013	551,891	13,136	2,003	11,133	2,297	13,430	2.64%
2014	560,972	11,961	2,048	9,913	-840	9,048	1.65%
2015	576,120					15,148	2.70%
2016	590,120					14,000	2.43%
2017	606,000					15,880	2.70%

**Estimates recalibrated after 2010 Census. Estimates for Utah prior to 2010 were about 10,000 too high.*
Source: Utah Population Estimates Committee and Governor's Office of Planning and Budget.

Table 7
Population by Age Group in Utah County – 2010

Age Group	Population	% Share	% Share State
Under 5 years	58,362	11.3%	9.5%
5 to 9 years	52,582	10.2%	9.0%
10 to 14 years	46,048	8.9%	8.2%
15 to 19 years	48,158	9.3%	8.0%
20 to 24 years	58,410	11.3%	8.2%
25 to 29 years	47,455	9.2%	8.3%
30 to 34 years	40,647	7.9%	7.8%
35 to 39 years	31,148	6.0%	6.5%
40 to 44 years	25,253	4.9%	5.6%
45 to 49 years	22,433	4.3%	5.6%
50 to 54 years	20,845	4.0%	5.5%
55 to 59 years	17,486	3.4%	4.8%
60 to 64 years	14,280	2.8%	3.9%
65 to 69 years	10,653	2.1%	2.9%
70 to 74 years	7,834	1.5%	2.1%
75 to 79 years	6,305	1.2%	1.7%
80 to 84 years	4,551	0.9%	1.2%
85 years and over	4,114	0.8%	1.1%
Median age (years)	24.6		29.2

Source: U.S. Census Bureau.

Table 8
Household Types in Utah County – 2010

	Number	% Share	% Share of State
Total households	140,602	100.0	100.0
Family households (families)	114,350	81.3	75.2
With own children under 18 years	67,063	47.7	39.5
Husband-wife family	98,318	69.9	61.0
With own children under 18 years	58,630	41.7	31.7
Male householder, no wife present	4,726	3.4	4.4
With own children under 18 years	2,178	1.5	2.2
Female householder, no husband present	11,306	8.0	9.7
With own children under 18 years	6,255	4.4	5.5
Nonfamily households	26,252	18.7	24.8
Householder living alone	16,307	11.6	18.7
Male	6,709	4.8	8.6
65 years and over	1,443	1.0	1.8
Female	9,598	6.8	10.0
65 years and over	4,804	3.4	4.6
Households with individuals under 18 years	72,229	51.4	43.3
Households with individuals 65 years and over	22,827	16.5	20.0
Average household size	3.57	---	3.10
Average family size	3.88	---	3.56

Source: U.S. Census Bureau.

Demographics Trends of Minorities and Hispanics - The rate of growth of the minority population has slowed as the size of minority population has increased. For example, between 1990 and 2000 the minority population of the county increased by 173.6 percent but, during the 2000 to 2010 period growth dropped to 106 percent *Table 9 and 10*. This slowdown is simply a reflection of the increased size of the minority population. The minority population in the county was only 14,534 in 1990, but has grown to 81,856 in 2010. In absolute terms, the minority population shows strong growth. From 1990-2000 the minority population increased by 25,205 individuals while in the 2000-2010 decade it increased by 42,117 individuals.

The increase in the Hispanic population shows a similar pattern. The number of Hispanic individuals grew by over 200 percent from 1990-2000, but the growth rate dropped to 116.3 percent from 2000-2010 as the number Hispanic individuals increased from 8,488 in 1990 to 55,793 in 2010. Asian and Pacific Islander, which have small populations, experienced an increased rate of relative growth as this minority subgroup grew from 2,804 in 1990 to 6,912 in 2010.

Table 9
Population by Race and Ethnicity in Utah County

	1990	2000	2010
Total Population	263,590	368,536	516,564
White Alone	249,056	328,797	434,708
Black Alone	359	1,002	2,421
Asian and Pacific Islander	2,804	3,855	6,912
Other Race Alone	—	—	—
Two or More Races	—	—	—
Hispanic Origin	8,488	25,791	55,793
Minority Population	14,534	39,739	81,856

Source: U.S. Census Bureau.

Table 10
Absolute and Percent Change in Population by Race and Ethnicity
Utah County

	1990–2000	2000–2010	1990–2000	2000–2010
Total Population	104,946	148,028	39.8%	40.2%
White Alone	79,741	105,911	32.0%	32.2%
Black Alone	643	1,419	179.1%	141.6%
Asian and Pacific Islander	1,051	3,057	37.5%	79.3%
Other Race Alone	—	—	—	—
Two or More Races	—	—	—	—
Hispanic Origin	17,303	30,002	203.9%	116.3%
Minority Population	25,205	42,117	173.4%	106.0%

Source: U.S. Census Bureau.

The minority's share of population in Utah County has increased from 10.8 percent in 2000 to 15.8 percent in 2010 *Table 11*. The Hispanic share has grown from 7 percent to 10.8 percent. At the city level, the minority and Hispanic populations are concentrated in two cities; Provo and Orem. Roughly one-in-five residents in both of these cities are minorities (22.5 percent in both Provo and Orem).

Table 11
Percent Share of Population by Race and Ethnicity
Utah County

	1990	2000	2010
Total Population	100.0%	100.0%	100.0%
White Alone	94.5%	89.2%	84.2%
Black Alone	0.1%	0.3%	0.5%
Asian and Pacific Islander	1.1%	1.0%	1.3%
Other Race Alone	—	—	—
Two or More Races	—	—	—
Hispanic Origin	3.2%	7.0%	10.8%
Minority Population	5.5%	10.8%	15.8%

Source: U.S. Census Bureau.

Income – The median income for Utah County was estimated at $60,196 in 2013 *Table 12*. This figure is slightly higher than the state wide average of $59,700. Eighteen percent of all households in Utah County receive Social Security compared to 22 percent statewide. Over 8 percent of the population has been on food stamps in the past 12 months. Unfortunately there are no data at the county level on wage rates by occupation.

Table 12
Household Income in Utah County - 2013

Income Category	Households
Less than $10,000	7,007
$10,000 to $14,999	5,720
$15,000 to $24,999	12,299
$25,000 to $34,999	12,728
$35,000 to $49,999	20,593
$50,000 to $74,999	30,746
$75,000 to $99,999	21,737
$100,000 to $149,999	20,736
$150,000 to $149,999	6,435
$200,000 and more	5,005
Total Households	143,006
Median Income	60,196

Source: U.S. Census Bureau.

Households by Tenure, Size and Age – There were nearly 45,000 renters in Utah County in 2010. Two thirds of all renters were two to four person households *Table 13* , a surprisingly high share. Large renter households of five persons or more account for 20 percent of all renters. Senior renters (65 years+) represent a smaller share of the renter population than statewide. Senior renters account for only 6.8 percent of all renter households compared to 9.7 percent statewide *Table 14*. There are only 3,000 renter households in Utah County over 65 years of age.

Table 13
Households by Tenure and Household Size in Utah County

	Households	% Share
Owner-occupied housing units	96,053	100.0
1-person household	9,918	10.3
2-person household	23,135	24.1
3-person household	14,384	15.0
4-person household	15,967	16.6
5-person household	14,262	14.8
6-person household	10,289	10.7
7-or-more-person household	8,098	8.4
Renter-occupied housing units	44,549	100.0
1-person household	6,389	14.3
2-person household	12,252	27.5
3-person household	8,679	19.5
4-person household	8,085	18.1
5-person household	4,207	9.4
6-person household	3,083	6.9
7-or-more-person household	1,854	4.2

Source: U.S. Census Bureau, 2010 Census, Table QT-H2.

Table 14
Tenure by Age of Householder in Utah County -2010

	Households	% Share
Owner-occupied housing units	96,053	100.0
15 to 24 years	1,885	2.0
25 to 34 years	21,228	22.1
35 to 44 years	21,843	22.7
45 to 54 years	18,772	19.5
55 to 64 years	14,892	15.5
65 years and over	17,433	18.1
65 to 74 years	9,396	9.8
75 to 84 years	6,034	6.3
85 years and over	2,003	2.1
Renter-occupied housing units	44,549	100.0
15 to 24 years	12,218	27.4
25 to 34 years	15,706	35.3
35 to 44 years	6,825	15.3
45 to 54 years	4,261	9.6
55 to 64 years	2,514	5.6
65 years and over	3,025	6.8
65 to 74 years	1,244	2.8
75 to 84 years	960	2.2
85 years and over	821	1.8

Source: U.S. Census Bureau, 2010 Census Table QT-H2.

The demographic trends and estimates show a large, very young county with relatively high rates of growth (percent and numeric growth) in the 2000-2010 period but slower growth in recent years due to low levels of net in-migration. The county is the second largest housing market in the state and is characterized by higher levels of traditional families and a small Senior renter population.

Demographic Trends of Consortium Cities - The sixteen Consortium cities had a total population in 2013 of 522,756 *Table 15*. The three non-consortium cities of Alpine, Elk Ridge and Woodland Hills had a population of 14,310 and the unincorporated area had a population of 14,825. The three subtotals combine for a total population of 551,891. The total Consortium cities and unincorporated area have a total population of 537,066, which is 97 percent of the county population. Since 2000 the population of the consortium has increased by 50 percent. Saratoga Springs, Eagle Mountain and Lehi are consistently the fastest growing cities in the Consortium whether measured in terms of percent change or numeric increase *Tables 16-19*. No city has lost population. The two largest cities; Orem and Provo have the slowest average annual growth rates for the 2000-2013 of 0.6 perfect and 0.8 percent respectively. Lehi has had the greatest numeric change since 2000 with an increase of 35,350.

The population of Utah County is very young, in fact the youngest of any county. The median age in the county is 24.6 years, due in part to the student population at BYU and UVU. Nevertheless the large families with young children are the primary cause of the young median age. In addition the average household size for the county is 3.57, much high than the 3.01 persons per household for the state. The most extreme household characteristics in Utah County are in Eagle Mountain. Eagle Mountain has with a median age of 20.3 years and an average household size of 4.19 persons *Table 20*.

Senior renters account for twelve percent of renters in Utah County, considerably lower than the Senior share statewide of eighteen percent *Table 21*. Again this is a reflection of the large number of young student renters. There are a total of 5,300 Senior renters in the consortium cities and 5,500 countywide. There are about 1,700 Senior renters 75 years and over in the consortium cities. This older, renter population is particularly vulnerable to tight rental markets and rising rental rates.

Population Projections for Consortium City - The population projections show that between 2010 and 2020 the three fastest growing cities in numeric increase will again be Lehi, Saratoga Springs and Eagle Mountain *Table 22*. In terms of percent increase Vineyard is bound to be one of the fastest growing cities over the next five to fifteen years.

Table 15
Population Change by Cities in Utah County

	2000	2010	2013	% Chg. 2000-2013	%Chg. 2010-2013
Consortium Cities					
American Fork	21,941	26,263	27,813	26.8%	5.9%
Cedar Hills	3,094	9,796	10,179	229.0%	3.9%
Eagle Mountain	2,157	21,415	24,217	1,022.7%	13.1%
Highland	8,172	15,523	17,011	108.2%	9.6%
Lehi	19,028	47,407	54,382	185.8%	14.7%
Lindon	8,363	10,070	10,611	26.9%	5.4%
Mapleton	5,809	7,979	8,784	51.2%	10.1%
Orem	84,324	88,328	91,648	8.7%	3.8%
Payson	12,716	18,294	19,154	50.6%	4.7%
Pleasant Grove	23,468	33,509	34,988	49.1%	4.4%
Provo	105,166	112,488	116,288	10.6%	3.4%
Salem	4,372	6,423	6,928	58.5%	7.9%
Santaquin	4,834	9,128	9,843	103.6%	7.8%
Saratoga Springs	1,003	17,781	22,749	2,168.1%	27.9%
Spanish Fork	20,246	34,691	36,956	82.5%	6.5%
Springville	20,424	29,466	31,205	52.8%	5.9%
Subtotal	345,117	488,561	522,756	51.5%	7.0%
Non-Consortium Cities					
Alpine	7,146	9,555	10,024	40.3%	4.9%
Elk Ridge	1,838	2,436	2,850	55.1%	17.0%
Woodland Hills	941	1,344	1,436	52.6%	6.8%
Subtotal	9,925	13,335	14,310	51.3%	7.0%
Unincorporated and Towns					
Cedar Fort	341	368	378	10.9%	2.7%
Fairfield		119	122		2.5%
Genola	965	1,370	1,397	44.8%	2.0%
Goshen	874	921	935	7.0%	1.5%
Vineyard	150	139	465	210.0%	234.5%
Balance	11,164	11,751	11,528	3.3%	-1.9%
Subtotal Total	13,494	14,668	14,825	9.9%	1.1%
Grand Total County Population	368,536	516,564	551,891	49.8%	6.8%

Source: U.S. Census Bureau.

Table 16
Consortium Cities Ranked by Demographic Growth 2000-2013

	2000	2013	% Chg.	Average Annual Growth Rate
Saratoga Springs	1,003	22,749	2,168.1%	27.1%
Eagle Mountain	2,157	24,217	1,022.7%	20.4%
Cedar Hills	3,094	10,179	229.0%	9.6%
Lehi	19,028	54,382	185.8%	8.4%
Highland	8,172	17,011	108.2%	5.8%
Santaquin	4,834	9,843	103.6%	5.6%
Spanish Fork	20,246	36,956	82.5%	4.7%
Salem	4,372	6,928	58.5%	3.6%
Springville	20,424	31,205	52.8%	3.3%
Mapleton	5,809	8,784	51.2%	3.2%
Payson	12,716	19,154	50.6%	3.2%
Pleasant Grove	23,468	34,988	49.1%	3.1%
Lindon	8,363	10,611	26.9%	1.8%
American Fork	21,941	27,813	26.8%	1.8%
Provo	105,166	116,288	10.6%	0.8%
Orem	84,324	91,648	8.7%	0.6%
Total	345,117	522,756	51.5%	3.2%

Source: U.S. Census Bureau.

Table 17
Consortium Cities Ranked by Demographic Growth 2010-2013

	2010	2013	% Chg.	Average Annual Growth Rate
Saratoga Springs	17,781	22,749	27.9%	8.6%
Lehi	47,407	54,382	14.7%	4.7%
Eagle Mountain	21,415	24,217	13.1%	4.2%
Mapleton	7,979	8,784	10.1%	3.3%
Highland	15,523	17,011	9.6%	3.1%
Salem	6,423	6,928	7.9%	2.6%
Santaquin	9,128	9,843	7.8%	2.5%
Spanish Fork	34,691	36,956	6.5%	2.1%
American Fork	26,263	27,813	5.9%	1.9%
Springville	29,466	31,205	5.9%	1.9%
Lindon	10,070	10,611	5.4%	1.8%
Payson	18,294	19,154	4.7%	1.5%
Pleasant Grove	33,509	34,988	4.4%	1.5%
Cedar Hills	9,796	10,179	3.9%	1.3%
Orem	88,328	91,648	3.8%	1.2%
Provo	112,488	116,288	3.4%	1.1%
Total	488,561	522,756	7.0%	2.3%

Source: U.S. Census Bureau.

Table 18
Numeric Change in Population for Consortium Cities – 2000-2013

	2000	2013	Numeric Change
Lehi	19,028	54,382	35,354
Eagle Mountain	2,157	24,217	22,060
Saratoga Springs	1,003	22,749	21,746
Spanish Fork	20,246	36,956	16,710
Pleasant Grove	23,468	34,988	11,520
Provo	105,166	116,288	11,122
Springville	20,424	31,205	10,781
Highland	8,172	17,011	8,839
Orem	84,324	91,648	7,324
Cedar Hills	3,094	10,179	7,085
Payson	12,716	19,154	6,438
American Fork	21,941	27,813	5,872
Santaquin	4,834	9,843	5,009
Mapleton	5,809	8,784	2,975
Salem	4,372	6,928	2,556
Lindon	8,363	10,611	2,248

Source: U.S. Census Bureau.

Table 19
Numeric Change in Population for Consortium Cities – 2010-2013

	2010	2013	Numeric Change
Lehi	47,407	54,382	6,975
Saratoga Springs	17,781	22,749	4,968
Provo	112,488	116,288	3,800
Orem	88,328	91,648	3,320
Eagle Mountain	21,415	24,217	2,802
Spanish Fork	34,691	36,956	2,265
Springville	29,466	31,205	1,739
American Fork	26,263	27,813	1,550
Highland	15,523	17,011	1,488
Pleasant Grove	33,509	34,988	1,479
Payson	18,294	19,154	860
Mapleton	7,979	8,784	805
Santaquin	9,128	9,843	715
Lindon	10,070	10,611	541
Salem	6,423	6,928	505
Cedar Hills	9,796	10,179	383
Total	488,561	522,756	34,195

Source: U.S. Census Bureau.

Table 20
Median Age and Average Household Size in Consortium Cities - 2010

	Median Age	Average Household Size
American Fork	28.7	3.57
Cedar Hills	22.3	4.16
Eagle Mountain	20.3	4.19
Highland	21.9	4.38
Lehi	24.9	3.81
Lindon	26.3	3.97
Mapleton	27.9	3.89
Orem	26.2	3.35
Payson	26.2	3.60
Pleasant Grove	26.0	3.57
Provo	23.3	3.24
Salem	28.0	3.70
Santaquin	23.9	3.90
Saratoga Springs	22.6	4.05
Spanish Fork	25.0	3.73
Springville	26.7	3.44
Utah County	24.6	3.57
State	29.2	3.10

Source: U.S. Census Bureau.

Table 21
Senior Renters in Consortium Cities

	55 to 59 years	60 to 64 years	65 to 74 years	75 to 84 years	85 years and over	Renters 55 Years and Over	Total Renters	% Senior Renters
Utah	12,738	9,222	11,363	7,866	5,927	47,116	259,555	18.2%
Utah County	1,467	1,047	1,244	960	821	5,539	44,549	12.4%
American Fork	75	57	75	55	57	319	1,726	18.5%
Cedar Hills	19	8	11	24	42	104	329	31.6%
Eagle Mountain	22	18	21	2	0	63	707	8.9%
Highland	14	13	17	5	1	50	307	16.3%
Lehi	104	73	80	62	51	370	2,441	15.2%
Lindon	17	12	13	17	7	66	383	17.2%
Mapleton	9	10	16	7	2	44	232	19.0%
Orem	317	205	281	248	242	1,293	9,695	13.3%
Payson	56	55	56	37	21	225	1,128	19.9%
Pleasant Grove	115	81	103	77	24	400	2,664	15.0%
Provo	406	303	313	208	247	1,477	18,340	8.1%
Salem	12	5	14	11	12	54	239	22.6%
Santaquin	21	10	16	15	2	64	394	16.2%
Saratoga Springs	24	20	18	12	1	75	651	11.5%
Spanish Fork	82	59	73	73	30	317	1,928	16.4%
Springville	108	72	92	45	34	351	2,308	15.2%

Source: U.S. Census Bureau.

Table 22
Population Projections for Cities and Towns in Utah County

	2010	2020	2030	2040	2050	2060
Utah County	516,564	668,564	833,101	1,019,828	1,216,695	1,398,074
Alpine city	9,555	10,670	11,667	12,851	13,400	13,700
American Fork city	26,263	32,566	39,635	47,678	54,000	58,900
Cedar Fort town	368	961	2,757	4,503	6,900	9,000
Cedar Hills city	9,796	10,733	10,884	11,689	11,800	11,900
Draper city (pt.)	1,742	2,520	3,303	3,977	5,100	6,200
Eagle Mountain city	21,415	34,152	54,095	76,469	114,400	152,500
Elk Ridge city	2,436	3,898	4,696	5,888	7,100	8,500
Fairfield town	119	599	955	2,148	3,900	5,300
Genola town	1,370	3,789	4,370	6,499	8,600	10,800
Goshen town	921	1,146	1,220	1,419	1,700	1,800
Highland city	15,523	17,792	20,712	24,073	27,100	29,500
Lehi city	47,407	62,154	82,589	103,610	120,000	133,800
Lindon city	10,070	11,753	12,459	13,721	14,600	15,900
Mapleton city	7,979	10,762	13,752	16,901	19,500	21,300
Orem city	88,328	99,227	103,321	112,288	118,900	123,600
Payson city	18,294	22,832	41,144	49,496	58,500	67,200
Pleasant Grove city	33,509	40,034	42,062	47,053	51,200	54,500
Provo city	112,488	126,377	131,068	151,877	170,600	189,400
Salem city	6,423	11,363	27,102	33,649	40,100	45,200
Santaquin city (pt.)	9,128	17,594	32,075	39,774	46,700	52,900
Saratoga Springs city	17,781	33,514	58,496	78,987	107,900	134,000
Spanish Fork city	34,691	44,623	54,143	64,607	72,300	78,300
Springville city	29,466	37,094	45,078	51,971	57,500	61,600
Vineyard town	139	2,065	8,415	15,938	20,000	20,900
Woodland Hills city	1,344	1,943	3,001	3,764	4,700	5,300
Balance of Utah County	10,009	28,404	24,101	38,998	60,195	86,074

Source: Governor's Office of Management and Budget.

DEMOGRAPHIC PROFILES OF CONSORTIUM CITIES

American Fork
Cedar Hills
Eagle Mountain
Highland
Lehi
Lindon
Mapleton
Orem
Payson
Pleasant Grove
Provo
Salem
Santaquin
Saratoga Springs
Spanish Fork
Springville

The decennial census estimates were used in the section rather than the American Community Survey (ACS) estimates. The ACS estimates for small cities have large margins of errors which greatly reduces the usefulness of the estimates.

Demographic Trends in American Fork, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	15,696	21,941	26,263	67.3%	19.7%
White	15,127	20,413	23,333	54.2%	14.3%
Minority	569	1,528	29,300	5049.4%	1817.5%
Hispanic/Latino	376	1,011	1,941	416.2%	92.0%
Non-Hispanic Minority	193	517	989	412.4%	91.3%
American Indian	61	81	106	73.8%	30.9%
Asian or Pacific Islander	116	193	339	192.2%	75.6%
Asian	99	140	220	122.2%	57.1%
Pacific Islander	22	53	119	440.9%	124.5%
Black	6	31	78	1200.0%	151.6%
Other Race	10	6	18	80.0%	200.0%
Two or More Races	NA	206	448		117.5%
Persons with Disabilities	NA	2,400	2,292		-4.5%
Total Households	4,096	5,934	7,274	77.6%	22.6%
Households with Children Under 18	2,349	3,409	3,882	65.3%	13.9%
Households with Persons over 65	848	1,123	1,555	83.4%	38.5%
Single Parent with Children under 18	315	441	620	96.8%	40.6%
Large Families (5 or more persons)	1,346	1,842	2,224	65.2%	20.7%
Owner-Occupied Housing Units	3,090	4,622	5,548	79.5%	20.0%
Renter-Occupied Housing Units	1,006	1,312	1,726	71.6%	31.6%

Source: U.S. Census Bureau.

Race and Ethnicity – American Fork, 2010

	Population	% Share
Total	26,263	100.0%
Not Hispanic or Latino	24,322	92.6%
White Alone	23,333	88.8%
Black	78	0.3%
American Indian	106	0.4%
Asian	220	0.8%
Pacific Islander	119	0.5%
Others	466	1.8%
Ethnicity		0.0%
Hispanic or Latino	1,941	7.4%
Total Minority	2,930	11.2%

Source: U.S. Census Bureau.

Demographic Trends in Cedar Hills, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	769	3,094	9,796	1173.9%	216.6%
White	744	2,966	9,023	1112.8%	204.2%
Minority	25	128	773	2992.0%	503.9%
Hispanic/Latino	13	60	411	3061.5%	585.0%
Non-Hispanic Minority	12	68	362	2916.7%	432.4%
American Indian	9	9	28	211.1%	211.1%
Asian or Pacific Islander	3	22	148	4833.3%	572.7%
Asian	3	16	95	3066.7%	493.8%
Pacific Islander	0	6	53		783.3%
Black	0	3	40		1233.3%
Other Race	0	0	4		
Two or More Races	NA	34	142		317.6%
Persons with Disabilities	NA	175	NA		
Total Households	161	695	2,355	1362.7%	238.8%
Households with Children Under 18	130	542	1,606	1135.4%	196.3%
Households with Persons over 65	16	61	359	2143.8%	488.5%
Single Parent with Children under 18	12	31	124	933.3%	300.0%
Large Families (5 or more persons)	87	346	1,053	1110.3%	204.3%
Owner-Occupied Housing Units	148	663	2,026	1268.9%	205.6%
Renter-Occupied Housing Units	13	32	329	2430.8%	928.1%

Source: U.S. Census Bureau.

Race and Ethnicity Cedar Hills, 2010

	Population	% Share
Total	9,796	100.0%
Not Hispanic or Latino	9,385	95.8%
White Alone	9,023	92.1%
Black	40	0.4%
American Indian	28	0.3%
Asian	95	1.0%
Pacific Islander	53	0.5%
Others	146	1.5%
Ethnicity		
Hispanic or Latino	411	4.2%
Total Minority	773	7.9%

Source: U.S. Census Bureau.

Demographic Trends in Eagle Mountain, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	—	2,157	21,415		892.8%
White	—	2,040	18,583		810.9%
Minority	—	117	2,832		2320.5%
Hispanic/Latino	—	67	1,845		2653.7%
Non-Hispanic Minority	—	50	987		1874.0%
American Indian	—	8	93		1062.5%
Asian or Pacific Islander	—	7	245		3400.0%
Asian	—	6	110		1733.3%
Pacific Islander	—	1	135		13400.0%
Black	—	7	114		1528.6%
Other Race	—	3	24		700.0%
Two or More Races	—	25	511		1944.0%
Persons with Disabilities	—	93	705		658.1%
Total Households	—	532	5,111		860.7%
Households with Children Under 18	—	406	3,880		855.7%
Households with Persons over 65	—	19	293		1442.1%
Single Parent with Children under 18	—	21	339		1514.3%
Large Families (5 or more persons)	—	180	2,122		1078.9%
Owner-Occupied Housing Units	—	522	4,404		743.7%
Renter-Occupied Housing Units	—	10	707		6970.0%

Source: U.S. Census Bureau.

Race and Ethnicity – Eagle Mountain, 2010

	Population	% Share
Total	21,415	100.0%
Not Hispanic or Latino	19,570	91.4%
White Alone	18,583	86.8%
Black	114	0.5%
American Indian	93	0.4%
Asian	110	0.5%
Pacific Islander	135	0.6%
Others	535	2.5%
Ethnicity		
Hispanic or Latino	1,845	8.6%
Total Minority	2,832	13.2%

Source: U.S. Census Bureau.

Demographic Trends in Highland, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	5,002	8,172	15,523	210.3%	90.0%
White	4,912	7,857	14,563	196.5%	85.4%
Minority	90	315	960	966.7%	204.8%
Hispanic/Latino	60	177	431	618.3%	143.5%
Non-Hispanic Minority	30	138	529	1663.3%	283.3%
American Indian	6	11	29	383.3%	163.6%
Asian or Pacific Islander	19	33	219	1052.6%	563.6%
Asian	15	25	104	593.3%	316.0%
Pacific Islander	5	8	115	2200.0%	1337.5%
Black	5	10	70	1300.0%	600.0%
Other Race	0	3	9		200.0%
Two or More Races	na	81	202		149.4%
Persons with Disabilities	na	620			
Total Households	984	1,804	3,547	260.5%	96.6%
Households with Children Under 18	793	1,256	2,309	191.2%	83.8%
Households with Persons over 65	90	244	534	493.3%	118.9%
Single Parent with Children under 18	47	67	154	227.7%	129.9%
Large Families (5 or more persons)	583	890	1,729	196.6%	94.3%
Owner-Occupied Housing Units	935	1,717	3,240	246.5%	88.7%
Renter-Occupied Housing Units	59	87	307	420.3%	252.9%

Source: U.S. Census Bureau.

Race and Ethnicity - Highland, 2010

	Population	% Share
Total	15,523	100.0%
Not Hispanic or Latino	15,092	97.2%
White Alone	14,563	93.8%
Black	70	0.5%
American Indian	29	0.2%
Asian	104	0.7%
Pacific Islander	115	0.7%
Others	211	1.4%
Ethnicity		
Hispanic or Latino	231	1.5%
Total Minority	960	6.2%

Source: U.S. Census Bureau.

Demographic Trends in Lehi, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	8,475	19,028	47,407	459.4%	149.1%
White	8,185	17,950	42,083	414.1%	134.4%
Minority	290	1,078	5,324	1735.9%	393.9%
Hispanic/Latino	163	569	3,054	1773.6%	436.7%
Non-Hispanic Minority	127	509	2,270	1687.4%	346.0%
American Indian	38	101	170	347.4%	68.3%
Asian or Pacific Islander	83	167	995	1098.8%	495.8%
Asian	54	86	628	1063.0%	630.2%
Pacific Islander	29	81	367	1165.5%	353.1%
Black	6	47	176	2833.3%	274.5%
Other Race	0	13	32		146.2%
Two or More Races	na	181	897		395.6%
Persons with Disabilities	na	1,750	2,391		36.6%
Total Households	2,356	5,125	12,402	426.4%	142.0%
Households with Children Under 18	1,344	3,268	7,935	490.4%	142.8%
Households with Persons over 65	483	650	1,450	200.2%	123.1%
Single Parent with Children under 18	179	370	872	387.2%	135.7%
Large Families (5 or more persons)	733	1,615	4,392	499.2%	172.0%
Owner-Occupied Housing Units	1,853	4,175	9,961	437.6%	138.6%
Renter-Occupied Housing Units	503	950	2,441	385.3%	156.9%

Source: U.S. Census Bureau.

Race and Ethnicity - Lehi , 2010

	Population	% Share
Total	47,407	100.0%
Not Hispanic or Latino	44,353	93.6%
White Alone	42,083	88.8%
Black	176	0.4%
American Indian	170	0.4%
Asian	628	1.3%
Pacific Islander	367	0.8%
Others	929	2.0%
Ethnicity		
Hispanic or Latino	3,054	6.4%
Total Minority	5,324	11.2%

Source: U.S. Census Bureau.

Demographic Trends in Lindon, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	3,818	8,363	10,070	163.8%	20.4%
White	3,725	7,898	8,895	138.8%	12.6%
Minority	93	465	1,175	1163.4%	152.7%
Hispanic/Latino	56	278	720	1185.7%	159.0%
Non-Hispanic Minority	37	187	455	1129.7%	143.3%
American Indian	13	16	28	115.4%	75.0%
Asian or Pacific Islander	21	71	176	738.1%	147.9%
Asian	19	58	135	610.5%	132.8%
Pacific Islander	2	13	41	1950.0%	215.4%
Black	3	17	47	1466.7%	176.5%
Other Race	0	2	10	#DIV/0!	400.0%
Two or More Races	na	81	194		139.5%
Persons with Disabilities	na	797			-100.0%
Total Households	878	1,935	2,518	186.8%	30.1%
Households with Children Under 18	562	1,299	1,430	154.4%	10.1%
Households with Persons over 65	148	273	493	233.1%	80.6%
Single Parent with Children under 18	43	85	130	202.3%	52.9%
Large Families (5 or more persons)	368	871	991	169.3%	13.8%
Owner-Occupied Housing Units	767	1,704	2,135	178.4%	25.3%
Renter-Occupied Housing Units	111	231	383	245.0%	65.8%

Source: U.S. Census Bureau.

Race and Ethnicity - Lindon, 2010

	Population	% Share
Total	10,070	100.0%
Not Hispanic or Latino	9,350	92.9%
White Alone	8,895	88.3%
Black	47	0.5%
American Indian	28	0.3%
Asian	135	1.3%
Pacific Islander	41	0.4%
Others	204	2.0%
Ethnicity		
Hispanic or Latino	720	7.1%
Total Minority	1,175	11.7%

Source: U.S. Census Bureau.

Demographic Trends in Mapleton, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	3,572	5,809	7,979	123.4%	37.4%
White	3,495	5,611	7,424	112.4%	32.3%
Minority	77	198	555	620.8%	180.3%
Hispanic/Latino	69	119	279	304.3%	134.5%
Non-Hispanic Minority	8	79	276	3350.0%	249.4%
American Indian	2	14	21	950.0%	50.0%
Asian or Pacific Islander	6	31	71	1083.3%	129.0%
Asian	4	20	39	875.0%	95.0%
Pacific Islander	2	11	32	1500.0%	190.9%
Black	0	8	21		162.5%
Other Race	0	0	9		!
Two or More Races		26	154		492.3%
Persons with Disabilities		660			-100.0%
Total Households	893	1,442	2,039	128.3%	41.4%
Households with Children Under 18	499	843	1,111	122.6%	31.8%
Households with Persons over 65	203	301	489	140.9%	62.5%
Single Parent with Children under 18	27	60	91	237.0%	51.7%
Large Families (5 or more persons)	331	550	755	128.1%	37.3%
Owner-Occupied Housing Units	789	1,335	1,807	129.0%	35.4%
Renter-Occupied Housing Units	104	107	232	123.1%	116.8%

Source: U.S. Census Bureau.

Race and Ethnicity -Mapleton, 2010

	Population	% Share
Total	7,979	100.0%
Not Hispanic or Latino	7,700	96.5%
White Alone	7,424	93.0%
Black	21	0.3%
American Indian	21	0.3%
Asian	39	0.5%
Pacific Islander	32	0.4%
Others	163	2.0%
Ethnicity		
Hispanic or Latino	279	3.5%
Total Minority	555	7.0%

Source: U.S. Census Bureau.

Demographic Trends in Orem, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	67,561	84,324	88,328	30.7%	4.7%
White	63,913	73,076	68,433	7.1%	-6.4%
Minority	3,648	11,248	19,895	445.4%	76.9%
Hispanic/Latino	2,040	7,217	14,224	597.3%	97.1%
Non-Hispanic Minority	1,608	4,031	5,671	252.7%	40.7%
American Indian	491	521	528	7.5%	1.3%
Asian or Pacific Islander	1,025	1,912	2,544	148.2%	33.1%
Asian	661	1,202	1,688	155.4%	40.4%
Pacific Islander	380	710	856	125.3%	20.6%
Black	85	267	524	516.5%	96.3%
Other Race	7	103	162	2214.3%	57.3%
Two or More Races	Na	1,228	1,913		55.8%
Persons with Disabilities	Na	9,752	7,546		-22.6%
Total Households	17,584	23,382	25,816	46.8%	10.4%
Households with Children Under 18	10,435	12,150	11,589	11.1%	-4.6%
Households with Persons over 65	2,813	3,935	5,058	79.8%	28.5%
Single Parent with Children under 18	1,344	1,829	2,018	50.1%	10.3%
Large Families (5 or more persons)	6,027	6,774	6,263	3.9%	-7.5%
Owner-Occupied Housing Units	11,934	15,685	16,121	35.1%	2.8%
Renter-Occupied Housing Units	5,650	7,697	9,695	71.6%	26.0%

Source: U.S. Census Bureau.

Race and Ethnicity - Orem, 2010

	Population	% Share
Total	88,328	100.0%
Not Hispanic or Latino	74,104	83.9%
White Alone	68,433	77.5%
Black	524	0.6%
American Indian	528	0.6%
Asian	1,688	1.9%
Pacific Islander	856	1.0%
Others	2,075	2.3%
Ethnicity		
Hispanic or Latino	14,224	16.1%
Total Minority	19,895	22.5%

Source: U.S. Census Bureau.

Demographic Trends in Payson, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	9,510	12,716	18,294	92.4%	43.9%
White	9,056	11,628	15,393	70.0%	32.4%
Minority	454	1,088	2,901	539.0%	166.6%
Hispanic/Latino	400	864	2,431	507.8%	181.4%
Non-Hispanic Minority	54	224	470	770.4%	109.8%
American Indian	28	39	82	192.9%	110.3%
Asian or Pacific Islander	24	69	110	358.3%	59.4%
Asian	16	48	66	312.5%	37.5%
Pacific Islander	9	21	44	388.9%	109.5%
Black	2	13	42	2000.0%	223.1%
Other Race	0	8	11		37.5%
Two or More Races	na	95	225		136.8%
Persons with Disabilities	na	1,825			
Total Households	2,554	3,654	5,057	98.0%	38.4%
Households with Children Under 18	1,499	2,012	2,853	90.3%	41.8%
Households with Persons over 65	544	710	923	69.7%	30.0%
Single Parent with Children under 18	237	333	492	107.6%	47.7%
Large Families (5 or more persons)	852	1,034	1,608	88.7%	55.5%
Owner-Occupied Housing Units	1,992	2,835	3,929	97.2%	38.6%
Renter-Occupied Housing Units	562	819	1,128	100.7%	37.7%

Source: U.S. Census Bureau.

Race and Ethnicity - Payson, 2010

	Population	% Share
Total	18,294	100.0%
Not Hispanic or Latino	15,863	86.7%
White Alone	15,393	84.1%
Black	42	0.2%
American Indian	82	0.4%
Asian	66	0.4%
Pacific Islander	44	0.2%
Others	236	1.3%
Ethnicity		
Hispanic or Latino	2,431	13.3%
Total Minority	2,901	15.9%

Source: U.S. Census Bureau.

Demographic Trends in Pleasant Grove, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	13,476	23,468	33,509	13,476	23,468
White	13,040	21,745	29,541	13,040	21,745
Minority	436	1,723	3,968	436	1,723
Hispanic/Latino	330	1,069	2,577	330	1,069
Non-Hispanic Minority	106	654	1,391	106	654
American Indian	37	80	106	37	80
Asian or Pacific Islander	55	215	491	55	215
Asian	45	123	308	45	123
Pacific Islander	15	92	183	15	92
Black	11	64	160	11	64
Other Race	3	10	26	3	10
Two or More Races	na	285	608	na	285
Persons with Disabilities	na	2,299	2,579	na	2,299
Total Households	3,465	6,109	9,381	3,465	6,109
Households with Children Under 18	2,125	3,769	5,186	2,125	3,769
Households with Persons over 65	637	901	1,527	637	901
Single Parent with Children under 18	242	477	787	242	477
Large Families (5 or more persons)	1,272	2,117	2,809	1,272	2,117
Owner-Occupied Housing Units	2,743	4,751	6,717	2,743	4,751
Renter-Occupied Housing Units	722	1,358	2,664	722	1,358

Source: U.S. Census Bureau.

Race and Ethnicity – Pleasant Grove, 2010

	Population	% Share
Total	33,509	100.0%
Not Hispanic or Latino	30,932	92.3%
White Alone	29,541	88.2%
Black	160	0.5%
American Indian	106	0.3%
Asian	308	0.9%
Pacific Islander	183	0.5%
Others	634	1.9%
Ethnicity		
Hispanic or Latino	2,577	7.7%
Total Minority	3,968	11.8%

Source: U.S. Census Bureau.

Demographic Trends in Provo, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	86,835	105,166	112,488	29.5%	7.0%
White	79,775	88,311	87,186	9.3%	-1.3%
Minority	7,060	16,855	25,302	258.4%	50.1%
Hispanic/Latino	3,623	11,013	17,091	371.7%	55.2%
Non-Hispanic Minority	3,437	5,842	8,211	138.9%	40.6%
American Indian	865	703	719	-16.9%	2.3%
Asian or Pacific Islander	2,314	2,776	3,972	71.7%	43.1%
Asian	1,750	1,903	2,743	56.7%	44.1%
Pacific Islander	624	873	1,229	97.0%	40.8%
Black	220	432	672	205.5%	55.6%
Other Race	38	141	194	410.5%	37.6%
Two or More Races		1,790	2,654		48.3%
Persons with Disabilities		9,823	7,568		-23.0%
Total Households	23,805	29,192	31,524	32.4%	8.0%
Households with Children Under 18	9,113	10,627	10,962	20.3%	3.2%
Households with Persons over 65	3,736	4,042	4,530	21.3%	12.1%
Single Parent with Children under 18	1,395	1,773	2,027	45.3%	14.3%
Large Families (5 or more persons)	4,069	4,893	5,286	29.9%	8.0%
Owner-Occupied Housing Units	9,501	12,440	13,184	38.8%	6.0%
Renter-Occupied Housing Units	14,304	16,752	18,340	28.2%	9.5%

Source: U.S. Census Bureau.

Race and Ethnicity - Provo, 2010

	Population	% Share
Total	112,488	100.0%
Not Hispanic or Latino	95,397	84.8%
White Alone	87,186	77.5%
Black	672	0.6%
American Indian	719	0.6%
Asian	2,743	2.4%
Pacific Islander	1,229	1.1%
Others	2,848	2.5%
Ethnicity		
Hispanic or Latino	17,091	15.2%
Total Minority	25,302	22.5%

Source: U.S. Census Bureau.

Demographic Trends in Salem, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	2,284	4,372	6,423	181.2%	46.9%
White	2,204	4,196	6,039	174.0%	43.9%
Minority	80	176	384	380.0%	118.2%
Hispanic/Latino	62	122	231	272.6%	89.3%
Non-Hispanic Minority	18	54	153	750.0%	183.3%
American Indian	9	1	22	144.4%	2100.0%
Asian or Pacific Islander	8	18	40	400.0%	122.2%
Asian	6	6	23	283.3%	283.3%
Pacific Islander	2	12	17	750.0%	41.7%
Black	0	2	28		1300.0%
Other Race	1	0	4	300.0%	
Two or More Races	na	33	59		78.8%
Persons with Disabilities	na	469			
Total Households	572	1,128	1,737	203.7%	54.0%
Households with Children Under 18	366	666	951	159.8%	42.8%
Households with Persons over 65	118	230	365	209.3%	58.7%
Single Parent with Children under 18	35	53	92	162.9%	73.6%
Large Families (5 or more persons)	222	398	589	165.3%	48.0%
Owner-Occupied Housing Units	492	986	1,498	204.5%	51.9%
Renter-Occupied Housing Units	80	142	239	198.8%	68.3%

Source: U.S. Census Bureau.

Race and Ethnicity - Salem, 2010

	Population	% Share
Total	6,423	100.0%
Not Hispanic or Latino	6,192	96.4%
White Alone	6,039	94.0%
Black	28	0.4%
American Indian	22	0.3%
Asian	23	0.4%
Pacific Islander	17	0.3%
Others	63	1.0%
Ethnicity		
Hispanic or Latino	231	3.6%
Total Minority	384	6.0%

Source: U.S. Census Bureau.

Demographic Trends in Santaquin, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	2,386	4,834	9,128	282.6%	88.8%
White	2,230	4,331	7,824	250.9%	80.7%
Minority	156	503	1,304	735.9%	159.2%
Hispanic/Latino	138	414	1,098	695.7%	165.2%
Non-Hispanic Minority	18	89	206	1044.4%	131.5%
American Indian	12	30	63	425.0%	110.0%
Asian or Pacific Islander	6	8	23	283.3%	187.5%
Asian	5	5	13	160.0%	160.0%
Pacific Islander	1	3	10	900.0%	233.3%
Black	0	3	32		966.7%
Other Race	0	1	12		1100.0%
Two or More Races	na	47	76		61.7%
Persons with Disabilities	na	605			
Total Households	658	1,304	2,338	255.3%	79.3%
Households with Children Under 18	370	827	1,457	293.8%	76.2%
Households with Persons over 65	136	166	311	128.7%	87.3%
Single Parent with Children under 18	39	102	174	346.2%	70.6%
Large Families (5 or more persons)	206	411	858	316.5%	108.8%
Owner-Occupied Housing Units	533	1,121	1,944	264.7%	73.4%
Renter-Occupied Housing Units	125	183	394	215.2%	115.3%

Source: U.S. Census Bureau.

Race and Ethnicity - Santaquin, 2010

	Population	% Share
Total	9,128	100.0%
Not Hispanic or Latino	8,030	88.0%
White Alone	7,824	85.7%
Black	32	0.4%
American Indian	63	0.7%
Asian	13	0.1%
Pacific Islander	17	0.2%
Others	63	0.7%
Ethnicity		
Hispanic or Latino	231	2.5%
Total Minority	384	4.2%

Source: U.S. Census Bureau.

Demographic Trends in Saratoga Springs, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population		1,003	17,781		1,672.8%
White		925	15,902		1,619.1%
Minority		78	1,879		2,309.0%
Hispanic/Latino		40	1,026		2,465.0%
Non-Hispanic Minority		38	853		2,144.7%
American Indian		1	43		4,200.0%
Asian or Pacific Islander		15	303		1,920.0%
Asian		10	163		1,530.0%
Pacific Islander		5	140		2,700.0%
Black		6	89		1,383.3%
Other Race		0	33		
Two or More Races		16	385		2,306.3%
Persons with Disabilities		40			
Total Households		271	4,387		1,518.8%
Households with Children Under 18		162	3,099		1,813.0%
Households with Persons over 65		26	369		1,319.2%
Single Parent with Children under 18		17	284		1,570.6%
Large Families (5 or more persons)		79	1,730		2,089.9%
Owner-Occupied Housing Units		252	3,736		1,382.5%
Renter-Occupied Housing Units		19	651		3,326.3%

Source: U.S. Census Bureau.

Race and Ethnicity – Saratoga Springs, 2010

	Population	% Share
Total	17,781	100.0%
Not Hispanic or Latino	16,755	94.2%
White Alone	15,902	89.4%
Black	89	0.5%
American Indian	43	0.2%
Asian	163	0.9%
Pacific Islander	140	0.8%
Others	418	2.4%
Ethnicity		
Hispanic or Latino	1,026	5.8%
Total Minority	1,879	10.6%

Source: U.S. Census Bureau.

Demographic Trends in Spanish Fork, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	11,272	20,246	34,691	207.8%	71.3%
White	10,956	18,925	29,716	171.2%	57.0%
Minority	316	1,321	4,975	1474.4%	276.6%
Hispanic/Latino	247	861	3,678	1389.1%	327.2%
Non-Hispanic Minority	69	460	1,297	1779.7%	182.0%
American Indian	40	95	153	282.5%	61.1%
Asian or Pacific Islander	28	119	430	1435.7%	261.3%
Asian	12	62	194	1516.7%	212.9%
Pacific Islander	16	57	236	1375.0%	314.0%
Black	1	38	108	10700.0%	184.2%
Other Race	0	9	44		388.9%
Two or More Races	NA	199	562		182.4%
Persons with Disabilities	NA	2,314	2,402		3.8%
Total Households	3,255	5,534	9,069	178.6%	63.9%
Households with Children Under 18	1,748	3,305	5,514	215.4%	66.8%
Households with Persons over 65	741	878	1,323	78.5%	50.7%
Single Parent with Children under 18	229	421	721	214.8%	71.3%
Large Families (5 or more persons)	938	1,685	3,087	229.1%	83.2%
Owner-Occupied Housing Units	2,401	4,345	7,141	197.4%	64.3%
Renter-Occupied Housing Units	854	1,189	1,928	125.8%	62.2%

Source: U.S. Census Bureau.

Race and Ethnicity – Spanish Fork, 2010

	Population	% Share
Total	34,691	100.0%
Not Hispanic or Latino	31,013	89.4%
White Alone	29,716	85.7%
Black	108	0.3%
American Indian	153	0.4%
Asian	194	0.6%
Pacific Islander	236	0.7%
Others	606	1.7%
Ethnicity		0.0%
Hispanic or Latino	3,678	10.6%
Total Minority	4,975	14.3%

Source: U.S. Census Bureau.

Demographic Trends in Springville, 1990-2010

	1990	2000	2010	% 1990-2010	% 2000-2010
Total Population	13,950	20,424	29,466	111.2%	44.3%
White	13,508	18,932	24,885	84.2%	31.4%
Minority	442	1,492	4,581	936.4%	207.0%
Hispanic/Latino	258	975	3,482	1249.6%	257.1%
Non-Hispanic Minority	184	517	1,099	497.3%	112.6%
American Indian	93	107	132	41.9%	23.4%
Asian or Pacific Islander	77	130	342	344.2%	163.1%
Asian	58	72	174	200.0%	141.7%
Pacific Islander	23	58	168	630.4%	189.7%
Black	10	20	113	1030.0%	465.0%
Other Race	4	14	24	500.0%	71.4%
Two or More Races		246	488		98.4%
Persons with Disabilities		2,284	2,540		11.2%
Total Households	4,191	5,975	8,531	103.6%	42.8%
Households with Children Under 18	2,100	3,249	4,583	118.2%	41.1%
Households with Persons over 65	993	1,100	1,552	56.3%	41.1%
Single Parent with Children under 18	299	471	767	156.5%	62.8%
Large Families (5 or more persons)	1,073	1,572	2,358	119.8%	50.0%
Owner-Occupied Housing Units	2,864	4,411	6,223	117.3%	41.1%
Renter-Occupied Housing Units	1,327	1,564	2,308	73.9%	47.6%

Source: U.S. Census Bureau.

Race and Ethnicity - Springville, 2010

	Population	% Share
Total	29,466	100.0%
Not Hispanic or Latino	25,984	88.2%
White Alone	24,885	84.5%
Black	113	0.4%
American Indian	132	0.4%
Asian	174	0.6%
Pacific Islander	168	0.6%
Others	512	1.7%
Ethnicity		
Hispanic or Latino	3,482	11.8%
Total Minority	4,581	15.5%

Source: U.S. Census Bureau.

II. ECONOMIC TRENDS FOR UTAH COUNTY AND CONSORTIUM CITIES

Employment is a long-term determinant of housing demand. A local economy needs job growth and economic expansion to support an expanding housing market. Below is a discussion of employment trends and changes in Utah County. The most recent employment data is third quarter 2014 as reported by the Utah Department of Workforce Services.

Employment Base – In the third quarter of 2014 Utah County's job market had a total of 208,875 jobs, *Table 1*. Utah County accounts for one in six jobs in the state. The largest employment sectors were: retail trade with 25,567 jobs, health care with 22,986 jobs and private education services (BYU) with 20,441 jobs.

Growth Sectors - Health care has been the most important growth sector over the past twelve years. Since 2001 health care employment has increased from 14,000 jobs to 24,000 jobs, an increase of 71 percent. Education services and professional and scientific services rank second and third as growth sectors with increases of 8,700 jobs and 5,300 jobs respectively since 2001 *Table 2*. The professional and scientific services increase is largely attributed to high tech companies locating in the northern half of the county, most notably Adobe. While the county has achieved high rates of employment growth in the past few years the manufacturing sector has not been a participant in the growth. Manufacturing employment is down 11 percent compared to 2001. Some of this weakness is due to the closing of Geneva Steel in November of 2001.

Major Employers – The major employers in Utah County are providers of educational services, health care, manufacturing and retail services. Brigham Young University is by far the largest employer in the county with about 20,000 jobs. Alpine School District, Utah Valley University and Provo School District are also major employers. There are two manufacturing companies among the major employers; I-M Flash and Nestle Prepared Foods, *Table 3*.

Employment Change and Unemployment – Employment in Utah County increased steadily at a 2.9 percent annual growth rate from 2000 to 2007. Over this seven year period an additional 35,000 new jobs were created, *Table 4 and Figure 3*. In 2007 employment hit a pre-recession peak of 186,000 jobs but over the next three years total jobs in the county fell six percent to 174,600 jobs. In 2011 the job recovery began and since has had three solid years of gains, with jobs increasing at about 10,000 annually. The annual growth rate has reached as high as a five percent. By 2013 the county had 47,000 more jobs than 2000, a gain of 31 percent, more than double the 14 percent gain of Salt Lake County, *Table 5*. Preliminary data for 2014, however show that job growth may have slowed to the 3-3.5 percent range. Nevertheless, northern Utah County is the fastest growing job market in the four-county Wasatch Front region.

The unemployment rate in Utah County in 2013 was low 4.3 percent, indicating a much improved job market, *Table 6*. Annual data for 2014 are not available but by October 2014 monthly unemployment had dropped to 3.4 percent. A dramatic turnaround from the unemployment peak of 8.0 percent in 2010.

Wage Rates and Household Income – Utah County has a modest average wage due in part to the large number of part time jobs for students . The average wage in 2013 was $37,224 nine percent below the state average wage rate of $41,052, *Table 7*. The highest wage sectors are wholesale trade, information and utilities. The highest wage, large employment sector is professional and business services with an average wage of $57,150. The median household income in 2013 was $60,172, very close to the statewide median income of $59,770. The average Social Security payment for Utah County residents was $19,097 and 9.2 percent of the households received food stamp assistance, *Table 8*.

In real terms the 2013 median household income in Utah County is lower than in 2000. Adjusting for inflation the median household income in Utah County was $62,016 in 2000 compared to $60,172 in 2013 *Table 9*. Median income hit a high of $64,809 in 2008, immediately preceding the Great Recession. The average wage in Utah County in 2013 was $37,224, nearly twenty percent below the average wage in Salt Lake County *Table 10*. Among Utah's major counties Utah County is a relatively low wage county.

Recent Significant Expansions – Following the infusion of $70 million in venture capital funds Qualtrics a software company located in Provo is expanding its operations by 1,000 jobs over the next few years. Solarwinds will locate in Lehi and over several years increase employment to 1,000. Solarwinds is also a high tech software company. Xactware another software company located in Lehi is expanding by over 800 jobs. Xactware software is used by the insurance industry. Jive Communications in Orem is expanding by 575 jobs. Jive is a high tech communications company using the cloud. Frontier Communications located in Provo is a call service center and is expanding by 550 employees. Orange Soda an online marketing service in American Fork has recently expanded by 100 employees.

Table 1
Percent Share of Employment by Sector in Utah County – Third Quarter 2014

Sector	Employment	Share of Total
Retail Trade	25,567	12.2%
Health Care and Social Assistance	22,986	11.0%
Private Education Services	20,441	9.8%
Local Government	18,331	8.8%
Manufacturing	17,880	8.6%
Construction	17,283	8.3%
Professional Scientific & Technical Services	15,429	7.4%
Accommodation and Food Services	15,157	7.3%
Administrative Support Businesses	11,451	5.5%
Information	10,105	4.8%
State Government	7,926	3.8%
Wholesale Trade	6,319	3.0%
Other Services	4,796	2.3%
Finance and Insurance	4,502	2.2%
Transportation and Warehousing	2,609	1.2%
Real Estate and Rental and Leasing	2,182	1.0%
Arts, Entertainment, and Recreation	2,063	1.0%
Management of Companies and Enterprises	1,250	0.6%
Agriculture, Forestry, Fishing & Hunting	1,249	0.6%
Federal Government	947	0.5%
Utilities	289	0.1%
Mining	113	0.1%
Total	208,875	100.0%

Source: Utah Department of Workforce Services.

Table 2
Employment Sectors Ranked by Numeric Change: Utah County

	2001	2013	Numeric Change	% Chg
Health Care and Social Assistance	13,922	24,130	10,208	42.30%
Educational Services	30,298	39,001	8,703	22.30%
Professional Scientific & Technical Services	8,628	13,915	5,287	38.00%
Retail Trade	19,317	24,316	4,999	20.60%
Accommodation and Food Services	9,821	13,950	4,129	29.60%
Construction	10,864	14,889	4,025	27.00%
Administrative Services for Businesses	8,467	11,098	2,631	23.70%
Information	7,627	9,675	2,048	21.20%
Wholesale Trade	4,174	5,621	1,447	25.70%
Finance and Insurance	3,449	4,570	1,121	24.50%
Other Services (except Public Admin.)	3,596	4,628	1,032	22.30%
Public Administration	4,826	5,769	943	16.30%
Transportation and Warehousing	2,974	3,837	863	22.50%
Real Estate and Rental and Leasing	1,614	2,260	646	28.60%
Arts, Entertainment, and Recreation	3,022	3,544	522	14.70%
Agriculture, Forestry, Fishing & Hunting	838	1,140	302	26.50%
Utilities	489	579	90	15.50%
Mining	71	103	32	31.10%
Unclassified establishments	26	10	-16	-160.00%
Management of Companies and Enterprises	1,398	1,060	-338	-31.90%
Manufacturing	19,470	17,484	-1,986	-11.40%
Total	154,891	201,579	46,688	23.2%

Source: Utah Department of Workforce Services.

Table 3
Major Employers in Utah County

Company Name	Employees	NAICS Sector
Brigham Young University	15,000 to 19999	Higher Education
Alpine School District	5,000-6,999	Public Education
Utah Valley Regional Hospital	4,000-4,999	Health Care
Utah Valley University	3,000-3,999	Higher Education
Wal-Mart	2,000-2,999	Retail
Provo School District	1,000-1,999	Public Education
IM Flash	1,000-1,999	Manufacturing
Nestle Prepared Food	1,000-1,999	Manufacturing

Source: Utah Department of Workforce Services.

Table 4
Nonfarm Employment in Utah County

	Employment
2000	152,699
2001	154,054
2002	151,802
2003	152,878
2004	160,189
2005	167,938
2006	176,810
2007	186,053
2008	184,882
2009	175,388
2010	174,639
2011	181,056
2012	190,111
2013	201,435

Source: Utah Department of Workforce Services.

Figure 3
Nonfarm Employment in Utah County

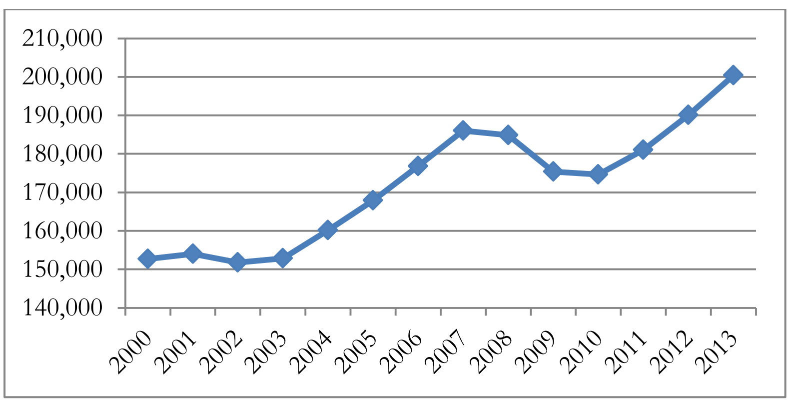


Table 5
Counties Ranked by Absolute Change in Nonfarm Employment

Rank	County	2000	2013	Absolute Change	Percent Chg.
1	Salt Lake	545,153	623,791	78,638	14.4%
2	Utah	152,699	200,057	47,358	31.0%
3	Davis	84,846	111,831	26,985	31.8%
4	Washington	33,579	51,942	18,363	54.7%
5	Cache	41,840	51,176	9,336	22.3%
6	Summit	15,228	21,994	6,766	44.4%
7	Weber	88,346	94,718	6,372	7.2%
8	Uintah	9,261	14,542	5,281	57.0%
9	Duchesne	4,764	9,359	4,595	96.5%
10	Tooele	11,130	15,333	4,203	37.8%
11	Wasatch	4,695	6,789	2,094	44.6%
12	Grand	4,165	5,391	1,226	29.4%
13	Sevier	7,187	8,049	862	12.0%
14	Juab	2,508	3,272	764	30.5%
15	Iron	14,070	14,790	720	5.1%
16	Kane	2,808	3,420	612	21.8%
17	Millard	3,515	4,030	515	14.7%
18	Beaver	1,886	2,381	495	26.2%
19	Garfield	2,175	2,654	479	22.0%
20	Morgan	1,565	1,884	319	20.4%
21	Rich	559	846	287	51.3%
22	San Juan	4,029	4,235	206	5.1%
23	Piute	242	270	28	11.6%
24	Daggett	468	466	-2	-0.4%
25	Wayne	1,091	1,059	-32	-2.9%
26	Sanpete	6,846	6,784	-62	-0.9%
27	Carbon	8,871	8,760	-111	-1.3%
28	Emery	3,606	3,477	-129	-3.6%
29	Box Elder	17,747	17,051	-696	-3.9%

Source: Utah Department of Workforce Services.

Table 6
Unemployment Rate in Utah County

Year	Unemployment Rate (Percent)
2000	2.9%
2001	4.1%
2002	5.8%
2003	5.3%
2004	4.8%
2005	4.0%
2006	2.8%
2007	2.5%
2008	3.3%
2009	7.4%
2010	8.0%
2011	6.6%
2012	5.2%
2013	4.3%

Source: Utah Department of Workforce Services.

Table 7
Nonfarm Average Wage in Utah County – 2013

Sector	Average Wage
Agriculture, Forestry, Fishing & Hunting	$29,040
Mining	$61,932
Utilities	$66,204
Construction	$37,380
Manufacturing	$48,552
Wholesale Trade	$75,804
Retail Trade	$25,416
Transportation and Warehousing	$41,664
Information	$73,176
Finance and Insurance	$55,668
Real Estate and Rental and Leasing	$30,588
Professional Scientific & Technical Services	$57,156
Management of Companies and Enterprises	$59,424
Admin., Support, Waste Mgmt, Remediation	$29,808
Education Services	$28,548
Health Care and Social Assistance	$36,144
Arts, Entertainment, and Recreation	$13,380
Accommodation and Food Services	$13,260
Other Services (except Public Admin.)	$27,204
Public Administration	$41,928
Unclassified establishments	$32,064
Average for All Sectors	$37,224

Source: Utah Department of Workforce Services.

Table 8
Households by Income in Utah County – 2013

Households by Income	Households	% Share
Total households	146,644	100.0
Less than $10,000	7,658	5.2
$10,000 to $14,999	6,500	4.4
$15,000 to $24,999	11,388	7.8
$25,000 to $34,999	13,080	8.9
$35,000 to $49,999	21,450	14.6
$50,000 to $74,999	29,262	20.0
$75,000 to $99,999	23,442	16.0
$100,000 to $149,999	22,583	15.4
$150,000 to $199,999	6,021	4.1
$200,000 or more	5,260	3.6
Median household income (dollars)	$60,172	
Mean household income (dollars)	$75,172	
With earnings	128,916	87.9%
Mean earnings (dollars)	$72,195	
With Social Security	27,875	19.0%
Mean Social Security income (dollars)	$19,097	
With retirement income	18,927	12.9%
Mean retirement income (dollars)	$26,223	
With Supplemental Security Income	4,609	3.1%
Mean Supplemental Security Income (dollars)	$9,713	
With cash public assistance income	2,748	1.9%
Mean cash public assistance income (dollars)	$2,128	
With Food Stamp/SNAP benefits in the past 12 months	13,564	9.2%

Source: U.S. Census Bureau, American Community Survey, Table DP03.

Table 9
Median Household Income in Utah County
2013 Dollars

	Median Household Income
2000	$62,016
2005	$56,583
2006	$58,416
2007	$64,525
2008	$64,809
2009	$62,711
2010	$57,983
2011	$60,718
2012	$59,290
2013	$60,172

Source: U.S. Census Bureau.

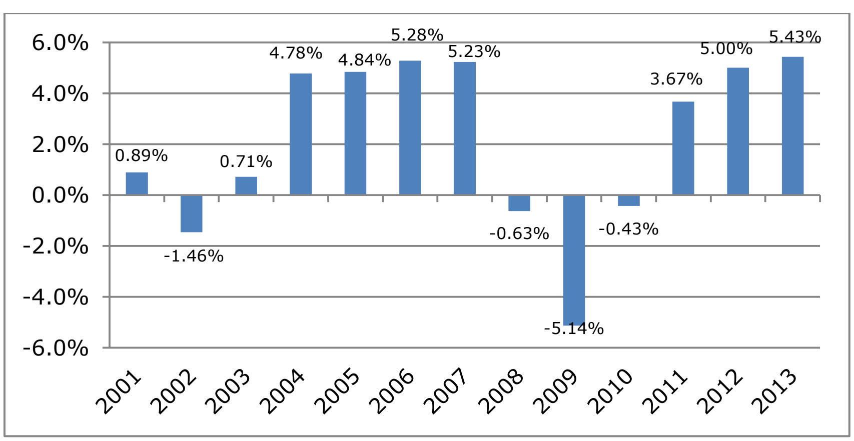
Table 10
Average Wage Rate in Selected Counties

	Average Wage
State	$41,148
Davis	$39,600
Salt Lake	$46,092
Utah	$37,140
Washington	$30,960
Weber	$37,224

Source: Utah Department of Workforce Services.

Employment Forecast – Employment in Utah County has recovered from the recession. The total number of jobs in 2013 exceeded the pre-recession peak in 2007 by fifteen percent. In the last three years the percent change in employment has been 3.67 percent, 5.0 percent and 5.43 percent *Figure 4*. A reasonable annual projection for job growth in Utah County is 4.0 percent. At this rate of growth employment in the county would grow by 25,000 jobs from 2013 to 2016 and the county's employment would increase from 201,500 in 2013 to 226,500 by 2016.

Figure 4
Percent Change in Employment in Utah County



Much of the rapid growth in employment in the county has occurred outside of the Provo-Orem area. Employment in these two cities is almost unchanged from the pre-recession peak of 2007. In contrast the cities of Lehi, Eagle Mountain, Saratoga Springs and Payson have all experienced employment gains of over twenty-five percent since 2007 *Table 11*.

Table 11
Employment Change for Consortium Cities

	2007	2013	Percent Change
American Fork	15,270	17,749	16.2%
Cedar Hills	485	762	57.1%
Eagle Mountain	809	1,398	72.8%
Highland	2,270	2,887	27.2%
Lehi	9,947	17,201	72.9%
Lindon	9,568	8,874	-7.3%
Mapleton	1,298	1,325	2.1%
Orem	49,528	48,688	-1.7%
Payson	4,672	5,848	25.2%
Pleasant Grove	7,242	6,821	-5.8%
Provo	58,410	60,072	2.8%
Salem	1,127	1,470	30.4%
Santaquin	620	835	34.7%
Saratoga Springs	381	2,117	455.6%
Spanish Fork	10,400	10,853	4.4%
Springville	11,898	11,152	-6.3%
Utah County	186,050	200,152	7.6%

Source: Utah Department of Workforce Services.

IV. CURRENT HOUSING MARKET CONDITIONS

This section examines the characteristics of the local rental market, presents estimates of the current rental inventory, vacancy and rental rates, a discussion of foreclosures in the local market, trends in housing prices and current conditions and outlook for the owner occupied market.

Rental Market Characteristics

Student Rental Market - The Utah County rental market is the most distinctive market in Utah due primarily to the large student population. Any overview of the local rental market should begin with a discussion of the student rental market. There are currently about 50,000 rental units in Utah County and off-campus student housing for BYU and Utah Valley University (UVU) account for over one quarter of all rental units. The student off-campus rental housing is estimated at 13,000 rental units. A very high percentage of the students attending BYU live off-campus. It is estimated that of the 30,000+ students at BYU about 25,000 live-off campus whereas most students at UVU are residents of Utah County and commute to campus. Of the 25,000 students enrolled at UVU it is estimated about 8,000 students live in off-campus housing.

Some large off-campus student housing projects have unique rental rates. Tenants rent bed spots rather than units. Rental contracts are signed for a bed spot either for a shared or private bedroom situation. This characteristic is unique to Utah County and does not occur in other counties with student populations; Salt Lake (University of Utah), Cache (Utah State University), Washington (Dixie College) and Sanpete (Snow College).

Student housing demand has also affected the type of structures in the rental market. Due to local resident opposition to high density rental properties developers have turned to condominiums as a housing alternative. Consequently, low-priced investor owned condominiums play a significant role in off-campus student housing. Just how many condominiums are in the student rental market is unknown but from demographic data, student enrollment and new construction statistics it appears that about 30-40 percent of new condominiums developed in recent years are in the rental market.

Another unique market characteristic is imposed by BYU and known commonly as "BYU approved housing". All single undergraduates attending BYU and living off-campus are required to live in approved housing. Approved housing is confined to a portion of Provo City surrounding campus. Landlords and BYU off-campus housing office have agreed to a set of living standards for roommates and tenants.

In recent years the rental market in Utah County has benefited from the rapid demographic and economic growth of the county. This growth has been concentrated in northern Utah County and has created demand for new residential development, particularly large, traditional family apartment projects.

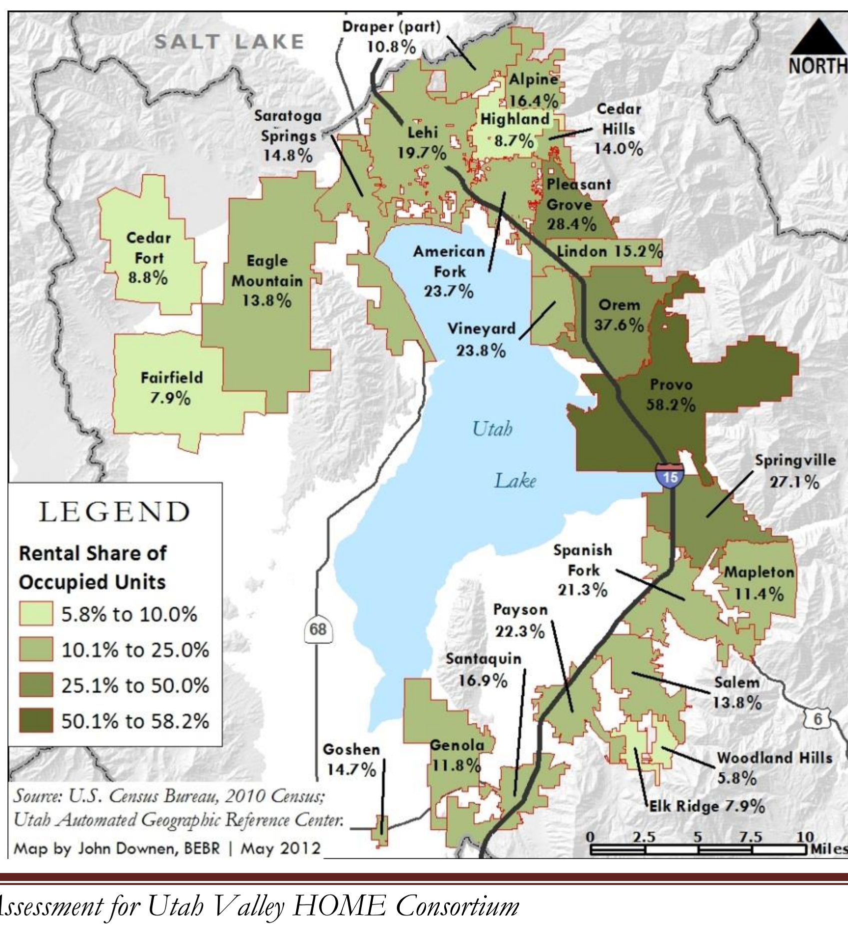
Non-student Rental Market – In 2010 in Utah County 31.7 percent of all occupied units were renter units. However, only two of eighteen cities in the county exceeded the countywide share of 31.7 percent renter occupied units; Provo at 58 percent and Orem at 37 percent *Table 1 and Figure 5*. These data indicate a highly uneven distribution of rental units in Utah County, a distribution that has persisted for some time. In both 1990 and 2000 the same cities had a disproportionate share of rental housing. In the past decade the share of rental units in Orem has increased from 32.9 percent in 2000 to 37.6 percent in 2010.

Table 1
Renter Occupied Units as Share of Total Occupied Units

	1990	2000	2010
Alpine	15.2%	11.0%	16.4%
American Fork	24.6%	22.1%	23.7%
Cedar Hills	8.1%	4.6%	14.0%
Eagle Mountain	*	1.9%	13.8%
Elk Ridge	12.8%	4.4%	7.9%
Highland	5.9%	4.8%	8.7%
Lehi	21.3%	18.5%	19.7%
Lindon	12.6%	11.9%	15.2%
Mapleton	11.6%	7.4%	11.4%
Orem	32.1%	32.9%	37.6%
Payson	22.0%	22.4%	22.3%
Pleasant Grove	20.8%	22.2%	28.2%
Provo	60.1%	57.4%	58.2%
Salem	14.0%	12.6%	13.8%
Santaquin	19.0%	14.0%	16.9%
Saratoga Springs	**	7.0%	14.8%
Spanish Fork	26.2%	21.5%	21.3%
Springville	31.7%	26.2%	27.1%
Utah County	37.3%	33.2%	31.7%

**Incorporated in 1996. **Incorporated in 1997.*
Source: U.S. Census Bureau.

Figure 5
Rental Share of Occupied Units by City



It is important to note a positive development; most cities have increased their share of rental housing over the past ten years. Affordable rental housing is the market segment with the greatest housing need. In most cases the increases have been in the 3 to 5 percent range, relatively small but in the right direction. Only Payson and Spanish Fork show no increase in the share of rental housing. The increase in the share of renter occupied units, however is not solely due to the development of new apartment communities but rather the rental of single family homes, condominiums and town homes.

Over the decade the number of renter occupied units in Utah County increased by 11,398 units. New construction of apartment units added 3,203 units or only 28 percent of all additional rental units *Table 2*. The remaining 72 percent was due to the rental of units originally intended for home ownership; condominiums, town homes, twin homes and single family homes.

Rental homes and condominiums played a much larger role in adding to rental units in Orem compared to Provo. In Orem sixty-two percent of the increase in rental units occurred in rental homes and condominiums whereas in Provo the share was 49 percent *Table 2*. In thirteen of the eighteen cities in the county less than 20 percent of the increase in renter occupied units was met by new apartment construction. The "shadow" rental market (rented homes and condominiums) has provided the rental alternative for many households. The consequence is low density rental neighborhoods in many suburban areas. In the past underlying this developing pattern is low levels of traditional apartment development, an indication of local resistant to high density rental housing for families. As will be discussed below apartment development in Utah County has entered a new era beginning in 2012 with the development large non-student market rate projects for families.

Table 2
New Apartments Units as a Percent of Increase in Renter Occupied Units

	Renter Occupied Units 2000	Renter Occupied Units 2010	Absolute Chg.	New Apt. Units	New Apt.Units as % of Chg.
Alpine	182	392	210	12	5.7%
American Fork	1,312	1,726	414	157	37.9%
Cedar Hills	32	329	297	56	18.9%
Eagle Mountain	10	707	697	16	2.3%
Elk Ridge	18	46	28	0	0.0%
Highland	87	307	220	0	0.0%
Lehi	950	2,441	1,491	221	14.8%
Lindon	231	383	152	3	2.0%
Mapleton	107	232	125	0	0.0%
Orem	7,697	9,695	1,998	767	38.4%
Payson	819	1,128	309	13	4.2%
Pleasant Grove	1,358	2,664	1,306	705	54.0%
Provo	16,752	18,340	1,588	818	51.5%
Salem	142	239	97	0	0.0%
Santaquin	183	394	211	40	19.0%
Saratoga Springs	19	651	632	92	14.6%
Spanish Fork	1,189	1,928	739	132	17.9%
Springville	1,564	2,308	744	158	21.2%
Utah County	33,151	44,549	11,398	3,203	28.1%

Source: U.S. Census Bureau and Bureau of Economic and Business Research, University of Utah.

As mentioned nearly two thirds of rental housing in the county is located in Provo and Orem *Figure 6*. These two cities account for 38 percent of the population for the county. They clearly have a disproportionate share of the rental housing inventory. Of course, a significant number of the renters in these two cities are students living in off-campus housing. As noted the number of off-campus student housing units is estimated at 13,000 units. Excluding these units from the county rental inventory and assuming that a very high percentage of these units are located in Provo and Orem the adjusted nonstudent share of county rental units by city is shown in *Figure 7*. Even after the off-campus student housing adjustment Orem and Provo account for almost 50 percent of all rental housing in the county. It is not that other cities are unsuitable for rental housing due to market conditions, proximity to transportation networks or employment centers. These conditions are met in many cities in Utah County. The uneven distribution of rental housing in the county is often due to zoning ordinances reinforced by NIMBYism. The number of renters (population) is shown in *Figure 8*. Provo City has a renter population of 57,578, nearly seven times as high as Lehi City with 8,817 renters. Vineyard was not included because of the small size of the city. In 2010 the population of Vineyard was 139.

Figure 6
Share of Utah County Renter Households by City

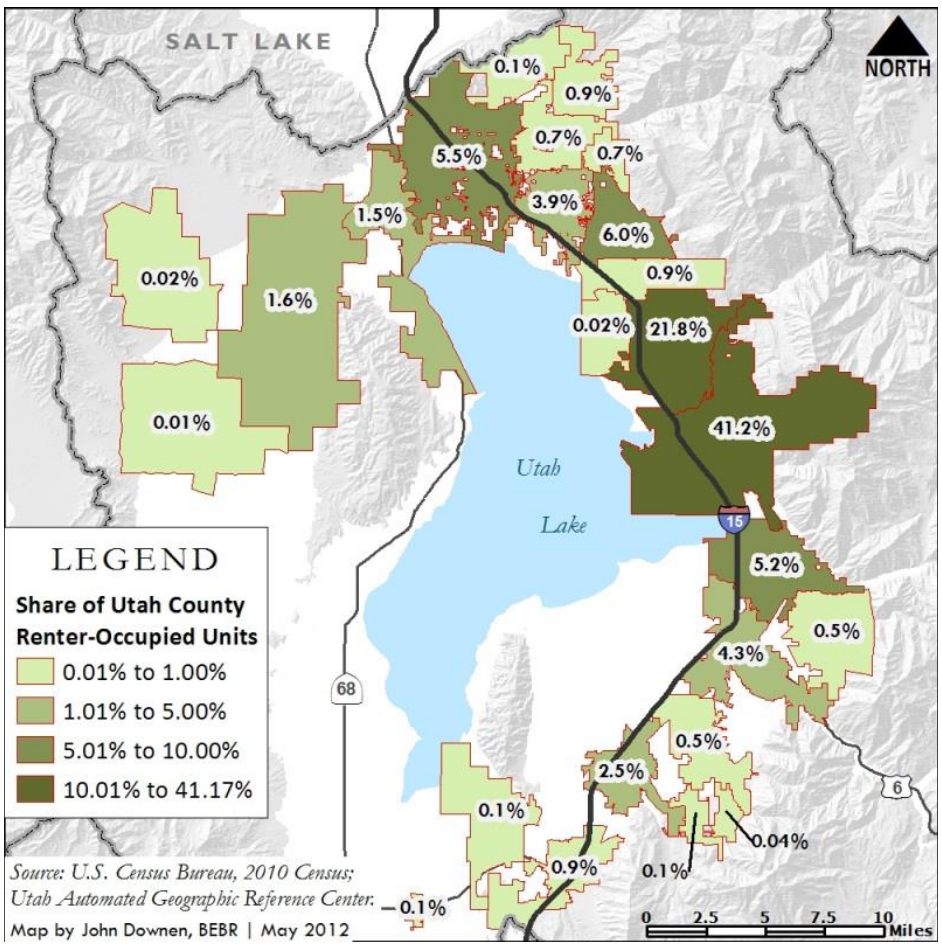


Figure 7
Share of Utah County Renters by City for Nonstudent Rental Units

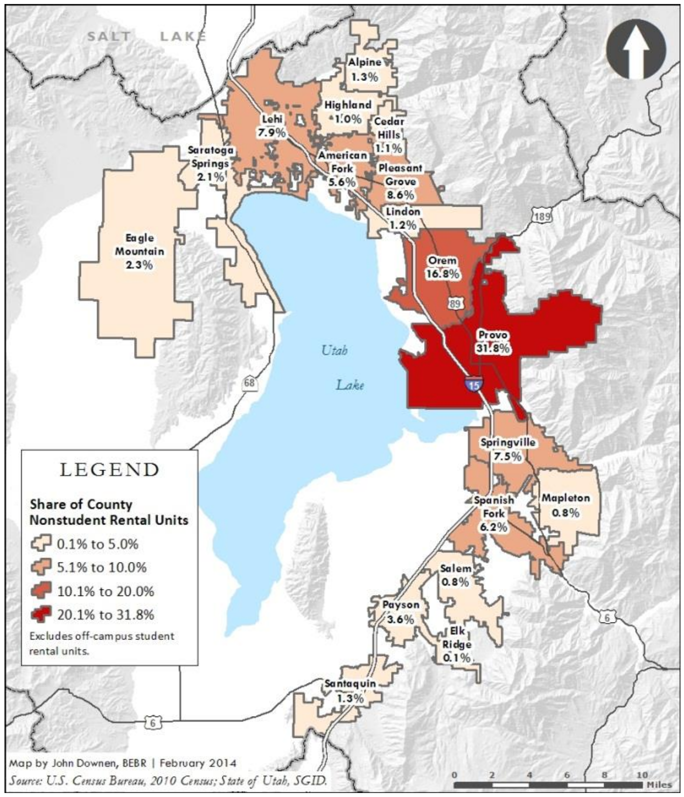
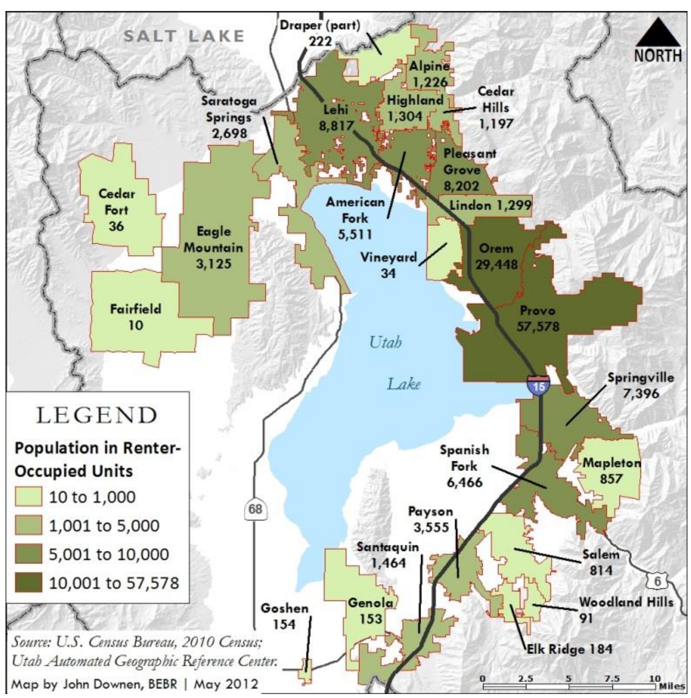


Figure 8
Renter Population by City



The concentration of rental units in a few cities in Utah County leads to a concentration of Section 8 voucher holders. *Figure 9* shows the spatial distribution of voucher holders. The concentration of low income renter households in Provo and Orem has implications for the school district: (1) large share of students from low income households as inferred from student eligibility for free and reduced lunch *Figure 10* (2) disproportionate share of minority students *Figure 11* consequently (3) a disproportionate share of parents with Limited English Proficiency (LEP) *Figure 12*, and (4) low test scores *Figure 13*. High concentrations of low income minority renters impede equity and opportunity for these low income renter households.

Figure 9
Section Eight Voucher Holders

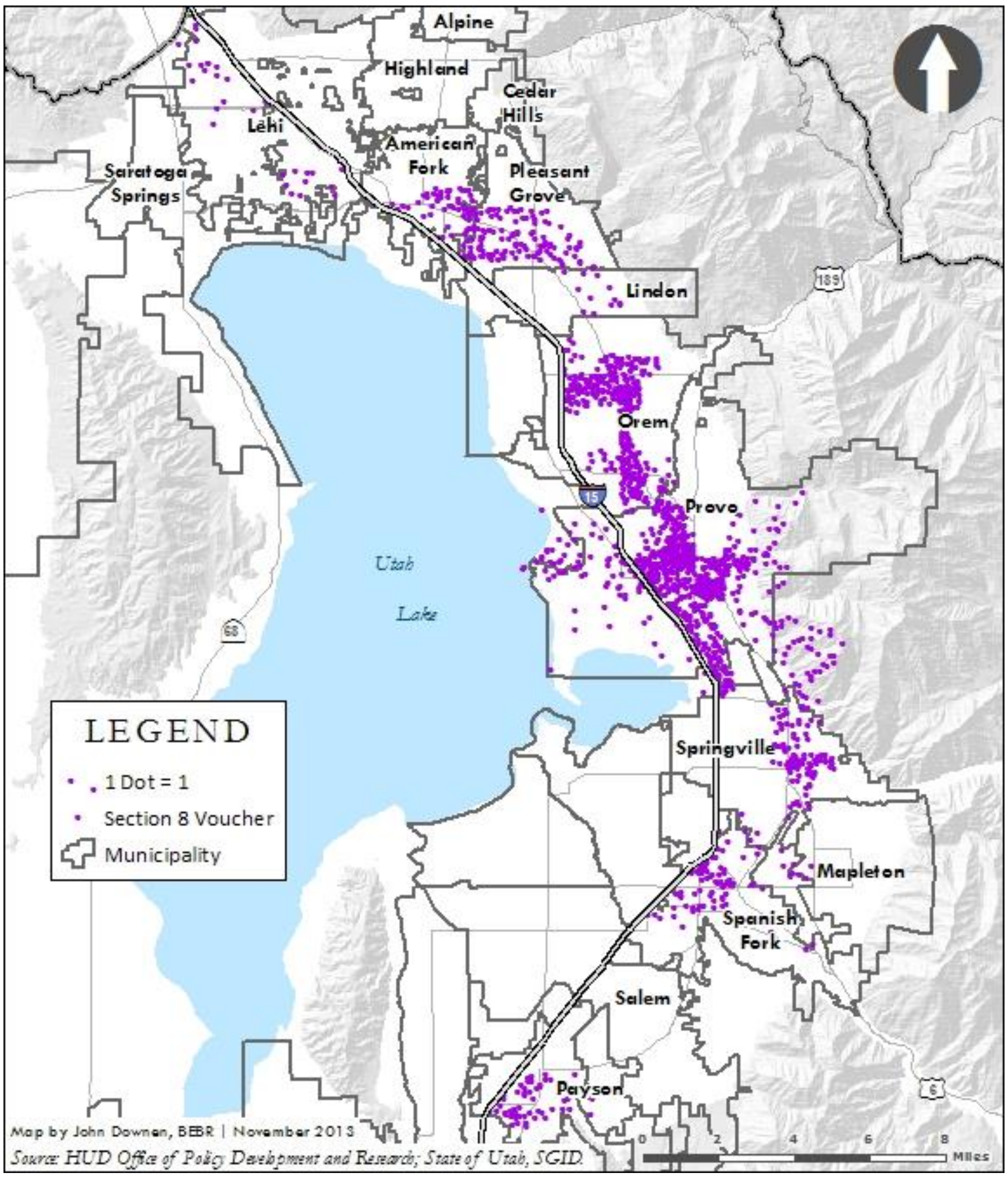


Figure 10
Percent of Student Body Eligible for Free and Reduced Lunch

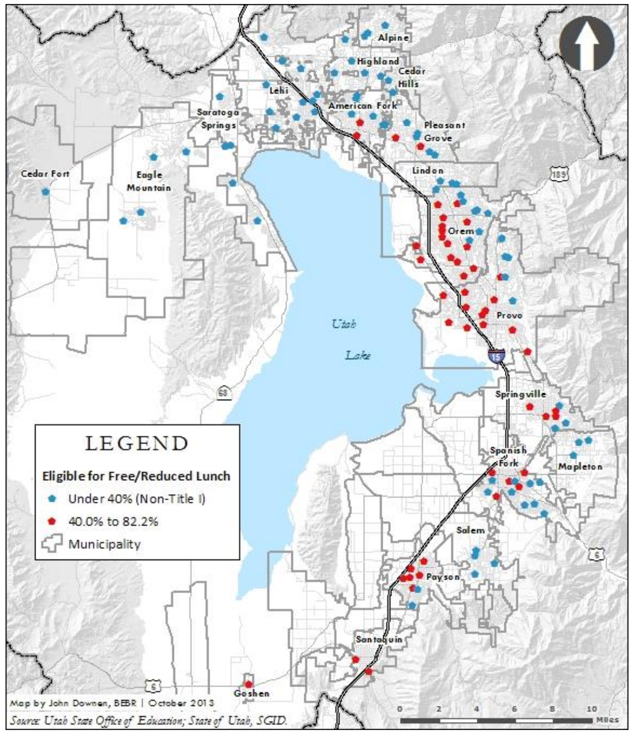


Figure 11
Minority Share of Student Body in Public Education Schools

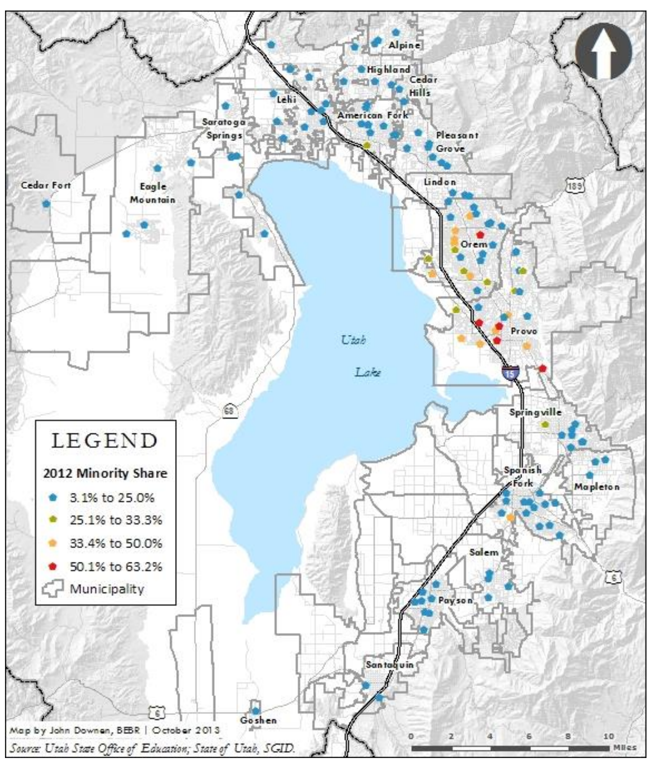


Figure 12
Share of Students with LEP Parents

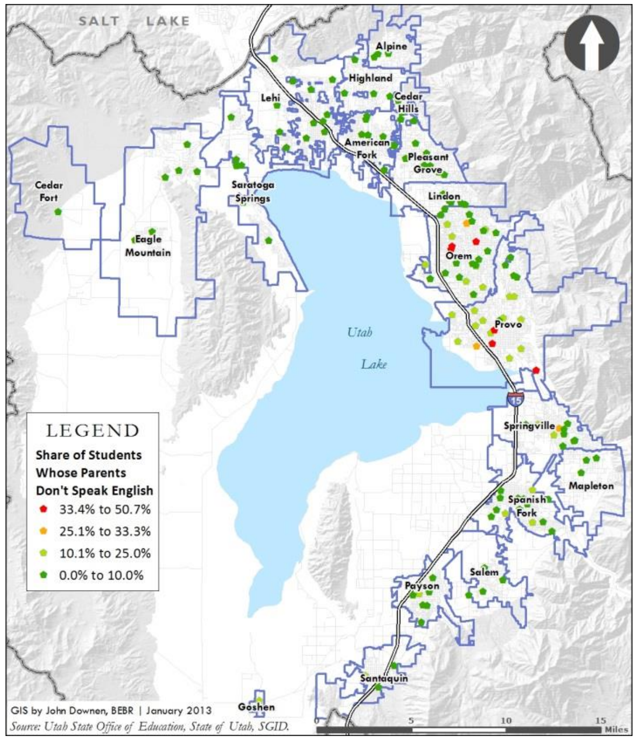
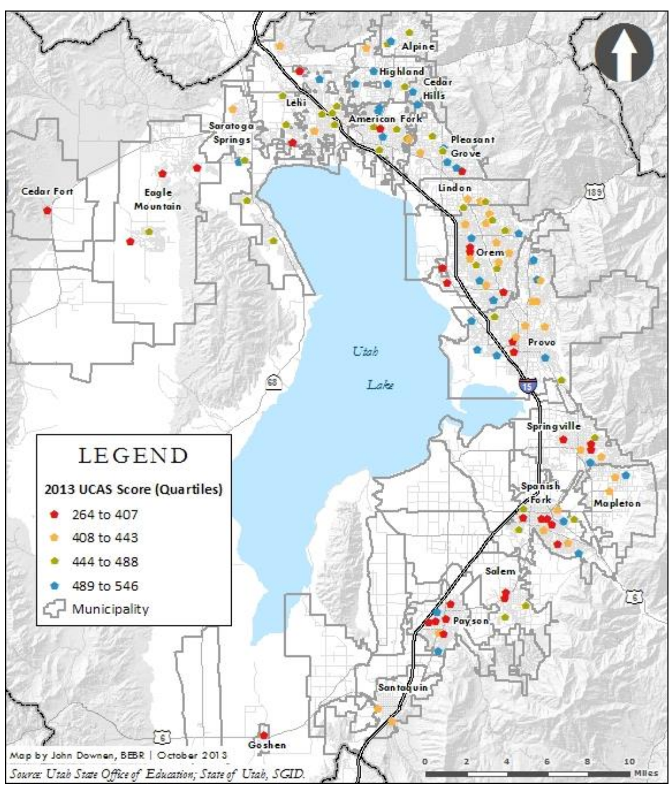
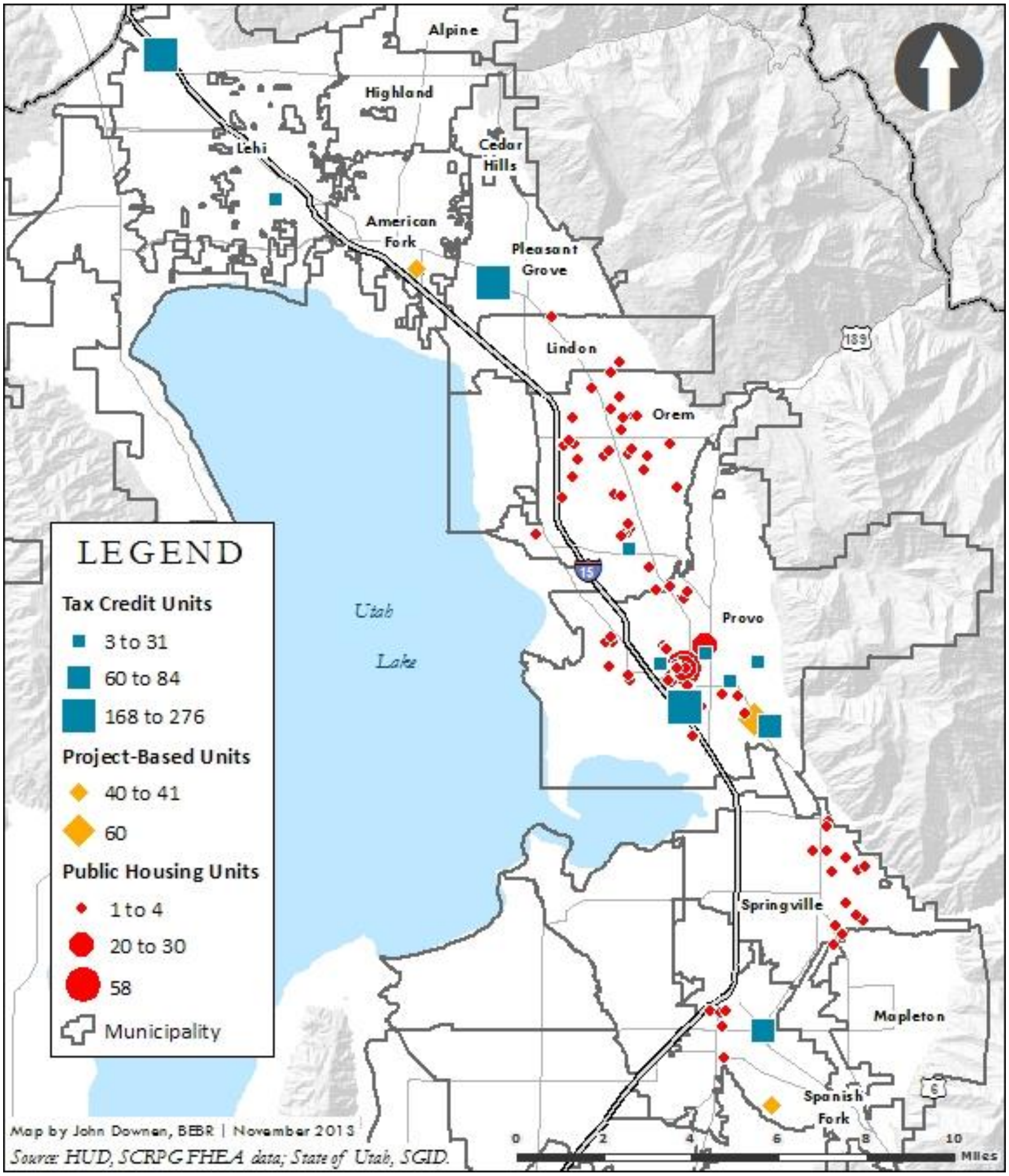


Figure 13
UCAS Score of Public Schools



Another measure of the concentrations of low income renters is shown in the spatial distribution of rent assisted units *Figure 14*. Provo has the greatest concentration. Surprisingly Orem has several small, scattered public housing units but only one small tax credit project. Furthermore, there is only one tax credit project south of Provo.

Figure 14
Rent Assisted Units in Utah County



Construction Trends

Since 2000 the average number of new non-student apartment units built over the 2000-2013 period is 340 units, roughly a one percent increase in the inventory annually. However new construction is not a good measure of demand since much of the rental housing demand in Utah County has been met by the shadow market (single-family homes, condominiums, etc.). Renter occupied housing data from the Census show that the rate of change in renter occupied housing units but 2000 to 2010 was three percent annually, approximately a 1,000 units a year. As noted above new apartment construction satisfied about one third of the demand for rental units. However, recent construction trends indicate an increasing role of new apartment construction in meeting demand. In the last few years the levels of construction have been well above the average and in 2014 permits hit a record high of 2,100 units *Table 3*. In 2014 new apartment construction was several times greater than any single year's level since 2000.

Table 3
Apartment Construction in Utah County

	Units
2000	223
2001	308
2002	300
2003	381
2004	476
2005	474
2006	560
2007	320
2008	76
2009	85
2010	274
2011	400
2012	431
2013	415
2014	2,100
Average 2000-2013	340

Source: Bureau of Economic and Business Research, University of Utah and Construction Monitor.

Development of Major Apartment Projects - From 1996 to 2013 there were twenty-six major apartment projects built in Utah County; all located in the northern half of Utah County with the exception of Outlook Apartments currently under construction in Springville. The development history shows several well-defined periods of development. Each period defined by a concentration of construction activity by type of development; market rate units, low income tax credit units and student rentals *Table 4*. The 1996-1999 period featured six market rate projects with a total of 1,038 units. The second period from 1999-2001 saw the development of four LIHTC projects with a total of 624 units. The third period, a single year 2002, was completely dominated by the development of student rental housing. In 2002 five student rental projects, all located in Orem, began development. These five projects have 535 units and 2,638 beds. There has not been a student project developed since the 2002-2004 period with the exception of on-campus housing at BYU. From 2004 to 2011 only one apartment project was developed; a tax credit apartment community in Pleasant Grove. From 2011 through 2014 new apartment development has included eight market rate projects including the record level of new apartment construction in 2014.

Table 4
Development Chronology of Major Apartment Projects – 1996 to 2013

		Year Built	Units	Type
Country Springs	Orem	1996	164	Market Rate
Cortland Ridge	Orem	1997	144	Market Rate
Pinnacle at Canyon View	Orem	1998	228	Market Rate
Thorneberry	Pleasant Grove	1998	180	Market Rate
Village Park	Orem	1998	192	Market Rate
Oakhurst	Orem	1999	128	Market Rate
Bay Harbor	Provo	1999	60	LIHTC
Mayflower	Lehi	1999	192	LIHTC
Boulder Point	Provo	2001	96	LIHTC
Boulder Springs (Rehab)	Provo	2001	276	LIHTC
Wolverine Crossing	Orem	2002	258	Student
Summerwood	Orem	2002	69	Student
Ventana	Orem	2002	104	Student
Village on the Park	Orem	2002	72	Student
Winter Haven	Orem	2002	32	Student
Pleasant Springs	Pleasant Grove	2004	252	Market Rate
Green Grove	Pleasant Grove	2007	168	LIHTC
Aldara	Saratoga Springs	2011	240	Market Rate
Sienna Villas	Orem	2012	231	Market Rate
Crest Haven	Lehi	2013	344	Market Rate
In Lease-up Undercnst 2013-14				
Seasons at Traverse Mountain	Lehi	2014		Market Rate
Viewpointe	Pleasant Grove	2014		Market Rate
Residences at Mayfield	Pleasant Grove	2014		Market Rate
Outlook	Springville	2014		
Concord	Vineyard	2014		Market Rate
The Alloy	Vineyard	2014		Market Rate

Source: James Wood.

Rental Market Conditions

(1*) Demographic growth in Utah County is consistently strong even during years of recession.* A strong rental market depends on demographic growth of the market area. Since 2000 the average annual growth rate of the Utah County population is 3.1 percent however, in recent years growth has slowed. Nevertheless, Utah County has the highest population growth of the four Wasatch Front Counties and is significantly higher than the 2 percent growth for the state over the same period. The 2013 population of the county was 551,891 *Table 5*. In 2013 the number of households in the county was 152,000.

Table 5
Change in Population in Utah County

2000	371,811
2001	385,671
2002	397,190
2003	406,158
2004	416,220
2005	430,697
2006	448,296
2007	469,574
2008	487,615
2009	504,801
2010	519,605
2011	530,126
2012	539,888
2013	551,891
AAGR	3.1

AAGR = Avg. Annual Growth Rate
Source: Governor's Office of Management and Budget.

(2) Net in-migration is increasing. One of the most important determinants of housing demand is net in-migration. Households that move into an area require a housing unit. The inventory must expand to accommodate the increased demand. In 2013 the net in-migration for Utah County was 2,138 people *Table 6*. Assuming an average household size of three this net in-migration creates demand for 700 additional housing units. But in 2014 population estimates show a net out-migration in Utah County. If true demand for housing will be reduced by about 300 units.

Table 6
Net In-Migration in Utah County

	Net-in Migration
2010	786
2011	1,374
2012	756
2013	2,297
2014	-840

Source: Governor's Office of Management and Budget.

(3) Employment growth has been very strong. The total number of jobs in Utah County is 208,000 in the third quarter of 2014 *Table 7*. The job growth has been remarkable since 2010. Over the past three years the average annual growth rate in jobs has been 4.6 percent. In 2013 the number of jobs in the county increased by 10,000. Job growth is essential for a healthy rental market. The current unemployment rate in the county is low 3.4 percent, an indication of a strong job market.

Table 7
Employment Change in Utah County

Year	County
2000	152,699
2001	154,056
2002	151,806
2003	152,878
2004	160,201
2005	167,938
2006	176,813
2007	186,050
2008	184,849
2009	175,387
2010	174,642
2011	181,044
2012	190,112
2013	200,057
2014 3rd Qtr	208,000

Source: Utah Department of Workforce Services.

(4) Rental rates are increasing and affordability declining. From 2011 to 2013 rental rates in Utah County increased at 4 percent a year. In 2014 rental rate increases accelerated to 7.6 percent over 2013. The rapid rise in rental rates is affecting housing affordability in Utah County *Table 8*.

Table 8
Rents in Utah County - 2013

	Rent 2013	Rent 2014	% Increase In Rent
One Bedroom	$693	$755	9.0%
Two Bedroom One Bath	$685	$756	10.4%
Two Bedroom Two Bath	$953	$959	0.6%
Three Bedroom Two Bath	$975	$1,014	4.3%
Overall	$807	$868	7.6%

Source: Equimark.

(5) Vacancy below 5 percent. The current vacancy rate of 3.6 percent indicates a favorable market for new development *Table 9*.

Table 9
Rental Vacancy Rate in Utah County - January

	Vacancy Rate
2005	8.7
2006	7.1
2007	3.8
2008	3.6
2009	5.7
2010	7.0
2011	5.5
2012	5.0
2013	3.2
2014	4.4
2015	3.6

Source: Equimark.

(6) The market was not overbuilt at year-end 2014. Since 2010 the development of non-student rental housing has added about 1.3 percent annually to the rental inventory. The recent rate of construction has not destabilized the market. Since 2010 there have been 2,208 new apartment units built and completed in the county *Table 10*.

Table 10
New Non-Student Apartment Unit Construction in Utah County

	Apartment Units
2010	274
2011	400
2012	431
2013	415
2014	688
Total	2,208

Source: Construction Monitor.

(7) There are twenty large projects under construction which will temporarily weaken market conditions in 2015-16. An indicator of favorable market conditions is the development of several large apartment projects in the county. The development of apartment projects has been driven by (1) rapid economic growth of the county (2) low vacancy rates; and (3) scarcity of large, high amenity, market rate non-student projects. The twenty large projects under construction have a total of 3,137 units, about six percent of the rental inventory *Table 11*. The timeline from issuing building permit to completion can be as much as two years. The projects under construction are in various stages of construction but will all reach the market over the next 24 months. This relatively high level of new construction will slow rental rate increases and will cause a temporary uptick in the vacancy rate, pushing the vacancy rate to 5.5 to 6.0 percent.

Table 11
Apartment Projects Under Construction in Utah County

Project	Address	City	Units	Type
Lofts at Ivory Ridge	3200 North Center Street	Lehi	45	Family Market Rate
Seasons at Traverse Mtn.	4200 North Seasons View	Lehi	260	Family Market Rate
Avalon Senior Living	175 North State Street	Lindon	90	Senior Market Rate
Monte Vista Phase I	905 North State Street	Orem	131	Family Market Rate
Legacy Apartments	1450 South State Street	Orem	180	Family Market Rate
Center Street Apartments	73 North Orem Blvd	Orem	112	Family Market Rate
Sun Canyon Plaza	460 South State Street	Orem	84	Family Market Rate
Summit Ridge	1675 South 400 East	Orem	72	Family Market Rate
Midtown Village	320 South State	Orem	160	Family Market Rate
Aston Court Ph I	University Mall	Orem	231	Family Market Rate
Residences at Mayfield	2275 West 250 North	Pleasant Grove	214	Family Market Rate
Viewpointe	165 North 1650 West	Pleasant Grove	288	Family Market Rate
Maplewood	641 South 350 East	Pleasant Grove	36	Family Market Rate
Grove Crest Villas	488 West Center	Pleasant Grove	162	Senior Market Rate
St. Francis Apartments	500 West 200 North	Provo	42	Senior Tax Credit
63 Apartments	63 East Center Street	Provo	41	Family Market Rate
Start-Up Crossing	575 South Freedom Blvd	Provo	101	Family Market Rate
Outlook Apartments	664 South 2600 West	Springville	260	Family Market Rate
The Alloy Apartments	100 South Geneva Road	Vineyard	324	Family Market Rate
Concord Crossing	125 North Mill Road	Vineyard	304	Family Market Rate
Total			3,137	

Source: Survey of cities, Equimark and James Wood.

Owner Occupied Housing in Utah County and Consortium Cities

The housing inventory for most of the consortium cities is heavily dominated by owner occupied units. Of course the significant exceptions are Provo and Orem. In Provo owner occupied units represent only 42 percent of the housing inventory and in Orem, while considerably higher, owner occupied unit are only 62.4 percent of the housing inventory. Of the remaining fourteen consortium cities the share of owner occupied units in nine cities is over eighty percent. In Highland 91 percent of the housing inventory is owner occupied units *Tables 12 and 13*. In 2010 sixty-eight percent of housing units were owner occupied.

Table 12
Owner Occupied Units as Share of Total Occupied Housing Units in Consortium Cities

	1990	2000	2010
American Fork	75.4%	77.9%	76.3%
Cedar Hills	91.9%	95.4%	86.0%
Eagle Mountain		98.1%	86.2%
Highland	94.1%	95.2%	91.3%
Lehi	78.7%	81.5%	80.3%
Lindon	87.4%	88.1%	84.8%
Mapleton	88.4%	92.6%	88.6%
Orem	67.9%	67.1%	62.4%
Payson	78.0%	77.6%	77.7%
Pleasant Grove	79.2%	77.8%	71.6%
Provo	39.9%	42.6%	41.8%
Salem	86.0%	87.4%	86.2%
Santaquin	81.0%	86.0%	83.1%
Saratoga Springs		93.0%	85.2%
Spanish Fork	73.8%	78.5%	78.7%
Springville	68.3%	73.8%	72.9%
Consortium Cities	62.7%	66.8%	68.3%

Source: U.S. Census Bureau.

Table 13
Owner Occupied Units in Consortium Cities

	1990	2000	2010
American Fork	3,090	4,622	5,548
Cedar Hills	148	663	2,026
Eagle Mountain		522	4,404
Highland	935	1,717	3,240
Lehi	1,853	4,175	9,961
Lindon	767	1,704	2,135
Mapleton	789	1,335	1,807
Orem	11,934	15,685	16,121
Payson	1,992	2,835	3,929
Pleasant Grove	2,743	4,751	6,717
Provo	9,501	12,440	13,184
Salem	492	986	1,498
Santaquin	533	1,121	1,944
Saratoga Springs		252	3,736
Spanish Fork	2,401	4,345	7,141
Springville	2,864	4,411	6,223

Source: U.S. Census Bureau.

Residential Construction Trends – Like almost all housing markets the Great Recession was devastating for the Utah County home building market. New home construction peaked in 2006 with 5,193 new homes but two years later new home construction had declined by 84 percent to 831 homes *Table 14*. While there has been some recovery over the past several years the level of construction is only about one-third the peak year. In 2014 1,770 new homes received building permits in consortium cities compared to the 5,193 in 2006. In home building no consortium city has returned to the pre-recession peak with the exception of Lindon.

Table 14
Permits Issued for Single Family Homes in Consortium Cities

	2006	2007	2008	2009	2010	2011	2012	2013	2014
American Fork	133	101	22	20	35	52	71	79	54
Cedar Hills	96	58	6	3	5	16	8	7	10
Eagle Mountain	845	616	92	150	149	58	149	233	260
Highland	275	144	27	15	45	59	74	82	84
Lehi	1,519	641	197	192	281	361	515	449	359
Lindon	28	116	33	13	20	27	19	34	52
Mapleton	66	69	30	30	35	38	64	81	62
Orem	156	101	28	44	60	46	54	71	94
Payson	74	70	19	50	53	30	20	40	41
Pleasant Grove	158	123	28	24	25	44	40	109	70
Provo	286	180	57	64	79	87	65	150	116
Salem	91	90	34	12	32	15	36	74	71
Santaquin	114	162	33	59	57	22	24	67	87
Saratoga Springs	580	420	96	119	184	185	261	264	192
Spanish Fork	566	297	103	222	111	73	86	156	164
Springville	206	196	26	73	80	54	84	99	54
Total	5,193	3,384	831	1,090	1,251	1,167	1,570	1,995	1,770

Source: Bureau of Economic and Business Research, University of Utah.

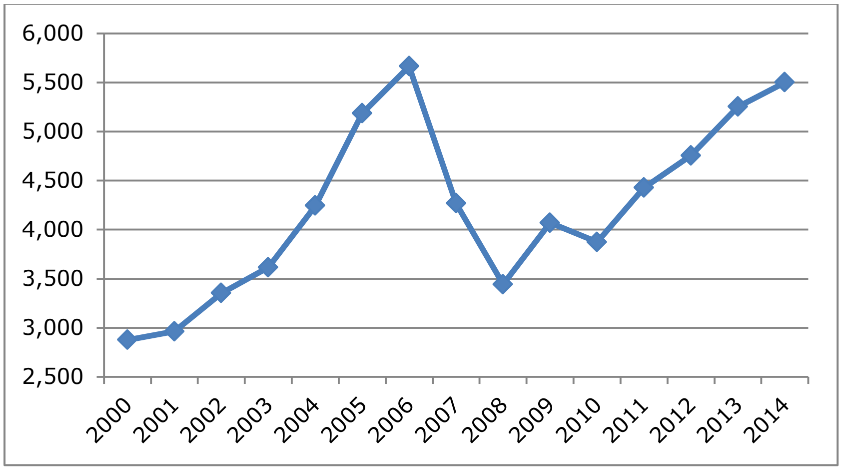
Real Estate Sales – For real estate agents the housing recovery has been much quicker than for the home builder. Homes sales in the county peaked in 2006 at 5,663 homes. Over the next two years sales dropped by 40 percent, half the rate of decline of home building. By 2014 the number of home sales in Utah County was 5,501, which is 97 percent of the level of sales in 2006. The real estate market for homes in Utah County has fully recovered from the recession *Table 15 and Figure 15*.

Table 15
Sales of Single Family Homes

2000	2,876
2001	2,962
2002	3,353
2003	3,615
2004	4,244
2005	5,183
2006	5,663
2007	4,266
2008	3,442
2009	4,069
2010	3,873
2011	4,427
2012	4,754
2013	5,252
2014	5,501

Source: MLS

Figure 15
Sales of Single Family Homes in Utah County



Housing Prices and Affordability - The last nine years have been a wild ride for housing prices. Never has the local real estate industry experienced such volatility *Table 16 and Figure 16*. From 2004 to 2007 the median sales price of a home increased by a stunning 51 percent in Utah County. By 2008 prices weakened and began a steady decline over the next four years. By 2011 the median sales price had dropped 21 percent in Utah County.

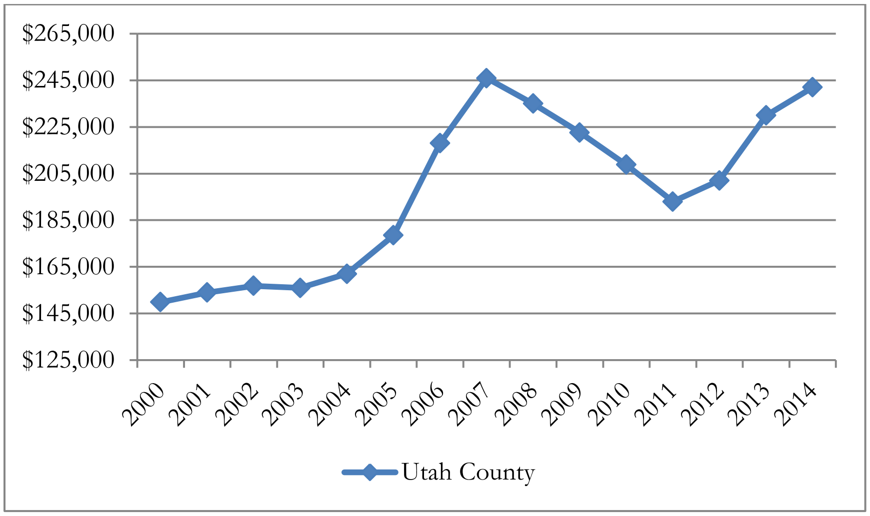
In 2012 prices finally turned as the median sales price of an existing home rose by almost five percent to $202,000. And by 2013 housing prices in Utah County were within six percent of the 2007 peak and the gap was closed with the six percent gain in 2014 bringing housing prices back to their pre-recession peak.

Table 16
Median Price of Homes Sold

	Utah County	% Chg.
2000	$149,910	
2001	$154,000	2.7%
2002	$156,900	1.9%
2003	$156,000	-0.6%
2004	$162,000	3.8%
2005	$178,500	10.2%
2006	$218,000	22.1%
2007	$245,900	12.8%
2008	$235,000	-4.4%
2009	$222,600	-5.3%
2010	$208,825	-6.2%
2011	$193,000	-7.6%
2012	$202,000	4.7%
2013	$229,900	13.8%
2014	$243,590	6.0%

Source: Wasatch Front Region MLS.

Figure 16
Median Sales Price of Homes Sold in Utah County



The median sales price for each of the consortium cities for the 2007 to 2014 shows a similar pattern. Most cities have nearly recovered from the effects of the Great Recession. In Saratoga Springs prices are actually above the 2007 level *Table 17*.

Table 17
Median Sales Price of Homes in Consortium Cities
Peak 2007, Trough 2012, Current 2014

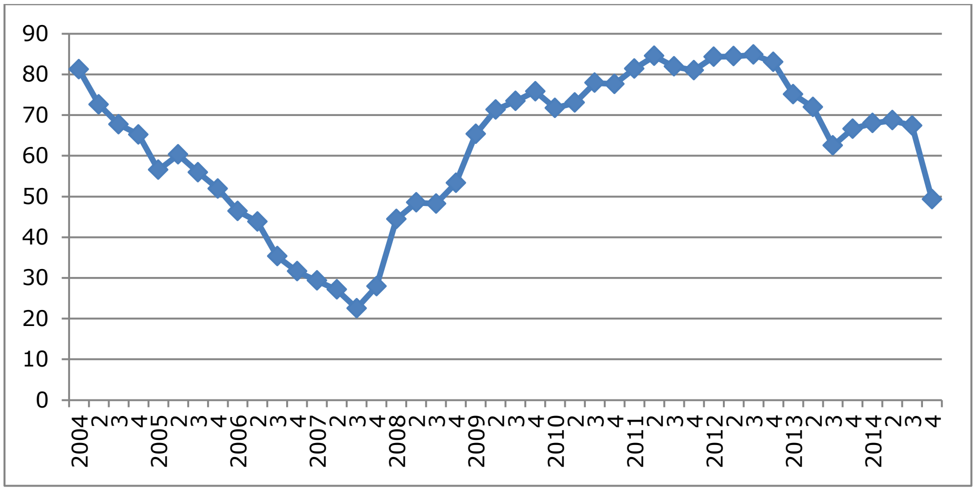
	Peak 2007	Trough 2012	Present 2014
American Fork	$245,200	$186,525	$239,250
Cedar Hills	$349,950	$256,500	$292,100
Eagle Mountain	$219,950	$180,000	$221,000
Highland	$507,915	$403,000	$468,000
Lehi	$278,350	$226,609	$280,000
Lindon	$400,000	$272,900	$315,000
Mapleton	$385,000	$308,400	$339,900
Orem	$224,900	$178,000	$210,000
Payson	$210,000	$155,800	$193,500
Pleasant Grove	$257,750	$199,500	$239,200
Provo	$209,900	$168,968	$209,250
Salem	$297,450	$225,618	$293,000
Santaquin	$218,000	$162,250	$202,700
Saratoga Springs	$270,700	$230,786	$284,000
Spanish Fork	$225,000	$176,000	$213,500
Springville	$219,000	$180,892	$211,500
Utah County	$245,900	$202,000	$243,900

Source: Wasatch Front Regional MLS.

The Wells Fargo Housing Opportunity Index (HOI) is defined “as the share or percentage of homes sold in that area that would have been affordable to a family earning the local median income, based on standard mortgage underwriting criteria. Currently the HOI in the Provo-Orem MSA is 49.3. Therefore forty nine percent of the homes sold in the MSA were affordable to a family earning the median income in the MSA. A fifty percent HOI indicates “balance” between prices and income. Half the homes are affordable to half the families. The MSA is very close to balance. From *Figure*

17 it is apparent that affordability plunged during the housing boom, dropping to under 30 percent in 2007. But with the ensuing decline in prices and interest rates affordability has been at very high levels since 2009 however, in the last quarter of 2014 affordability declined due to rising prices.

Figure 17
Quarterly Housing Opportunity Index for Provo-Orem MSA



Source: Wells Fargo Housing Opportunity Index.

Figures 18 and 19 show the assessed value of homes throughout the county. Low priced affordable homes under $200,000 are spread throughout the county. With the exception of a few cities in the extreme northeast corner of the county there appear to be affordable owner occupied opportunities throughout the county.

Figure 18
Assessed Value of Homes in Utah County

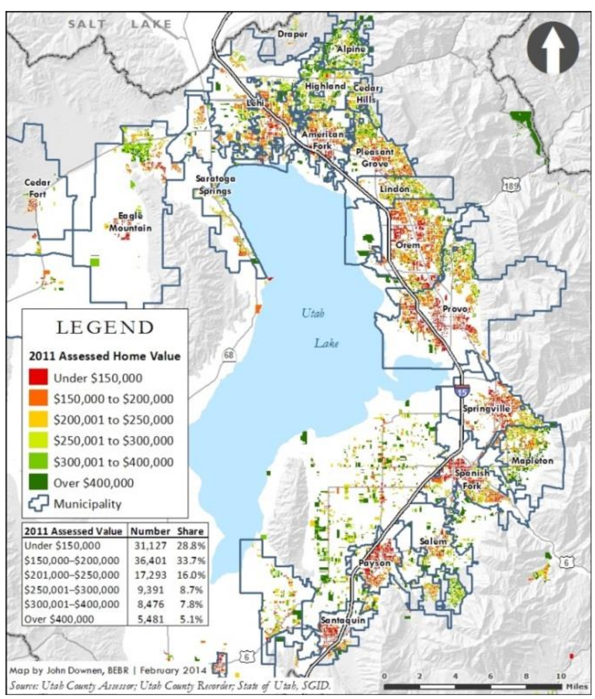
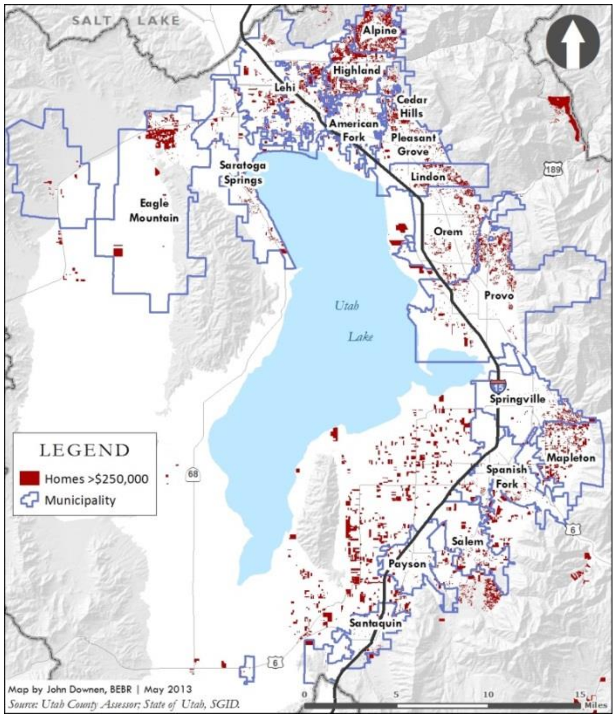


Figure 19
Homes Valued at Greater than $250,000



A home with a sales price of $250,000 or less is affordable to a household at 80 percent of AMI. Nine of the 16 consortium cities have affordable home owner opportunities for moderate to low income households. The least affordable consortium city is Highland. The most affordable city is Payson *Table 18*.

Table 18
Consortium Cities by Affordability: Least to Most

	Median Sales Price
Highland	$468,000
Mapleton	$339,900
Lindon	$315,000
Salem	$293,000
Cedar Hills	$292,100
Saratoga Springs	$284,000
Lehi	$280,000
Affordable Housing Cities for Household at =<80% AMI	
American Fork	$239,250
Pleasant Grove	$239,200
Eagle Mountain	$221,000
Spanish Fork	$213,500
Springville	$211,500
Orem	$210,000
Provo	$209,250
Santaquin	$202,700
Payson	$193,500

Source: Wasatch Front Regional MLS.

Foreclosures –The sale of foreclosed REO properties accelerated rapidly over the three year period from 2009 to 2011. In 2011 nearly twenty percent of all home sales in Utah County were foreclosed properties. These REO sales put severe downward pressure on housing prices. Fortunately the number of foreclosure sales declined in 2012 by almost one third dropping to 587 sales; twelve percent of all home sales *Table 18*. Substantial improvement was recorded in 2013 as foreclosure sales dropped by two-thirds to 205 sales and 3.9 percent of all home sales. In 2014 there was a slight uptick of foreclosures with 266 REO sales, 4.5 percent of all home sales. Unlike many large urban areas or high growth southwest cites Utah County did not experience any significant neighborhood devastation from foreclosures.

Table 18
REO/Foreclosure Sales of Single Family Home in Utah County

	REO Sales	Total Home Sales	% REO
2005	61	5,183	1.2%
2006	18	5,663	0.3%
2007	8	4,226	0.2%
2008	64	3,442	1.9%
2009	317	4,069	7.8%
2010	589	3,872	15.2%
2011	867	4,472	19.4%
2012	587	4,753	12.4%
2013	205	5,250	3.9%
2014	266	5,501	4.8%

Source: Wasatch Front Regional MLS.

REO data for homes, condominiums and town homes for each consortium city is shown in *Table 19*. In both Lehi and Eagle Mountain nineteen percent of home sales were REO sales. These two communities were hit particularly hard by falling prices and the weak economy. By 2014 REO sales had dropped substantially for all consortium cities. Only 4.4 percent of home sales in the consortium cities were REO sales.

Table 19
Sales of Foreclosed Homes, Condominiums and Townhomes as Percent of Total Sales in Consortium Cities

	2010	% of Homes Sold	2014	% of Homes Sold
American Fork	23	9.7%	11	3.0%
Cedar Hills	16	15.7%	7	6.0%
Eagle Mountain	83	19.2%	37	5.2%
Highland	29	17.1%	5	3.1%
Lehi	133	19.0%	23	2.2%
Lindon	10	16.4%	3	4.1%
Mapleton	6	11.3%	4	3.7%
Orem	77	12.1%	45	5.2%
Payson	28	16.2%	18	7.3%
Pleasant Grove	45	14.8%	20	4.6%
Provo	88	13.3%	43	5.1%
Salem	10	18.5%	6	6.0%
Santaquin	15	15.2%	12	6.9%
Saratoga Springs	56	15.3%	20	3.2%
Spanish Fork	35	10.4%	30	5.2%
Springville	35	12.7%	22	5.7%
Utah County	718	14.7%	317	4.4%

Source: Wasatch Front Region MLS.

Outlook for New Home Construction, Home Sales and Prices – Strong job growth combined with low interest rates will continue to boost consumer confidence leading to high home sales and home prices. During the recession, job loss and/or foreclosures forced many families to move-in with friends or family and double-up, which in turn reduced housing demand as households doubled-up with friends and family. Some of this lost demand will be returned to the market in 2015 making for strong demand for rental units and affordable homes. New home construction will likely reach 2,200 units and new apartment construction will be around 2,000 units. Real estate homes sales will increase by about 5 percent to nearly 6,000 units and the median sales price will also be up five percent to $257,000. Rental rate increases will moderate with the increase in new rental supply. Rental rates will be up less than 3 percent and the rental vacancy rate will increase from 3.6 percent to near 5 percent.

V. HOUSING NEEDS ASSESSMENT

Affordable rental housing is the greatest housing need in Utah County. According to the 2007-2011 CHAS twenty percent of all renters in the county have incomes below 50 percent AMI and have a housing cost burden greater than 50 percent of their income, defined as severe cost burden. These very low income severely cost burdened renter households total 8,765 households. Only five percent of owners have income less than 50 percent AMI and are severely cost burdened. The number of very low income owner households with housing cost burdens greater than 50 percent of their income totals 4,750 households. In Provo City the number of very low income renter households (=<50% AMI) with severe housing cost burdens is 4,425 households, twenty-four percent of all renter households. Only 5.7 percent of all owners are very low income households with severe cost burdens. A total of 760 owner households. The number of very low income, cost burdened owners in Provo is only 10 percent of the number of very low income, cost burdened renters.

HUD is particularly interested in the housing opportunities and affordability for protected class. The largest protected class is minorities. Over half of all minority households rent and these households are more likely to be very low or extremely low income households. For instance, in Utah County nearly two-thirds of all black households are renters *Table 1*. In Provo City the share of black households that rent climbs to 79 percent *Table 2*. Policy measures that encourage additional affordable rental housing are the most effective in meeting the unmet housing needs of protected classes and affirmatively furthering fair housing. And conversely policy measures that limit or preclude the development of additional affordable rental housing are serious impediments to fair housing choice.

Table 1
Renters by Race in Utah County

	Owner	Renter	Total	% Renters
Tenure	96,053	44,549	140,602	31.7%
White Alone	90,739	38,595	129,334	29.8%
Black	197	354	551	64.2%
American Indian	336	420	756	55.6%
Asian	970	774	1,744	44.4%
Pacific Islander	410	476	886	53.7%
Other	2,418	2,869	5,287	54.3%
Two or More	983	1,061	2,044	51.9%

Source: U.S. Census Bureau.

Table 2
Renters by Race in Provo City

	Owner	Renter	Total	% Renters
Tenure	13,184	18,340	31,524	58.2%
White Alone	11,983	15,750	27,733	56.8%
Black	42	156	198	78.8%
American Indian	65	166	231	71.9%
Asian	219	441	660	66.8%
Pacific Islander	94	192	286	67.1%
Other	579	1,119	1,698	65.9%
Two or More	202	516	718	71.9%

Source: U.S. Census Bureau.

The most critical unmet housing needs are concentrated in the very low and extremely low income households. These households comprise a significant share of the county's population. One-in-four households in the county have incomes below 50 percent of the Area Median Income (AMI). Of the 149,000 households in Utah County in 2012, 37,250 were households with very low income; $31,900 or less for a family of four. There were over 22,000 households with extremely low income, approximately $19,140 or less for a family of four *Table 3*. Again these households are much more likely to be renter households of protected classes.

Table 3
Households by Income in Utah County - 2012

Category	Households
Households	149,000
Median Income Households	74,500
< 80% AMI Households	59,600
< 50% AMI Households	37,250
< 30% AMI Households	22,350
Occupied Housing Units	149,000
Owner Occupied Units	102,200
Renter Occupied Units	46,800

Source: Derived from the U.S. Census 2010.

Local and federal programs provide housing assistance for a number of very low and extremely low income households through Section 8 Housing Choice Voucher, local housing authority's public housing units and the low income housing tax credit program administered by the Utah Housing Corporation. Combined these programs provide over 5,000 rent assisted units to very low and extremely low income renter households in Utah County *Table 4*.

Table 4
Total Assisted Rental Units
in Utah County - 2012

	Number
Total Vouchers All Types	1,934
Tax Credits Units	1,141
HUD Project Based Units	1,550
Public Housing Units	391
Total Assisted Units or Persons	5,016
Percent of All Renters Assisted	10.7%

Source: Public Housing Authorities, HUD CHAS 2005-2009 and Bureau of Economic and Business Research, University of Utah.

The supply of rent assisted units however, is far short of the need. The HUD CHAS for Utah County gives an estimate of nearly 8,765 renter households that are very low or extremely low income, with *no rental assistance* and severe housing cost burden. These very low income, severely cost burdened households include nearly 4,200 small related households, 895 large related households, 715 elderly households, and 2,960 "other" households. Presumably many of these "other" households are unrelated student. Subtracting these "other" households from the total of severely cost burdened and very low income households leaves at least 6,000 non-student households with very low incomes, severely cost burdened and no housing assistance. The need for affordable rental housing for these households is acute.

Table 5
Very Low and Extremely Low Income Renter Households with Severe Housing Cost Burdens – Utah County

	Renter Households
Total	8,765
Small related	4,195
Large related	895
Elderly	715
Other	2,960

Source: HUD CHAS 2007-2011.

When applied broadly to a housing market the phrase "affordable housing need" is somewhat vague but when applied to a narrow subgroup of owners and renters—very low and extremely low income households with severe housing problems—the need for affordable housing is no longer vague but apparent. The need is substantial. In Utah County there are 13,753 very low income households with severe housing problems; 4,988 owners and 8,765 renters *Table 6*.

Very low income households are defined as those households with income levels =< 50 percent AMI. Severe housing *problems* are defined as those housing units that have any one of the four following conditions: (1) a cost burden of at least 50 percent of income for housing and utilities, (2) incomplete kitchen facilities, (3) incomplete plumbing (4) more than 1.5 persons per room. One in eight owner households (11,420 households) have severe housing problems and over 40 percent, or 4,988 of these households are very low-income households.

For very low income renter households the need for affordable housing is even greater. Nearly one in three renter households have severe housing problems; a total of 12,010 households. Three quarters of these renter households with severe housing problems are very low income households. There are 1,765 very low-income minority households that have severe housing problems and 1,355 of these minority households are Hispanics. About 5 percent of all renters are very low-income minority renters with severe housing problems. None of the renter households with severe housing problems have any government housing or rental assistance.

Table 6
Owner and Renter Households with Severe Housing Problems by Race and Ethnicity Utah County

	Owners		Renters		Total	
	Households	% Share	Households	% Share	Households	% Share
Total Households	94,190	100.0%	41,480	100.0%	135,670	100.0%
With Severe Housing Problems (SHP)*	11,420	12.1%	12,010	29.0%	23,430	17.3%
Very Low Income (VLI) with SHP**	4,988	5.3%	8,765	21.0%	13,753	10.4%
VLI Whites with SHP	4,055	4.3%	7,000	17.2%	11,195	8.3%
VLI Minorities with SHP	933	1.0%	1,765	4.9%	2,978	2.2%
VLI Hispanics with SHP	705	0.7%	1,355	3.3%	2,060	1.5%

**Severe housing problems = any one of the following four conditions; incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*
***VLI = very low income households =<50% area median family income.*
Source: HUD CHAS Data Table 2. Derived from ACS 2006-2010.

The number of renter households with severe housing problems and severe cost burdens by city is shown in *Table 7*. Highland and Provo have the highest percentage of renters with severe housing problems at 38 percent each, much higher than the countywide average of 29 percent. Keep in mind that a household with severe housing problems can have any one of four conditions mentioned above. The most prevalent is a severe cost burden defined as paying more than 50 percent of income for housing. Of course very low-income renter households are much more likely to have severe cost burdens. In Utah County there are 17,350 very low-income renter households (households =< 50% AMI) *Table 8*. More than half of these households are paying more than 50 percent of their income for housing.

Table 7
Renters with Severe Housing Problems and Severe Cost Burdens

	Renters with Severe Housing Problems*	% of Total Renters with Severe Housing Problems	VLI Renters with Severe Cost Burdens**	% of VLI Renters with Severe Cost Burdens
Utah County	12,010	29.0%	8,280***	50.6%
Orem	2,510	25.8%	1,945	54.0%
Provo	6,715	37.7%	4,565	50.0%
American Fork	365	23.4%	265	66.3%
Cedar Hills	35	24.1%	35	70.0%
Eagle Mountain	75	19.5%	60	85.7%
Highland	125	38.5%	75	71.4%
Lehi	370	19.0%	230	48.9%
Lindon	100	26.3%	90	60.0%
Mapleton	0	0.0%	0	0.0%
Payson	220	20.7%	125	37.9%
Pleasant Grove	520	22.3%	360	62.1%
Salem	75	32.6%	15	37.5%
Santaquin	50	14.5%	10	16.7%
Spanish Fork	330	16.5%	185	33.6%
Springville	370	19.7%	235	39.8%

**Severe housing problems = any one of the following four conditions; incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*
***VLI = very low income households >=50% area median family income. Severe cost burden is greater than 50% of income for housing.*
****These county numbers differ slightly for data in Table 5 due to different time periods.*
Source: U.S. Census Bureau ACS (2006-2010) data using HUD CHAS Query Tool.

Table 8
Income Distribution of Renters in Utah County

	Renter Households	% Share of Renters
<= 30% HAMFI	8,455	19.7%
30% to <= 50% HAMFI	8,895	20.7%
>50% to <= 80% HAMFI	11,030	25.7%
Above 80% HAMFI	14,045	32.8%
Total	42,875	100.0%

Source: *Source: U.S. Census Bureau ACS (2007-2011)data using HUD CHAS Query Tool.*

Estimates by Renters and Owner by Cost Burden, Income and Household Type - Estimates of small and large households (familial status) and elderly (while not a protected class, half of all elderly 75+ years are disabled, which is a protected class) show that many very low income households in these demographic groups have severe housing problems. Again, the incidence of severe housing problems is much greater for renter households, particularly extremely low-income households. The three-hundred and twenty-five extremely low-income, elderly renter households with severe housing problems undoubtedly include a fair number of disabled elderly renters *Table 9*. Of the 615 extremely low-income (=<30% AMI), large related renter households at least 40 percent (nearly 250 households) are minority households. Large, minority families are more likely to be renter households.

In Provo there are 4,425 (3,390 + 1,035 = 4,425) very low income renter households (=<50% AMI) with severe cost burdens. These households have no rental assistance and have limited affordable housing opportunities. Subtracting the "other" category, which is likely comprised of a large number of student households, still leaves at least 2,500 severely cost burdened, very low and extremely low income renters in Provo.

Table 9
Owner and Renter Households with Severe Cost Burden (> =50%)
by Tenure and Household Type, Utah County

	<30% AMI	30%-50% AMI	50%-80% AMI	Total
Owner Households				95,925
Small Related	830	895	1,155	2,880
Large Related	650	800	690	2,140
Elderly	425	445	495	1,365
Other	405	300	185	890
Total	2,310	2,440	2,525	7,275
Renter Households				42,875
Small Related	3,210	985	210	4,405
Large Related	615	280	80	975
Elderly	325	390	105	820
Other	1,965	995	165	3,125
Total	6,115	2,650	560	9,325

Severe housing cost burden = household pays more than 50% of income for housing
Source: Data from HUD CPD Maps tool.

Table 10
Owner and Renter Households with Severe Cost Burden (> =50%)
by Tenure and Household Type, Provo City

	<30% AMI	30%-50% AMI	50%-80% AMI	Total
Owner Households				13,415
Small Related	105	145	45	295
Large Related	50	160	60	270
Elderly	45	55	75	175
Other	150	55	40	245
Total	350	415	220	985
Renter Households				18,160
Small Related	1,900	255	60	2,215
Large Related	155	20	4	179
Elderly	40	100	15	155
Other	1,295	660	145	2,100
Total	3,390	1,035	224	4,649

Severe housing cost burden = household pays more than 50% of income for housing
Source: Data from HUD CPD Maps tool.

Again, using the HUD Community Planning and Development mapping tool the housing needs by income, tenure and household type were determined for the other two entitlement cities; Orem and Lehi. The group with the greatest housing need was determined to be the very low and extremely low income renters with severe housing cost burdens. Data on need for this group are presented in *Tables 11 and 12*. These estimates are derived from the 2007-2011 ACS data.

In Orem twenty-one percent of all renter households are low and extremely low income renter households with severe housing cost burdens (2,015 very low income renters/ total 9,715 renters = 20.7%). The total number of renter households in this group is 2,015 (1,310 + 705 = 2,105). Only six percent of owners fall into the category of very low to extremely low income with severe cost burdens; a total of 1,005 households *Table 11*.

Table 11
Owner and Renter Households with Severe Cost Burden (> =50%)
by Tenure and Household Type, Orem City

	<30% AMI	30%-50% AMI	50%-80% AMI	Total
Owner Households				16,585
Small Related	190	145	200	535
Large Related	145	205	80	430
Elderly	135	95	145	375
Other	60	30	35	125
Total	530	475	460	1,465
Renter Households				9,715
Small Related	505	365	20	890
Large Related	275	45	15	335
Elderly	120	50	35	205
Other	410	245	10	665
Total	1,310	705	80	2,095

Severe housing cost burden = household pays more than 50% of income for housing
Source: Data from HUD CPD Maps tool.

In Lehi 13.3 percent or 260 renters are very low and extremely low income renters with severe housing cost burdens (260 very low income renters/1,955 total renters = 13.3 percent) *Table 12*.

Table 12
Owner and Renter Households with Severe Cost Burden (> =50%)
by Tenure and Household Type, Lehi City

	<30% AMI	30%-50% AMI	50%-80% AMI	Total
Owner Households				9,735
Small Related	75	175	235	485
Large Related	110	30	90	230
Elderly	14	45	45	104
Other	15	65	45	125
Total	214	315	415	944
Renter Households				1,955
Small Related	85	70	--	155
Large Related	40	10	20	70
Elderly	--	--	20	20
Other	45	10	--	55
Total	170	90	40	300

Severe housing cost burden = household pays more than 50% of income for housing
Source: Data from HUD CPD Maps tool.

Figures 20-22 show the share of affordable housing need met by the current rental inventory. These maps were developed from HUD data provided for the Sustainable Communities grant 2011-2014. *Figure 20* shows the percent of need met by the rental inventory for renters with incomes at 50% to 80% AMI. This maps show a surplus of affordable rental units in this price range in Provo (167.1%) but for most other cities there is a deficit. *Figure 21* show percent of need met for households =< 50% AMI. Provo again has a surplus affordable units. Provo has a shortage of rental units for the extremely low income renter households as shown in *Figure 22*. Provo meets 58 percent of the affordable rental needs of this income group. All other cities have very large deficit for this extremely low income renter group.

Figure 20
Share of Affordable Housing Need Met by Current Rental Inventory
50%-80% AMI

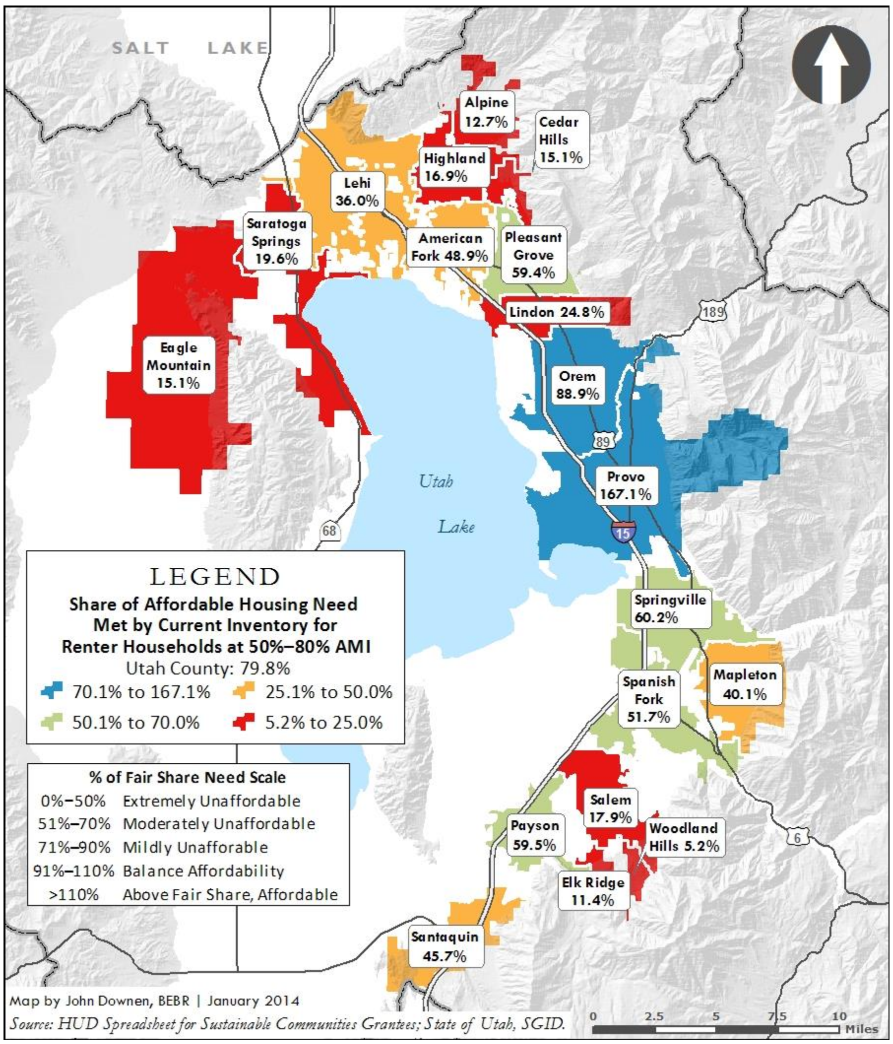


Figure 21
Share of Affordable Housing Need Met by Current Rental Inventory
< 50% AMI

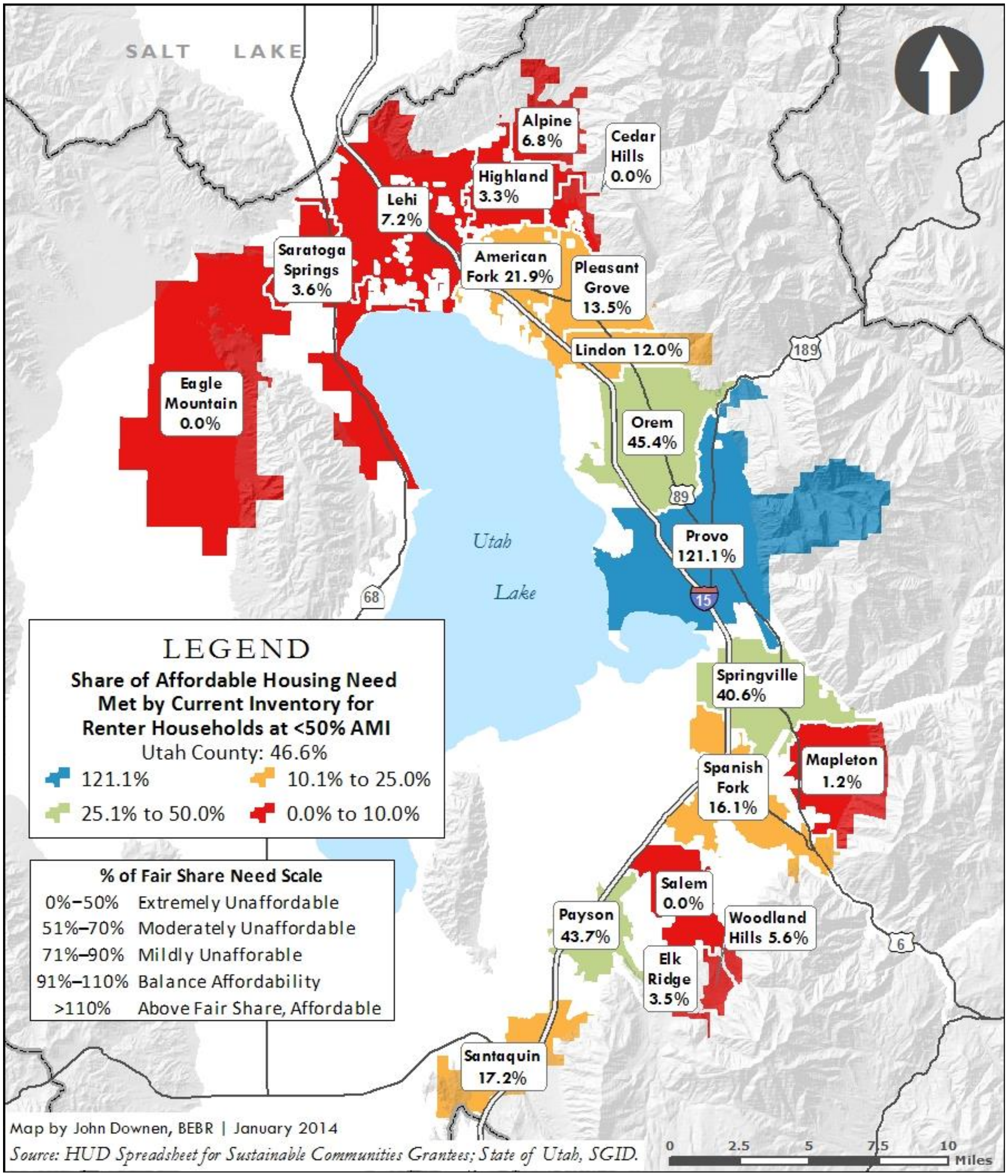
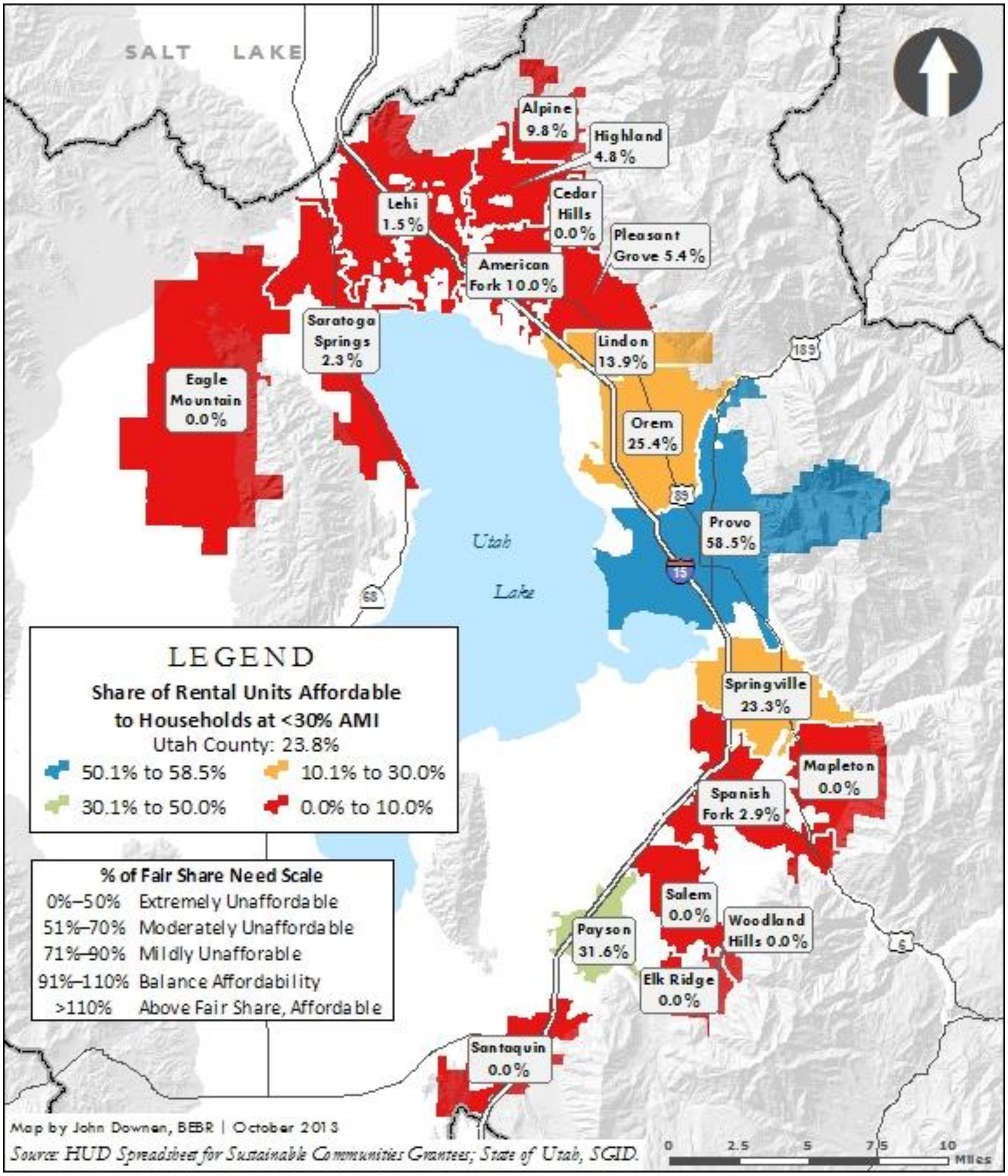


Figure 22
Share of Affordable Housing Need Met by Current Rental Inventory
< 30% AMI



Overcrowding – Overcrowding is defined as more than one person per room. About 2.5 percent to 3 percent of renter households have overcrowding but less than one percent of owner households. Overcrowding does not appear to be a serious problem for single family households.

Table 13
Overcrowding in Very Low and Extremely Low Income Single Family Households

	Renter Households	% of Total Renters	Owner Households	% of Total Owners
Utah County	1,080	2.5%	225	0.20%
Provo	490	2.7%	40	0.03%
Orem	360	3.7%	40	1.4%
Lehi	0	0.0%	0	0.0%

Source: HUD CDP Mapping Tool.

Homeless Households – Homeless estimates are made for the three county Mountainland Association of Government (AOG). The Mountainland AOG is comprised of Utah, Wasatch and Summit Counties. Ninety percent of the population of the AOG lives in Utah County. Consequently it is reasonable to assume that nearly all of the homeless households in the AOG are located in Utah County. The number of homeless households in the AOG has declined from 292 in 2011 to only 93 household in 2014 *Table 14*. Of these ninety-three homeless households only twenty-seven were unsheltered and only one of these unsheltered households had a minor present. There were twenty one homeless households with a minor present in sheltered facilities. The most recent (January 2014) point-in-time headcount of chronically homeless persons in Utah County counted only six individuals with five sheltered and one sheltered. The very low number of chronically homeless is in sharp contrast to Salt Lake County, which has a chronically homeless population of over 300 individuals.

Table 14
Homeless Households by Type in Mountainland AOG – 2014

	Category	2011	2012	2013	2014
Sheltered	Family of adult and minor	30	16	21	21
	Households only children	0	9	7	0
	Households no children	72	34	48	45
	Total	102	59	76	66
Unsheltered	Family of adult and minor	2	2	6	1
	Households only children	0	0	0	0
	Households no children	188	71	95	26
	Total	190	73	101	27
Total	Family of adult and minor	32	18	27	22
	Households only children	0	9	7	0
	Households no children	260	105	143	71
	Total	292	132	177	93

Source: Utah Division of Community and Housing.

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Board Member Salt Lake Home Builders Association
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UNIVERSITY RESEARCH STUDIES AND PUBLICATIONS

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