

**CITY OF PROVO
AND
UTAH VALLEY HOME CONSORTIUM**

**HOUSING AND
HOMELESS
NEEDS ASSESSMENT
2024**

SEPTEMBER 2024

CIVICUS CONSULTING GROUP

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Preface

Housing Shortage Continues to Limit Opportunities

“New single-family-homes are simply too large in terms of square footage. It’s too expensive. It’s great to have that space, but I would rather have a smaller space with a smaller lot and be able to afford a house for my family.”

—Focus Group Participant

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Executive Summary

In the 2019 Housing and Homeless Needs Assessment, data drove us to conclude that “at least 11,000 new renter-occupied units and 11,000 new owner-occupied units are needed in Utah County by the end of 2024.”¹ These numbers have been met—and far exceeded—yet the demand continues.

Although Utah County has been in a housing construction boom since 2018—with more than 26,000 new single-family homes, 3,667 new condominiums or townhomes, 224 twin homes or duplexes, and more than 10,000 multi-family units being constructed (or currently planned or in construction), inventory has not caught up to demand since the last assessment in 2019. Evidence of this is the increasing home prices and increasing rents.

Through the 12-month period that ended in June 2019, the average sales price of a single-family home in Utah County was \$325,950. By June 2024, that figure had increased to \$511,000. Rent for a two-bedroom, one-bath unit in 2019 was \$991. By 2023, it was \$1,375—an increase of 38.7 percent.

Much of the increase in demand for housing (and, therefore, increase in housing costs) is due simply to population growth. Utah County has grown from about 620,000 in 2019 to 727,000 in 2024. Healthy levels of both in-migration and natural increase have contributed to this growth. Strong economic conditions, a friendly and family-oriented culture, vast recreational opportunities, and outdoor lifestyles play significant roles in attracting and retaining residents.

There are many other factors contributing to the continued housing inventory problem in Utah County. Market factors include high construction costs, high land costs, record-high inflation, high mortgage interest rates, continued construction of larger homes, a history of underproduction for at least the past 12 years, and high median home sales prices.

Social factors include decreasing household size, increasing age at first marriage, delay in leaving the rental market, and older homeowners choosing to stay in their homes longer.

Cultural or community factors include increasing in-migration and homebuyer preference for larger homes.

Despite the increases in housing supply, our conclusion is that at least 12,000 additional rental units (beyond those already planned and permitted) and 12,000 single-family units are required over the coming five years.

¹ Civicus Consulting Group. (2019). *Utah Valley HOME Consortium Housing and Homeless Needs Assessment 2019*. Civicus.

Summary of Key Findings

This study considers housing needs in Utah County. By accessing and compiling data from local, state, and national sources—and by speaking with community members, service providers, and other stakeholders, we have found the following key takeaways.

Demography

- **Utah County’s population growth exceeds projections and continues to be strong.** The population has increased from 622,213 in the last assessment to 727,755 today.
- **Net in-migration now surpasses natural increases in Utah County’s population.** In 2023, the net increase in natural population growth (births and deaths) was 9,041; the net in-migration (in-migration and out-migration) was 13,022.
- **The average annual growth rate is steady.** The annual increase in population has remained around 3 percent for the past five years. Assuming the same rate, Utah County’s population will eclipse 800,000 in 2028.
- **Utah County is growing more than any other county in the state.** Between 2020 and 2023, Utah County added 49,721 individuals; Salt Lake County added 42,037. Washington County, the next highest-growth county, added 19,176.
- **The County’s Hispanic and Latino population continues to increase.** Now exceeding 83,000, this population has increased by about 48 percent since 2010, when it was slightly less than 56,000.
- **Provo remains the largest municipality in the County, and will likely remain so for years to come.** In 2023, Provo’s population was 116,046—soundly in first place, with Orem trailing at 97,921. By 2040, Provo’s population is projected to be 155,397; Orem will be at 117,630.
- **Lehi, Saratoga Springs, and Eagle Mountain are growing rapidly.** Lehi’s population is now at 88,555 (up from 68,655 in the last assessment). Saratoga Springs has increased from 32,322 in the last assessment to 50,910 in 2023 (an increase of 57.5 percent); Eagle Mountain grew from 34,632 to 58,192—an astonishing 68 percent increase.
- **Saratoga Springs and Eagle Mountain will lead in population growth rates.** Saratoga Springs will increase to 79,815 by 2030, and Eagle Mountain will grow to 65,038.

Economy

- **Utah County’s median household income has increased, but slowed in 2023.** In the 2019 assessment, the median household income for Utah County was reported as \$67,042 (2017 figure). In 2023, the median household income for Utah County is \$95,085. Looking at historical median income in 2023 dollars, the median household income has increased from 89,126 in 2019. The largest increases in median household income were a 3.7 percent

increase in 2019 and a 3.7 percent increase in 2022. In 2023, the increase was a modest 0.8 percent.

- **Highland and Alpine continue to have the highest incomes.** Besides the small unincorporated community of Hobbles Creek, which boasts median household income of \$220,385, Highland has the highest income (\$166,429), followed by Alpine (\$161,602).
- **Provo and Orem have the lowest median household income.** Not surprisingly—given the high student population and the low rate of owner-occupied housing—Provo (\$57,943) and Orem (\$77,568) have the lowest incomes. Payson is at \$81,387, and Springville’s median household income is \$84,699.
- **Utah County’s economy remains strong.** Although unemployment rose to 4.0 percent in June 2024, Utah County’s economy is stronger than most of the U.S. as a whole. The Milken Institute ranked the Provo-Orem area as No. 5 on its list of Best-Performing Cities after having ranked it No. 1 for three consecutive years. Salt Lake City moved into the No. 4 spot after being No. 19 the previous year.
- **Utah’s low unemployment rate is in the lowest third in the country.** Tied for 16th place with Tennessee, Utah’s 3.0 unemployment rate in June 2024 is only slightly worse than first-place South Dakota, which is at 2.0.
- **Education and health care industries provide most long-term jobs.** The largest employer in the County is Brigham Young University (between 15,000 and 20,000 jobs). Besides Wal-Mart Associates (between 7,000 and 20,000 jobs), the next highest employee number go to Alpine School District, Utah Valley University, Intermountain Health Care, and Nebo School District.
- **More than 100,000 households earn less than \$100,000.** About 45,000 Utah County households earn less than \$50,000, and approximately 45,000 households earn between \$50,000 and \$100,000. Nearly 22,000 households earn \$200,000 or more.
- **The County’s poverty rate has declined.** The latest poverty data shows that 8.9 percent of Utah County residents are in poverty, compared with 10.6 percent in 2021 and 10.0 percent in 2020.
- **Highest poverty rates are among college students.** With about 80,000 college students living in Utah County, the poverty rate is skewed high. Data show that 39.1 percent of 18- to 24-year-olds in the County are living in poverty; 17,777 undergraduate colleges students, and 1,388 graduate or profession school students, are in poverty.
- **Provo is home to most people living in poverty in Utah County.** About 25,000 persons living in poverty are in Provo—more than double the number of Orem, the city with the second-highest number (9,336).

Housing Market Conditions

- **Median home sale prices seem to be flattening.** After reaching an all-time high of \$545,000 as the median home sale price in Utah County in July 2022, the market experienced a slight drop to as low as \$475,000 in February 2023. In July 2024, the median home sale price is at \$511,000. This figure compares to January 2021's \$386,000 and \$338,000 in the fourth quarter of 2019.
- **Residential real estate closings declined for three years in a row.** Closings of residential properties declined slightly between 2020 and 2021 (-2.55 percent), but dropped sharply in 2022 (-13.60 percent) and 2023 (-15.99 percent). Through the first half of 2024, the County has seen 5,135 closings—about half the number of 2022 closings.
- **Detached single-family home construction has slowed.** In 2020 and 2021, the number of detached single-family homes built increased to record-high levels, with 4,940 homes going up in 2020 and 5,515 in 2021. Just over 3,500 homes were built in 2022, and only 2,906 in 2023. Through June 2024, permits for 1,858 single-family homes were issued.
- **Despite slowing of home construction, prices remain high.** The average value of new single-family homes constructed in 2020 was about \$313,000; it increased to a high of \$385,000 in 2022 and \$370,000 in 2023. The average value of homes being constructed so far in 2024 is \$359,000.
- **Homeownership rates have declined only slightly.** In 2010, the County's homeownership rate was 69.4 percent; in 2022, it was 68.6 percent. Provo has the lowest homeownership rate, at 39.1 (down from 42.3 in 2010); Elk Ridge has a rate of 99.0 percent, Woodland Hills has dropped from 96.4 percent in 2010 to 91.0 percent in 2022. Eagle Mountain is at 88.3 percent.
- **Since 2010, Vineyard has seen the largest increase in owner-occupied homes.** Going from only 41 owner-occupied homes in 2010 to 1,853 in 2022, Vineyard has experienced an urbanization metamorphosis very quickly. Over the same period, Saratoga Springs has increased from 147.8 percent, and Eagle Mountain has increased 150.9 percent.
- **Apartment vacancy rates have increased.** In 2023, the vacancy rate of 4.0 percent was the highest it's been over the past five years.
- **Non-student rental rates are increasing dramatically.** Since 2017, the non-student apartment rental rate has increased 38.5 percent, with the highest increase coming from two-bedroom, one-bathroom units (49.0 percent increase). The average rate for this type of unit is \$1,477 per month; a three-bedroom, two-bathroom unit is \$2,029 per month.
- **Approximately 5,000 units in apartment complexes are planned or under construction in Utah County.** As of November 2023, industry trackers indicated 2,566 non-student multi-family housing units were nearing completion. In addition, 5,175 townhome or apartment projects were planned or had begun construction.

-
- **Multi-family unit development is coming to a strong pause.** With nearly 4,000 multi-family units permitted in 2021 and 2,556 permitted in 2022, the number dropped dramatically to 1,016 in 2023. Through June 2024, only 72 units were permitted in multi-family developments. Two projects of five or more units were permitted, 1 project with 3- to 4-family units, and 15 townhome or duplex projects were permitted.

Housing Needs

- **Tens of thousands of households are experiencing poverty.** Approximately 23,600 households are earning less than half of HAMFI. About 39,000, are earning less than 80 percent of HAMFI.
- **About 50 percent of renter households are experiencing at least one housing problem.** Approximately 15,893 are facing at least one of the severe housing problems identified by HUD (incomplete kitchen facilities; incomplete plumbing facilities, overcrowding (more than 1 person per room), and cost burden greater than 50 percent).
- **More than 20,000 homeowners are paying more than 30 percent of household income for housing.** This number has remained constant since the last assessment in 2019.
- **Nearly 24,000 renter households are paying more than 30 percent of household income for housing.**
- **Some severely low-income homeowners are facing severe housing cost burdens.** A “severely low-income homeowner” is a homeowner whose annual household income is less than 30 percent of HAMFI. In Utah County, there are 3,346 such homeowners who are paying more than 50 percent of their income for housing costs—they are “severely cost burdened.”
- **Some severely low-income renters are facing severe housing cost burdens.** There are 2,255 severely low-income renters who are severely cost burdened in their housing: they are paying more than 50 percent of their incomes toward housing costs.
- **Multi-family unit development is coming to a strong pause.** With nearly 4,000 multi-family units permitted in 2021 and 2,556 permitted in 2022, the number dropped dramatically to 1,016 in 2023. Through June 2024, only 72 units were permitted in multi-family developments. Two projects of five or more units were permitted, 1 project with 3- to 4-family units, and 15 townhome or duplex projects were permitted.
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Demography

Utah County’s population is now estimated to be 727,755²—an increase of about 17.6 percent since the 2019 assessment. In addition to sustained economic expansion that continues to bring

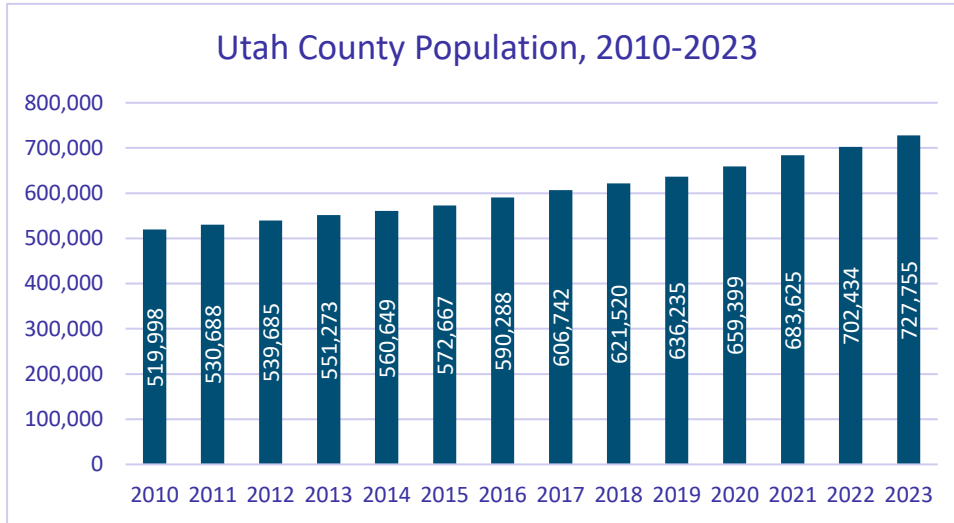


Figure 1: Utah County Population, 2010-2023

jobs to the area, the County’s growth is also attributable to two major universities (with combined student populations of nearly 80,000), younger-than-average marriage age (Utah’s median age at first marriage for women is 25.3—the lowest in the country),³ and a culture of large families (Utah County has

the largest families of any county in the nation).⁴ Since 2023, Utah County’s population increase of

Table 1: 10 Counties with Largest Families

10 Counties with Largest Families		
Counties > 100,000 Population		
	Percent Families with 5 or more persons	Percent Families with 6 or more persons
Utah County, Utah	32.0	17.1
Webb County, Texas	30.0	12.8
Madera County, California	28.7	15.2
Hidalgo County, Texas	28.3	13.2
Tulare County, California	28.2	12.7
Merced County, California	27.7	12.0
Monterey County, Calif.	27.6	14.3
Davis County, Utah	26.7	13.3
Imperial County, California	26.7	11.3
Rockland County, New York	26.4	15.2

approximately 63,000 individuals accounts for 37 percent of the growth in the entire state—the highest of any county.

Utah County’s population is also distinct from others throughout the United States in that it is the youngest of any county in the nation. The median age of Utah County residents has actually increased over the

last decade, but it remains low: 25.1 years. The second-youngest county in the nation is Cache

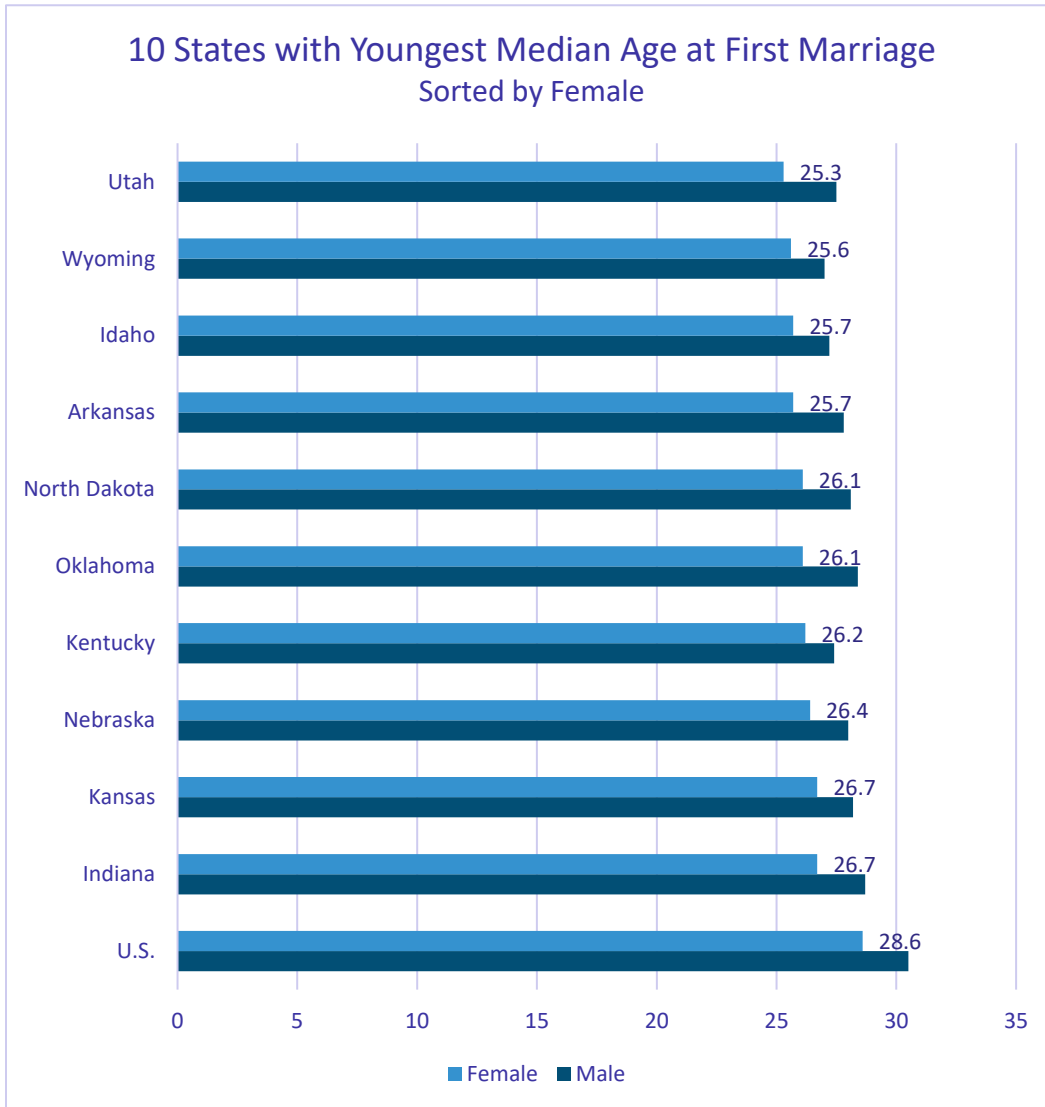
² U.S. Census Bureau Annual Population Estimates, Table PEPANNRES

NB: Unless otherwise stated, Census Bureau figures in this report are from the American Community Survey 5-Year Estimates through 2022 (latest data available).

³ U.S. Census Bureau, Table B12007

⁴ U.S. Census Bureau, Table B11016

County in Northern Utah, at 25.5 years; Onslow County, North Carolina (26.9), Brazos County, Texas (27.1), and Tippecanoe County, Indiana (28.5) round out the five youngest counties of significant population (50,000 or more) in the country.⁵



Although Utah’s marriage age is low, it has been lower in the past—and it has been increasing for the past two decades. In 2010, the median age for men to marry was 25.2; in 2022, it was 26.8. Women have followed a similar pattern, going from 23.0 years at first marriage in 2010 to 24.9 years in 2022.⁶

Not only does Utah County have the youngest median age of any in the country, but the percent of

Figure 2: 10 States with Youngest Median Age at First Marriage

children in the County is, to those who are not living in the area, staggering. Nearly one-third of Utah County’s residents (32.2 percent) are younger than 18 years old; this translates to about 214,695 persons. For comparison, the percentage of minors nationwide is 22.0. Slightly more than

⁵ U.S. Census Bureau, Tables B01003 and B12007

⁶ U.S. Census Bureau, Table B12007

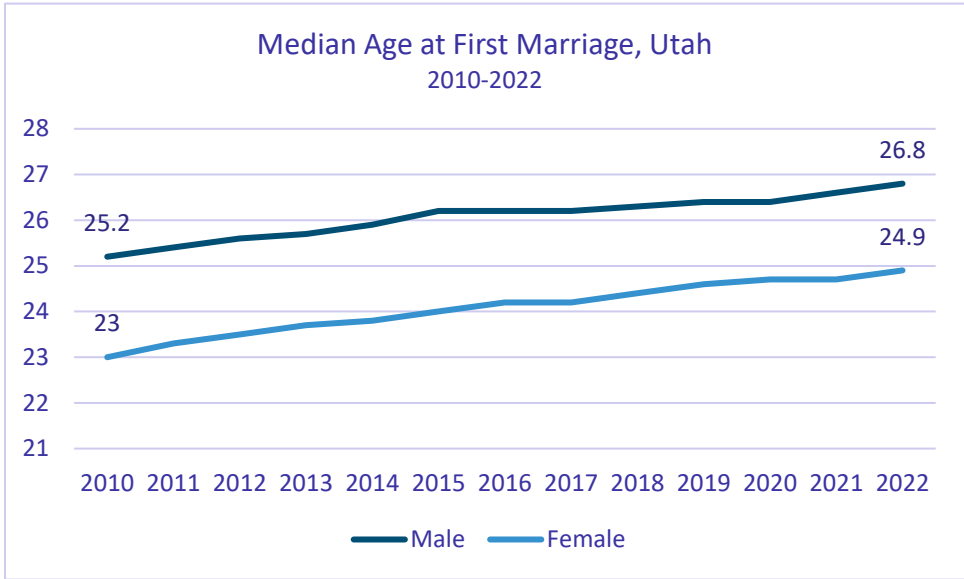


Figure 3: Median Age at First Marriage, Utah, 2010-2022

9 percent of residents are under the age of 5 years (or 58,257 children), compared to 5.7 percent throughout the United States.⁷

Growth in Utah County has been even. The northern portion of the County—the area known as Silicone Slopes—has experienced growth driven by proximity to high-tech jobs and life-

style opportunities in Salt Lake City. The south part of the County has seen increased home construction due to lower costs of land and local governments’ investments in infrastructure. Central parts of Utah County—primarily Provo and Orem (and nearby areas such as Vineyard)—have seen growth due to the proximity of universities, shopping centers, and entertainment. Western Utah County has experienced growth because of affordability and larger tracts of land in many home-sites. Utah State University’s 2022 Utah Wellbeing Survey found that 89 percent of Lehi residents and 84 percent of Saratoga Springs residents believe that population growth in their own communities is too fast; only one percent in each of these municipalities believe it is too slow.⁸

⁷⁷ U.S. Census Bureau, Table S0101

⁸ Flint, C. (2022). *Utah County Wellbeing Survey Report Key Findings in Utah County*. Retrieved from <https://www.usu.edu/utah-wellbeing-project/reports/2022/utah-county-summary-report-2022>

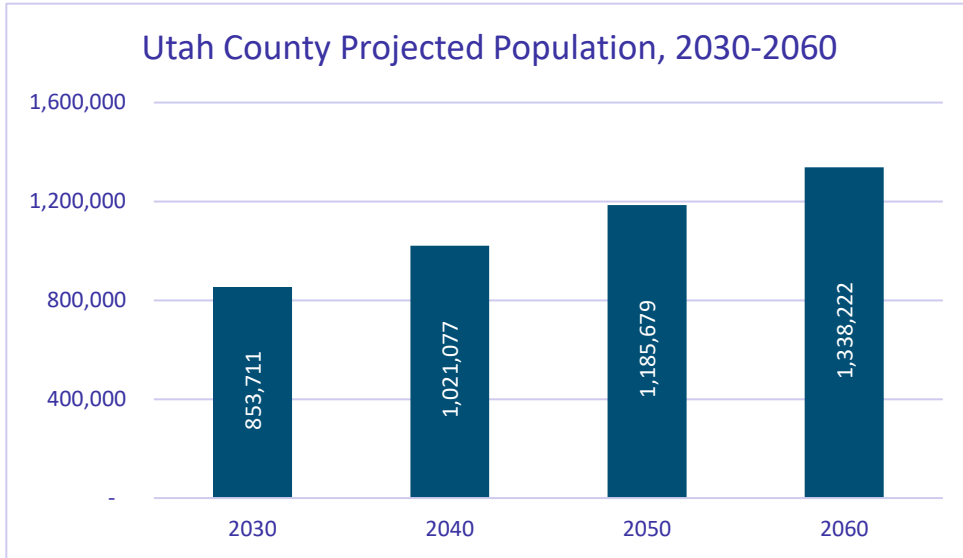


Figure 4: Utah County Projected Population, 2030-2060

Utah County’s population is expected to continue to increase, reaching about 850,000 residents by 2030. It will top 1 million by 2040, and will be approaching 1.4 million by 2060. At that point, Salt Lake County’s population is expected to be 1.67 million. Most of Utah County’s population growth will be natural increase, with

nearly 20,000 births in 2060, compared to 8,000 deaths; net migration will account for only about 3,500 persons.⁹

⁹ Kem C. Garnder Public Policy Institute, Population Projections Detail

Figure 4 helps to visualize the significance of Utah County age groups when compared to the state of Utah and the United States as a whole. In Utah County, 12.9 percent of the population is 20 to 24 years old; this compares to 8.6 percent for the state and only 6.7 percent for the U.S. As a ratio

of the population, this age group is almost twice as large as the nation as a whole. Population groups younger than 20 are much higher in Utah County than nationally; for example, 15- to 19-year olds are 9.9 percent of the population in Utah County, but only 6.6 percent nationally. In Utah County, 7.8 percent of the population is 65 years or older; nationally, 16.5 percent is in this group.¹⁰

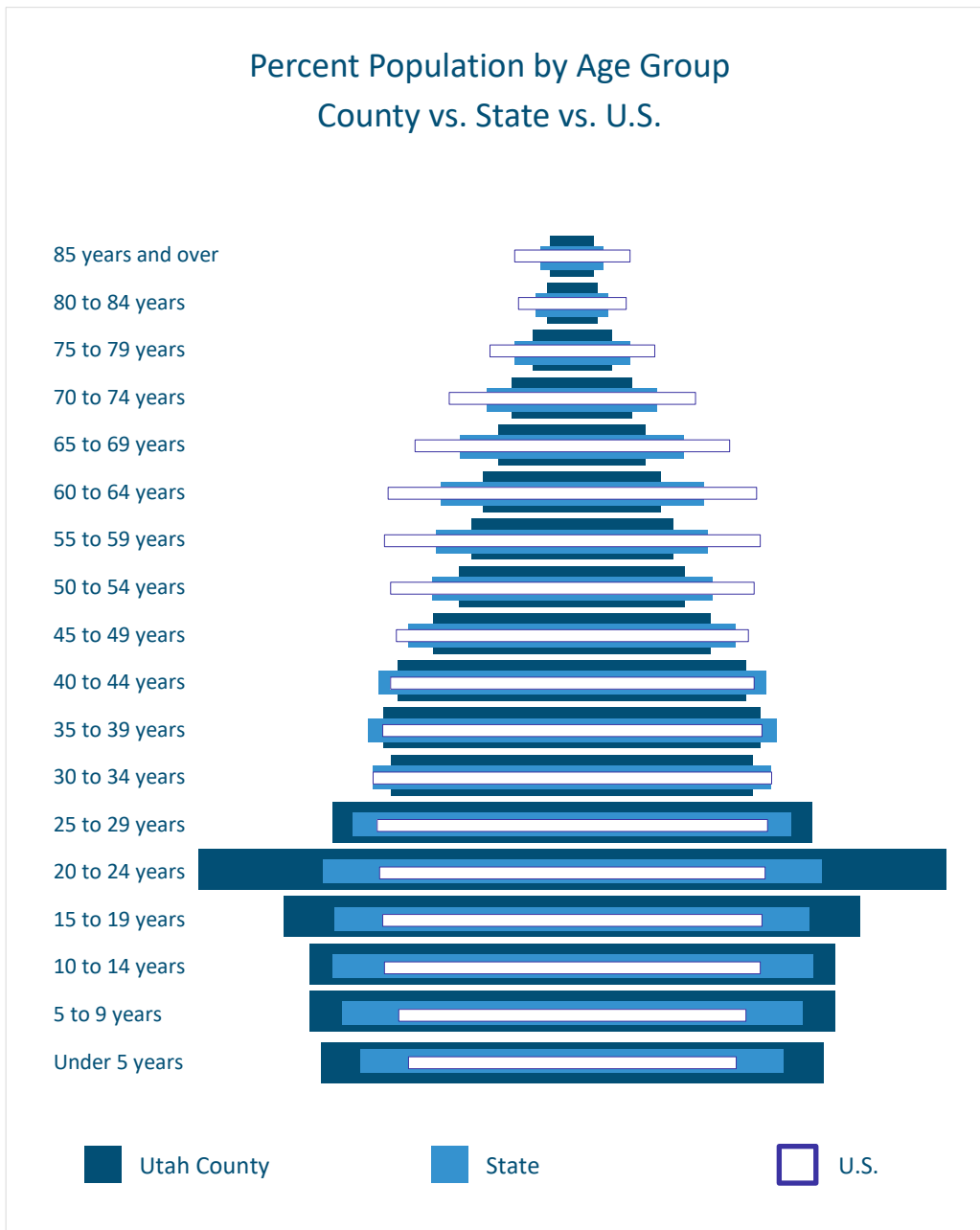
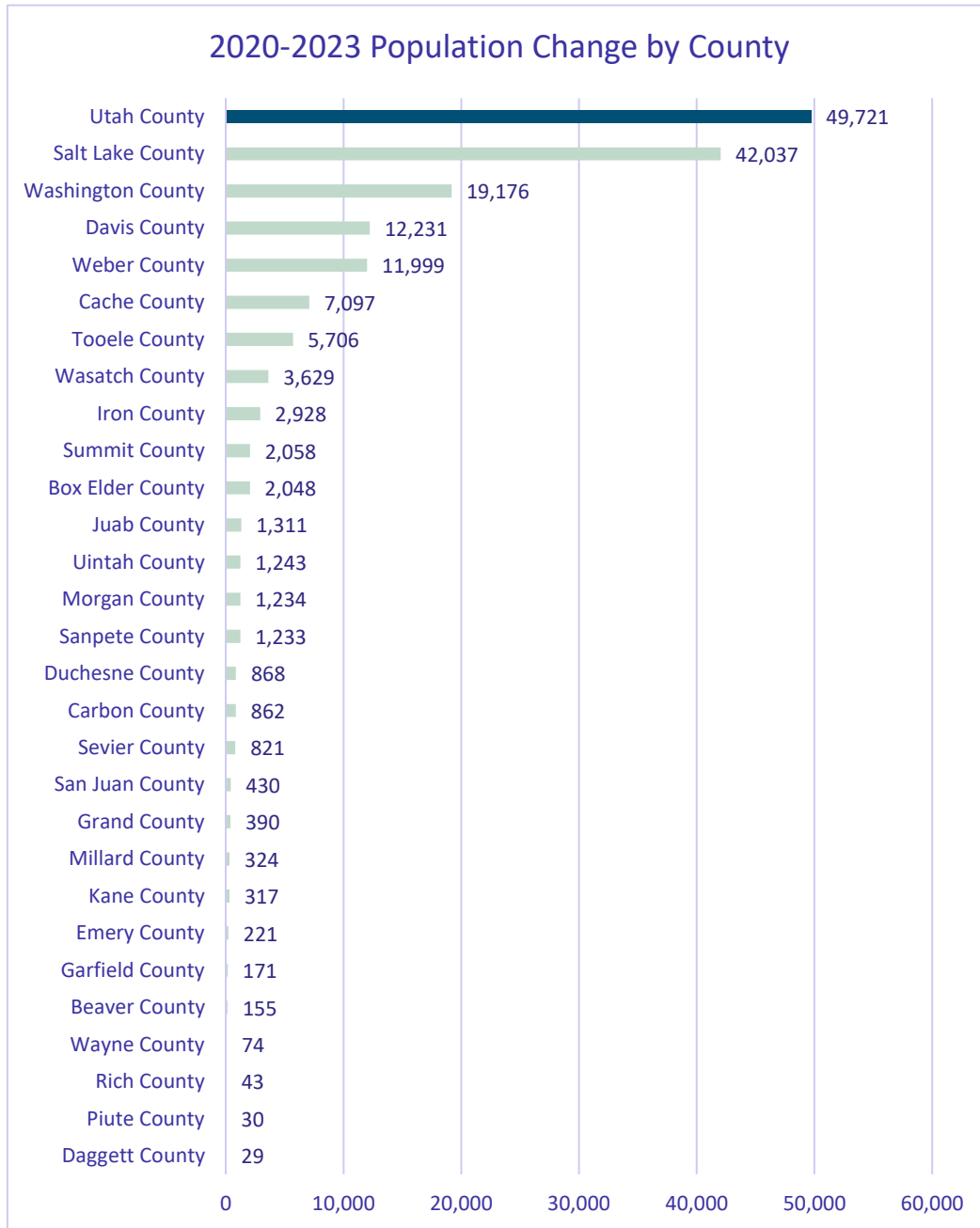


Figure 5: Percent Population by Age Group, County vs. State. vs. U.S.

¹⁰ U.S. Census Bureau, Table S0101

Population and Households

Between 2020 and 2023, Utah County’s population increased by about 49,721 persons—more than any other county in the state. Salt Lake County grew by about 42,000, and Washington County saw



an increase of 19,176. When looking at the state’s total population increase of 168,387 during this period, Utah County contributed 29.5 percent of the growth; Salt Lake County contributed 25 percent; Washington County accounted for 11.4 percent. The balance of the state—26 other counties—combined to contribute 34.1 percent of the growth in the state.¹¹

In 2023, the County’s net increase in natural population growth (births and deaths) was 9,041; the net

Figure 6: 2020-2023 Population Change by County

¹¹ Kem C. Gardner Policy Institute, Population Projections Detail

migration (in-migration and out-migration) was 13,022. In the four years of 2020 through 2023, natural increase accounted for 35,222 individuals, and net migration accounted for 47,218.¹²

Utah County’s population continues to be anchored in Provo, with 116,046 persons estimated to be living in the city’s boundaries in 2023. Orem is still the second-most-populated city in the

Table 2: Utah County Population by Place, 2023

Utah County Population by Place, 2023	
Alpine	10,425
American Fork	40,700
Bluffdale	0
Cedar Fort	409
Cedar Hills	9,762
Draper	3,428
Eagle Mountain	58,192
Elk Ridge	4,889
Fairfield	153
Genola	1,481
Goshen	925
Highland	20,310
Lehi	87,634
Lindon	11,847
Mapleton	14,078
Orem	97,921
Payson	24,721
Pleasant Grove	37,622
Provo	116,046
Salem	10,834
Santaquin	17,134
Saratoga Springs	50,910
Spanish Fork	47,849
Springville	36,073
Vineyard	14,829
Woodland Hills	1,465
Unincorporated Areas	8,121

County, at 97,921, but Lehi is growing rapidly (now at 87,634). New housing is being constructed in areas outside of the Provo-Orem area, with much of the construction occurring in Lehi, Eagle Mountain, Saratoga Springs, and Spanish Fork. In terms of growth rate over the 2020 to 2023 time period, Saratoga Springs leads all communities, increasing by 32.7 percent. Eagle Mountain has increased by 30.7 percent. Combined, these two communities north and west of Utah Lake have a population of 109,102; when including nearby Lehi, which is on the north side of Utah Lake, this region has a population approaching 200,000 at 196,736.¹³

That the Lehi-Saratoga Springs-Eagle Mountain region will shortly exceed the population of Provo-Orem is not unexpected. Not only is new housing being rapidly constructed in this part of the County, but shopping centers, entertainment, big-box stores, and home centers are also increasingly a part of the landscape. Utah’s Department of Transportation has received funding to provide significant improvements in this northwest portion of Utah County. Included projects are conversion of Lehi’s 2100 North to a freeway, adding flex lanes to Pioneer Crossing, extending Mountain View Corridor South to Cory Wride Highway (State

¹² Kem C. Gardner Policy Institute, Utah Population Committee, Total Natural Increase by County, Total Net Migration by County

¹³ Ibid.

Road 73), and construction of a new freeway and frontage roads from Mountain View Corridor to Ranches Parkway. Construction of these projects is expected to begin in 2027.¹⁴

These improvements in transportation corridors are necessary due to the tremendous growth of the northwest portion of Utah County. In 2010, the County’s population was 518,707; in 2023, it is 727,755—an increase of 209,048 in 13 years and 40.3 percent.¹⁵

¹⁴ State greenlights nearly \$1.4 billion in new UDOT projects for northwest Utah County. (2024, May 20). UDOT. <https://www.udot.utah.gov/connect/2024/05/20/state-greenlights-nearly-1-4-billion-in-new-udot-projects-for-north-west-utah-county/>

¹⁵ Kem C. Gardner Policy Institute Population Detail

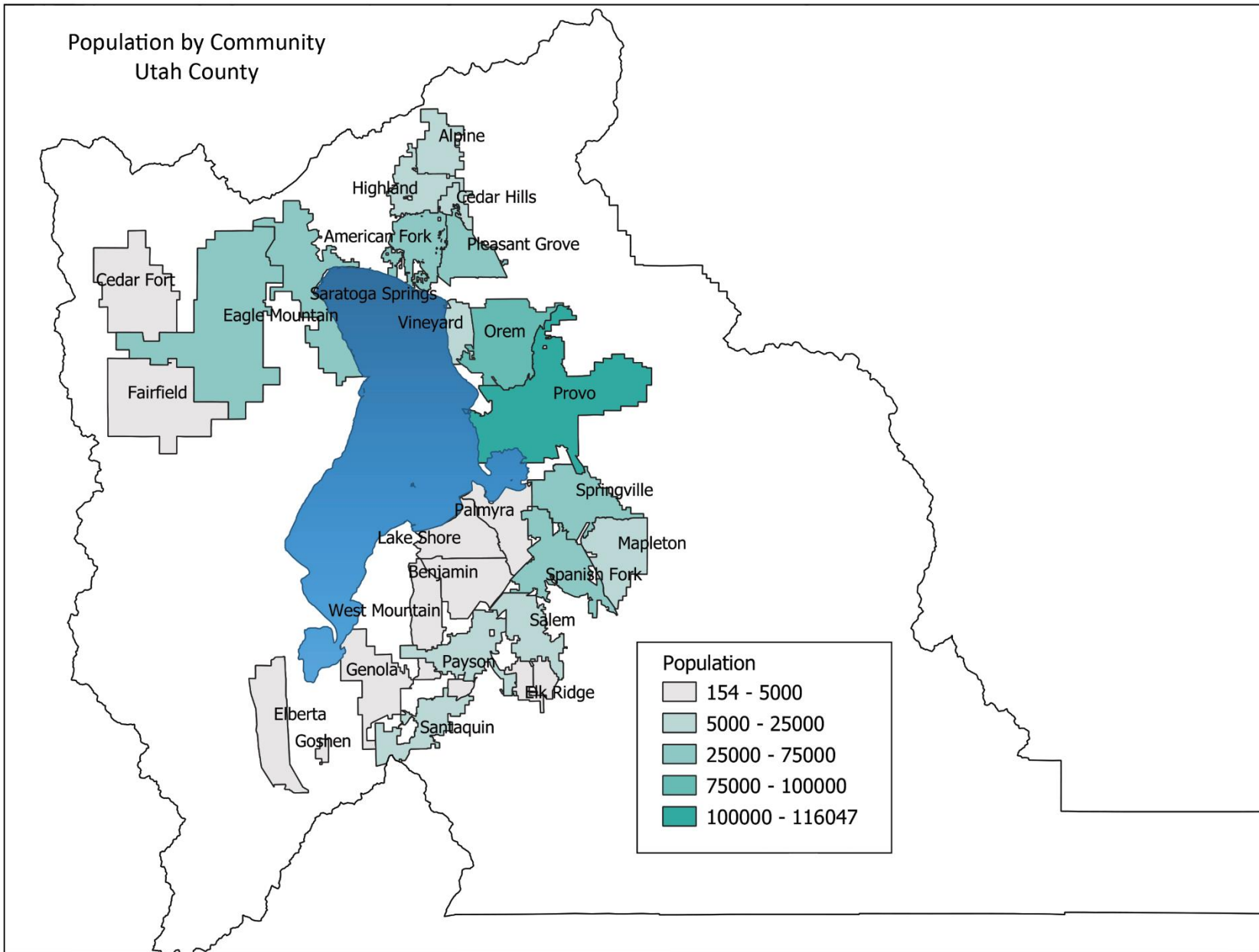


Figure 7: Population by Community, Utah County, 2022

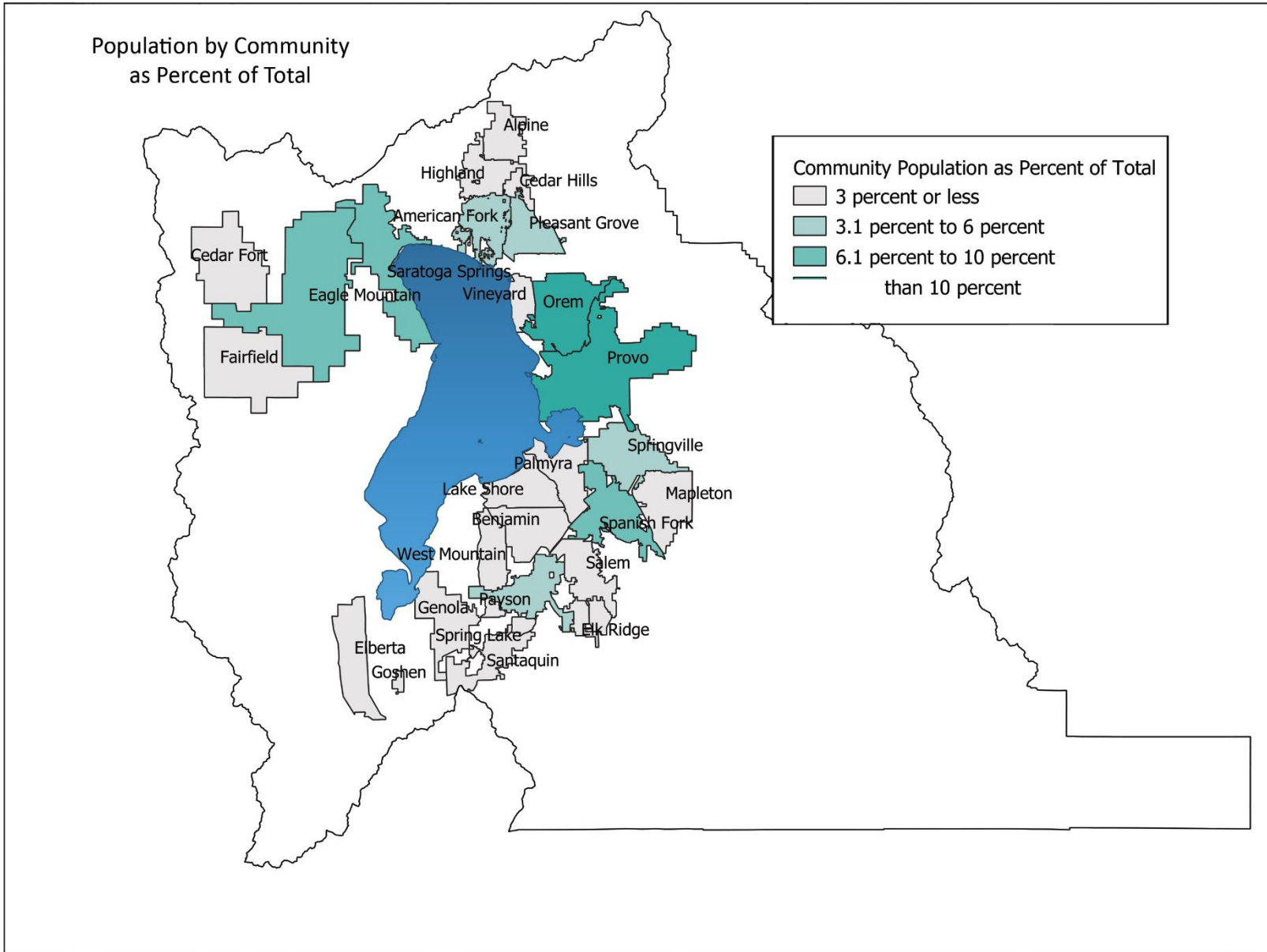


Figure 8: Population by Community as Percent of Total, Utah County, 2022

Households

Although it is shrinking, Utah County’s household size continues to be higher than national and state numbers. The average household size in Utah County in 2023 is 3.29; in Utah, it is 2.84; nationally, it is 2.5. There are 211,728 households in the County in 2023, compared to 141,327 in 2010. Household size in Utah County is expected to decrease by nearly half a person from 2010 to 2028.¹⁶

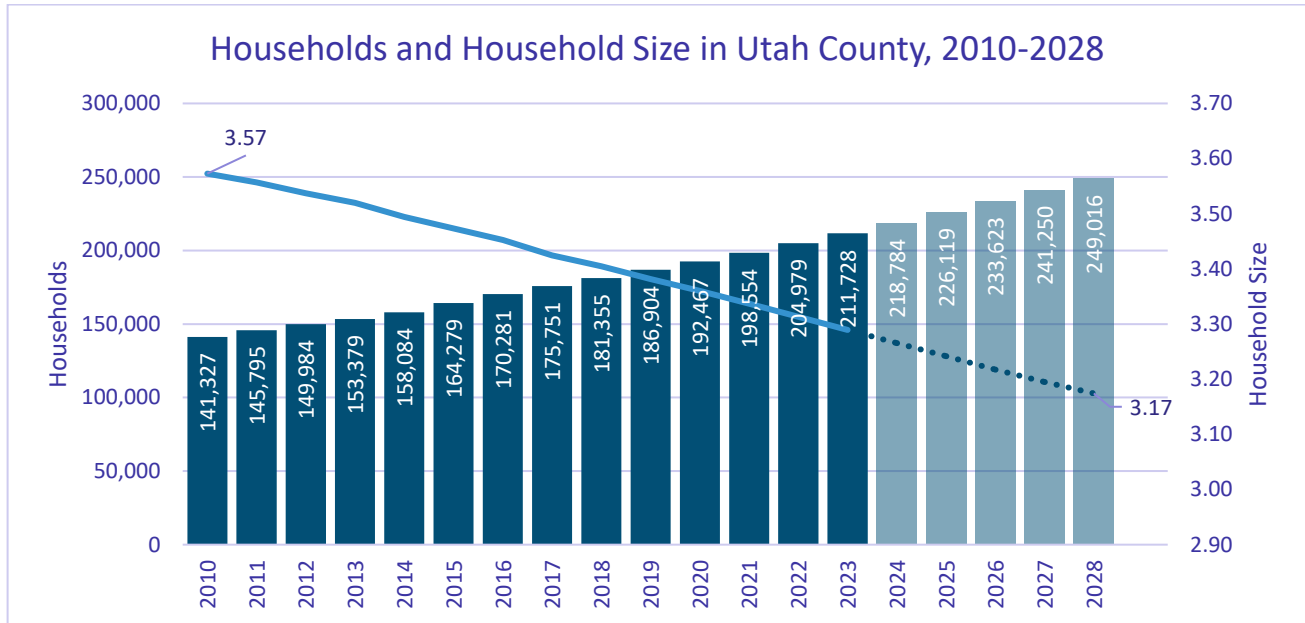


Figure 9: Households and Household Size in Utah County, 2010-2028

According to 2022 Census Bureau data, Utah County’s owner-occupied households have, on average, 3.46 persons per household, while renter households have 2.9.

The community with the largest owner-occupied household size in Utah County is Elberta, at 4.88. Eagle Mountain, the incorporated community in the County with the largest owner-occupied household size, has 4.31 persons per household. Highland (4.30), Saratoga Springs (4.24), and Cedar Hills (4.12) are the next largest. The incorporated municipality in Utah County with the smallest owner-occupied household size is Cedar Fort, at 2.44, followed by Goshen (2.86), Fairfield (3.00), Provo (3.35), and Vineyard (3.43).¹⁷

The incorporated municipality with the largest household size for renter-occupied households is Woodland Hills, at 5.47. Saratoga Springs is the next largest, at 3.71, followed by Eagle Mountain

¹⁶ Ibid.

¹⁷ U.S. Census Bureau, Table B25010

(3.66), Cedar Hills (3.56), and Goshen (3.52). The smallest renter households are found in Cedar Fort (1.69), Elk Ridge (2.17), Mapleton (2.47), Alpine (2.47), and Orem (2.64).¹⁸

Table 3: Household Size by Tenure

Household Size by Tenure					
Sorted by Owner-Occupied Household Size					
Place	Owner	Renter	Place	Owner	Renter
Elberta	4.88	-	Salem	3.77	3.31
Eagle Mountain	4.31	3.66	Hobble Creek	3.65	-
Highland	4.30	2.92	Payson	3.65	2.69
Saratoga Springs	4.24	3.71	Spring Lake	3.59	5.55
Cedar Hills	4.12	3.56	Woodland Hills	3.57	5.47
Genola	4.10	2.85	Springville	3.49	3.24
Benjamin	3.92	3.16	American Fork	3.48	2.77
Santaquin	3.87	3.45	Pleasant Grove	3.47	2.81
West Mountain	3.84	3.02	Orem	3.46	2.64
Lake Shore	3.83	6.00	Vineyard	3.43	2.85
Mapleton	3.83	2.47	Provo	3.35	2.86
Lindon	3.82	2.88	Palmyra	3.20	3.72
Alpine	3.80	2.47	Fairfield	3.00	-
Elk Ridge	3.79	2.17	Goshen	2.86	3.52
Lehi	3.78	3.05	Cedar Fort	2.44	1.69
Spanish Fork	3.78	2.95			

Family Households

Of the 187,171 occupied housing units in Utah County as of 2022, 80.1 percent are family households. The Census Bureau defines *family* as “a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.”¹⁹ Of these family households, 86 percent are married-couple families; 9.0 percent are female householder families with no spouse present, and 5.0 percent are male householder families with no spouse present.²⁰

Of all family households in Utah County, 25.9 percent are in renter-occupied housing units and 74.1 percent are in owner-occupied units (112,238 in owner-occupied units, and 39,264 in renter-occupied). The rate of homeownership is higher among married-couple families, where 77.3 percent

¹⁸ Ibid.

¹⁹ Census Bureau, U. (2022). American Community Survey and Puerto Rico Community Survey 2022 Subject Definitions. Retrieved from https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2015_ACSSubjectDefinitions.pdf

²⁰ U.S. Census Bureau, Table B25115

are homeowners (100,660) and 22.7 percent are renters (29,637). In family households with no spouse present, the numbers are much more evenly distributed between owners and renters. About 43.5 percent of female householder families with no spouse present are renters (5,904) and 56.5 percent are owners (7,663). For male householders without a spouse, 48.7 percent (3,723) are renters and 51.3 percent are owners (3,915).

Table 4: Occupied Housing Units by Household Type, Utah County

Occupied Housing Units by Household Type			
	Owner Occupied	Renter Occupied	Total Occupied
Total Occupied Units	128,368	58,803	187,171
Family households:	112,238	39,264	151,502
Married-couple family	100,660	29,637	130,297
With own children of the householder under 18 years	57,775	13,649	71,424
No own children of the householder under 18 years	42,885	15,988	58,873
Other family	11,578	9,627	21,205
Male householder, no spouse present	3,915	3,723	7,638
With own children of the householder under 18 years	1,400	1,817	3,217
No own children of the householder under 18 years	2,515	1,906	4,421
Female householder, no spouse present	7,663	5,904	13,567
With own children of the householder under 18 years	2,983	3,551	6,534
No own children of the householder under 18 years	4,680	2,353	7,033
Nonfamily households	16,130	19,539	35,669

The following tables provide data on the number and type of households by tenure in each city, town, and Census-Designated Place (CDP) in Utah County. These figures help policy makers understand the status of housing in each part of Utah County. All data are from the U.S. Census Bureau.²¹

²¹ Ibid.

Table 5: Occupied Housing Units by Household Type, Alpine

Occupied Housing Units by Household Type, Alpine			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	2,449	388	2,837
Family households	2,268	204	2,472
Married-couple family	2,168	180	2,348
With own children of the householder under 18 years	1,026	62	1,088
No own children of the householder under 18 years	1,142	118	1,260
Other family	100	24	124
Male householder, no spouse present	24	0	24
With own children of the householder under 18 years	24	0	24
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	76	24	100
With own children of the householder under 18 years	31	24	55
No own children of the householder under 18 years	45	0	45
Nonfamily households	181	184	365

Table 6: Occupied Housing Units by Household Type, American Fork

Occupied Housing Units by Household Type, American Fork			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	7,297	2,943	10,240
Family households	6,308	2,135	8,443
Married-couple family	5,555	1,666	7,221
With own children of the householder under 18 years	2,953	717	3,670
No own children of the householder under 18 years	2,602	949	3,551
Other family	753	469	1,222
Male householder, no spouse present	137	175	312
With own children of the householder under 18 years	44	102	146
No own children of the householder under 18 years	93	73	166
Female householder, no spouse present	616	294	910
With own children of the householder under 18 years	171	189	360
No own children of the householder under 18 years	445	105	550
Nonfamily households	989	808	1,797

Table 7: Occupied Housing Units by Household Type, Benjamin

Occupied Housing Units by Household Type, Benjamin			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	196	25	221
Family households	185	21	206
Married-couple family	185	16	201
With own children of the householder under 18 years	59	10	69
No own children of the householder under 18 years	126	6	132
Other family	0	5	5
Male householder, no spouse present	0	5	5
With own children of the householder under 18 years	0	5	5
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Nonfamily households	11	4	15

Table 8: Occupied Housing Units by Household Type, Cedar Fort

Occupied Housing Units by Household Type, Cedar Fort			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	54	13	67
Family households	39	5	44
Married-couple family	38	5	43
With own children of the householder under 18 years	7	5	12
No own children of the householder under 18 years	31	0	31
Other family	1	0	1
Male householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	1	0	1
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	1	0	1
Nonfamily households	15	8	23

Table 9: Occupied Housing Units by Household Type, Cedar Hills

Occupied Housing Units by Household Type, Cedar Hills			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	2,130	337	2,467
Family households	2,016	237	2,253
Married-couple family	1,845	168	2,013
With own children of the householder under 18 years	1,057	125	1,182
No own children of the householder under 18 years	788	43	831
Other family	171	69	240
Male householder, no spouse present	78	0	78
With own children of the householder under 18 years	56	0	56
No own children of the householder under 18 years	22	0	22
Female householder, no spouse present	93	69	162
With own children of the householder under 18 years	30	69	99
No own children of the householder under 18 years	63	0	63
Nonfamily households	114	100	214

Table 10: Occupied Housing Units by Household Type, Eagle Mountain

Occupied Housing Units by Household Type, Eagle Mountain			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	9,623	1,273	10,896
Family households	9,139	1,044	10,183
Married-couple family	8,365	754	9,119
With own children of the householder under 18 years	6,390	615	7,005
No own children of the householder under 18 years	1,975	139	2,114
Other family	774	290	1,064
Male householder, no spouse present	280	190	470
With own children of the householder under 18 years	148	118	266
No own children of the householder under 18 years	132	72	204
Female householder, no spouse present	494	100	594
With own children of the householder under 18 years	208	58	266
No own children of the householder under 18 years	286	42	328
Nonfamily households	484	229	713

Table 11: Occupied Housing Units by Household Type, Elberta

Occupied Housing Units by Household Type, Elberta			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	64	0	64
Family households	64	0	64
Married-couple family	36	0	36
With own children of the householder under 18 years	29	0	29
No own children of the householder under 18 years	7	0	7
Other family	28	0	28
Male householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	28	0	28
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	28	0	28
Nonfamily households	0	0	0

Table 12: Occupied Housing Units by Household Type, Elk Ridge

Occupied Housing Units by Household Type, Elk Ridge			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	1,223	6	1,229
Family households	1,175	6	1,181
Married-couple family	1,095	4	1,099
With own children of the householder under 18 years	582	0	582
No own children of the householder under 18 years	513	4	517
Other family	80	2	82
Male householder, no spouse present	22	0	22
With own children of the householder under 18 years	3	0	3
No own children of the householder under 18 years	19	0	19
Female householder, no spouse present	58	2	60
With own children of the householder under 18 years	31	0	31
No own children of the householder under 18 years	27	2	29
Nonfamily households	48	0	48

Table 13: Occupied Housing Units by Household Type, Fairfield

Occupied Housing Units by Household Type, Fairfield			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	26	0	26
Family households	22	0	22
Married-couple family	20	0	20
With own children of the householder under 18 years	4	0	4
No own children of the householder under 18 years	16	0	16
Other family	2	0	2
Male householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	2	0	2
With own children of the householder under 18 years	1	0	1
No own children of the householder under 18 years	1	0	1
Nonfamily households	4	0	4

Table 14: Occupied Housing Units by Household Type, Genola

Occupied Housing Units by Household Type, Genola			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	372	34	406
Family households	351	23	374
Married-couple family	311	15	326
With own children of the householder under 18 years	211	11	222
No own children of the householder under 18 years	100	4	104
Other family	40	8	48
Male householder, no spouse present	19	0	19
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	19	0	19
Female householder, no spouse present	21	8	29
With own children of the householder under 18 years	16	0	16
No own children of the householder under 18 years	5	8	13
Nonfamily households	21	11	32

Table 15: Occupied Housing Units by Household Type, Goshen

Occupied Housing Units by Household Type, Goshen			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	208	77	285
Family households	183	44	227
Married-couple family	161	34	195
With own children of the householder under 18 years	65	24	89
No own children of the householder under 18 years	96	10	106
Other family	22	10	32
Male householder, no spouse present	0	4	4
With own children of the householder under 18 years	0	4	4
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	22	6	28
With own children of the householder under 18 years	7	6	13
No own children of the householder under 18 years	15	0	15
Nonfamily households	25	33	58

Table 16: Occupied Housing Units by Household Type, Highland

Occupied Housing Units by Household Type, Highland			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	4,196	410	4,606
Family households	3,968	387	4,355
Married-couple family	3,656	217	3,873
With own children of the householder under 18 years	2,155	84	2,239
No own children of the householder under 18 years	1,501	133	1,634
Other family	312	170	482
Male householder, no spouse present	83	128	211
With own children of the householder under 18 years	12	118	130
No own children of the householder under 18 years	71	10	81
Female householder, no spouse present	229	42	271
With own children of the householder under 18 years	99	30	129
No own children of the householder under 18 years	130	12	142
Nonfamily households	228	23	251

Table 17: Occupied Housing Units by Household Type, Lake Shore

Occupied Housing Units by Household Type, Lake Shore			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	195	79	274
Family households	176	58	234
Married-couple family	166	58	224
With own children of the householder under 18 years	95	58	153
No own children of the householder under 18 years	71	0	71
Other family	10	0	10
Male householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	10	0	10
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	10	0	10
Nonfamily households	19	21	40

Table 18: Occupied Housing Units by Household Type, Lehi

Occupied Housing Units by Household Type, Lehi			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	16,663	4,587	21,250
Family households	14,715	3,203	17,918
Married-couple family	13,983	2,331	16,314
With own children of the householder under 18 years	8,963	1,405	10,368
No own children of the householder under 18 years	5,020	926	5,946
Other family	732	872	1,604
Male householder, no spouse present	245	238	483
With own children of the householder under 18 years	109	106	215
No own children of the householder under 18 years	136	132	268
Female householder, no spouse present	487	634	1,121
With own children of the householder under 18 years	184	278	462
No own children of the householder under 18 years	303	356	659
Nonfamily households	1,948	1,384	3,332

Table 19: Occupied Housing Units by Household Type, Lindon

Occupied Housing Units by Household Type, Lindon			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	2,471	654	3,125
Family households	2,255	484	2,739
Married-couple family	2,027	352	2,379
With own children of the householder under 18 years	951	119	1,070
No own children of the householder under 18 years	1,076	233	1,309
Other family	228	132	360
Male householder, no spouse present	65	82	147
With own children of the householder under 18 years	9	75	84
No own children of the householder under 18 years	56	7	63
Female householder, no spouse present	163	50	213
With own children of the householder under 18 years	78	8	86
No own children of the householder under 18 years	85	42	127
Nonfamily households	216	170	386

Table 20: Occupied Housing Units by Household Type, Mapleton

Occupied Housing Units by Household Type, Mapleton			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	2,774	443	3,217
Family households	2,535	356	2,891
Married-couple family	2,418	226	2,644
With own children of the householder under 18 years	1,276	68	1,344
No own children of the householder under 18 years	1,142	158	1,300
Other family	117	130	247
Male householder, no spouse present	35	33	68
With own children of the householder under 18 years	0	33	33
No own children of the householder under 18 years	35	0	35
Female householder, no spouse present	82	97	179
With own children of the householder under 18 years	18	97	115
No own children of the householder under 18 years	64	0	64
Nonfamily households	239	87	326

Table 21: Occupied Housing Units by Household Type, Orem

Occupied Housing Units by Household Type, Orem			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	18,113	12,126	30,239
Family households	15,023	7,862	22,885
Married-couple family	12,654	6,093	18,747
With own children of the householder under 18 years	5,820	2,425	8,245
No own children of the householder under 18 years	6,834	3,668	10,502
Other family	2,369	1,769	4,138
Male householder, no spouse present	816	617	1,433
With own children of the householder under 18 years	227	286	513
No own children of the householder under 18 years	589	331	920
Female householder, no spouse present	1,553	1,152	2,705
With own children of the householder under 18 years	653	753	1,406
No own children of the householder under 18 years	900	399	1,299
Nonfamily households	3,090	4,264	7,354

Table 22: Occupied Housing Units by Household Type, Palmyra

Occupied Housing Units by Household Type, Palmyra			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	159	25	184
Family households	147	25	172
Married-couple family	127	25	152
With own children of the householder under 18 years	65	25	90
No own children of the householder under 18 years	62	0	62
Other family	20	0	20
Male householder, no spouse present	15	0	15
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	15	0	15
Female householder, no spouse present	5	0	5
With own children of the householder under 18 years	5	0	5
No own children of the householder under 18 years	0	0	0
Nonfamily households	12	0	12

Table 23: Occupied Housing Units by Household Type, Payson

Occupied Housing Units by Household Type, Payson			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	4,999	1,151	6,150
Family households	4,360	765	5,125
Married-couple family	3,567	474	4,041
With own children of the householder under 18 years	1,741	189	1,930
No own children of the householder under 18 years	1,826	285	2,111
Other family	793	291	1,084
Male householder, no spouse present	376	56	432
With own children of the householder under 18 years	141	6	147
No own children of the householder under 18 years	235	50	285
Female householder, no spouse present	417	235	652
With own children of the householder under 18 years	151	147	298
No own children of the householder under 18 years	266	88	354
Nonfamily households	639	386	1,025

Table 24: Occupied Housing Units by Household Type, Pleasant Grove

Occupied Housing Units by Household Type, Pleasant Grove			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	7,700	3,792	11,492
Family households	6,598	2,485	9,083
Married-couple family	5,950	1,791	7,741
With own children of the householder under 18 years	2,980	1,039	4,019
No own children of the householder under 18 years	2,970	752	3,722
Other family	648	694	1,342
Male householder, no spouse present	191	258	449
With own children of the householder under 18 years	69	173	242
No own children of the householder under 18 years	122	85	207
Female householder, no spouse present	457	436	893
With own children of the householder under 18 years	147	216	363
No own children of the householder under 18 years	310	220	530
Nonfamily households	1,102	1,307	2,409

Table 25: Occupied Housing Units by Household Type, Provo

Occupied Housing Units by Household Type, Provo			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	12,957	20,194	33,151
Family households	10,342	12,379	22,721
Married-couple family	8,654	9,743	18,397
With own children of the householder under 18 years	4,190	3,168	7,358
No own children of the householder under 18 years	4,464	6,575	11,039
Other family	1,688	2,636	4,324
Male householder, no spouse present	607	1,093	1,700
With own children of the householder under 18 years	100	416	516
No own children of the householder under 18 years	507	677	1,184
Female householder, no spouse present	1,081	1,543	2,624
With own children of the householder under 18 years	366	821	1,187
No own children of the householder under 18 years	715	722	1,437
Nonfamily households	2,615	7,815	10,430

Table 26: Occupied Housing Units by Household Type, Salem

Occupied Housing Units by Household Type, Salem			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	2,345	189	2,534
Family households	2,108	123	2,231
Married-couple family	1,968	116	2,084
With own children of the householder under 18 years	1,111	93	1,204
No own children of the householder under 18 years	857	23	880
Other family	140	7	147
Male householder, no spouse present	33	7	40
With own children of the householder under 18 years	16	7	23
No own children of the householder under 18 years	17	0	17
Female householder, no spouse present	107	0	107
With own children of the householder under 18 years	45	0	45
No own children of the householder under 18 years	62	0	62
Nonfamily households	237	66	303

Table 27: Occupied Housing Units by Household Type, Santaquin

Occupied Housing Units by Household Type, Santaquin			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	3,305	482	3,787
Family households	2,976	414	3,390
Married-couple family	2,720	254	2,974
With own children of the householder under 18 years	1,932	186	2,118
No own children of the householder under 18 years	788	68	856
Other family	256	160	416
Male householder, no spouse present	88	32	120
With own children of the householder under 18 years	59	32	91
No own children of the householder under 18 years	29	0	29
Female householder, no spouse present	168	128	296
With own children of the householder under 18 years	68	121	189
No own children of the householder under 18 years	100	7	107
Nonfamily households	329	68	397

Table 28: Occupied Housing Units by Household Type, Saratoga Springs

Occupied Housing Units by Household Type, Saratoga Springs			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	8,149	1,567	9,716
Family households	7,535	1,260	8,795
Married-couple family	6,973	987	7,960
With own children of the householder under 18 years	5,040	778	5,818
No own children of the householder under 18 years	1,933	209	2,142
Other family	562	273	835
Male householder, no spouse present	221	136	357
With own children of the householder under 18 years	125	42	167
No own children of the householder under 18 years	96	94	190
Female householder, no spouse present	341	137	478
With own children of the householder under 18 years	251	137	388
No own children of the householder under 18 years	90	0	90
Nonfamily households	614	307	921

Table 29: Occupied Housing Units by Household Type, Spanish Fork

Occupied Housing Units by Household Type, Spanish Fork			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	9,312	2,345	11,657
Family households	8,275	1,815	10,090
Married-couple family	7,429	1,304	8,733
With own children of the householder under 18 years	4,282	694	4,976
No own children of the householder under 18 years	3,147	610	3,757
Other family	846	511	1,357
Male householder, no spouse present	233	222	455
With own children of the householder under 18 years	110	102	212
No own children of the householder under 18 years	123	120	243
Female householder, no spouse present	613	289	902
With own children of the householder under 18 years	206	201	407
No own children of the householder under 18 years	407	88	495
Nonfamily households	1,037	530	1,567

Table 30: Occupied Housing Units by Household Type, Spring Lake

Occupied Housing Units by Household Type, Spring Lake			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	110	22	132
Family households	100	22	122
Married-couple family	100	15	115
With own children of the householder under 18 years	46	15	61
No own children of the householder under 18 years	54	0	54
Other family	0	7	7
Male householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	0	7	7
With own children of the householder under 18 years	0	7	7
No own children of the householder under 18 years	0	0	0
Nonfamily households	10	0	10

Table 31: Occupied Housing Units by Household Type, Springville

Occupied Housing Units by Household Type, Springville			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	7,212	3,046	10,258
Family households	5,913	2,280	8,193
Married-couple family	5,274	1,672	6,946
With own children of the householder under 18 years	2,976	1,143	4,119
No own children of the householder under 18 years	2,298	529	2,827
Other family	639	608	1,247
Male householder, no spouse present	247	167	414
With own children of the householder under 18 years	88	104	192
No own children of the householder under 18 years	159	63	222
Female householder, no spouse present	392	441	833
With own children of the householder under 18 years	183	280	463
No own children of the householder under 18 years	209	161	370
Nonfamily households	1,299	766	2,065

Table 32: Occupied Housing Units by Household Type, Vineyard

Occupied Housing Units by Household Type, Vineyard			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	1,853	2,215	4,068
Family households	1,517	1,331	2,848
Married-couple family	1,416	968	2,384
With own children of the householder under 18 years	985	453	1,438
No own children of the householder under 18 years	431	515	946
Other family	101	363	464
Male householder, no spouse present	29	241	270
With own children of the householder under 18 years	29	49	78
No own children of the householder under 18 years	0	192	192
Female householder, no spouse present	72	122	194
With own children of the householder under 18 years	26	77	103
No own children of the householder under 18 years	46	45	91
Nonfamily households	336	884	1,220

Table 33: Occupied Housing Units by Household Type, West Mountain

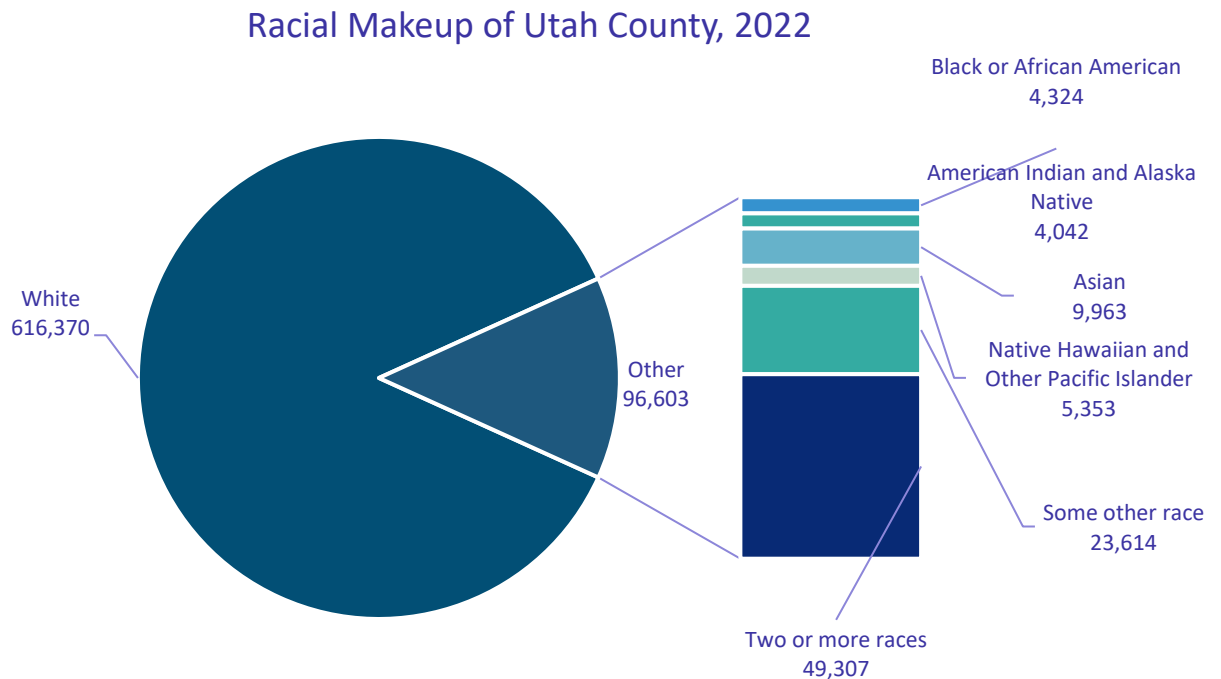
Occupied Housing Units by Household Type, West Mountain			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	296	43	339
Family households	243	26	269
Married-couple family	224	26	250
With own children of the householder under 18 years	109	26	135
No own children of the householder under 18 years	115	0	115
Other family	19	0	19
Male householder, no spouse present	0	0	0
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	0	0	0
Female householder, no spouse present	19	0	19
With own children of the householder under 18 years	0	0	0
No own children of the householder under 18 years	19	0	19
Nonfamily households	53	17	70

Table 34: Occupied Housing Units by Household Type, Woodland Hills

Occupied Housing Units by Household Type, Woodland Hills			
	Owner Occu- pied	Renter Occu- pied	Total Occu- pied
Total Occupied Units	323	32	355
Family households	305	32	337
Married-couple family	279	32	311
With own children of the householder under 18 years	85	7	92
No own children of the householder under 18 years	194	25	219
Other family	26	0	26
Male householder, no spouse present	11	0	11
With own children of the householder under 18 years	3	0	3
No own children of the householder under 18 years	8	0	8
Female householder, no spouse present	15	0	15
With own children of the householder under 18 years	1	0	1
No own children of the householder under 18 years	14	0	14
Nonfamily households	18	0	18

Race and Ethnicity

Utah County continues to be mostly white, with 616,370 of the county’s population being in the majority. The largest minority is those of two or more races, at 49,307; this is an increase from the last assessment (2019) of more than 32,000 individuals. Nearly 10,000 persons report being Asian; 5,353 are Native Hawaiian or Other Pacific Islander, 4,324 are Black or African American, and 4,042 are American Indian or Alaska Native. Interestingly, 23,614 report they are of “some other race.”²²



The Hispanic and Latino population in Utah County is increasing. In the last assessment, there were 74,595 persons in the largest of minority groups in the County; in 2022, there were 83,047—an increase of about 11.3 percent.²³

Most of the Hispanic and Latino population in Utah County indicate their country of origin as

²² U.S. Census Bureau, Table C02003

²³ U.S. Census Bureau, Table B02001

Mexico (50,864). Various South American countries are the origin of about 16,967, while another 5,998 come from Central America.²⁴

Country of Origin, Hispanic or Latino Population, Utah County	
Hispanic or Latino	83,047
Mexican	50,864
Puerto Rican	1,996
Cuban	771
Dominican (Dominican Republic)	1,257
Central American	5,998
Costa Rican	397
Guatemalan	2,150
Honduran	788
Nicaraguan	202
Panamanian	120
Salvadoran	2,336
Other Central American	5
South American	16,967
Argentinean	2,971
Bolivian	836
Chilean	2,415
Colombian	1,473
Ecuadorian	1,831
Paraguayan	47
Peruvian	4,414
Uruguayan	376
Venezuelan	2,533
Other South American	71
Other Hispanic or Latino	5,194
Spaniard	1,481
Spanish	2,088
Spanish American	16
All other Hispanic or Latino	1,609

Although persons of Hispanic or Latino descent are living in all parts of Utah County, there are concentrations of these individuals—even within various municipalities. As both raw numbers and percentages of the total population, Provo and Orem have the largest numbers. Provo’s 20,046 Hispanic or Latino persons account for about 17.5 percent of the overall population in the city, and

²⁴ Ibid.

Table 35: Persons of Latino or Hispanic Descent, North Utah County

Persons of Latino or Hispanic Descent North Utah County			
	Number		Percent
Alpine	349		3.4
American Fork	3,365		9.9
Cedar Hills	1,338		13.4
Highland	537		2.8
Lehi	5,925		7.7
Lindon	662		5.8
Orem	17,113		17.6
Pleasant Grove	3,816		10.2
Provo	20,046		17.5
Vineyard	1,740		13.7

Orem’s 17,113 comprise 17.6 percent of the population. In the North Utah County area, Lehi has the next highest such population, with nearly 6,000 Hispanic or Latino individuals; American Fork has 3,365, or 9.9 percent of its population as a whole. Vineyard’s 1,740 make up 13.7 percent of its population, and the 1,338 in Cedar Hills represent 13.4 percent.²⁵

Table 36: Persons of Latino or Hispanic Descent, South Utah County

South Utah County			
	Number		Percent
Benjamin	28		3.3
Elberta	-		0.0
Elk Ridge	201		4.3
Genola	59		3.6
Goshen	269		31.1
Lake Shore	5		0/4
Mapleton	534		4.5
Palmyra	11		1.8
Payson	4,103		14.4
Salem	432		4.6
Santaquin	2,018		14.0
Spanish Fork	5,155		12.0
Spring Lake	22		4.3
Springville	5,599		15.9
West Mountain	100		7.9
Woodland Hills	89		6.7

In South Utah County, both Spanish Fork and Springville have significant Hispanic or Latino populations. Springville has 5,599 persons in this demographic group (15.9 percent of its population), and Spanish Fork has 5,115 (12.0 percent). Payson, with 14.4 percent of its population being Hispanic or Latino, has 4,103.²⁶

²⁵ U.S. Census Bureau, Table B03001

²⁶ Ibid.

Table 37: Persons of Latino or Hispanic Descent, West Utah County

Persons of Latino or Hispanic Descent West Utah County		
	Number	Percent
Cedar Fort	-	0.0
Eagle Mountain	5,204	11.3
Fairfield	4	5.1
Saratoga Springs	4,083	10.1

Other concentrations of Hispanic or Latino individuals are found in Eagle Mountain, with 5,204 such persons (11.3 percent of its population) and Saratoga Springs, with 4,083 and 10.1 percent.²⁷

Language Spoken at Home

In Utah County, nearly 85 percent of the population speaks English at home. About 10.7 percent speak Spanish. The remaining 5 percent or so speak Other Indo-European language (2.2 percent), Asian or Pacific Island languages (2.0 percent), and various other languages (0.2 percent). About 30.0 percent of those who speak Spanish at home say they speak English “less than very well.” This equates to about 19,612 individuals.²⁸

The communities with the highest number of persons who speak English “less than very well” are Orem (5,150), Provo (5,028), Eagle Mountain (1,227), Springville (1,208), and Spanish Fork (1,189). Lehi, with its 918, and American Fork, with 898, also have concentrations of non-English speaking individuals.²⁹

²⁷ Ibid.

²⁸ U.S. Census Bureau, Table S1601

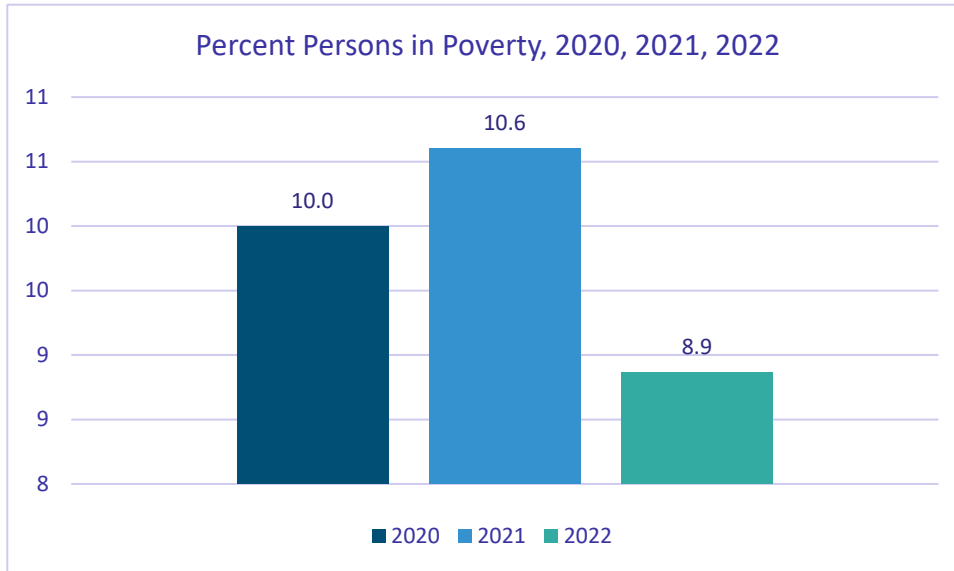
²⁹ Ibid.

Table 38: English-Speaking Capacity by Municipality, Utah County

English-Speaking Capacity by Municipality, Utah County			
	Number Speaking Language Other than English	Speak English less than "very well"	Percent speak English less than "very well"
Alpine	399	12	3.0
American Fork	2,268	898	39.6
Benjamin	21	0	0.0
Cedar Fort	0	0	-
Cedar Hills	499	210	42.1
Eagle Mountain	3,539	1,227	34.7
Elberta	0	0	-
Elk Ridge	88	14	15.9
Fairfield	4	0	0.0
Genola	51	10	19.6
Goshen	210	96	45.7
Highland	361	59	16.3
Hobble Creek	5	0	0.0
Lake Shore	6	0	0.0
Lehi	3,996	918	23.0
Lindon	514	59	11.5
Mapleton	448	75	16.7
Orem	13,770	5,150	37.4
Palmyra	17	11	64.7
Payson	2,494	933	37.4
Pleasant Grove	2,656	889	33.5
Provo	19,005	5,028	26.5
Salem	183	15	8.2
Santaquin	1,251	263	21.0
Saratoga Springs	2,580	622	24.1
Spanish Fork	3,724	1,189	31.9
Spring Lake	21	5	23.8
Springville	4,632	1,208	26.1
Vineyard	1,376	488	35.5
West Mountain	76	24	31.6
Woodland Hills	17	4	23.5

Income and Poverty

The rate of poverty has decreased in Utah County since the last Housing and Homeless Needs Assessment, decreasing from about 11.2 percent in 2019’s report to 8.9 percent today. This rate is



lower than 2021’s 10.6 percent and 2020’s 10.0 percent. Presumably due to the high concentration of post-secondary students in Utah County, the rate of poverty for the 18- to 24-year-old age group is significantly higher than the area’s rate in general, at 39.1 percent. The next highest age group is 25- to 34-year-olds, at 13.2 per-

Figure 11: Percent Persons in Poverty, Utah County, 2020,2021, 2022

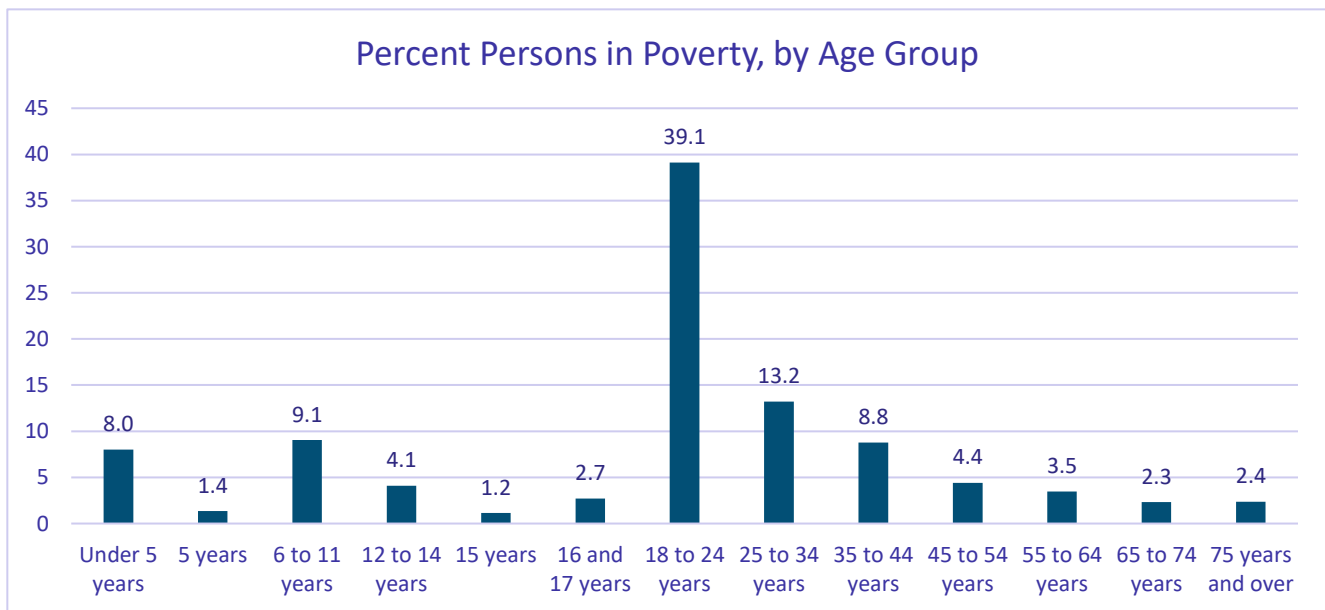


Figure 10: Percent Persons in Poverty, by Age Group

cent. And, as part of this analysis, we must consider that some level of young children—those under 5 years—are children of full-time college students. Recognizing that college students also have needs for housing, we consider the social networks and financial resources available to many

college students that would likely not be available to others.³⁰ Analysis of this phenomenon is in the subsection titled “Poverty and Post-Secondary Education.”

Table 39: Persons in Poverty by Municipality

Persons in Poverty, by Municipality				
		Number		Percent
Alpine	█	661	█	6.5
American Fork	█	2,302	█	6.8
Benjamin		41	█	4.8
Cedar Fort		0		0.0
Cedar Hills	█	468	█	4.7
Eagle Mountain	█	1,555	█	3.4
Elberta		0		0.0
Elk Ridge		136		2.9
Fairfield		2		2.6
Genola		177	█	10.7
Goshen		166	█	19.2
Highland	█	387		2.0
Lake Shore		0		0.0
Lehi	█	3,658	█	4.8
Lindon	█	649	█	5.7
Mapleton	█	327		2.8
Orem	█	9,336	█	9.8
Palmyra		0		0.0
Payson	█	1,202	█	5.6
Pleasant Grove	█	1,959	█	5.3
Provo	█	25,319	█	24.9
Salem		361		3.8
Santaquin	█	564		3.9
Saratoga Springs	█	1,744		4.3
Spanish Fork	█	2,501	█	6.0
Spring Lake		100	█	19.3
Springville	█	2,438	█	7.0
Vineyard	█	1,113	█	8.8
West Mountain		8		0.6
Woodland Hills		88	█	6.6

Provo has the most people living in poverty, with more than 25,000 (or 24.9 percent). Orem’s 9,336 persons in poverty are 9.8 percent of the population. American Fork, Lehi, Spanish Fork, and Springville each have between 2,000 and 3,700 persons in poverty.³¹

³⁰ U.S. Census Bureau, Table B17001

³¹ Ibid.

Families in Poverty

In Utah County, there are 8,899 families—which is 5.9 percent of all families—living below federal poverty guidelines. Of these, 5,687 are married-couple families; 782 are male householder families with no spouse present; 2,430 are female householders with no spouse present.

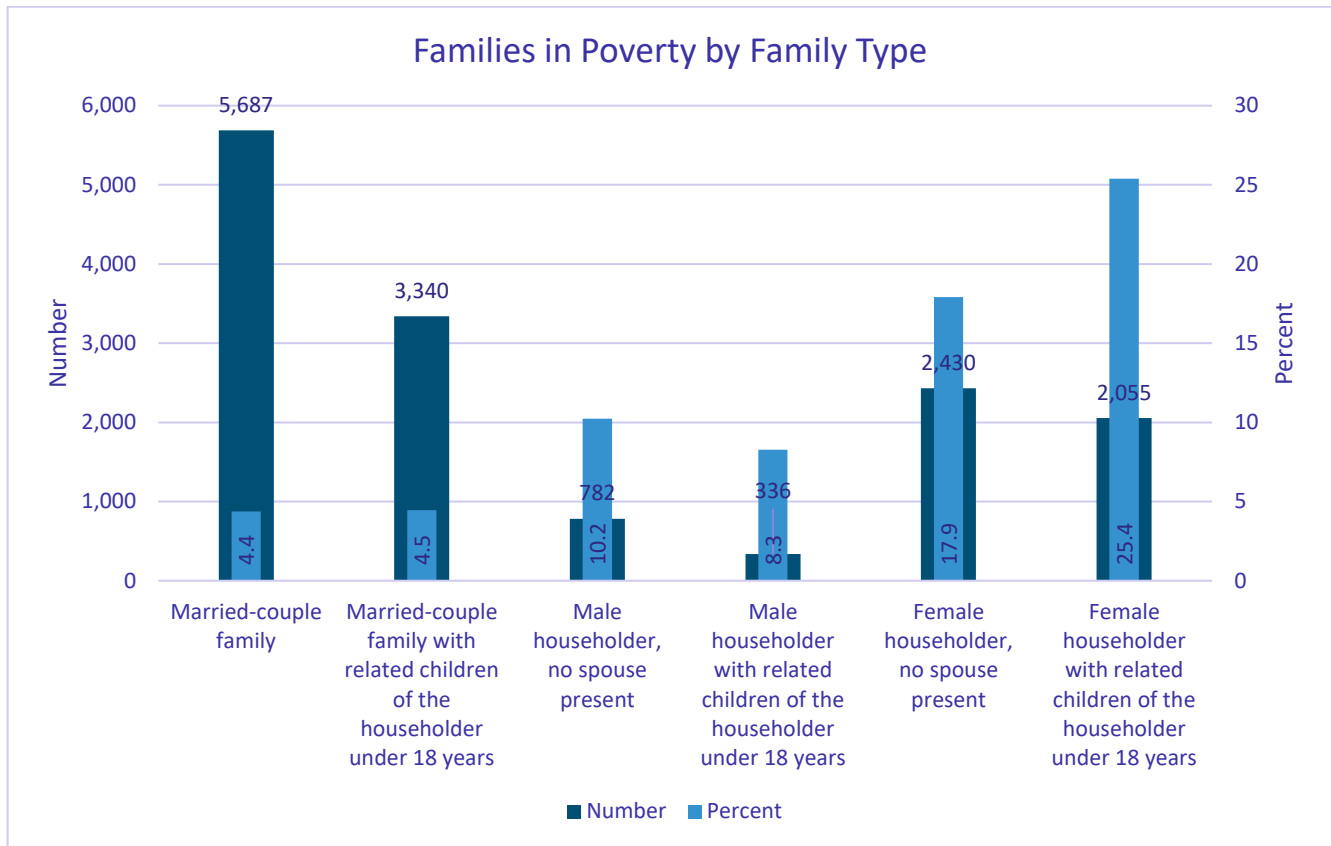


Figure 12: Families in Poverty by Family Type

In virtually every community in the United States, the family type most affected by poverty is single-mother families with young children. Utah County is no different; while 25.4 percent of single mothers with any age children in the household are living in poverty, single mothers 38.4 percent of single mothers with children younger than 5 years and between 5 and 18 years are living in poverty. Single mothers with only children younger than 5 years experience a slightly lower rate of poverty: 35.3 percent of these mothers are below FPG.³²

³² U.S. Census Bureau, Table B17010

Table 40: Poverty Rates, Married-Couple Families with Young Children vs. Single-Mother Families with Young Children, by Municipality, 2022

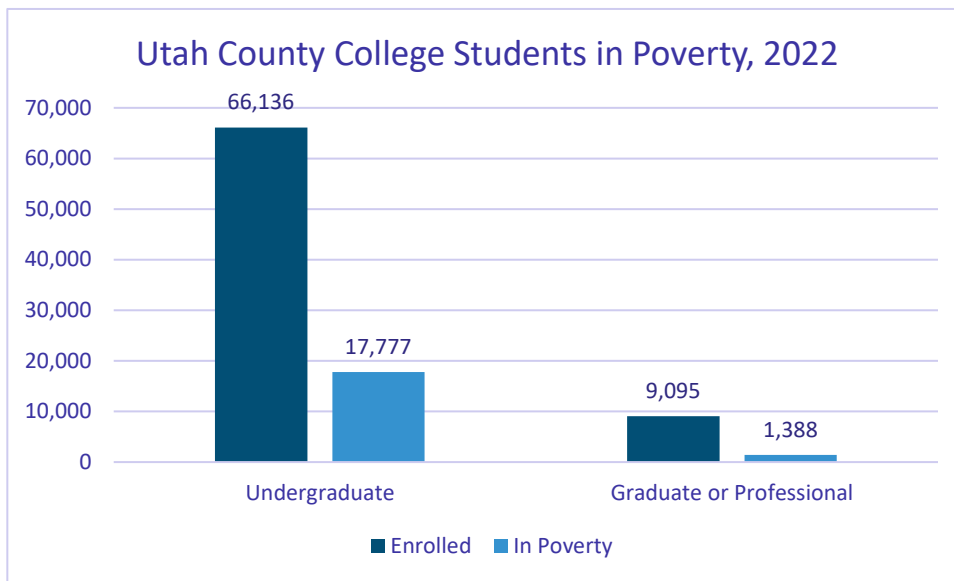
Poverty Rates, Married-Couple Families vs. Single-Mother Families with Young Children		
	Percent Married-Couple Families with Young Children in Poverty	Percent Single-Mother Families with Young Children in Poverty
Alpine	6.7	-
American Fork	0.0	24.6
Benjamin	0.0	-
Cedar Fort	0.0	-
Cedar Hills	0.0	-
Eagle Mountain	2.3	0.0
Elberta	-	-
Elk Ridge	0.0	0.0
Fairfield	-	-
Goshen	0.0	-
Highland	0.0	0.0
Lake Shore	0.0	-
Lehi	4.5	61.4
Lindon	0.0	100.0
Mapleton	0.0	-
Orem	6.6	21.0
Palmyra	0.0	-
Payson	0.0	60.9
Pleasant Grove	5.4	20.0
Provo	17.9	36.9
Salem	0.0	0.0
Santaquin	0.0	16.3
Saratoga Springs	6.3	50.0
Spanish Fork	2.0	19.8
Spring Lake	0.0	-
Springville	1.4	45.5
Vineyard	4.4	0.0
West Mountain	0.0	0.0
Woodland Hills	0.0	100.0

The rate of poverty among single mothers with young children in the home is as high as 100 percent in municipalities with only a small handful of such households. For example, Lindon has six households in this category, and Woodland Hills has seven. Lehi’s 61.4 percent poverty rate equates to a relatively few 62 families, and Payson’s 60.9 percent is only 14 families. In all of Utah County, there are 388 single-mother families with only young children who are living in poverty; another 474 single mothers with both young children and older children are also in poverty.³³

³³ *Ibid.*

Poverty and Post-Secondary Education

Using the Census Bureau’s 2022 American Community Survey five-year averages (used throughout





















this report), there are 66,136 undergraduate college students in Utah County; 17,777 of them—or 26.9 percent—are in poverty. There are 9,095 graduate or professional school students, and 1,388 (15.3 percent) are in poverty.³⁴ A vital consideration is the number of post-secondary schools in Utah County that many ACS respondents may not consider

“college.” The question on the survey asked in what grade level the respondent is enrolled, with the following options: “Nursery school, preschool,” “Kindergarten,” “Grade 1 through grade 12,” “College undergraduate years (freshman to senior),” and “Graduate or professional school beyond a bachelor’s degree (for example: MA or PhD program, or medical or law school).”³⁵ These response options preclude vocational and technical post-secondary education, such as Rocky Mountain University, the Noorda College of Osteopathic Medicine, Mountainland Technical College (MTech), Utah Valley Dental Assisting, AnimSchool, Healing Mountain Massage School, and dozens of others in the County and in nearby Salt Lake County.

³⁴ U.S. Census Bureau, Table B14006

³⁵ Census Bureau, U. (2022). American Community Survey and Puerto Rico Community Survey 2022 Subject Definitions. Retrieved from https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2015_ACSSubjectDefinitions.pdf

Table 41: Undergraduate College Students in Poverty, by Municipality

Undergraduate College Students in Poverty, by Municipality			
	Number		Percent
Alpine	57		8.6
American Fork	565		21.7
Benjamin	0		0.0
Cedar Fort	0		0.0
Cedar Hills	45		7.0
Eagle Mountain	124		5.4
Elberta	0		0.0
Elk Ridge	0		0.0
Fairfield	0		0.0
Genola	0		0.0
Goshen	0		0.0
Highland	38		3.7
Lake Shore	0		0.0
Lehi	119		3.3
Lindon	46		6.0
Mapleton	10		1.5
Orem	2,222		20.9
Palmyra	0		0.0
Payson	47		4.2
Pleasant Grove	47		2.0
Provo	13,848		47.1
Salem	9		1.8
Santaquin	0		0.0
Saratoga Springs	92		4.1
Spanish Fork	93		4.0
Spring Lake	0		0.0
Springville	233		10.3
Vineyard	181		11.8
West Mountain	0		0.0
Woodland Hills	1		1.4

In Provo, nearly half—47.1 percent—of enrolled undergraduate college students are living in poverty.³⁶ Many, if not most, of these 13,848 students have support systems and income streams that would mitigate the typical stresses placed upon individuals and families living below the federal poverty guidelines. In Orem, 2,222 undergraduates, or 20.9 percent of all such students, are living in poverty.³⁷

In addition to the undergraduate post-secondary students who are living in poverty, there are also 1,388 graduate students and professional school students, such as law school or medical school students, who are living in poverty in Utah County. Of these, 866 live in Provo and 261 live in Orem.³⁸

After accounting for the high number of college students who are living in poverty, the rate of poverty among non-college students in Provo is 10.4; in Orem, it is 7.2.³⁹

³⁶ U.S. Census Bureau, Table B14006

³⁷ *Ibid.*

³⁸ *Ibid.*

³⁹ Calculated from U.S. Census Bureau, Tables B14006 and B17001

Table 42: Poverty Rates, All Residents and Those Not Enrolled in College, Provo and Orem

Poverty Rates, All Residents and Those Not Enrolled in College, Provo and Orem					
	Persons in Poverty	Poverty Rate	Undergraduate and Graduate Stu- dents in Poverty	Non-College Students in Poverty	Poverty Rate Among Non-College Students
Provo	25,319	24.9	14,714	10,605	10.4
Orem	9,336	9.8	2,483	6,853	7.2

Household Income

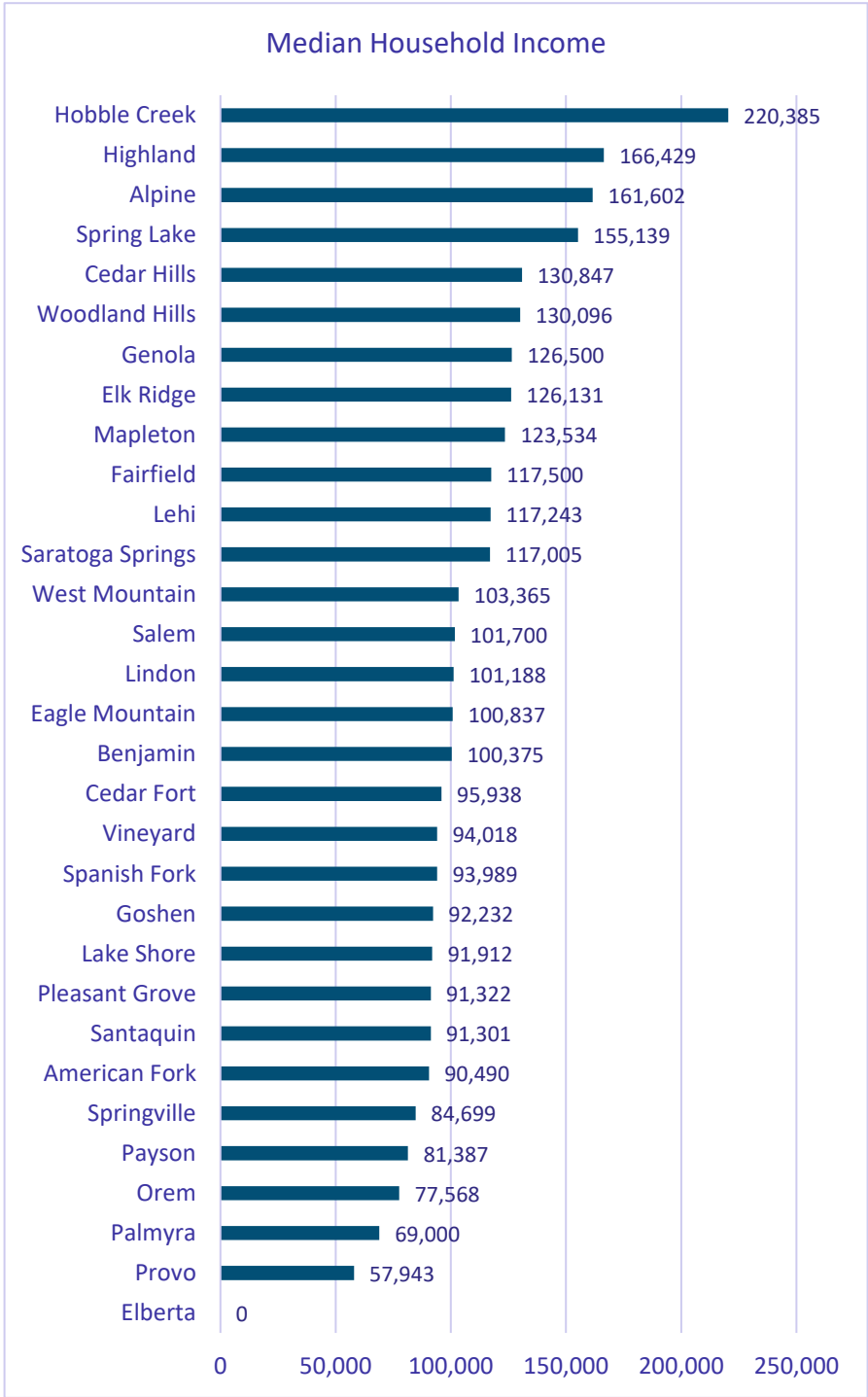
The median household income in Utah County is \$95,085.⁴⁰ This is an increase of 0.8 percent over 2022. Since the Great Recession ended in 2009, median household income in Utah County has increased from \$79,037 to \$95,085—or 20.3 percent—in inflation-adjusted 2023 dollars.⁴¹

Table 43: Utah County Median Household Income, 2009 - 2017

Utah County Median Household Income, 2009 – 2023			
2023 inflation-adjusted dollars			
	Median Household Income	Median Household Income in 2023 Dollars	Growth Over Previous Year
2009	55,642	79,037	
2010	56,927	79,671	-0.3%
2011	57,783	78,542	-0.1%
2012	58,164	77,707	-2.2%
2013	58,821	77,422	-0.5%
2014	59,846	78,180	0.2%
2015	60,727	78,756	1.6%
2016	64,321	81,722	4.5%
2017	67,042	83,419	1.7%
2018	70,408	85,966	3.1%
2019	74,665	89,126	3.7%
2020	77,057	90,746	1.8%
2021	82,893	91,201	0.5%
2022	91,263	94,322	3.4%
2023	95,085	95,085	0.8%

⁴⁰ Federal Reserve Bank of St. Louis

⁴¹ U.S. Census Bureau, Table B19013



Median annual household income is highest in Hobbie Creek (more than \$220,000), Highland, Alpine, Spring Lake, Cedar Hills, and Woodland Hills. It is lowest in Elberta, Provo, Palmyra, Orem, and Payson.⁴²

Figure 14: Median Household Income, by Municipality

⁴² U.S. Census Bureau, Table B19013

The table and figure below show Utah County’s household income by range. There are about 43,497 households earning less than \$50,000 per year—roughly the same number as those hearing between \$100,000 and \$150,000 per year and those earning more than \$150,000 per year.⁴³

Table 44: Household Income by Range

Household Income by Range		
	Number	Percent
Less than \$10,000	5,222	2.8
\$10,000 to \$14,999	3,426	1.8
\$15,000 to \$19,999	3,681	2.0
\$20,000 to \$24,999	4,382	2.3
\$25,000 to \$29,999	4,625	2.5
\$30,000 to \$34,999	5,066	2.7
\$35,000 to \$39,999	5,661	3.0
\$40,000 to \$44,999	5,144	2.7
\$45,000 to \$49,999	6,290	3.4
\$50,000 to \$59,999	12,268	6.6
\$60,000 to \$74,999	18,182	9.7
\$75,000 to \$99,999	29,225	15.6
\$100,000 to \$124,999	23,329	12.5
\$125,000 to \$149,999	17,960	9.6
\$150,000 to \$199,999	20,861	11.1
\$200,000 or more	21,849	11.7

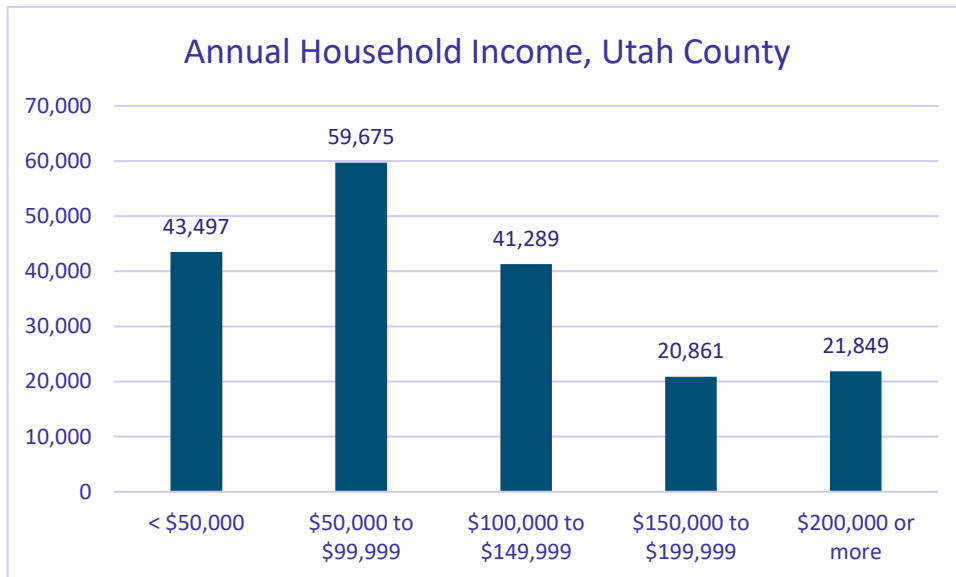


Figure 15: Annual Household Income, Utah County

⁴³ U.S. Census Bureau, Table B19001

Additional insights can be found by analyzing poverty by U.S. Census tract. Within most communities, there are neighborhoods of varying socio-economic status; newer, larger homes are generally more expensive, while smaller, older homes are generally less expensive. Many factors contribute to the culture of local neighborhoods with communities, including education, home value, proximity to various amenities (grocery stores, shopping centers, government services, sports venues, parks and recreation, etc.), and safety—among many others. The following maps of the County depict poverty status by census tract.

Of particular note are **Figure 18** and **Figure 19**, which depict poverty rates in Orem and Provo, respectively. The census tracts closest to the two universities—Utah Valley University and Brigham Young University—have the highest poverty rates in the County. The on-campus census tract for BYU has a poverty rate of nearly 70 percent; the tracts immediately surrounding campus have rates in the 40s, 50s, and 60s. There are about 6,000 students living on campus at BYU, with about 25,000 living off-campus.

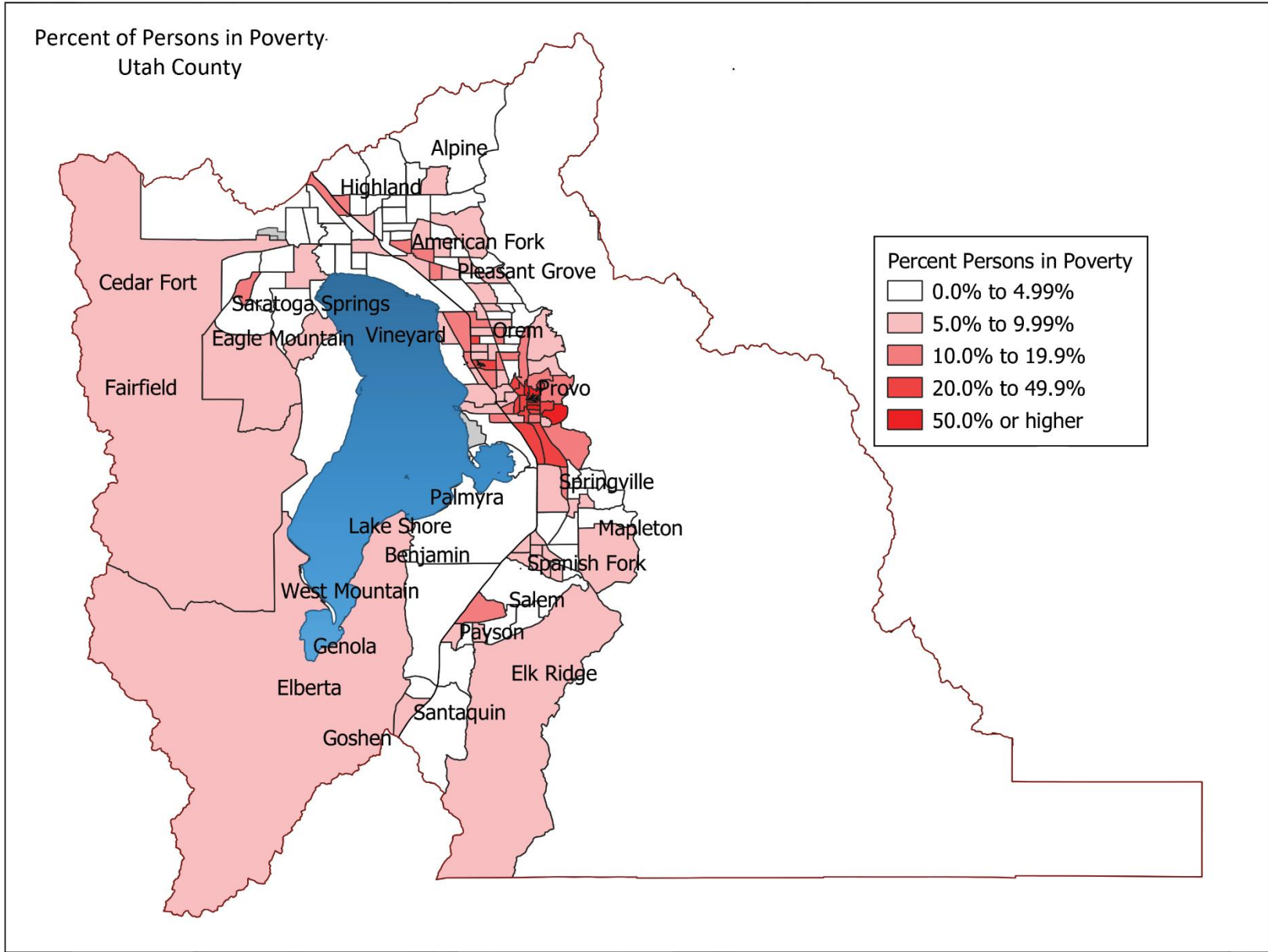


Figure 16: Percent Persons in Poverty, Utah County

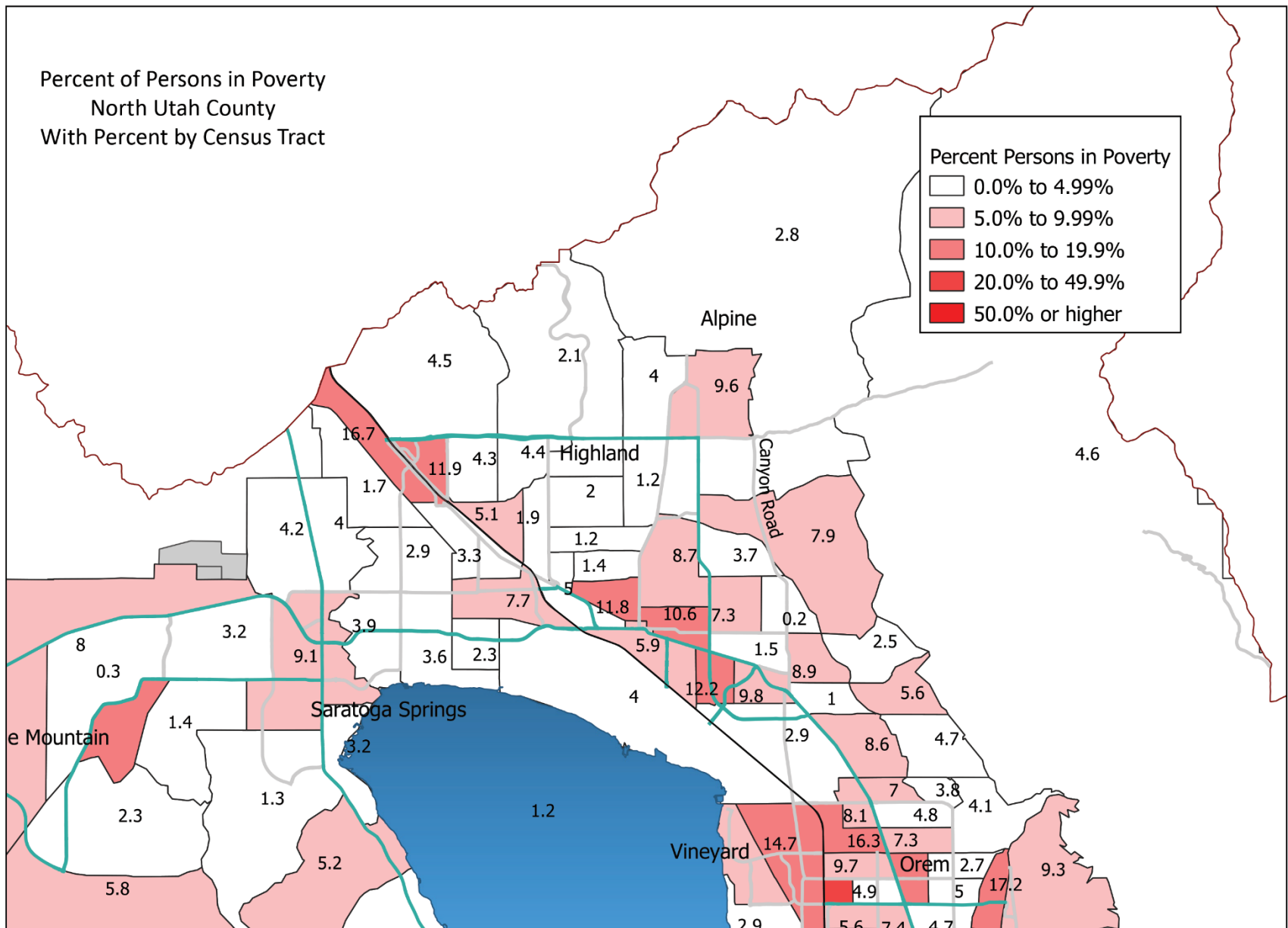


Figure 17: Percent Persons in Poverty, North Utah County, With Percent by Census Tract

Percent of Persons in Poverty, Orem-Vineyard, With Percent by Census Tract

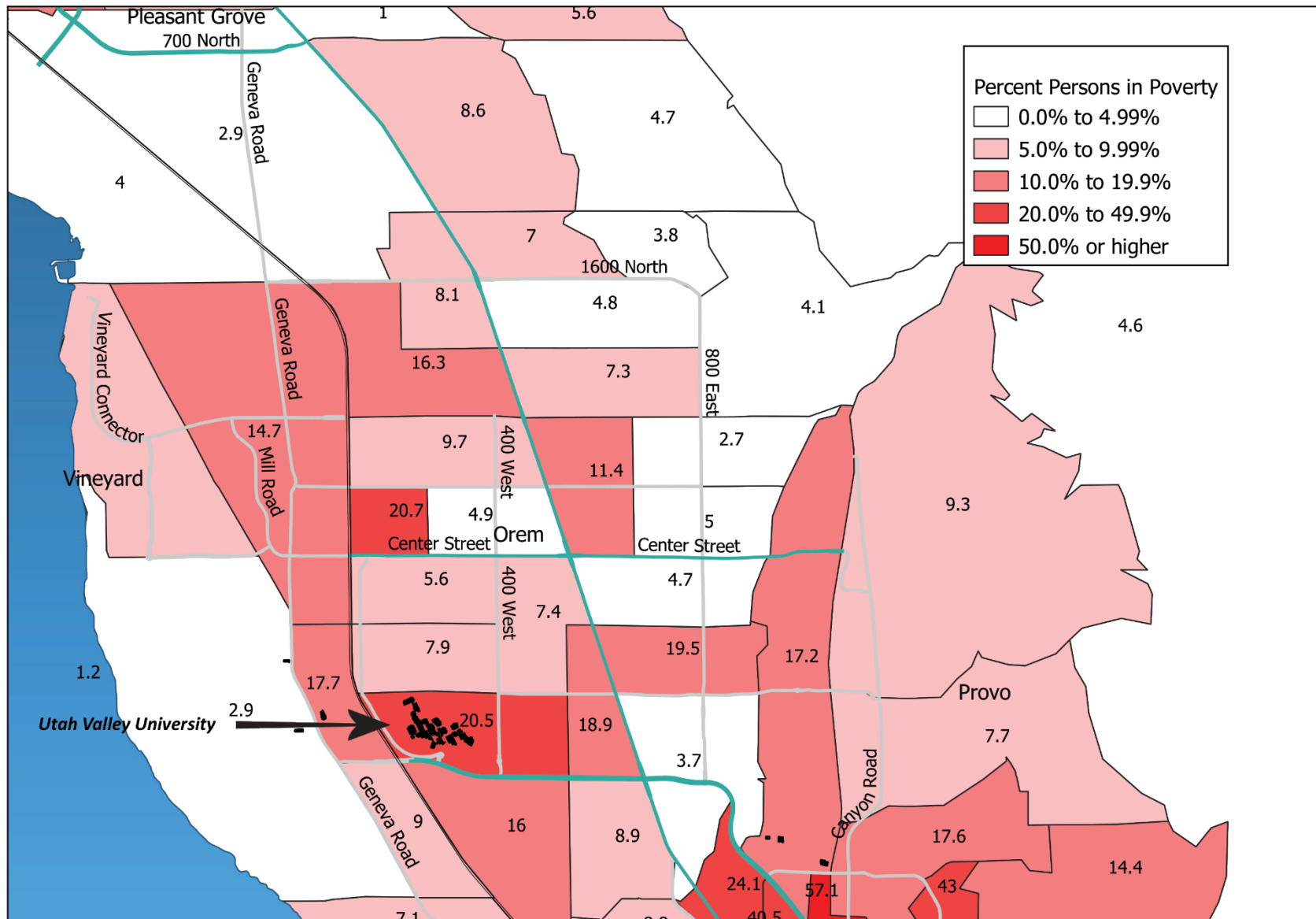


Figure 18: Percent Persons in Poverty, Orem-Vineyard, With Percent by Census Tract

Percent of Persons in Poverty, Provo, With Percent by Census Tract

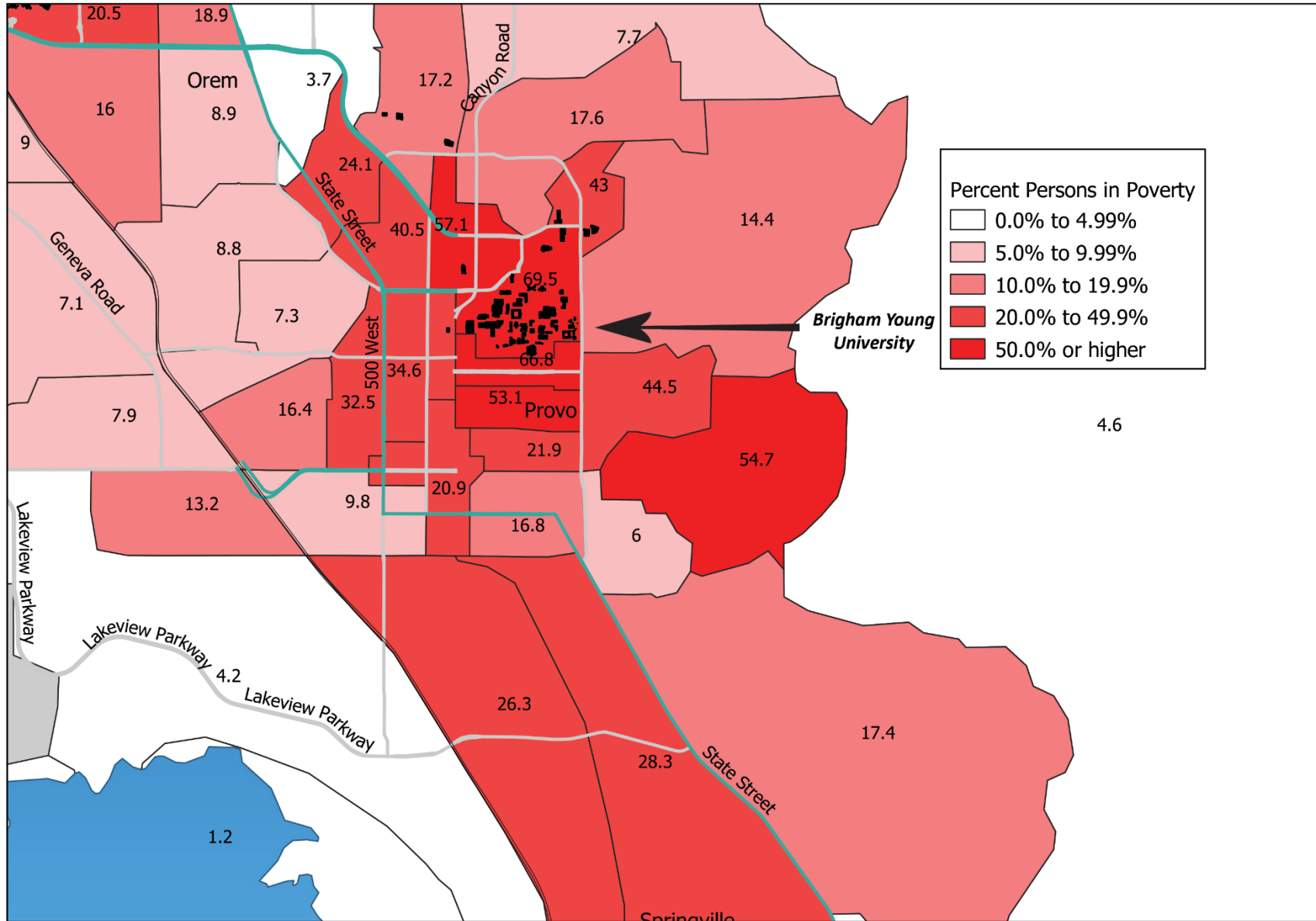


Figure 19: Percent Persons in Poverty, Provo, With Percent by Census Tract

Percent of Persons in Poverty, Springville-Spanish Fork, With Percent by Census Tract

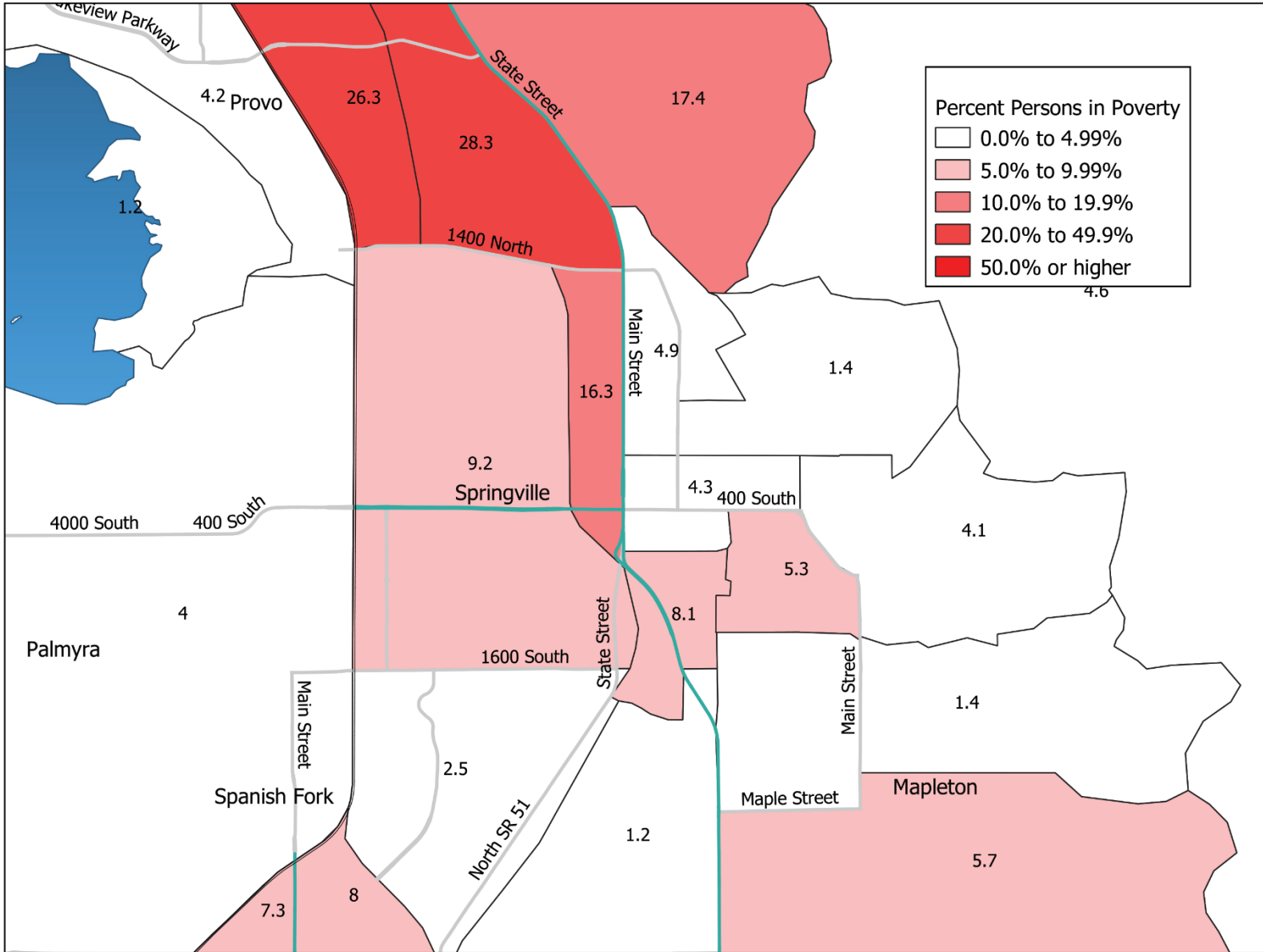


Figure 20: Percent Persons in Poverty, Springville-Spanish Fork, With Percent by Census Tract

Percent of Persons in Poverty, Spanish Fork-Mapleton-Woodland Hills-Payson, With Percent by Census Tract

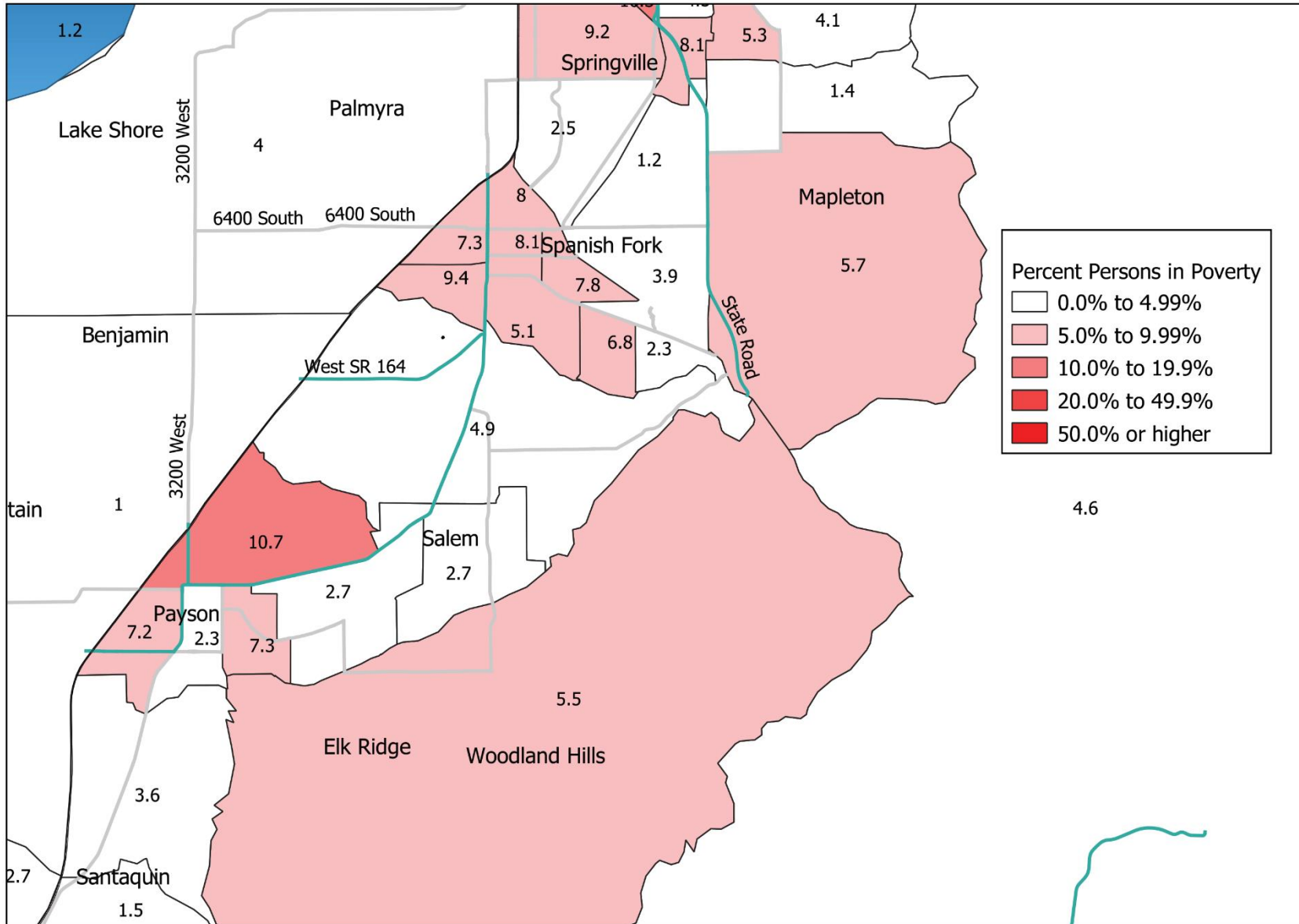


Figure 21: Percent Persons in Poverty, Spanish Fork-Mapleton-Woodland Hills-Payson, With Percent by Census Tract

Percent of Persons in Poverty, South Utah County, With Percent by Census Tract

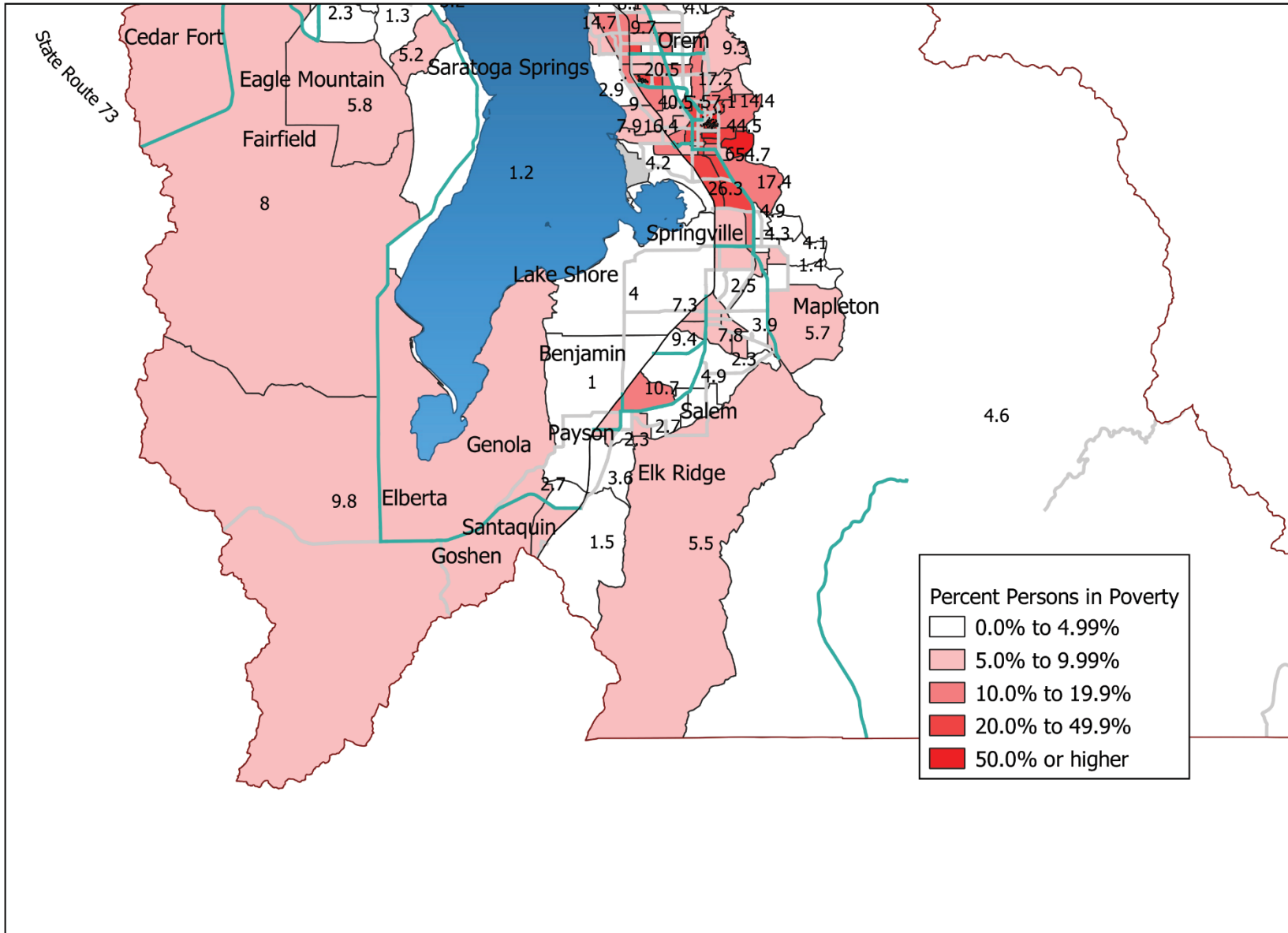


Figure 22: Percent Persons in Poverty, South Utah County, With Percent by Census Tract

Households and Householders

In Utah County, 68.6 percent of occupied housing are owner-occupied; this compares to 70.7 percent for the state of Utah and 64.8 percent nationally. Two-person households make up 25.0 percent of owner-occupied households, and 36.2 percent of renter-occupied households. About 14.2 percent of renter households are large family households (≥ 5 persons); this is down from 2019’s report of nearly 18 percent. Owner-occupied, large-family households continue to comprise about one-third of all owner households in the County.⁴⁴

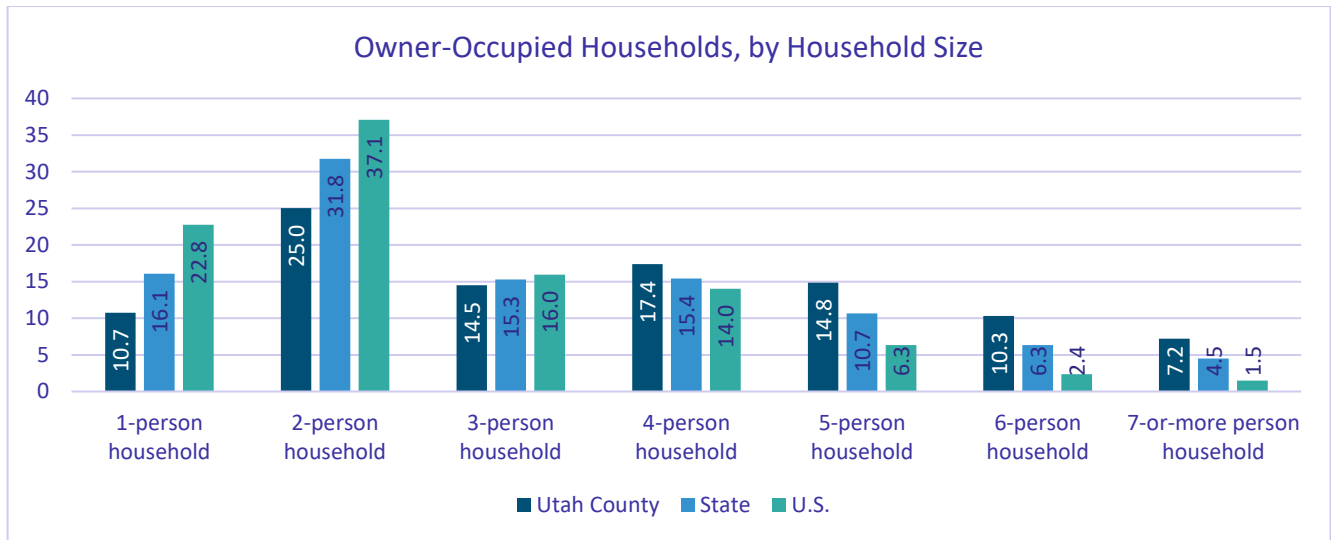


Figure 23L Owner-Occupied Households, by Household Size

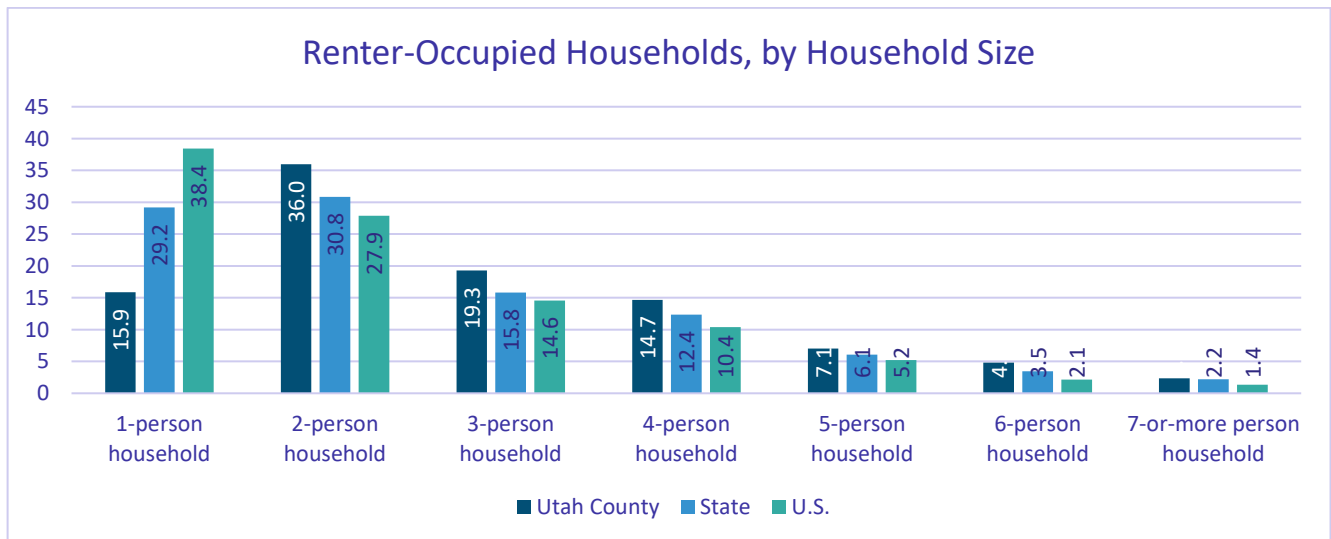


Figure 24: Renter-Occupied Households, by Household Size

⁴⁴ U.S. Census Bureau, Table B25009

Homeownership rates in Utah County municipalities range from 100 percent in the small communities of Lake Shore, Fairfield, and Elberta, to 39.1 percent in Salem.

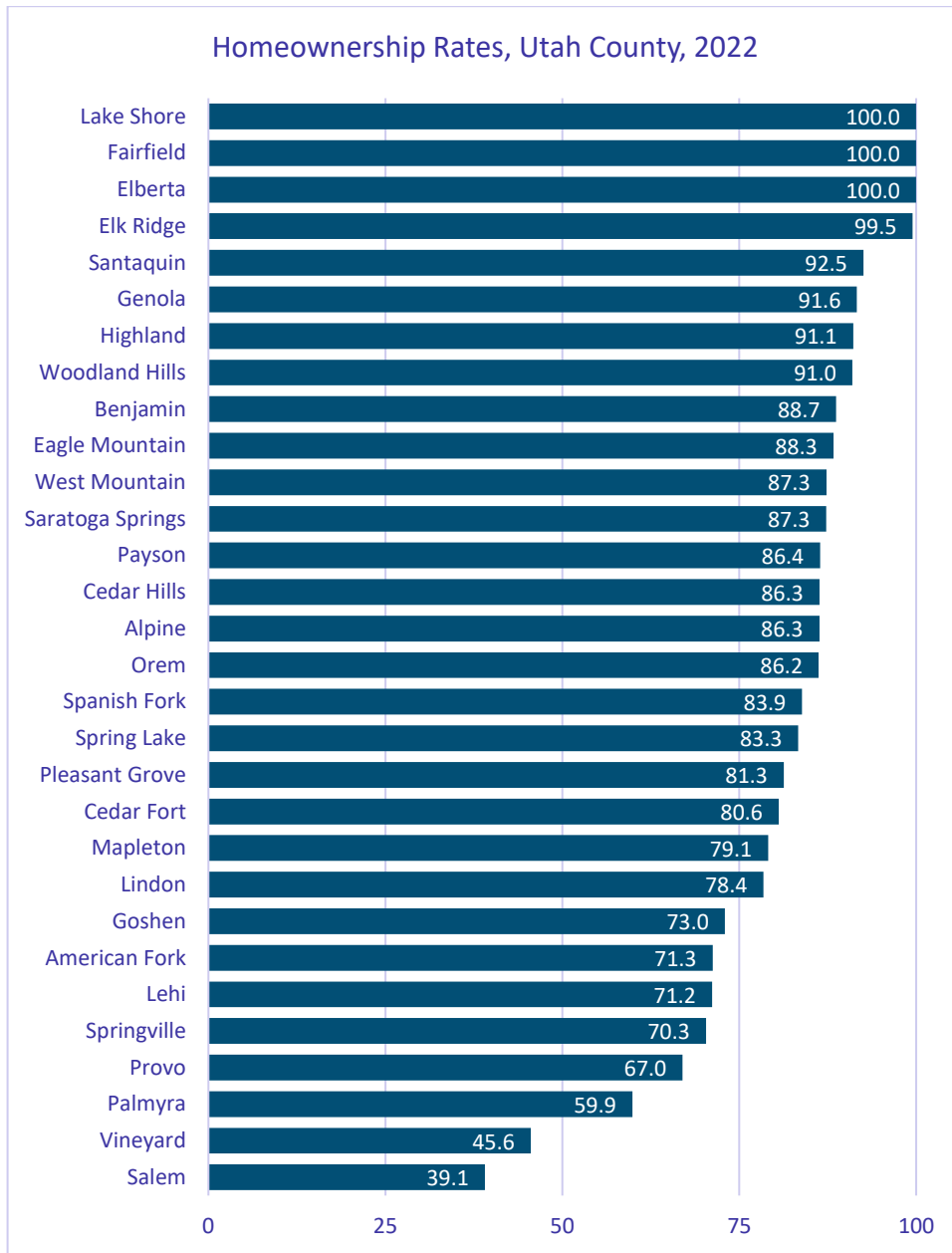


Figure 25: Homeownership Rates, Utah County, 2022

More than 40 percent of homeowners are younger than age 44, with 24.9 percent in the 35 to 44 age category. Nearly 80 percent of renter householders are younger than age 44.⁴⁵

⁴⁵ U.S. Census Bureau, Table B25007

Table 45; Tenure by Age of Householder, 2022

Tenure by Age of Householder, 2022		
	Number	Percent
Total Households	187,171	
Owner occupied	128,368	100
Householder 15 to 24 years	3,218	2.5
Householder 25 to 34 years	22,422	17.5
Householder 35 to 44 years	31,900	24.9
Householder 45 to 54 years	24,779	19.3
Householder 55 to 59 years	10,216	8.0
Householder 60 to 64 years	9,246	7.2
Householder 65 to 74 years	15,735	12.3
Householder 75 to 84 years	8,188	6.4
Householder 85 years and over	2,664	2.1
Renter occupied	58,803	100
Householder 15 to 24 years	18,210	31.0
Householder 25 to 34 years	18,511	31.5
Householder 35 to 44 years	9,657	16.4
Householder 45 to 54 years	5,080	8.6
Householder 55 to 59 years	1,940	3.3
Householder 60 to 64 years	1,773	3.0
Householder 65 to 74 years	1,899	3.2
Householder 75 to 84 years	1,193	2.0
Householder 85 years and over	540	0.9

Table 46 provides trends in tenure and vacancy status by municipality from 2020 to 2023. Of particular note are the communities of American Fork, Eagle Mountain, Lehi, Saratoga Springs, and Spanish Fork, which added a combined 16,736 housing units in Utah County in this three-year period. This represents 62.6 percent of all new occupied housing units. The smaller communities of Mapleton, Payson, Salem, Santaquin, and Vineyard also experienced high growth, adding another 4,599 occupied units.⁴⁶

⁴⁶ Kem C. Gardner Policy Institute

Table 46: Trends in Unit Status by Municipality, 2020-2023

Trends in Unit Status by Municipality, 2020-2023							
Place	Unit Status	2020	2021	2022	2023	Change, 2020- 2023	Percent Change, 2020- 2023
Alpine	Occupied	2,702	2,749	2,823	2,865	163	6.0
Alpine	Owner-Occupied	2,341	2,388	2,462	2,504	163	7.0
Alpine	Renter-Occupied	361	361	361	361	0	0.0
Alpine	Vacant	84	85	85	86	2	2.0
American Fork	Occupied	10,137	10,904	12,045	12,811	2,674	26.4
American Fork	Owner-Occupied	6,944	7,243	8,009	8,333	1,389	20.0
American Fork	Renter-Occupied	3,193	3,661	4,036	4,478	1,285	40.2
American Fork	Vacant	358	375	394	411	54	15.0
Cedar Fort	Occupied	136	136	136	136	0	0.0
Cedar Fort	Owner-Occupied	122	122	122	122	0	0.0
Cedar Fort	Renter-Occupied	14	14	14	14	0	0.0
Cedar Fort	Vacant	12	12	12	12	0	0.0
Cedar Hills	Occupied	2,497	2,518	2,571	2,573	76	3.1
Cedar Hills	Owner-Occupied	2,153	2,174	2,227	2,229	76	3.5
Cedar Hills	Renter-Occupied	344	344	344	344	0	0.0
Cedar Hills	Vacant	54	54	55	55	1	1.4
Eagle Mountain	Occupied	10,577	11,920	13,483	14,498	3,921	37.1
Eagle Mountain	Owner-Occupied	9,326	10,669	12,232	13,247	3,921	42.0
Eagle Mountain	Renter-Occupied	1,251	1,251	1,251	1,251	0	0.0
Eagle Mountain	Vacant	191	205	221	231	40	20.7
Elk Ridge	Occupied	1,155	1,197	1,246	1,252	97	8.4
Elk Ridge	Owner-Occupied	1,110	1,152	1,201	1,207	97	8.7
Elk Ridge	Renter-Occupied	45	45	45	45	0	0.0
Elk Ridge	Vacant	38	39	39	39	1	2.6
Fairfield	Occupied	56	56	56	56	0	0.0
Fairfield	Owner-Occupied	54	54	54	54	0	0.0
Fairfield	Renter-Occupied	2	2	2	2	0	0.0
Fairfield	Vacant	0	0	0	0	0	-
Genola	Occupied	402	402	402	402	0	0.0
Genola	Owner-Occupied	365	365	365	365	0	0.0
Genola	Renter-Occupied	37	37	37	37	0	0.0
Genola	Vacant	16	16	16	16	0	0.0
Goshen	Occupied	307	307	307	307	0	0.0
Goshen	Owner-Occupied	250	250	250	250	0	0.0
Goshen	Renter-Occupied	57	57	57	57	0	0.0
Goshen	Vacant	11	11	11	11	0	0.0

(continued next page)

Place	Unit Status	2020	2021	2022	2023	Change, 2020- 2023	Percent Change, 2020- 2023
Highland	Occupied	4,632	4,732	4,954	5,114	482	10.4
Highland	Owner-Occupied	4,234	4,334	4,556	4,716	482	11.4
Highland	Renter-Occupied	398	398	398	398	0	0.0
Highland	Vacant	134	135	137	139	5	3.6
Lehi	Occupied	20,624	21,835		25,083	4,459	21.6
Lehi	Owner-Occupied	15,736	16,707	17,973	19,200	3,464	22.0
Lehi	Renter-Occupied	4,888	5,128	5,627	5,883	995	20.4
Lehi	Vacant	703	720	748	768	66	9.4
Lindon	Occupied	3,159	3,247	3,366	3,435	276	8.7
Lindon	Owner-Occupied	2,479	2,567	2,686	2,755	276	11.1
Lindon	Renter-Occupied	680	680	680	680	0	0.0
Lindon	Vacant	142	143	145	145	3	2.0
Mapleton	Occupied	2,989	3,315	3,603	3,815	826	27.6
Mapleton	Owner-Occupied	2,652	2,956	3,244	3,455	804	30.3
Mapleton	Renter-Occupied	337	359	359	359	22	6.6
Mapleton	Vacant	103	107	110	112	9	8.5
Orem	Occupied	30,032	30,721	30,995	31,244	1,213	4.0
Orem	Owner-Occupied	16,834	16,922	17,013	17,060	227	1.3
Orem	Renter-Occupied	13,198	13,799	13,983	14,184	986	7.5
Orem	Vacant	1,673	1,693	1,700	1,706	33	2.0
Payson	Occupied	6,197	6,611	6,890	7,427	1,229	19.8
Payson	Owner-Occupied	4,725	4,953	5,129	5,321	596	12.6
Payson	Renter-Occupied	1,472	1,658	1,761	2,105	633	43.0
Payson	Vacant	229	237	242	254	26	11.2
Pleasant Grove	Occupied	11,179	11,277	11,499	11,571	392	3.5
Pleasant Grove	Owner-Occupied	7,319	7,417	7,639	7,697	378	5.2
Pleasant Grove	Renter-Occupied	3,860	3,860	3,860	3,874	14	0.4
Pleasant Grove	Vacant	308	309	311	312	4	1.4
Provo	Occupied	34,125	34,908	35,678	36,131	2,006	5.9
Provo	Owner-Occupied	13,692	13,925	14,176	14,333	642	4.7
Provo	Renter-Occupied	20,434	20,983	21,502	21,798	1,365	6.7
Provo	Vacant	2,040	2,059	2,078	2,089	49	2.4
Salem	Occupied	2,547	2,721	2,965	3,036	489	19.2
Salem	Owner-Occupied	2,274	2,448	2,692	2,763	489	21.5
Salem	Renter-Occupied	273	273	273	273	0	0.0
Salem	Vacant	87	89	91	92	5	5.7
Santaquin	Occupied	3,622	3,984	4,518	4,702	1,080	29.8
Santaquin	Owner-Occupied	3,165	3,527	4,061	4,227	1,061	33.5
Santaquin	Renter-Occupied	457	457	457	475	18	4.0
Santaquin	Vacant	112	115	121	123	11	10.1

(continued next page)

Place	Unit Status	2020	2021	2022	2023	Change, 2020- 2023	Percent Change, 2020- 2023
Saratoga Springs	Occupied	9,488	10,807	12,239	13,179	3,691	38.9
Saratoga Springs	Owner-Occupied	8,179	9,371	10,803	11,743	3,564	43.6
Saratoga Springs	Renter-Occupied	1,309	1,436	1,436	1,436	127	9.7
Saratoga Springs	Vacant	216	232	246	256	40	18.5
Spanish Fork	Occupied	11,419	11,859	12,564	13,410	1,991	17.4
Spanish Fork	Owner-Occupied	9,143	9,544	10,077	10,468	1,326	14.5
Spanish Fork	Renter-Occupied	2,276	2,316	2,486	2,941	665	29.2
Spanish Fork	Vacant	303	309	319	337	34	11.2
Springville	Occupied	10,507	10,796	11,049	11,104	597	5.7
Springville	Owner-Occupied	7,332	7,620	7,763	7,818	486	6.6
Springville	Renter-Occupied	3,175	3,175	3,286	3,286	111	3.5
Springville	Vacant	288	290	295	296	8	2.9
Vineyard	Occupied	3,852	4,345	4,741	4,827	975	25.3
Vineyard	Owner-Occupied	1,916	2,108	2,404	2,489	573	29.9
Vineyard	Renter-Occupied	1,936	2,237	2,338	2,338	402	20.7
Vineyard	Vacant	406	418	424	425	18	4.5
Woodland Hills	Occupied	414	414	414	414	0	0.0
Woodland Hills	Owner-Occupied	389	389	389	389	0	0.0
Woodland Hills	Renter-Occupied	25	25	25	25	0	0.0
Woodland Hills	Vacant	17	17	17	17	0	0.0
Unincorporated	Occupied	2,392	2,421	2,462	2,497	105	4.4
Unincorporated	Owner-Occupied	2,039	2,068	2,109	2,144	105	5.1
Unincorporated	Renter-Occupied	353	353	353	353	0	0.0
Unincorporated	Vacant	471	471	472	472	1	0.2

Projected Population Growth

Utah County’s population is expected to grow to between 1,185,679 and 1,297,515 by 2050. If projections hold, Provo will have nearly 160,000 residents by 2050, Eagle Mountain will have 141,252, Saratoga Springs will be home to 138,600, and Orem will have 127,517—slightly more than Lehi, with 124,436.⁴⁷

⁴⁷ Kem C. Gardner Policy Institute; Mountainland Association of Government Small Area Population Projections

Table 47: Population Projections, 2030-2050

Population Projections, 2030-2050			
	2030	2040	2050
Utah County	861,852	1,080,082	1,297,515
Alpine	11,761	12,594	12,735
American Fork	40,752	48,846	51,391
Cedar Fort	773	1,855	11,845
Cedar Hills	10,442	10,288	10,232
Draper (Utah County)	2,886	3,034	3,078
Eagle Mountain	65,038	99,064	141,252
Elk Ridge	4,314	5,167	5,780
Fairfield	145	140	542
Genola	2,109	2,536	3,813
Goshen	1,185	1,671	2,095
Highland	21,257	23,375	24,250
Lehi	88,555	110,747	124,436
Lindon	13,105	13,564	13,719
Mapleton	16,480	19,726	21,724
Orem	105,540	117,630	127,517
Payson	30,341	42,728	64,887
Pleasant Grove	46,029	47,679	48,252
Provo	142,223	155,397	159,265
Salem	21,426	36,057	48,708
Santaquin	18,539	29,024	40,390
Saratoga Springs	79,815	117,641	138,600
Spanish Fork	58,643	79,575	93,509
Springville	48,562	58,174	61,969
Vineyard	24,017	33,870	36,265
Woodland Hills	1,824	2,018	2,200
Unincorporated areas	6,092	7,682	49,060

Over the coming four decades, Utah County’s population is expected to grow older, with median age increasing to 34.11 in 2060. The birthrate is expected to decrease—contributing to the lower median age—resulting in a drop in household size from 3.24 in 2030 to 2.76 in 2060.⁴⁸

⁴⁸ Kem C. Gardner Policy Institute, Population Projections Detail

Utah County Household and Median Age Projections, 2030-2060

Year	Population	Households	Persons Per Household	Median Age
2030	853,711	257,513	3.24	27.92
2031	869,828	264,522	3.21	28.20
2032	886,041	271,608	3.19	28.49
2033	902,522	278,707	3.17	28.78
2034	919,147	285,814	3.15	29.06
2035	935,919	292,901	3.13	29.34
2036	952,843	299,896	3.11	29.61
2037	969,840	306,771	3.10	29.87
2038	986,891	313,575	3.08	30.14
2039	1,003,919	320,413	3.07	30.40
2040	1,021,077	327,172	3.06	30.66
2041	1,038,188	334,530	3.04	30.91
2042	1,055,180	341,622	3.03	31.17
2043	1,072,037	348,620	3.01	31.41
2044	1,088,645	355,570	3.00	31.64
2045	1,105,156	362,453	2.99	31.88
2046	1,121,645	369,326	2.97	32.11
2047	1,137,972	376,205	2.96	32.35
2048	1,154,131	383,079	2.95	32.57
2049	1,170,039	389,998	2.94	32.79
2050	1,185,679	396,956	2.92	32.99
2051	1,201,370	404,015	2.91	33.16
2052	1,217,037	411,245	2.90	33.31
2053	1,232,618	418,603	2.88	33.44
2054	1,247,954	426,205	2.86	33.57
2055	1,263,035	434,057	2.85	33.68
2056	1,278,078	441,978	2.83	33.78
2057	1,293,124	449,943	2.81	33.86
2058	1,308,204	458,056	2.79	33.94
2059	1,323,320	466,433	2.77	34.02
2060	1,338,222	474,814	2.76	34.11

Economy

Utah County’s economy has continued to grow since the last assessment, although the rate of growth has declined slightly.

Employment

Unemployment is creeping up in Utah County. Since the 2019 assessment, Utah’s unemployment

Table 48: Best Unemployment Rates, States, June 2024

Best Unemployment Rates, States, June 2024		
	Unemployment Rate	Rank
South Dakota	2.0	1
North Dakota	2.1	2
Vermont	2.1	2
New Hampshire	2.5	4
Nebraska	2.6	5
Virginia	2.7	6
Iowa	2.8	7
Maine	2.8	7
Maryland	2.8	7
Mississippi	2.8	7
Alabama	2.9	11
Hawaii	2.9	11
Minnesota	2.9	11
Wisconsin	2.9	11
Wyoming	2.9	11
Tennessee	3.0	16
Utah	3.0	16

rate has dropped from 6th best in the country to tied for 16th best—still in the top one-third of states.⁴⁹

Within the state, Utah County’s unemployment rate is lackluster when compared to rates in other counties. At 4.0, the County’s rate is at the midpoint between the best (Rich County at 2.2) and the worst (Piute County at 6.0). Among Wasatch Front and Wasatch Back counties, Morgan (3.4), Summit (3.5), Davis (3.6), Salt Lake (3.6), and Wasatch (3.6) all fare better than Utah County.⁵⁰

Although the County dropped out of its three-peat first place showing in the Milkin Institute’s Best Performing Cities list, it is still ranked fifth best in the country. Milkin sums up its analysis of the Provo-Orem MSA’s performance in 2023:

After its remarkable three-year run as the top-ranked large metropolitan area, Provo-Orem,

UT, forfeits the number one position but remains among the top five large metro areas. Provo-Orem’s labor market has been impacted by recent tech layoffs, resulting in notable declines in its job and wage growth. Nonetheless, the metro area retains many advantages, with many new businesses being established in the area, providing signals of future growth.⁵¹

Milkin Institute ranks Salt Lake City as number 4 in 2024, and Provo-Orem (Utah County) as number 5—both being considered as “Tier 1,” or highest-ranked cities in the country. From 2017 to 2022,

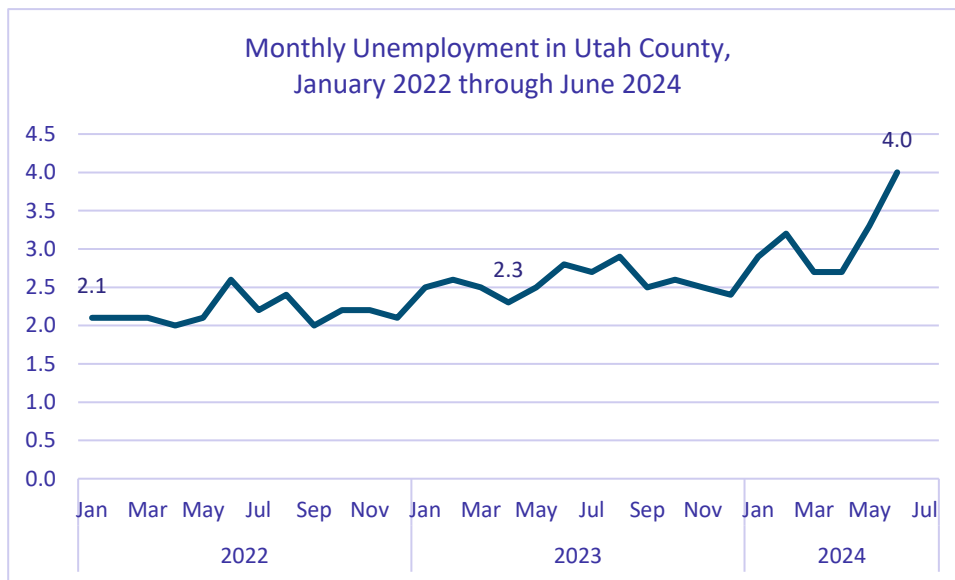
⁴⁹ Bureau of Labor Statistics, Unemployment Data Query

⁵⁰ Ibid.

⁵¹ M. Switek, L. Mansell, and Brock Smith, “Best-Performing Cities 2024” (New York, 2024)

the Provo-Orem area experienced 22 percent job growth, 63.1 percent wage growth, and 71.2 percent high-tech job growth. Milkin Institute ranked the area’s community resilience at 89.3 percent, and 93 percent of households have access to broadband internet.⁵²

Milkin Institute Best-Performing Tier 1 Cities 2024			
Metropolitan Statistical Area	2024 Rank	2023 Rank	Change
Austin–Round Rock, TX	1	2	+1
Raleigh, NC	2	3	+1
Boise City, ID	3	5	+2
Salt Lake City, UT	4	19	+15
Provo–Orem, UT	5	1	-4
Nashville-Davidson-Murfreesboro-Franklin, TN	6	4	-2
Fayetteville-Springdale-Rogers, AR-MO	7	9	+2
Dallas-Plano-Irving, TX	8	6	-2
Olympia-Tumwater, WA	9	42	+33
Charlotte-Concord-Gastonia, NC-SC	10	20	+10
Palm Bay-Melbourne-Titusville, FL	11	24	+13



Over the past two years, Utah County’s unemployment rate has been the lowest in April 2023, when it was at 2.3 percent. Since then, it has slowly increased to 4.0 percent in June 2024.⁵³

Figure 26: Monthly Unemployment Rate in Utah County, January 2022 through June 2024

Looking at employment figures since the turn of the 21st century provides even more perspective on the County’s economic strength and periods of slower growth. As **Table 49** indicates, the period around the Great Recession (2008 and 2009), and the year of the COVID-19 pandemic (2020) were times of greatest negative impact. 2023’s growth in average annual employment over the previous

⁵² Ibid.

⁵³ U.S. Bureau of Labor Statistics, Unemployment Data Query

year (1.7 percent) is the lowest since the Great Recession (except for 2020).⁵⁴

Table 49: Annual Average Employment and Unemployment, 2000 - 2023

Annual Average Employment and Unemployment, 2000 - 2023						
	Total Labor Force	Annual Average Employment	Growth over Pre- vious Year	Annual Average Unemployment	Average Annual Unemployment Rate	
2000	181,131	175,815		5,316		2.9
2001	183,457	175,924	0.1	7,533		4.1
2002	186,116	175,244	-0.4	10,872		5.8
2003	188,833	178,807	2.0	10,026		5.3
2004	197,086	187,702	5.0	9,384		4.8
2005	205,142	197,112	5.0	8,030		3.9
2006	214,250	208,141	5.6	6,109		2.9
2007	223,138	217,722	4.6	5,416		2.4
2008	223,222	215,381	-1.1	7,841		3.5
2009	221,538	206,001	-4.4	15,537		7.0
2010	229,820	212,729	3.3	17,091		7.4
2011	231,181	216,636	1.8	14,545		6.3
2012	238,745	226,892	4.7	11,853		5.0
2013	248,743	238,194	5.0	10,549		4.2
2014	255,066	246,156	3.3	8,910		3.5
2015	266,005	257,332	4.5	8,673		3.3
2016	279,061	270,441	5.1	8,620		3.1
2017	290,882	282,347	4.4	8,535		2.9
2018	301,837	291,391	3.2	8,039		2.7
2019	309,997	302,748	3.9	7,249		2.3
2020	317,902	305,575	0.9	12,327		3.9
2021	332,754	324,841	6.3	7,913		2.4
2022	345,265	337,880	4.0	7,385		2.1
2023	353,125	343,783	1.7	9,083		2.6

⁵⁴ Utah Department of Workforce Services Annual Report of Labor Market Information; U.S. Bureau of Labor Statistics Labor Market Query

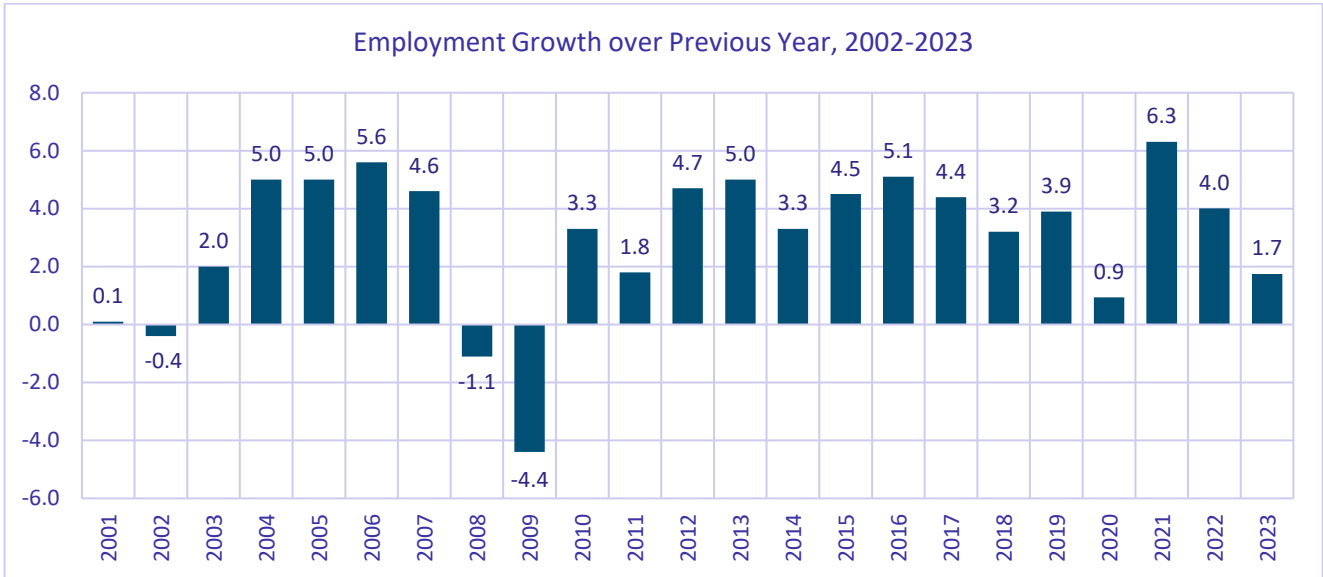


Figure 27: Employment Growth over Previous Year, 2002-2023

Annually, the average nonfarm employment in Utah County is around 312,000. The education sector comprises 16.1 percent of all employment, with about 50,215 jobs. With two major universities and a large school-age population, this comes as no surprise. Health care and social assistance is the next largest sector, with 12.4 percent of employment, followed by retail trade at 11.2 percent.⁵⁵

⁵⁵ U.S. Bureau of Labor Statistics

Table 50: Annual Average Employment by Sect

Annual Average Employment by Sector			
Industry/Sector	Average Employment	Percent of Average Employment	Average Monthly Wage
Total, all industries	312,492	100.0	4,997
Agriculture, Forestry, Fishing & Hunting	1,070	0.3	3,564
Mining	286	0.1	6,975
Mining (except Oil and Gas)	95	0.0	5,951
Utilities	864	0.3	7,978
Construction	29,995	9.6	5,574
Manufacturing (31-33)	23,699	7.6	5,598
Wholesale Trade	7,219	2.3	7,386
Retail Trade (44 & 45)	35,019	11.2	3,536
Transportation and Warehousing (48 & 49)	6,966	2.2	4,821
Information	13,269	4.2	10,145
Finance and Insurance	9,308	3.0	7,387
Real Estate and Rental and Leasing	3,922	1.3	5,310
Professional Scientific & Technical Svc	25,916	8.3	9,532
Management of Companies and Enterprises	3,067	1.0	7,223
Admin., Support, Waste Mgmt, Remediation	17,494	5.6	4,336
Education Services	50,215	16.1	3,505
Health Care and Social Assistance	38,834	12.4	4,450
Arts, Entertainment, and Recreation	6,841	2.2	1,778
Accommodation and Food Services	23,813	7.6	1,797
Other Services (except Public Admin.)	7,593	2.4	3,675
Public Administration	7,095	2.3	5,255
Unclassified establishments	7	0.0	8,901
Unclassified	7	0.0	8,901

Major Employers

The largest employer in Utah County is Brigham Young University, which indicated in reports that it employs between 15,000 and 19,999 persons. Wal-Mart is the next largest employers, followed by Alpine School District, Utah Valley University, and Intermountain Health Care.⁵⁶

⁵⁶ Utah Department of Workforce Services

Table 51: Largest Employers, 2023

Largest Employers, 2023			
Rank	Employer	Industry	Annual Avg. Employment
1	Brigham Young University	Higher Education	15,000-19,999
2	Wal-Mart Associates	Warehouse Clubs and Supercenters	7,000-19,999
3	Alpine School District	Public Education	7,000-9,999
4	Utah Valley University	Higher Education	5,000-6,999
5	Intermountain Health Care	Health Care	5,000-6,999
6	Nebo School District	Public Education	3,000-3,999
7	Vivint	Building Equipment Contractors	3,000-3,999
8	State Of Utah	State Government	3,000-3,999
9	Doterra International	Essential Oils Distribution	2,000-2,999
10	Smith's Food and Drug	Grocery Stores	2,000-2,999
11	Young Living	Supplement Retailers	2,000-2,999
12	Adobe Systems Incorporated	Software Publishers	1,000-1,999
13	Central Utah Medical Clinic	Health Care	1,000-1,999
14	Provo City School District	Public Education	1,000-1,999
15	Splash Summit Resort	Amusement and Recreation	1,000-1,999
16	Qualtrics	Computer Programming Services	1,000-1,999
17	Core Innovative Solutions	Amusement and Recreation	1,000-1,999
18	US Postal Service	Postal Service	1,000-1,999
19	Tpon	Health Care	1,000-1,999
20	Chrysalis Utah	Health Care	1,000-1,999
21	Provo City Corporation	Local Government	1,000-1,999
22	Utah County Government	Local Government	1,000-1,999
23	Costco Wholesale	Warehouse Clubs and Supercenters	1,000-1,999
24	Nestle Prepared Foods Company	Food Manufacturing	1,000-1,999
25	Texas Instruments Incorporated	Semiconductor & Related Manufacturing	1,000-1,999
26	Entrata	Information Services	1,000-1,999

Growth by Business Sector

In terms of number of jobs and rate of growth since 2000, the construction sector is among the strongest in Utah County, with nearly 30,000 jobs in 2022—an increase of 184.6 percent since 2000. Financial activities grew by 178.4 percent in the same period, with 12,983 jobs in 2022. Although mining grew by nearly 300 percent in the same period, it provided only 271 jobs in 2022.⁵⁷

⁵⁷ Utah Department of Workforce Services

Table 52: Employment by Sector, 2000-2022

Employment by Sector, 2000-2022											
	Mining	Construction	Manufacturing	Trade/Transportation/Utilities	Information	Financial Activities	Professional/Business Services	Education/Health/Social Services	Leisure/Hospitality Services	Other Services	Government
2000	75	10,397	18,878	26,354	8,615	4,663	19,521	29,225	11,086	3,323	20,562
2001	70	10,782	19,474	25,477	7,381	5,050	18,386	30,482	12,071	3,567	21,316
2002	45	10,605	16,951	24,881	6,559	5,381	17,746	31,585	11,953	3,960	22,140
2003	48	10,483	16,344	24,922	6,657	5,780	17,885	32,438	11,977	3,956	22,388
2004	54	11,487	16,938	25,976	7,099	6,041	19,539	33,478	12,471	4,013	23,105
2005	92	13,129	17,272	26,840	8,343	6,055	20,708	34,872	12,945	3,991	23,691
2006	48	15,515	18,319	28,793	8,102	6,318	21,867	36,638	13,145	4,120	23,948
2007	55	17,883	19,142	30,926	8,159	6,660	22,700	38,087	13,685	4,282	24,471
2008	53	14,672	18,673	31,200	8,225	6,466	23,189	38,684	13,956	4,337	25,394
2009	59	10,737	16,315	29,879	7,735	6,307	21,378	39,322	13,373	4,144	26,138
2010	56	9,675	15,667	29,033	7,867	6,066	21,526	40,341	13,651	4,185	26,589
2011	76	10,558	15,824	30,021	8,017	5,901	23,401	41,742	14,149	4,276	27,077
2012	126	12,447	16,538	31,047	8,604	6,320	24,676	43,132	14,981	4,380	27,860
2013	103	14,772	17,482	32,606	9,346	6,819	25,856	44,846	15,710	4,566	28,248
2014	111	16,319	17,775	34,534	9,995	6,802	27,565	45,551	16,609	4,714	28,813
2015	88	18,587	17,646	37,997	11,187	7,226	29,910	47,409	17,970	4,927	29,288
2016	71	21,143	17,606	39,709	12,449	7,616	31,872	49,577	19,061	5,146	30,171
2017	100	22,771	18,312	42,200	12,643	8,232	33,763	51,872	19,867	5,371	30,785
2018	133	24,610	19,119	43,879	12,771	8,813	37,918	53,563	21,105	5,464	31,314
2019	150	24,949	19,679	44,153	13,812	9,254	38,982	55,472	22,371	5,903	32,244
2020	170	25,805	19,413	44,583	13,656	10,699	39,822	55,033	20,849	5,828	32,053
2021	256	26,893	21,047	49,081	14,724	12,864	43,054	57,245	23,134	6,461	32,818
2022	271	29,595	22,936	47,582	15,436	12,983	45,996	59,839	25,945	6,979	33,369

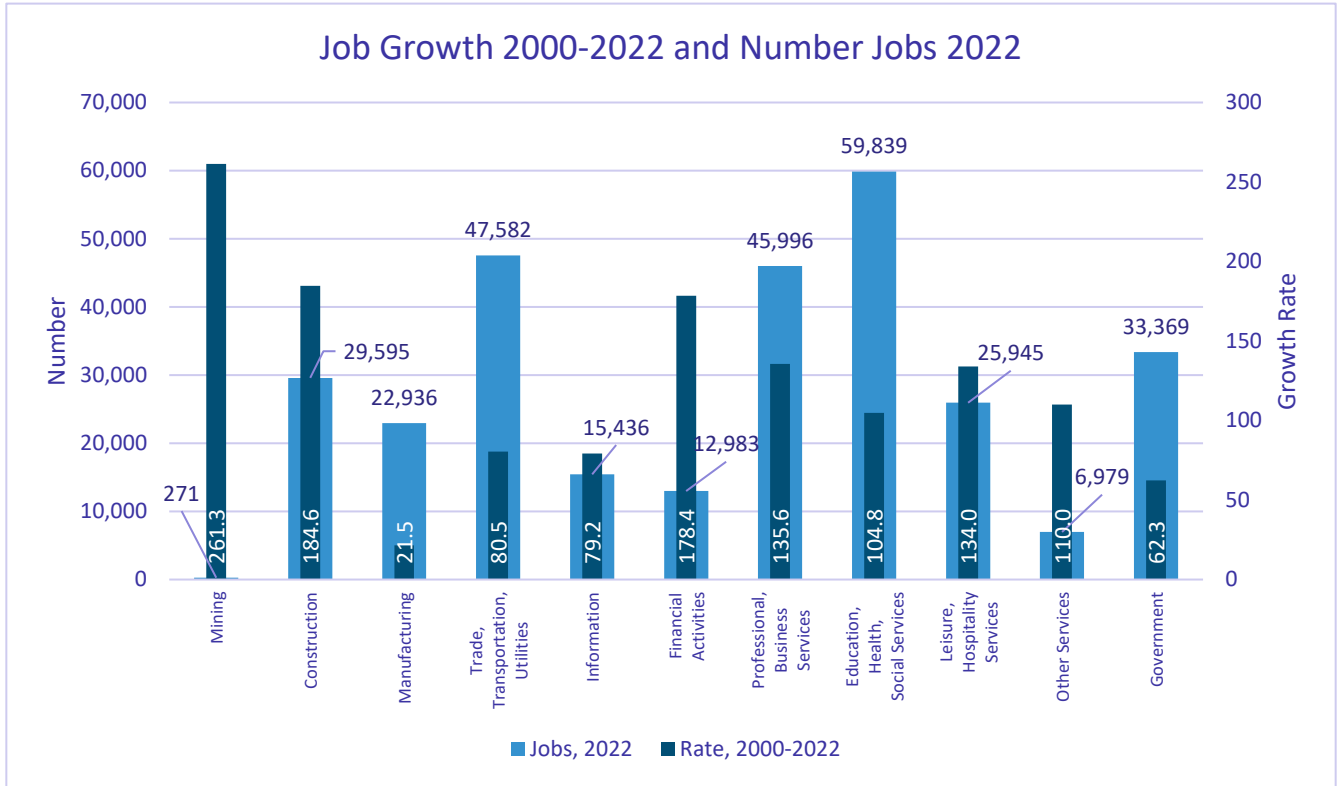


Figure 28: Job Growth 2000-2022 and Number of Jobs, 2022

As the economy continues to expand and the population continues to grow, the number of jobs is expected to increase to more than 700,000 by 2060. The percentage of all statewide jobs in Utah County will increase from 18.4 percent in 2025 to 20.9 percent in 2060.⁵⁸

⁵⁸ Kem C. Gardner Policy Institute

Tenure by Age of Householder, 2022

	Number	Percent
Total Households	187,171	
Owner occupied	128,368	100
Householder 15 to 24 years	3,218	2.5
Householder 25 to 34 years	22,422	17.5
Householder 35 to 44 years	31,900	24.9
Householder 45 to 54 years	24,779	19.3
Householder 55 to 59 years	10,216	8.0
Householder 60 to 64 years	9,246	7.2
Householder 65 to 74 years	15,735	12.3
Householder 75 to 84 years	8,188	6.4
Householder 85 years and over	2,664	2.1
Renter occupied	58,803	100
Householder 15 to 24 years	18,210	31.0
Householder 25 to 34 years	18,511	31.5
Householder 35 to 44 years	9,657	16.4
Householder 45 to 54 years	5,080	8.6
Householder 55 to 59 years	1,940	3.3
Householder 60 to 64 years	1,773	3.0
Householder 65 to 74 years	1,899	3.2
Householder 75 to 84 years	1,193	2.0
Householder 85 years and over	540	0.9

Infrastructure Expansions and Development

With the rapid population growth in Utah County, policy makers have committed to infrastructure development to ease transportation, increase services, and provide additional employment opportunities. Currently, FrontRunner operates service from Ogden in the north to Provo in the south, with stops in Utah County’s Lehi, American Fork, Vineyard, Orem, and Provo. In 2024, Frontrunner conducted public input sessions to consider expansion to Springville, Spanish Fork, and Payson.⁵⁹

The development of the Epic Sports Park in Provo is expected to bring in tens of thousands of visitors annually, with the potential to grow to even more in the coming years. Set to open in September 2024, the \$20 million facility includes 21 full-size fields for soccer, football, and other sports,

⁵⁹ UTA wraps up public comment meetings on Utah County FrontRunner expansion project. (2024, June 13). [heraldextra.com](https://www.heraldextra.com/news/local/2024/jun/13/uta-wraps-up-public-comment-meetings-on-utah-county-frontrunner-expansion-project/). <https://www.heraldextra.com/news/local/2024/jun/13/uta-wraps-up-public-comment-meetings-on-utah-county-frontrunner-expansion-project/>

45 pickleball courts, a 100-acre park, and other amenities. It is expected to bring in about \$40 million in annual economic spending.⁶⁰

Vineyard’s ambitious transit-oriented and sustainable development known as Utah City is currently under construction. A 700-acre mixed-use development, the community is expected to include housing units, restaurants, entertainment, a grocery store and a cancer research campus headed by the Huntsman Cancer Institute.⁶¹ This institute will join the new children’s hospital in Lehi which opened in February 2024. Named the Larry H. and Gail Miller Family Campus, the five-story Inter-mountain Health Care facility has 66 pediatric beds.⁶²

As discussed earlier, Utah’s Department of Transportation is planning improvements in northwest of Utah County, including conversion of Lehi’s 2100 North to a freeway, adding flex lanes to Pioneer Crossing, extending Mountain View Corridor South to Cory Wride Highway (State Road 73), and construction of a new freeway and frontage roads from Mountain View Corridor to Ranches Parkway.

Inflation

National inflation of the U.S. dollar has not been a major consideration in community assessments for at least 10 years. However, the current economic climate throughout the country necessitates its being at least brought into the discussion of economic factors contributing to living conditions in Utah County.

The monthly consumer price index “is a price index of a basket of goods and services paid by urban consumers. Percent changes in the price index measure the inflation rate between any two time periods. The most common inflation metric is the percent change from one year ago. It can also represent the buying habits of urban consumers. This index includes roughly 88 percent of the total population, accounting for wage earners, clerical workers, technical workers, self-employed, short-term workers, unemployed, retirees, and those not in the labor force.”⁶³ It is widely cited as a good measure of economic stability because it includes the cost of food, clothing, shelter, fuels,

⁶⁰ Provo’s Epic Sports Park taking form; tournaments booked ahead of fall opening. (2024, June 29). [heraldextra.com. https://www.heraldextra.com/news/local/2024/jul/01/provos-epic-sports-park-taking-form-tournaments-booked-ahead-of-fall-opening/](https://www.heraldextra.com/news/local/2024/jul/01/provos-epic-sports-park-taking-form-tournaments-booked-ahead-of-fall-opening/)

⁶¹ Utah City. (2024, May 1). Updates on new sustainable walkable community in Utah.

<https://utahcity.com/2024/05/01/utah-city-panel-discusses-the-developments-vision-gives-updates-on-project/>

⁶² Radtke, G. (2024, February 13). Lehi’s New Children’s Hospital is Now Open - Daily Chronicle. The Daily Utah Chronicle - The University of Utah’s Independent Student Voice. <https://dailyutahchronicle.com/2024/02/13/lehis-childrens-hospital-now-open/#:~:text=The%20Larry%20H.,to%20adolescents%20across%20Utah%20County.>

⁶³ U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: All Items in U.S. City Average [CPIAUCSL], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/CPIAUCSL>, August 25, 2024.

transportation, water, sewer service, and sales taxes. Over time, as wages increase, the costs of goods and services also increase; a small amount of inflation is expected in most healthy economies.

Between January 2010 and July 2024, prices have increased 44.2 percent. Between January 2020 and July 2024, prices have increased 21.1 percent.⁶⁴

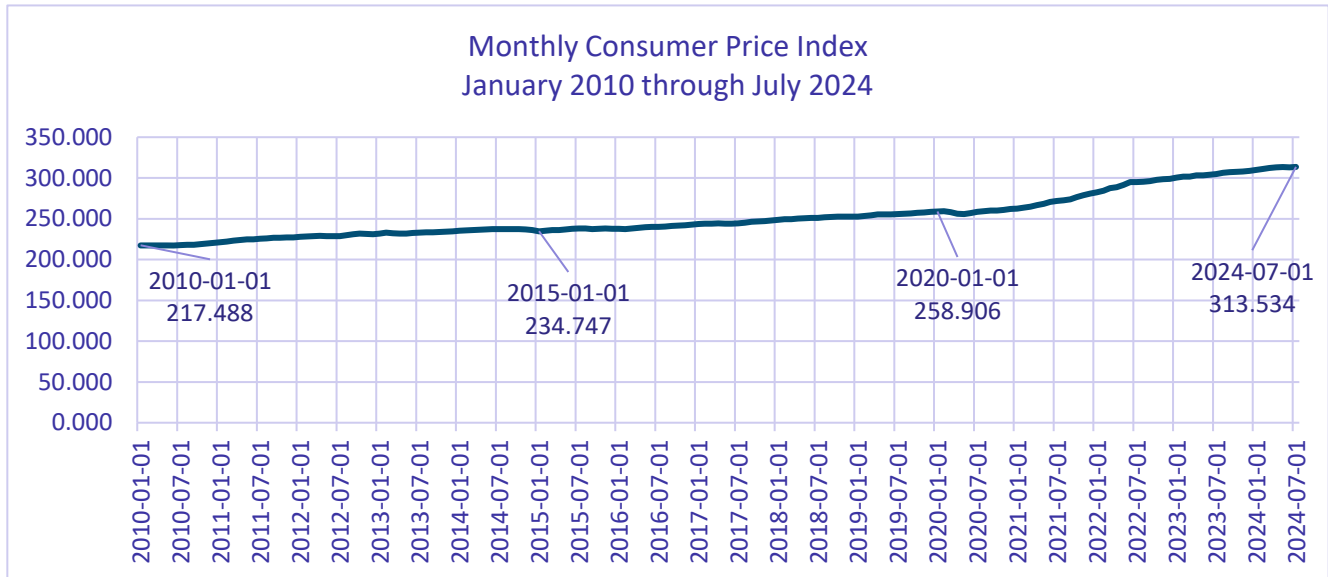
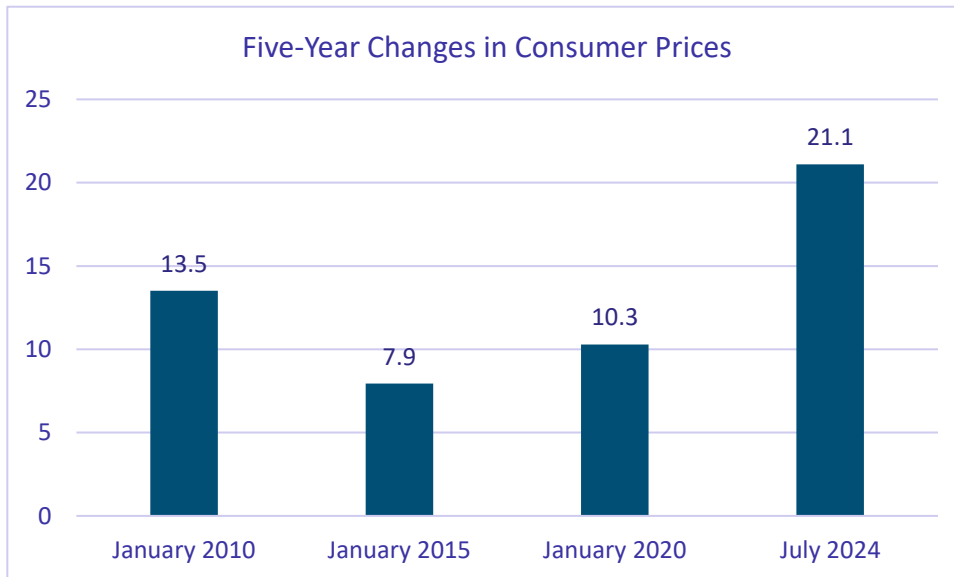


Figure 29: Monthly Consumer Price Index, January 2010 through July 2024

Considering five-year changes in consumer prices, it is clear that homebuyers have reason to be



concerned about their near-term purchasing opportunities. In the five-year period that included the Great Recession—January 2005 to January 2010—prices increased 13.5 percent. In the 4.5-year period from January 2020 to July 2024, prices have increased 21.1 percent.

Figure 30: Five-Year Changes in Consumer Prices

⁶⁴ Ibid.

The year-over-year inflation rate jumped significantly in April 2021—going from 2.6 percent in March to 4.1 percent in April. The year-over-year inflation rate reached a high in June 2022 at 9.0 percent.⁶⁵ The year-over-year inflation rate is the number commonly reported in news media.

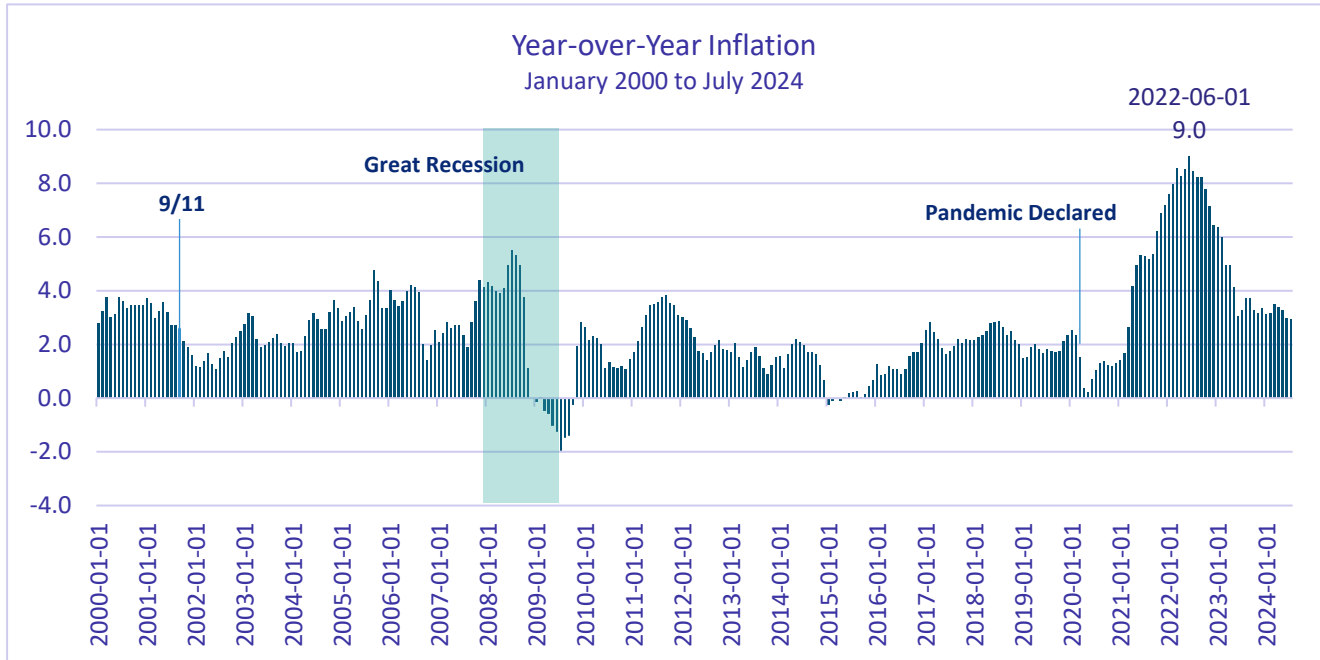


Figure 31: Year-over-Year Inflation, January 2000 to July 2024

Current Housing Market

Earlier sections of this analysis reviewed housing in terms of household type and tenure. This section provides data on current housing conditions in Utah County.

Rental Market

Since 2010, the number of rental units in Utah County has increased from 41,478 to 58,803—an increase of 41.8 percent. Lehi has added the most units (2,635, or 135 percent), followed by Orem (2,399 and 24.7 percent), Provo (2,372 and 13.3 percent), and Vineyard (2,198 units). Of course, Vineyard’s housing growth has occurred since the early 2010s; in 2010, it had only 17 rental units. As of 2022, it had 2,215—an increase of nearly 13,000 percent.⁶⁶

According to market research and investment firm Cushman & Wakefield, the vacancy rate of rental units in Utah County was 4.0 percent at the end of 2023, and is expected to increase to 5 percent by the end of 2024. Studio apartments had the lowest vacancy rate (1.0 percent), while

⁶⁵ Ibid.

⁶⁶ U.S. Census Bureau, Table S2501

two-bedroom, one-bath units had the highest, at 4.9 percent. Between 2020 and 2023, approximately 2,100 two-bedroom units were added to the market; 939 studio apartments were added.⁶⁷

Table 53: Change in Renter-Occupied Housing Units, 2010 vs. 2022

Change in Renter-Occupied Housing Units, 2010 vs. 2022				
	2010	2022	Difference	Percent Change
Utah County	41,478	58,803	17,325	41.8
Alpine	306	388	82	26.8
American Fork	1,560	2,943	1,383	88.7
Benjamin	20	25	5	25.0
Cedar Fort	3	13	10	333.3
Cedar Hills	145	337	192	132.4
Eagle Mountain	387	1,273	886	228.9
Elberta	34	0	-34	-100.0
Elk Ridge	29	6	-23	-79.3
Fairfield	8	0	-8	-100.0
Genola	44	34	-10	-22.7
Goshen	25	77	52	208.0
Highland	326	410	84	25.8
Lake Shore	0	79	79	-
Lehi	1,952	4,587	2,635	135.0
Lindon	381	654	273	71.7
Mapleton	198	443	245	123.7
Orem	9,727	12,126	2,399	24.7
Palmyra	25	25	0	0.0
Payson	1,066	1,151	85	8.0
Pleasant Grove	2,332	3,792	1,460	62.6
Provo	17,822	20,194	2,372	13.3
Salem	228	189	-39	-17.1
Santaquin	344	482	138	40.1
Saratoga Springs	336	1,567	1,231	366.4
Spanish Fork	2,007	2,345	338	16.8
Spring Lake	35	22	-13	-37.1
Springville	1,873	3,046	1,173	62.6
Vineyard	17	2,215	2,198	12,929.4
West Mountain	15	43	28	186.7
Woodland Hills	12	32	20	166.7

⁶⁷ Cushman & Wakefield. (2023). Utah County Apartment Market Report. Salt Lake City, Utah.

Table 54: Apartment Vacancy Rates, 2018-2023

Apartment Vacancy Rates, 2018-2023						
	2018	2019	2020	2021	2022	2023
One Bedroom	3.0	3.1	2.9	<2.0	2.7	3.5
Two Bedroom, One Bath	3.8	2.9	3.8	<2.0	1.0	4.9
Two Bedroom, Two Bath	3.5	2.9	3.2	3.0	3.6	4.5
Three Bedroom, Two Bath	4.0	4.5	3.2	<2.0	4.7	3.7
Overall	3.4	3.1	3.1	<2.0	3.2	4.0

Source: Cushman & Wakefield; excludes student and rent-assisted units

According to the National Low-Income Housing Coalition, the fair market rent in Utah County for a one-bedroom unit is \$1,093. Fair market rent for a two bedroom is \$1,253; a three-bedroom unit

Table 55: Utah County Fair Market Rent, All Unit Types

Utah County Fair Market Rent, All Unit Types				
Studio	One Bed	Two Bed	Three Bed	Four Bed
\$1,086	\$1,093	\$1,253	\$1,766	\$2,126

is \$1,766; a four bedroom apartment is \$2,126. This report considers all units, including those accepting Housing Choice Vouchers or other subsidies. It also includes student housing, which

skews the rental rates considerably.⁶⁸

However, according to market reports that do not consider student housing or subsidized housing,

Table 56: Apartment Rental and Vacancy Rates, 2023

Apartment Rental and Vacancy Rates, 2023				
	Rent	Square Feet	Rent per Ft ²	Vacancy Rate
One Bedroom	\$1,266	540	\$2.34	< 1.0
Two Bedroom, One Bath	\$1,375	765	\$1.80	3.5
Two Bedroom, Two Bath	\$1,477	937	\$1.58	4.9
Three Bedroom, Two Bath	\$1,644	1,031	\$1.59	4.5
Overall	\$2,029	1,301	\$1.56	3.7

Source: Cushman & Wakefield; excludes student and rent-assisted units

rents are much higher. For example, the Out of Reach report shows that fair market rent for a studio unit in Utah County is \$1,086; the Cushman-Wakefield report shows it at \$1,266—about 12 percent higher.⁶⁹

As the population continues to grow in Utah County, rental rates have increased. The market rent

for a one-bedroom unit in 2017 was \$979; in 2023, it was \$1,375—an increase of 40.4 percent. A two-bedroom, one bath unit saw an even greater increase, going from \$991 per month in 2016 to \$1,477 six years later: an increase of 49.0 percent.⁷⁰

⁶⁸ National Low-Income Housing Coalition, *Out-of-Reach Report for Utah, 2024*

⁶⁹ Cushman & Wakefield. (2023). *Utah County Apartment Market Report*. Salt Lake City, Utah

⁷⁰ *Ibid.*

Apartment Rental Rates, 2017-2023

	2017	2018	2019	2020	2021	2022	2023	Change, 2017-2023
One Bedroom	\$979	\$1,052	\$1,103	\$1,092	\$1,357	\$1,407	\$1,375	40.4
Two Bedroom, One Bath	\$991	\$1,115	\$1,155	\$1,178	\$1,182	\$1,497	\$1,477	49.0
Two Bedroom, Two Bath	\$1,198	\$1,244	\$1,328	\$1,310	\$1,564	\$1,719	\$1,644	37.2
Three Bedroom, Two Bath	\$1,409	\$1,474	\$1,570	\$1,547	\$1,851	\$1,952	\$2,029	44.0
Overall	\$1,142	\$1,207	\$1,279	\$1,263	\$1,482	\$1,624	\$1,582	38.5

Source: Cushman & Wakefield; excludes student and rent-assisted units

Market rents remain at levels reported at the end of 2023 in the Cushman & Wakefield report. A review of rents in selected cities in Utah County on Zillow.com shows that the market appears to be steady.⁷¹

Table 57: Current Median Apartment Rents, Selected Cities

Current Median Apartment Rents, Selected Cities					
	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Provo	\$1,027	\$1,205	\$1,258	\$1,816	-
Orem	\$1,233	\$992	\$1,341	\$1,615	\$1,325
American Fork	\$1,216	\$1,145	\$1,528	\$1,771	\$2,123
Lehi	-	\$1,224	\$1,765	\$1,890	\$2,808
Spanish Fork	\$1,117	\$1,167	\$1,450	\$1,450	\$1,937
Payson	-	\$983	\$1,304	\$2,198	-

Cushman & Wakefield conclude that “consistent job growth and increasing net in-migration in Utah County will continue to generate demand for rental housing for years to come. Rental rates are expected to increase 2%-3% annually over [2024 and 2025].”⁷²

Rental Projects Construction Trends

The number of building permits issued for multi-family construction projects in Utah County has slowed considerably in 2023 and the first half of 2024. Multi-family unit construction, including duplex and twin home construction, reached a peak in 2021, with 252 permits issued to construct a combined 3,779 units. This was more than double the number of units permitted in the previous year. The number of units permitted in 2022 dropped to 2,556; in 2023, it was less than half that number, at 1,016. Through the first six months of 2024, only 72 units have been permitted in 18

⁷¹ Zillow.com Rental Manager. Accessed 16 August 2024 from <https://www.zillow.com/rental-manager/market-trends>

⁷² Cushman & Wakefield. (2023). Utah County Apartment Market Report. Salt Lake City, Utah

projects throughout the county. The low numbers in 2023 and 2024 are reminiscent of the post-Great Recession slowdown in construction experience in Utah County and throughout the nation. In each of 2010, 2011, 2012, and 2013, new multi-family construction slowed to fewer than 1,000

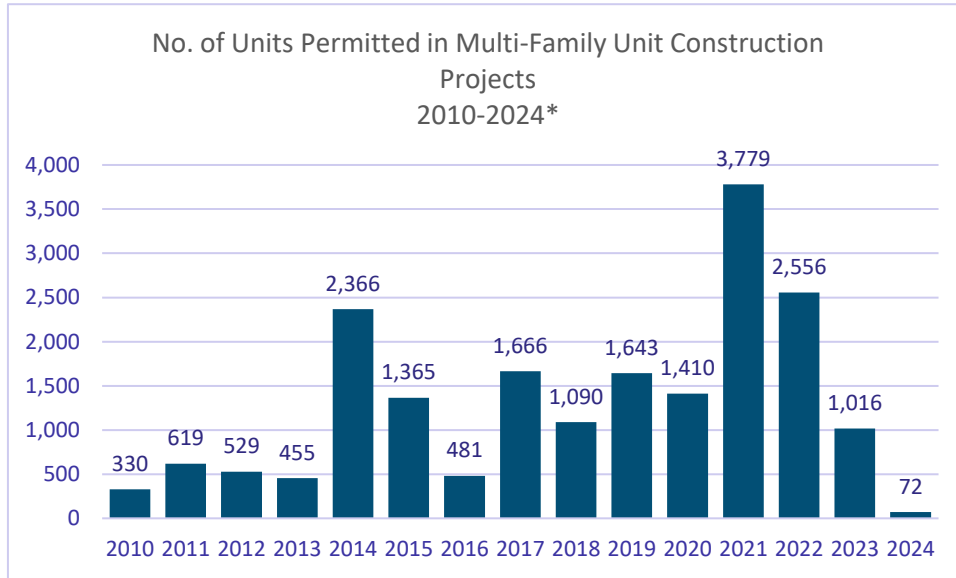


Figure 32: Multi-Family Unit Construction Permits Issued, 2010-2024

*2024 figures are for January through June only

units permitted per year. A spike was experienced in 2014, as 2,366 units were permitted; the market apparently was catching up with demand.⁷³ Of course, with demand outpacing supply, rents increased significantly. With current multi-family construction permits slowing once again, rents may increase even more than anticipated in the 2023 Cushman & Wake-

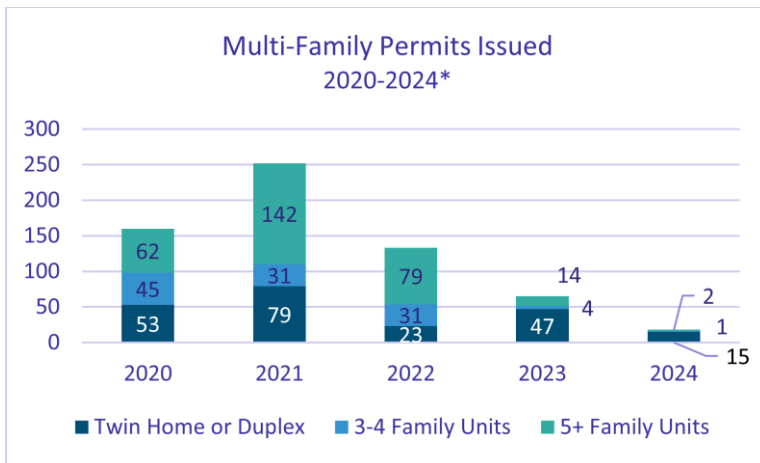


Figure 33: Multi-Family Permits Issued, 2020-2024, by Type

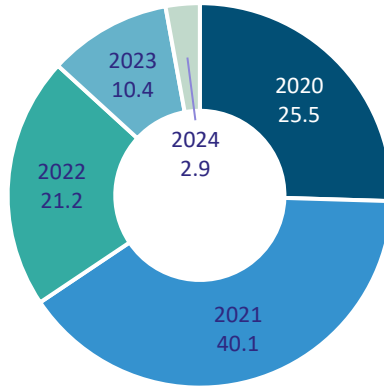
*2024 figures are for January through June only

field report.

Breaking down the multi-family construction permitting further provides additional insights into the near future. From January 2020 to June 2024, 628 permits for multi-family construction projects have been issued. Just over 40 percent of these were issued in 2021; only 10.4 percent were issued in

⁷³ Kem C. Gardner Policy Institute, Ivory-Boyer Construction Database

Multi-Family Permits Issued by Year, 2020-2024*



2023. That same year, twin home or duplex permits outpaced larger construction projects by about 3:1. During this 4.5-year span, 3- and 4- family projects were, by far, the least popular, with only 112 such units being permitted.⁷⁴

Figure 34: Percent Multi-Family Permits Issued by Year, 2020-2024

*2024 figures are for January through June only

Rental Projects Completed or Under Construction

In 2023 and going into 2024, there are about 2,586 rental units that have entered the market. Most of these are in North Utah County with 2,430—or 95 percent—being in American Fork, Lehi, Pleasant Grove, and Provo. Spanish Fork has 54 units, and Springville has 82.⁷⁵

Table 58: Apartment Communities Under Construction, November 2023

Apartment Communities Under Construction, November, 2023		
Project	City	Number of Units
Walton Lane Townhomes	American Fork	54
Elevate at 620	American Fork	338
American Fork	American Fork	352
Arza Apartments	American Fork	512
Terra Vista	Lehi	317
Sanctuary	Lehi	527
Village Square	Pleasant Grove	83
The Lofts at River's Edge	Provo	247
Del Monte Road Apartments	Spanish Fork	54
The Gallery Apartments	Springville	82
Total		2,566

Source: Cushman & Wakefield

⁷⁴ Ibid.

⁷⁵ Cushman & Wakefield. (2023). Utah County Apartment Market Report. Salt Lake City, Utah

After years of controversy, the Orem Art Lofts on South State Street are planned to provide about 311 rental units, with rents between \$1,200 and \$2,500. The plan was approved after legal moves, negotiations, and a four-hour-long city council meeting in December 2023. According to a guest editorial in the Daily Herald, “Orem is the most densely populated city in Utah County and the fourth-most densely populated city in Utah. Orem is built out, and the infrastructure is bending dangerously under the weight of too many people, too many vehicles and too many safety concerns.”⁷⁶

Utah City, a mixed-use development in Vineyard, is currently under construction. The development will include housing, entertainment, restaurants, grocery stores, and a cancer research center. Two multi-family buildings housing 450 units are planned.⁷⁷

In addition to these major multi-family projects, the 72 units permitted in 2024 are at various stages of planning and development.

In addition to the projects identified above, the following are planned apartment and townhome communities in Utah County. Once they are completed, an additional 5,175 units will be completed.⁷⁸

⁷⁶ Guest opinion: Resist Wright Development and the Meadow Gold property. (2023, December 21). [heraldextra.com. https://www.heraldextra.com/news/opinion/local-guest-opinions/2023/dec/22/guest-opinion-resist-wright-development-and-the-meadow-gold-property/](https://www.heraldextra.com/news/opinion/local-guest-opinions/2023/dec/22/guest-opinion-resist-wright-development-and-the-meadow-gold-property/)

⁷⁷ Utah City panel discusses the development’s vision, gives updates on project. (2024, April 26). [heraldextra.com. https://www.heraldextra.com/news/local/2024/apr/26/utah-city-panel-discusses-the-developments-vision-gives-updates-on-project/](https://www.heraldextra.com/news/local/2024/apr/26/utah-city-panel-discusses-the-developments-vision-gives-updates-on-project/)

⁷⁸ Cushman & Wakefield. (2023). Utah County Apartment Market Report. Salt Lake City, Utah

Table 59: Apartment or Townhome Projects Planned or Under Construction

Apartment or Townhome Projects Planned or Under Construction		
Project	City	Units
Lake City Flats	American Fork	109
Trailside Townhomes	Draper (Utah County)	152
Jordan Walk Towns	Lehi	60
Lehi Pointe	Lehi	125
Skye	Lehi	382
Traverse Mountain	Lehi	317
The Vistas at Point Crossing	Lehi	404
Anderson Farms	Lindon	447
Lindon Ridge	Lindon	103
Orem Art	Orem	311
University Downs	Orem	200
Jared's Place	Pleasant Grove	100
434 South 100 West Street	Provo	109
800 North	Provo	59
Blue Sky	Provo	136
Harris Music	Provo	471
The Juliette	Provo	119
Lakeview Crossing	Provo	60
Provo Towne Center	Provo	200
Remington Commons	Provo	204
The Station at Millrace, Phase II & III	Provo	531
Concord Crossing at Lexington Green	Saratoga Springs	252
River's Edge East	Saratoga Springs	84
The Lofts at Holbrook Farms	Saratoga Springs	240
Total		5,175

Source: Cushman & Wakefield

Vacancy Rate Trends

Rentals vacancy rates remain low in Utah. Prior to the turn of the 21st century, rental vacancies were commonly in the teens—and even 20 percent or higher. Since 2014, when rental vacancies were at 8.9 percent, the rates have been at 6.2 percent or lower. In 2023, the vacancy rate was 5.3 percent.⁷⁹

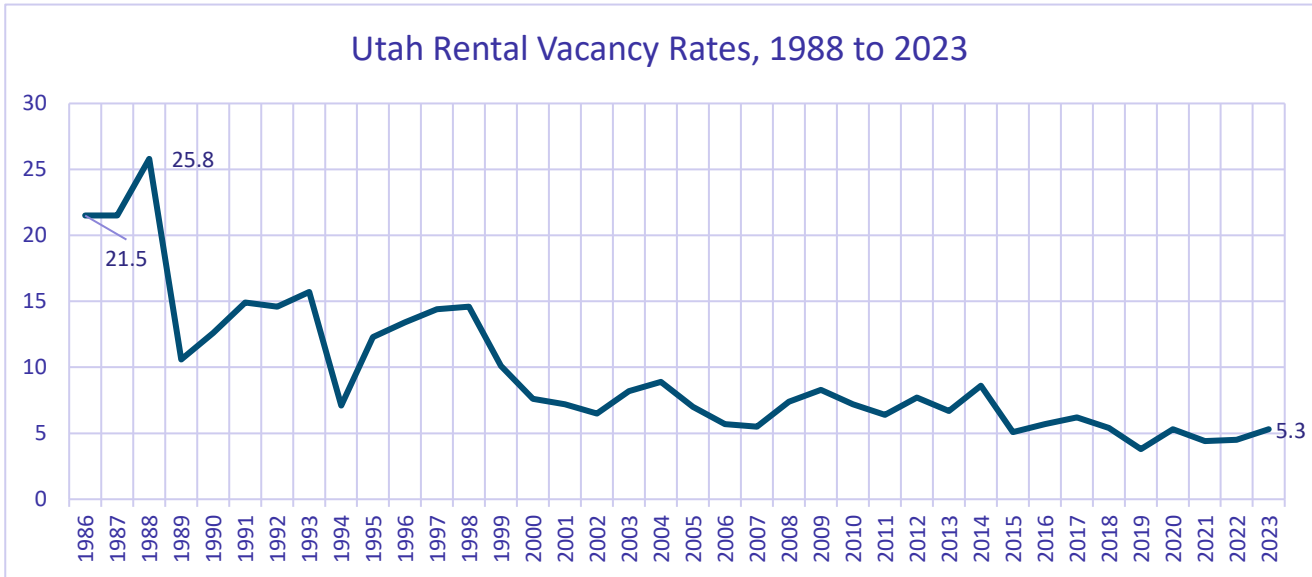


Figure 35: Utah Rental Vancy Rates, 1988 to 2023

Multi-Family Complexes in Municipalities

The following tables provide data on multi-family structures and units permitted from 2010 through July 2024.⁸⁰

⁷⁹ Federal Reserve Economic Data, Federal Reserve Bank of St. Louis. Retrieved from <https://fred.stlouisfed.org>

⁸⁰ Kem C. Gardner Policy Institute, Ivory-Boyer Construction Database

Table 60: Alpine Multi-Family Projects and Units Permitted, 2010-2023

Alpine Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	0	2	0	0	2	0	4	0	0	4
2014	1	8	0	0	9	4	16	0	0	20
2015	1	0	0	0	1	4	0	0	0	4
2016	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0
2021	9	0	0	0	9	18	0	0	0	18
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0

Table 61: American Fork Multi-Family Projects and Units Permitted, 2010-2023

American Fork Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	1	0	0	1	2	6	0	0	12	18
2011	0	0	0	0	0	0	0	0	0	0
2012	7	5	3	0	15	13	10	11	0	34
2013	5	10	0	0	15	13	20	0	0	33
2014	10	2	0	0	12	36	4	0	0	40
2015	8	0	7	0	15	23	0	21	0	44
2016	20	3	2	12	37	49	6	8	63	126
2017	37	0	0	38	75	223	0	0	778	1,001
2018	20	1	0	11	32	110	2	0	52	164
2019	26	0	0	3	29	139	0	0	167	306
2020	42	0	0	25	67	193	0	0	385	578
2021	82	1	11	64	158	447	2	42	1,544	2,035
2022	0	6	24	30	60	0	12	90	246	348
2023	43	7	0	1	51	222	26	0	352	600
2024	19	0	0	0	19	99	0	0	0	99

Table 62: Cedar Hills Multi-Family Projects and Units Permitted, 2010-2023

Cedar Hills Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	1	0	0	0	1	8	0	0	0	8
2013	5	0	0	0	5	8	0	0	0	8
2014	0	0	0	0	0	0	0	0	0	0
2015	5	0	0	0	5	19	0	0	0	19
2016	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0
2022	0	1	0	0	1	0	2	0	0	2
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0

Table 63: Eagle Mountain Multi-Family Projects and Units Permitted, 2010-2023

Eagle Mountain Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	1	0	0	0	1	12	0	0	0	12
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	1	1	0	0	2	6	2	0	0	8
2014	1	0	0	0	1	6	0	0	0	6
2015	11	0	0	0	11	35	0	0	0	35
2016	3	2	0	0	5	16	4	0	0	20
2017	105	11	0	0	116	228	22	0	0	250
2018	68	0	0	0	68	245	0	0	0	245
2019	60	8	0	0	68	233	16	0	0	249
2020	38	28	0	0	66	131	56	0	0	187
2021	88	38	0	0	126	262	76	0	0	338
2022	86	1	0	0	87	343	2	0	0	345
2023	49	8	0	0	57	179	22	0	0	201
2024	100	5	0	0	105	458	10	0	0	468

Table 64: Elk Ridge Multi-Family Projects and Units Permitted, 2010-2023

Elk Ridge Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0

Table 65: Goshen Multi-Family Projects and Units Permitted, 2010-2023

Goshen Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0

Table 66: Highland Multi-Family Projects and Units Permitted, 2010-2023

Highland Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	6	0	0	0	6	32	0	0	0	32
2011	3	1	0	0	4	16	2	0	0	18
2012	7	3	1	0	11	25	8	3	0	36
2013	5	0	0	0	5	21	0	0	0	21
2014	18	2	0	0	20	52	4	0	0	56
2015	7	2	0	0	9	34	4	0	0	38
2016	2	0	0	0	2	8	0	0	0	8
2017	0	0	0	0	0	0	0	0	0	0
2018	2	0	0	0	2	8	0	0	0	8
2019	4	0	0	0	4	25	0	0	0	25
2020	8	0	0	0	8	22	0	0	0	22
2021	72	1	0	0	73	126	2	0	0	128
2022	0	11	0	0	11	0	22	0	0	22
2023	5	0	0	0	5	26	0	0	0	26
2024	59	0	0	0	59	62	0	0	0	62

Table 67: Lehi Multi-Family Projects and Units Permitted, 2010-2023

Lehi Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2024	41	0	0	0	41	241	0	0	0	241
2023	83	0	0	0	83	390	0	0	0	390
2022	158	0	0	5	163	914	0	0	835	1,749
2021	179	0	3	9	191	974	0	112	428	1,514
2020	75	0	0	0	75	390	0	0	0	390
2019	109	0	0	4	113	600	0	0	280	880
2018	95	0	0	0	95	615	0	0	0	615
2017	56	0	0	0	56	302	0	0	0	302
2016	23	2	0	0	25	111	4	0	0	115
2015	8	1	0	7	16	46	2	0	180	228
2014	25	0	0	9	34	101	0	0	260	361
2013	20	0	1	2	23	55	0	12	24	91
2012	21	13	0	19	53	78	26	0	344	448
2011	8	2	0	0	10	35	4	0	0	39
2010	10	4	0	0	14	44	8	0	0	52

Table 68: Lindon Multi-Family Projects and Units Permitted, 2010-2023

Lindon Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	0	2	0	0	2	0	4	0	0	4
2013	0	1	0	0	1	0	2	0	0	2
2014	0	0	0	1	1	0	0	0	72	72
2015	0	0	0	1	1	0	0	0	55	55
2016	0	1	0	0	1	0	2	0	0	2
2017	0	0	0	1	1	0	0	0	5	5
2018	6	1	0	0	7	29	2	0	0	31
2019	25	0	0	0	25	96	0	0	0	96
2020	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0
2022	23	0	0	0	23	28	0	0	0	28
2023	4	1	0	0	5	22	2	0	0	24
2024	4	0	0	0	4	24	0	0	0	24

Table 69: Mapleton Multi-Family Projects and Units Permitted, 2010-2023

Mapleton Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	3	0	0	3	0	6	0	0	6
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0
2019	17	0	0	0	17	17	0	0	0	17
2020	16	0	0	0	16	62	0	0	0	62
2021	6	0	0	0	6	12	0	0	0	12
2022	0	0	0	0	0	0	0	0	0	0
2023	8	0	0	0	8	32	0	0	0	32
2024	8	0	0	2	10	44	0	0	20	64

Table 70: Orem Multi-Family Projects and Units Permitted, 2010-2023

Orem Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	8	5	0	0	13	35	10	0	0	45
2011	13	12	0	3	28	40	24	0	81	145
2012	15	4	1	0	20	61	8	4	0	73
2013	7	1	1	0	9	28	2	4	0	34
2014	29	3	2	17	51	110	6	8	837	961
2015	13	11	0	20	44	71	22	0	800	893
2016	10	2	1	6	19	38	4	4	235	281
2017	57	2	0	6	65	126	4	0	193	323
2018	43	5	1	2	51	239	10	4	199	452
2019	6	7	0	7	20	30	14	0	732	776
2020	18	4	0	0	22	85	8	0	0	93
2021	6	13	1	1	21	58	26	4	104	192
2022	12	0	0	2	14	96	0	0	235	331
2023	0	0	1	0	1	0	0	4	0	4
2024	2	2	0	0	4	4	4	0	0	8

Table 71: Payson Multi-Family Projects and Units Permitted, 2010-2023

Payson Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	1	0	0	0	1	12	0	0	0	12
2011	0	0	0	0	0	0	0	0	0	0
2012	1	0	0	0	1	12	0	0	0	12
2013	1	0	1	0	2	12	0	12	0	24
2014	1	1	0	0	2	12	2	0	0	14
2015	2	0	0	1	3	24	0	0	12	36
2016	0	0	0	0	0	0	0	0	0	0
2017	1	1	0	1	3	2	2	0	24	28
2018	8	3	0	6	17	14	6	0	144	164
2019	9	2	3	15	29	45	4	12	80	141
2020	1	0	34	6	41	2	0	132	96	230
2021	9	19	2	5	35	30	38	8	101	177
2022	7	1	3	27	38	28	2	20	479	529
2023	8	2	1	0	11	36	4	8	0	48
2024	1	4	0	0	5	6	8	0	0	14

Table 72: Pleasant Grove Multi-Family Projects and Units Permitted, 2010-2023

Pleasant Grove Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	3	1	2	0	6	20	2	8	0	30
2011	0	1	2	0	3	0	2	8	0	10
2012	1	0	2	0	3	6	0	8	0	14
2013	28	0	6	19	53	346	0	24	238	608
2014	18	1	0	6	25	101	2	0	193	296
2015	30	1	0	0	31	114	2	0	0	116
2016	7	2	0	0	9	28	4	0	0	32
2017	0	1	0	1	2	0	2	0	5	7
2018	2	1	0	1	4	12	2	0	18	32
2019	1	0	0	4	5	12	0	0	30	42
2020	0	5	10	0	15	0	10	30	0	40
2021	6	0	3	15	24	36	0	10	119	165
2022	1	0	1	1	3	6	0	3	14	23
2023	10	0	0	3	13	75	0	0	34	109
2024	1	1	0	0	2	6	2	0	0	8

Table 73: Provo Multi-Family Projects and Units Permitted, 2010-2023

Provo Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	1	1	0	0	0	238	238
2011	0	0	0	1	1	0	0	0	234	234
2012	0	5	0	2	7	0	10	0	42	52
2013	6	4	0	5	15	12	8	0	89	109
2014	2	6	0	6	14	109	12	0	133	254
2015	0	1	0	4	5	0	2	0	211	213
2016	0	1	1	1	3	0	2	4	71	77
2017	39	1	0	0	40	39	2	0	0	41
2018	20	0	3	5	28	57	0	9	242	308
2019	6	0	0	4	10	21	0	0	262	283
2020	19	9	0	9	37	51	18	0	480	549
2021	25	4	4	11	44	25	8	11	460	504
2022	13	0	2	4	19	46	0	18	214	278
2023	7	2	2	3	14	32	4	12	33	81
2024	0	0	0	0	0	0	0	0	0	0

Table 74: Salem Multi-Family Projects and Units Permitted, 2010-2023

Salem Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	10	0	0	0	10	19	0	0	0	19
2012	2	0	0	0	2	12	0	0	0	12
2013	2	0	0	0	2	12	0	0	0	12
2014	1	1	0	0	2	6	2	0	0	8
2015	7	0	0	0	7	37	0	0	0	37
2016	2	0	0	0	2	11	0	0	0	11
2017	9	0	0	0	9	26	0	0	0	26
2018	2	0	0	0	2	23	0	0	0	23
2019	0	0	0	0	0	0	0	0	0	0
2020	5	0	0	6	11	20	0	0	18	38
2021	7	0	0	0	7	11	0	0	0	11
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0

Table 75: Santaquin Multi-Family Projects and Units Permitted, 2010-2023

Santaquin Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	1	1	0	0	2	4	2	0	0	6
2011	2	0	0	1	3	8	0	0	54	62
2012	0	1	0	0	1	0	2	0	0	2
2013	1	1	0	0	2	4	2	0	0	6
2014	2	0	0	0	2	8	0	0	0	8
2015	1	0	0	0	1	5	0	0	0	5
2016	3	0	0	0	3	17	0	0	0	17
2017	7	0	0	0	7	44	0	0	0	44
2018	5	0	0	0	5	31	0	0	0	31
2019	18	0	0	0	18	93	0	0	0	93
2020	20	0	1	0	21	99	0	5	0	104
2021	46	1	0	0	47	266	2	0	0	268
2022	16	0	1	0	17	105	0	3	0	108
2023	9	0	0	1	10	61	0	0	8	69
2024	14	0	0	0	14	50	0	0	0	50

Table 76: Saratoga Springs Multi-Family Projects and Units Permitted, 2010-2023

Saratoga Springs Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	12	1	0	0	13	44	2	0	0	46
2011	8	0	0	13	21	49	0	0	194	243
2012	1	0	0	1	2	12	0	0	15	27
2013	10	0	0	1	11	77	0	0	12	89
2014	11	0	0	0	11	81	0	0	0	81
2015	7	0	5	1	13	27	0	20	10	57
2016	47	1	1	5	54	239	2	4	39	284
2017	29	0	0	0	29	149	0	0	0	149
2018	42	0	0	0	42	144	0	0	0	144
2019	42	3	0	0	45	223	6	0	0	229
2020	123	0	0	0	123	669	0	0	0	669
2021	96	0	0	10	106	421	0	0	230	651
2022	93	0	0	0	93	502	0	0	0	502
2023	123	24	0	0	147	572	48	0	0	620
2024	64	0	0	0	64	302	0	0	0	302

Table 77: Spanish Fork Multi-Family Projects and Units Permitted, 2010-2023

Spanish Fork Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	4	4	0	0	8	20	8	0	0	28
2011	1	2	0	0	3	4	4	0	0	8
2012	2	5	0	0	7	8	10	0	0	18
2013	3	0	0	0	3	17	0	0	0	17
2014	5	0	0	0	5	26	0	0	0	26
2015	4	1	0	0	5	23	2	0	0	25
2016	18	4	0	0	22	88	8	0	0	96
2017	19	1	0	0	20	91	2	0	0	93
2018	78	1	1	2	82	94	2	3	72	171
2019	36	2	0	0	38	36	4	0	0	40
2020	118	0	0	0	118	139	0	0	0	139
2021	184	2	7	8	201	230	4	13	176	423
2022	126	0	0	10	136	238	0	0	353	591
2023	186	1	0	0	187	388	2	0	0	390
2024	84	0	1	0	85	163	0	22	0	185

Table 78: Springville Multi-Family Projects and Units Permitted, 2010-2023

Springville Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	3	9	0	2	14	12	18	0	16	46
2011	0	2	0	1	3	0	4	0	8	12
2012	0	10	1	0	11	0	20	4	0	24
2013	0	0	0	0	0	0	0	0	0	0
2014	1	0	0	14	15	8	0	0	291	299
2015	13	8	0	1	22	115	16	0	6	137
2016	7	5	0	1	13	25	10	0	7	42
2017	0	10	0	0	10	0	20	0	0	20
2018	10	2	7	0	19	14	4	25	0	43
2019	1	1	0	0	2	30	2	0	0	32
2020	7	7	0	1	15	54	14	0	8	76
2021	3	0	0	3	6	63	0	0	99	162
2022	0	3	0	0	3	0	6	0	0	6
2023	0	2	0	0	2	0	4	0	0	4
2024	4	3	0	0	7	18	6	0	0	24

Table 79: Vineyard Multi-Family Projects and Units Permitted, 2010-2023

Vineyard Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	0
2014	36	0	0	21	57	201	0	0	524	725
2015	10	0	0	0	10	40	0	0	0	40
2016	31	0	0	0	31	157	0	0	0	157
2017	173	0	0	25	198	384	0	0	607	991
2018	18	0	0	15	33	89	0	0	294	383
2019	26	0	0	2	28	178	0	0	34	212
2020	32	0	0	15	47	141	0	0	150	291
2021	25	0	0	16	41	102	0	0	160	262
2022	15	0	0	0	15	57	0	0	0	57
2023	7	0	0	6	13	32	0	0	453	485
2024	4	0	0	0	4	35	0	0	0	35

Table 80: Woodland Hills Multi-Family Projects and Units Permitted, 2010-2023

Woodland Hills Multi-Family Projects and Units Permitted, 2010-2023										
	Projects Permitted					Units Permitted				
	Condo or Town Home	2 Family	3- or 4-Family	5+ Family	Total Projects	Condo or Town Home	2 Family	3- and 4-Family	5+ Family	Total Units
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0

Owner-Occupied Housing in Utah County

Between 2010 and 2022, Utah County added 34,226 owner-occupied housing units, an increase of 36.4 percent. The greatest increases occurred in Vineyard (1,812 additional owner-occupied units, or 4,419.5 percent increase), Eagle Mountain (5,787 more units; 150.9 percent increase), Elk Ridge (731 units and 148.6 percent), and Saratoga Springs (4,861 units; 147.8 percent). Major communities whose homeownership grew the least include Orem (an increase of 1,100 owner-occupied units; 6.5 percent increase), Springville (689 units and 10.6 percent increase), Cedar Hills (250 units and 13.3 percent increase), and Lindon (558 units and 29.8 percent increase). Provo lost 114 owner-occupied units—a decrease of 0.9 percent. During this same period, the state as a whole added 22.9 percent more owner-occupied housing units—a percentage that most Utah County communities exceeded.⁸¹

⁸¹ U.S. Census Bureau, Table S2505

Table 81: Owner-Occupied Housing Units State vs. County vs. Municipalities, 2010-2022

Owner-Occupied Housing Units State vs. County vs. Municipalities, 2010-2022					
	2010	2017	2022	Absolute Change, 2010-2022	Percent Change, 2010-2022
State	611,498	653,429	751,652	140,154	22.9
Utah County	94,142	104,703	128,368	34,226	36.4
Alpine	1,929	2,213	2,449	520	27.0
American Fork	5,620	6,013	7,297	1,677	29.8
Benjamin	335	307	196	-139	-41.5
Cedar Fort	83	100	54	-29	-34.9
Cedar Hills	1,880	2,188	2,130	250	13.3
Eagle Mountain	3,836	5,550	9,623	5,787	150.9
Elberta	53	49	64	11	20.8
Elk Ridge	492	736	1,223	731	148.6
Fairfield	14	47	26	12	85.7
Genola	268	307	372	104	38.8
Goshen	278	288	208	-70	-25.2
Highland	3,036	3,744	4,196	1,160	38.2
Hobble Creek	n.d.	n.d.	62	-	-
Lake Shore	203	218	195	-8	-3.9
Lehi	9,397	12,138	16,663	7,266	77.3
Lindon	1,913	2,288	2,471	558	29.2
Mapleton	1,802	2,276	2,774	972	53.9
Orem	17,013	16,200	18,113	1,100	6.5
Palmyra	155	122	159	4	2.6
Payson	3,714	4,154	4,999	1,285	34.6
Pleasant Grove	6,849	6,933	7,700	851	12.4
Provo	13,071	13,429	12,957	-114	-0.9
Salem	1,421	1,702	2,345	924	65.0
Santaquin	1,869	2,279	3,305	1,436	76.8
Saratoga Springs	3,288	4,976	8,149	4,861	147.8
Spanish Fork	6,430	7,358	9,312	2,882	44.8
Spring Lake	114	105	110	-4	-3.5
Springville	6,523	6,225	7,212	689	10.6
Vineyard	41	407	1,853	1,812	4419.5
West Mountain	191	250	296	105	55.0
Woodland Hills	317	345	323	6	1.9

Between 2010 and 2022, Vineyard experienced the largest change in homeownership rates, decreasing from 70.7 percent to 45.6 percent—a loss of 25.1 percentage points. Other larger communities that experienced a decrease in homeownership rates include Pleasant Grove (-7.6

percent), Springville (-7.4 percent) American Fork (-7.0 percent), and Saratoga Springs (-6.8 percent).⁸²

Table 82: Homeownership Rates, State vs. County vs. Municipalities, 2010 and 2022

Homeownership Rates, State vs. County vs. Municipalities, 2010 and 2022			
	2010	2022	Change
State	71.2	70.7	-0.5
Utah County	69.4	68.6	-0.8
Alpine	86.3	86.3	0.0
American Fork	78.3	71.3	-7.0
Benjamin	94.4	88.7	-5.7
Cedar Fort	96.5	80.6	-15.9
Cedar Hills	92.8	86.3	-6.5
Eagle Mountain	90.8	88.3	-2.5
Elberta	60.9	100.0	39.1
Elk Ridge	94.4	99.5	5.1
Fairfield	63.6	100.0	36.4
Genola	85.9	91.6	5.7
Goshen	91.7	73.0	-18.7
Highland	90.3	91.1	0.8
Hobble Creek	n.d.	100.0	-
Lake Shore	100	71.2	-28.8
Lehi	82.8	78.4	-4.4
Lindon	83.4	79.1	-4.3
Mapleton	90.1	86.2	-3.9
Orem	63.6	59.9	-3.7
Palmyra	86.1	86.4	0.3
Payson	77.7	81.3	3.6
Pleasant Grove	74.6	67.0	-7.6
Provo	42.3	39.1	-3.2
Salem	86.2	92.5	6.3
Santaquin	84.5	87.3	2.8
Saratoga Springs	90.7	83.9	-6.8
Spanish Fork	76.2	79.9	3.7
Spring Lake	92.7	110.0	17.3
Springville	77.7	70.3	-7.4
Vineyard	70.7	45.6	-25.1
West Mountain	0	87.3	87.3
Woodland Hills	96.4	91.0	-5.4

⁸² *Ibid.*

Detached Single-Family Home Construction Trends

The number of detached single-family homes permitted for new construction in Utah County has slowed since 2021, when 5,516 new homes were constructed. These homes had an average value of \$329,532. In 2023, 2,906 homes were permitted—a decrease of 36.3 percent. Through June 2024, 1,858 detached single-family homes have been permitted.⁸³

Table 83: Detached Single-Family Home Construction, 2010-2024

Detached Single-Family Home Construction, 2010-2024			
	Permits Issued	Annual Value	Average Value
2010	1,315	295,534,700	224,741
2011	1,255	313,486,500	249,790
2012	1,704	409,684,300	240,425
2013	2,181	553,609,200	253,833
2014	1,976	538,559,500	272,550
2015	2,500	1,009,955,800	403,982
2016	2,708	763,349,543	281,887
2017	3,506	1,033,588,678	294,806
2018	3,829	1,188,943,422	310,510
2019	3,769	1,185,396,852	314,512
2020	4,940	1,547,603,587	313,280
2021	5,516	1,817,698,863	329,532
2022	3,511	1,353,395,961	385,473
2023	2,906	1,075,333,186	370,039
2024	1,858	667,117,252	359,051

In 2023—the latest full year of data available—22.6 percent of new homes permitted were in Eagle Mountain. Combined with Saratoga Springs (18.2 percent) and Lehi (11.4 percent) more than half of all homes are in these North and West Utah County communities. With three additional communities (Mapleton at 8.3 percent, American Fork at 7.4 percent, and Highland at 5.7 percent), nearly three out of four new detached single-family homes were permitted in 2023. All other communities make up 26.3 percent of the new homes.⁸⁴

⁸³ Kem C. Gardner Policy Institute, Ivory-Boyer Construction Database

⁸⁴ Ibid.

New Detached Single-Family Homes Permitted, Utah County Municipalities, 2023

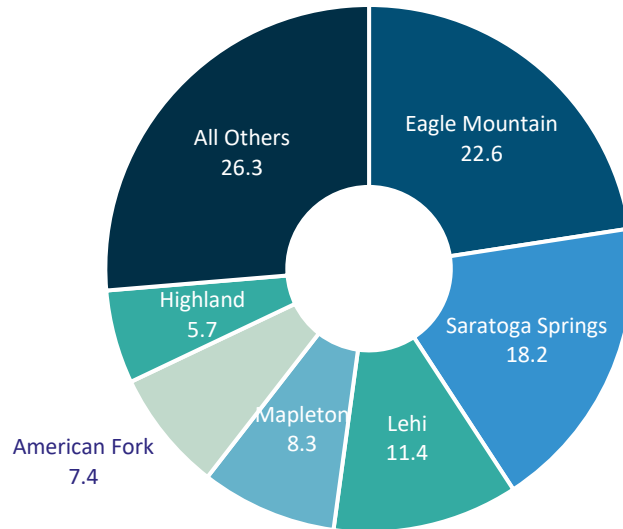


Figure 36: New Detached Single-Family Homes Permitted, Utah County Municipalities, 2023

The following tables provide historical context for construction of detached single-family homes in various municipalities in Utah County.⁸⁵

⁸⁵ Ibid.

Table 84: Alpine Detached Single-Family Home Construction

Alpine Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	17	7,850,000	461,765
2011	16	7,896,000	493,500
2012	28	15,483,000	552,964
2013	34	19,606,000	576,647
2014	26	16,061,000	617,731
2015	27	17,901,000	663,000
2016	20	13,386,000	669,300
2017	31	21,611,604	697,149
2018	31	18,356,000	592,129
2019	13	8,397,000	645,923
2020	22	16,694,462	758,839
2021	49	32,228,517	657,725
2022	45	51,904,084	1,153,424
2023	20	21,599,300	1,079,965
2024	3	4,421,000	1,473,667

Table 85: American Fork Detached Single-Family Home Construction Permitted, 2010-2024

American Fork Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	35	9,217,900	263,369
2011	52	12,357,900	237,652
2012	71	18,971,200	267,200
2013	79	20,640,200	261,268
2014	54	13,522,600	250,419
2015	88	24,768,700	281,463
2016	149	36,841,121	247,256
2017	166	43,205,773	260,276
2018	211	68,807,443	326,102
2019	232	85,722,813	369,495
2020	190	66,650,083	350,790
2021	288	102,576,610	356,169
2022	289	139,240,609	481,801
2023	214	112,589,937	526,121
2024	60	26,889,577	448,160

Table 86: Cedar Hills Detached Single-Family Home Construction Permitted, 2010-2024

Cedar Hills Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	8	3,398,100	424,763
2011	16	10,008,100	625,506
2012	8	1,770,300	221,288
2013	7	3,199,100	457,014
2014	10	5,086,400	508,640
2015	6	2,063,700	343,950
2016	12	7,581,598	631,800
2017	9	5,408,189	600,910
2018	6	3,255,843	542,641
2019	7	4,116,402	588,057
2020	20	8,530,688	426,534
2021	51	22,148,220	434,279
2022	2	885,372	442,686
2023	2	2,214,492	1,107,246
2024	0	0	-

Table 87: Eagle Mountain Detached Single-Family Home Construction Permitted, 2010-2024

Eagle Mountain Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	149	24,067,600	161,528
2011	58	9,957,200	171,676
2012	149	25,839,300	173,418
2013	233	40,961,900	175,802
2014	260	51,505,500	198,098
2015	455	261,224,700	574,120
2016	303	59,666,203	196,918
2017	417	92,224,935	221,163
2018	604	189,022,594	312,951
2019	864	242,059,399	280,161
2020	1152	326,384,059	283,319
2021	1336	374,273,291	280,145
2022	724	223,077,177	308,118
2023	649	210,275,946	324,000
2024	599	173,073,546	288,937

Table 88: Elk Ridge Detached Single-Family Home Construction Permitted, 2010-2024

Elk Ridge Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	20	4,697,700	234,885
2011	34	8,130,500	239,132
2012	27	6,275,200	232,415
2013	40	8,067,900	201,698
2014	38	7,525,600	198,042
2015	34	9,260,000	272,353
2016	0	0	-
2017	26	7,583,000	291,654
2018	21	6,711,000	319,571
2019	12	3,848,510	320,709
2020	22	9,701,373	440,972
2021	35	14,392,269	411,208
2022	2	1,455,933	727,967
2023	0	0	-
2024	0	0	-

Table 89: Goshen Detached Single-Family Home Construction Permitted, 2010-2024

Goshen Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	0	0	-
2011	0	0	-
2012	2	487,000	243,500
2013	1	215,500	215,500
2014	0	0	-
2015	0	0	-
2016	0	0	-
2017	1	73,000	73,000
2018	0	0	-
2019	0	0	-
2020	3	554,826	184,942
2021	2	660,493	330,247
2022	7	2,533,621	361,946
2023	1	450,000	450,000
2024	1	390,290	390,290

Table 90: Highland Detached Single-Family Home Construction Permitted, 2010-2024

Highland Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	45	18,447,200	409,938
2011	59	22,609,900	383,219
2012	74	28,254,400	381,816
2013	89	35,176,300	395,239
2014	84	34,635,900	412,332
2015	120	40,585,000	338,208
2016	119	43,880,876	368,747
2017	134	58,033,512	433,086
2018	58	29,632,958	510,913
2019	54	29,194,474	540,638
2020	75	40,763,222	543,510
2021	128	81,487,291	636,619
2022	144	107,529,329	746,731
2023	165	101,431,487	614,736
2024	71	39,140,151	551,270

Table 91: Lehi Detached Single-Family Home Construction Permitted, 2010-2024

Lehi Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	281	71,044,600	252,828
2011	361	91,726,400	254,090
2012	515	127,107,400	246,810
2013	449	121,074,100	269,653
2014	359	97,498,600	271,584
2015	481	135,827,600	282,386
2016	505	151,562,496	300,124
2017	626	203,222,006	324,636
2018	829	252,404,693	304,469
2019	707	232,131,379	328,333
2020	690	229,883,312	333,164
2021	684	242,586,738	354,659
2022	500	197,576,027	395,152
2023	327	112,915,260	345,307
2024	238	88,644,703	372,457

Table 92: Lindon Detached Single-Family Home Construction Permitted, 2010-2024

Lindon Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	20	4,573,900	228,695
2011	27	8,450,400	312,978
2012	19	6,189,600	325,768
2013	34	9,448,500	277,897
2014	52	14,671,400	282,142
2015	31	11,439,800	369,026
2016	33	12,794,455	387,711
2017	43	17,142,075	398,653
2018	47	14,535,924	309,275
2019	37	12,128,705	327,803
2020	93	26,759,888	287,741
2021	110	40,164,280	365,130
2022	39	14,646,091	375,541
2023	25	9,419,285	376,771
2024	11	5,901,405	536,491

Table 93: Mapleton Detached Single-Family Home Construction Permitted, 2010-2024

Mapleton Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	35	11,083,000	316,657
2011	38	10,237,000	269,395
2012	64	18,718,000	292,469
2013	81	23,817,000	294,037
2014	62	20,346,000	328,161
2015	74	30,078,000	406,459
2016	95	33,073,000	348,137
2017	153	50,272,000	328,575
2018	186	61,698,000	331,710
2019	135	43,595,000	322,926
2020	228	74,345,000	326,075
2021	266	89,726,000	337,316
2022	275	108,888,400	395,958
2023	240	74,038,520	308,494
2024	194	58,148,770	299,736

Table 94: Orem Detached Single-Family Home Construction Permitted, 2010-2024

Orem Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	60	16,034,300	267,238
2011	46	13,956,600	303,404
2012	54	15,946,800	295,311
2013	71	22,783,900	320,900
2014	94	30,852,300	328,216
2015	105	33,587,600	319,882
2016	73	28,604,400	391,841
2017	75	30,069,065	400,921
2018	88	31,882,691	362,303
2019	66	22,947,792	347,694
2020	69	28,897,063	418,798
2021	77	34,991,085	454,430
2022	44	21,681,940	492,771
2023	45	25,774,473	572,766
2024	15	10,187,498	679,167

Table 95: Payson Detached Single-Family Home Construction Permitted, 2010-2024

Payson Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	53	6,908,000	130,340
2011	35	4,474,700	127,849
2012	20	2,827,800	141,390
2013	40	7,223,600	180,590
2014	41	7,777,500	189,695
2015	35	6,404,000	182,971
2016	45	7,965,344	177,008
2017	50	9,520,919	190,418
2018	73	14,388,044	197,096
2019	161	33,634,165	208,908
2020	80	18,122,193	226,527
2021	102	21,415,963	209,960
2022	96	21,068,975	219,468
2023	57	18,393,486	322,693
2024	20	18,633,309	931,665

Table 96: Pleasant Grove Detached Single-Family Home Construction Permitted, 2010-2024

Pleasant Grove Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	25	7,370,300	294,812
2011	44	12,921,900	293,680
2012	40	11,746,200	293,655
2013	109	34,892,300	320,113
2014	70	21,259,200	303,703
2015	99	30,993,200	313,063
2016	79	24,773,448	313,588
2017	63	23,775,429	377,388
2018	98	40,376,200	412,002
2019	103	48,879,905	474,562
2020	113	46,910,388	415,136
2021	117	47,352,452	404,722
2022	59	23,692,623	401,570
2023	32	14,856,308	464,260
2024	24	9,016,126	375,672

Table 97: Provo Detached Single-Family Home Construction Permitted, 2010-2024

Provo Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	79	17,685,800	223,871
2011	87	20,060,100	230,576
2012	65	14,823,100	228,048
2013	150	27,648,600	184,324
2014	116	27,618,400	238,090
2015	104	25,635,200	246,492
2016	186	43,487,357	233,803
2017	201	47,480,850	236,223
2018	80	20,408,839	255,110
2019	54	12,783,372	236,729
2020	125	32,083,052	256,664
2021	170	47,154,818	277,381
2022	93	26,950,009	289,785
2023	84	20,661,567	245,971
2024	12	3,444,525	287,044

Table 98: Salem Detached Single-Family Home Construction Permitted, 2010-2024

Salem Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	32	8,657,800	270,556
2011	15	4,219,600	281,307
2012	36	9,521,700	264,492
2013	74	22,078,800	298,362
2014	71	21,117,300	297,427
2015	70	169,999,800	2,428,569
2016	107	35,775,315	334,349
2017	88	27,161,044	308,648
2018	62	23,045,698	371,705
2019	98	44,975,179	458,930
2020	111	50,124,492	451,572
2021	139	66,372,187	477,498
2022	143	63,934,387	447,094
2023	143	60,710,100	424,546
2024	49	23,448,732	478,546

Table 99: Santaquin Detached Single-Family Home Construction Permitted, 2010-2024

Santaquin Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	57	12,547,300	220,128
2011	22	4,708,800	214,036
2012	24	6,213,400	258,892
2013	67	17,130,400	255,678
2014	87	22,980,400	264,143
2015	123	34,542,100	280,830
2016	163	43,859,256	269,075
2017	164	41,227,188	251,385
2018	183	52,869,892	288,907
2019	138	40,389,200	292,675
2020	326	93,064,671	285,474
2021	293	89,907,412	306,851
2022	146	47,133,206	322,830
2023	135	48,361,683	358,235
2024	89	33,752,494	379,242

Table 100: Saratoga Springs Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	184	25,184,900	136,874
2011	185	26,161,000	141,411
2012	261	40,178,200	153,939
2013	264	47,725,300	180,778
2014	192	44,023,100	229,287
2015	300	71,544,600	238,482
2016	516	122,321,000	237,056
2017	471	113,235,000	240,414
2018	509	119,331,000	234,442
2019	501	127,739,000	254,968
2020	867	222,182,713	256,266
2021	1112	292,083,000	262,665
2022	583	161,839,000	277,597
2023	524	137,979,000	263,319
2024	325	88,565,000	272,508

Table 101: Spanish Fork Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	111	26,379,700	237,655
2011	73	17,145,700	234,873
2012	86	20,318,800	236,265
2013	156	42,835,900	274,589
2014	164	49,537,200	302,056
2015	195	58,681,000	300,928
2016	195	56,095,959	287,672
2017	248	71,155,075	286,916
2018	289	85,479,786	295,778
2019	246	71,893,413	292,250
2020	301	89,105,703	296,032
2021	238	78,515,599	329,897
2022	205	77,285,863	377,004
2023	139	50,037,688	359,983
2024	72	30,235,962	419,944

Table 102: Springville Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	80	14,300,900	178,761
2011	54	10,148,700	187,939
2012	84	16,889,100	201,061
2013	99	18,578,200	187,659
2014	56	11,579,800	206,782
2015	61	16,801,000	275,426
2016	58	16,375,460	282,336
2017	98	30,417,623	310,384
2018	87	28,283,662	325,100
2019	171	53,624,809	313,595
2020	233	67,867,067	291,275
2021	181	63,650,484	351,660
2022	59	23,139,858	392,201
2023	51	17,929,530	351,559
2024	25	12,233,221	489,329

Table 103: Vineyard Detached Single-Family Home Construction Permitted, 2010-2024

	Number	Value	Average Value
2010	11	2,640,700	240,064
2011	18	4,476,000	248,667
2012	59	16,076,200	272,478
2013	76	20,476,100	269,422
2014	113	32,103,700	284,104
2015	71	20,586,300	289,948
2016	10	2,508,345	250,835
2017	414	124,298,755	300,239
2018	335	110,400,755	329,554
2019	147	56,067,348	381,411
2020	176	72,783,196	413,541
2021	82	41,444,128	505,416
2022	16	12,799,942	799,996
2023	23	15,874,218	690,183
2024	34	25,723,463	756,572

Table 104: Woodland Hills Detached Single-Family Home Construction Permitted, 2010-2024

Woodland Hills Detached Single-Family Home Construction Permitted, 2010-2024			
	Number	Value	Average Value
2010	0	0	-
2011	0	0	-
2012	0	0	-
2013	0	0	-
2014	5	1,086,900	217,380
2015	0	0	-
2016	0	0	-
2017	0	0	-
2018	0	0	-
2019	0	0	-
2020	0	0	-
2021	0	0	-
2022	0	0	-
2023	0	0	-
2024	0	0	-

Historical Trends

Data show that nationwide, homes are increasing in size. For many reasons, American are expecting larger and larger dwellings when purchasing a home. In the 1960s and early, only 16.8 percent of homes had four or more bedrooms; by 2010, that percentage had essentially doubled to 33.6 percent. In 1960, only 10.1 percent of homes had 2.5 or more bathrooms; in 2010, 47.9 percent do. And the percentage of homes with laundry or utility rooms increased over the same period from 17.5 percent to 38.2 percent. Although the scope of this report does not allow for this level of historical research into the Utah County market, the assumption is that Utah County residents have followed national trends in home size.⁸⁶

⁸⁶ Sarkar, M. (2011). *How American Homes Vary By the Year They Were Built*. In U.S. Census Bureau Working Paper No. 2011-18. Washington, DC, US.

Table 105: Rooms in Homes (Percent of All Homes With Each Type of Room)

Rooms in Homes (Percent of All Homes With Each Type of Room)						
	1960s & Earlier	1970s	1980s	1990s	2000- 2004	2005- 2009
Bedroom	98.5	99.1	99.5	99.7	99.6	99.4
<i>Percent With 4 & More</i>	<i>16.8</i>	<i>17.2</i>	<i>17.2</i>	<i>25.2</i>	<i>31.2</i>	<i>33.6</i>
Kitchen	99.1	99.5	99.7	99.8	99.7	99.7
Bathroom	99.4	99.8	99.7	99.8	99.9	99.9
<i>Percent With 2.5 & More</i>	<i>10.1</i>	<i>16.7</i>	<i>23.9</i>	<i>35.8</i>	<i>43.9</i>	<i>47.9</i>
Living room	98.4	98.1	98.2	98.5	97.9	98.3
<i>Percent With 2 & More</i>	<i>3.1</i>	<i>3.4</i>	<i>3.6</i>	<i>4.8</i>	<i>5.4</i>	<i>6.1</i>
Porch/Deck/Balcony/Patio	79.8	83.1	88.4	89.6	90.6	88.6
Garage	59.5	58.7	62.4	70.7	76.6	79.3
Dining room	46.9	40.4	42.5	48.6	52.1	50.6
Laundry/Utility room	17.5	19.7	21.8	29.3	34.0	38.2
Family/Great room	12.7	16.7	16.8	22.2	21.6	21.6
Den/Library/TV room	8.9	7.3	8.1	10.8	14.0	14.7
Recreation room	2.9	3.0	3.6	4.5	5.3	6.2

Source: U.S. Census Bureau, *How American Homes Vary By the Year They Were Built*, 2011

Residential Unit Sales

As of 21 July 2024, the median home sale price of a single-family home in Utah County was \$511,000. Over the past three years, the highest four-week average was in July 22, when the average price was \$545,000. Both figures are higher than the January 2021 median price of \$386,000.

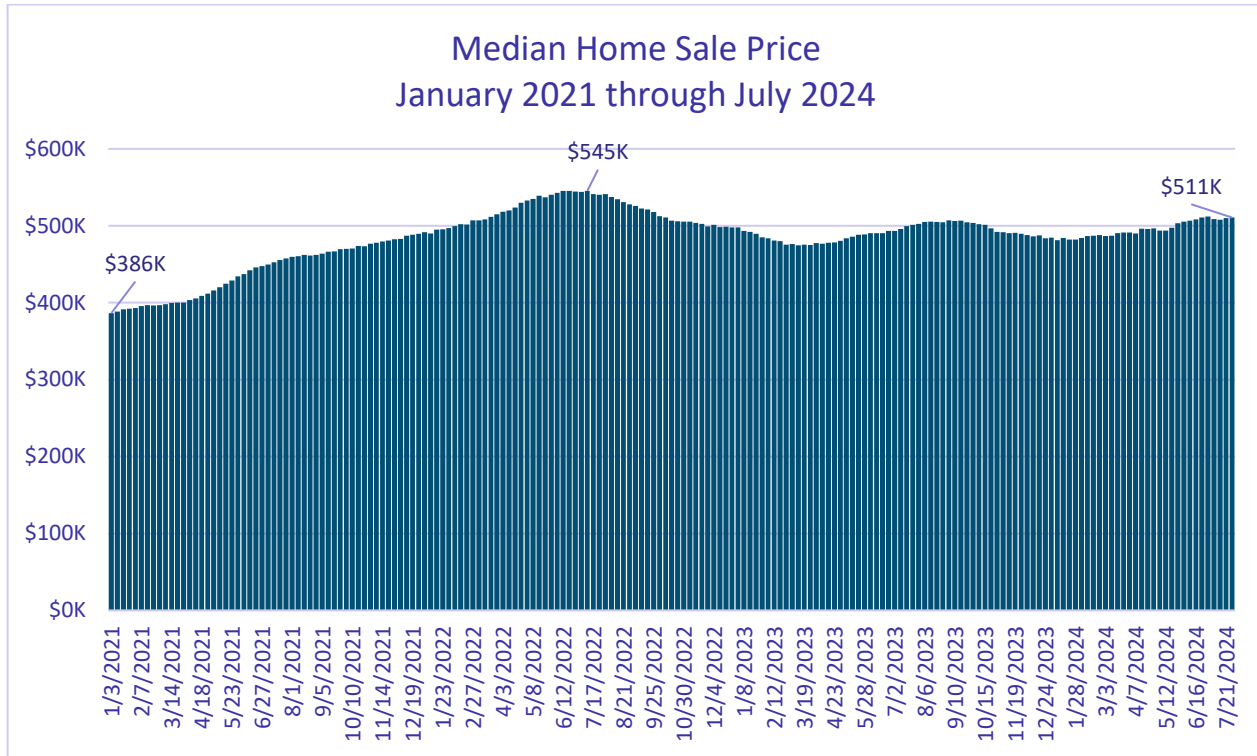


Figure 37: Median Home Sale Price, January 2021 through July 2024

In 2023, there were 8,408 closings on residential properties in Utah County. This number is a sharp decline from the previous year (10,008) and even sharper from 2020's 11,887. From January through July, 2024, there were 5,135 closings.⁸⁷ It is impossible to annualize this number; the 2023

⁸⁷ Utah Central Association of Realtors. Retrieved from <https://ucaor.com/market-stats/>.

NB: These data are only for closings in which a Realtor® is involved. The data includes both Utah and Juab Counties; however, the vast majority of sales are in Utah County.

figure may indicate a continued decline in sales, or it may be a one-year slump only. Utah County sales in 2023 were roughly equal to sales in 2015.

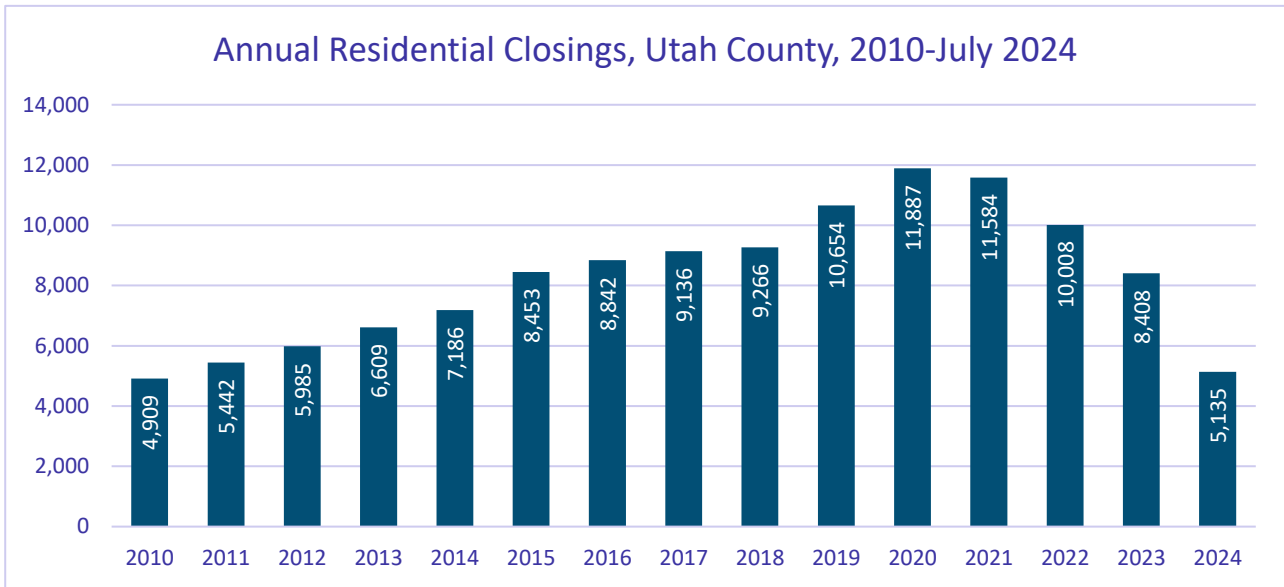


Figure 38: Annual Residential Closings, Utah County, 2010-July 2024

Note: 2024 data is for January through July only

Table 106: Annual Residential Real Estate Closings, 2010-2024

Annual Residential Real Estate Closings 2010-2024		
	Closings	Percent Change over Previous Year
2010	4,909	
2011	5,442	10.9
2012	5,985	10
2013	6,609	10.4
2014	7,186	8.7
2015	8,453	17.6
2016	8,842	4.6
2017	9,136	3.3
2018	9,266	1.4
2019	10,654	14.98
2020	11,887	11.57
2021	11,584	-2.55
2022	10,008	-13.60
2023	8,408	-15.99
2024	5,135	

Despite the continued increase in new home construction, residential real estate sales through Realtors® have declined in 2021, 2022, and 2023.

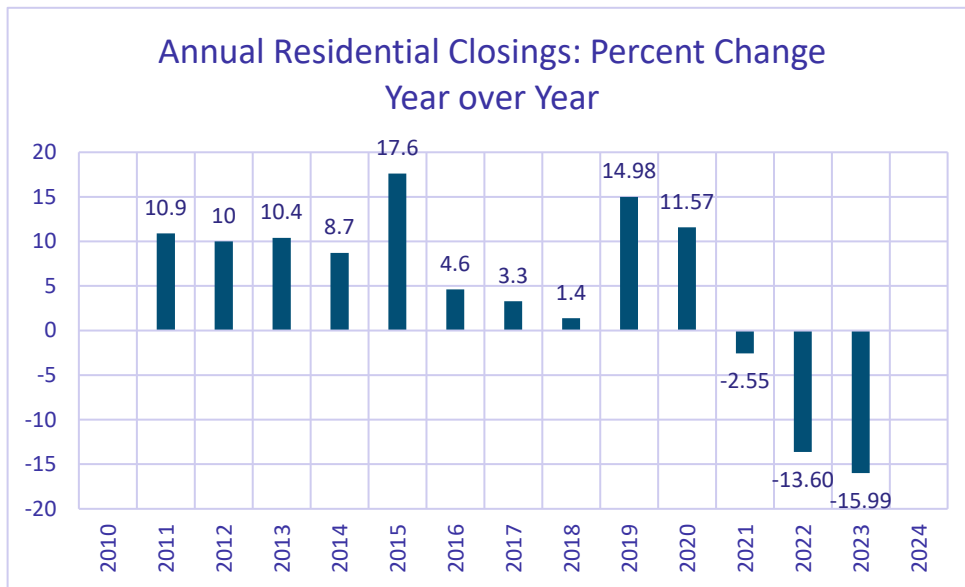


Figure 39: Annual Residential Closings: Percent Change

Following the Great Recession, there was a steady increase in home sales, rising from 5,442 in 2011 to a peak of 11,887 in 2020. This steady increase has now reversed in three of the last four years.⁸⁸

The recent decline in residential homes sold can be seen in Figure 41 below. Four-week average number of homes

sold since January 2021 have gone from 176 to a high of 263 in July 2021. Over the three-and-a-half-year period, homes sold were at a weekly average low of 94 at the end of January 2023. As of the end of July 2024, it was at 154.⁸⁹

Despite the slowing growth in home sales, the median sale price per square foot (\$212) has remained higher than in January 2021 (\$159).⁹⁰

⁸⁸ Ibid.

⁸⁹ Redfin Data Center

⁹⁰ Ibid.

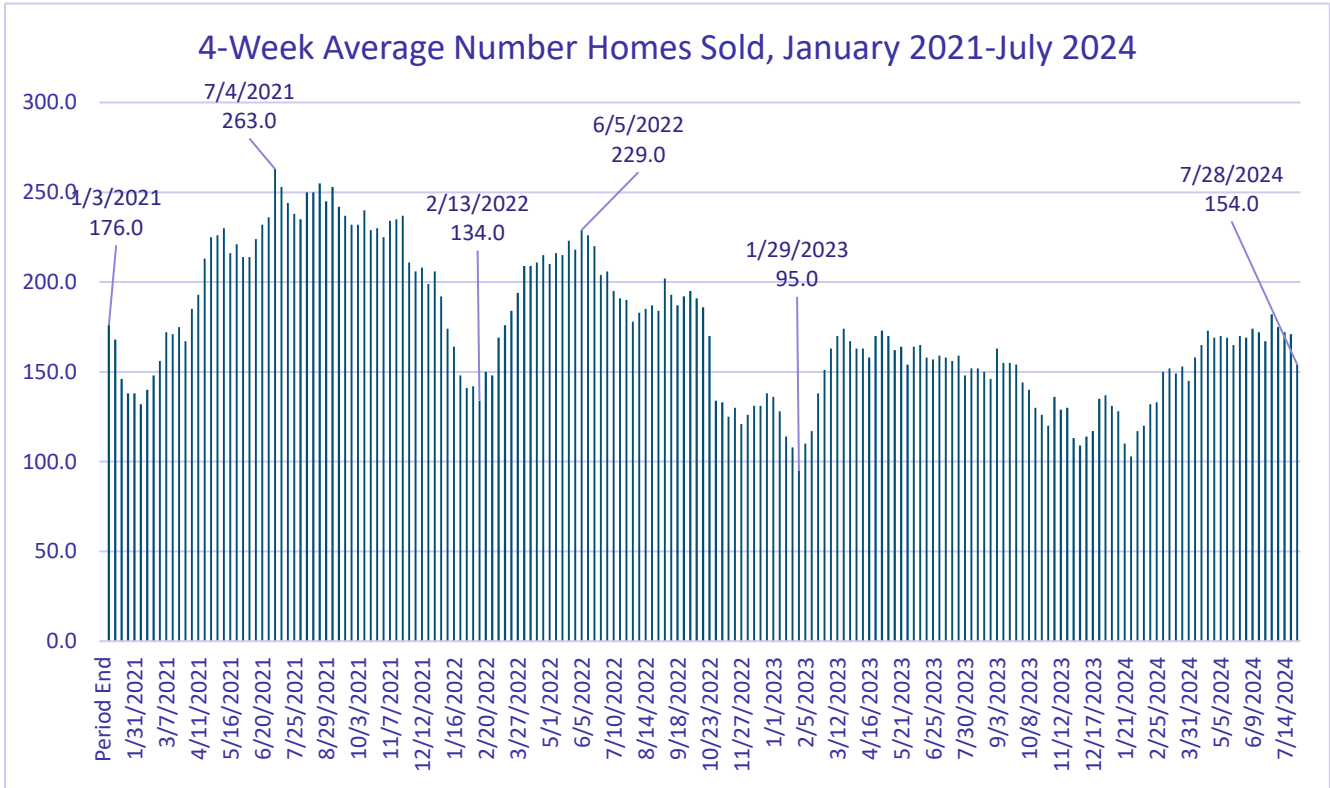


Figure 41: 4-Week Average Number Homes Sold, January 2021-July 2024

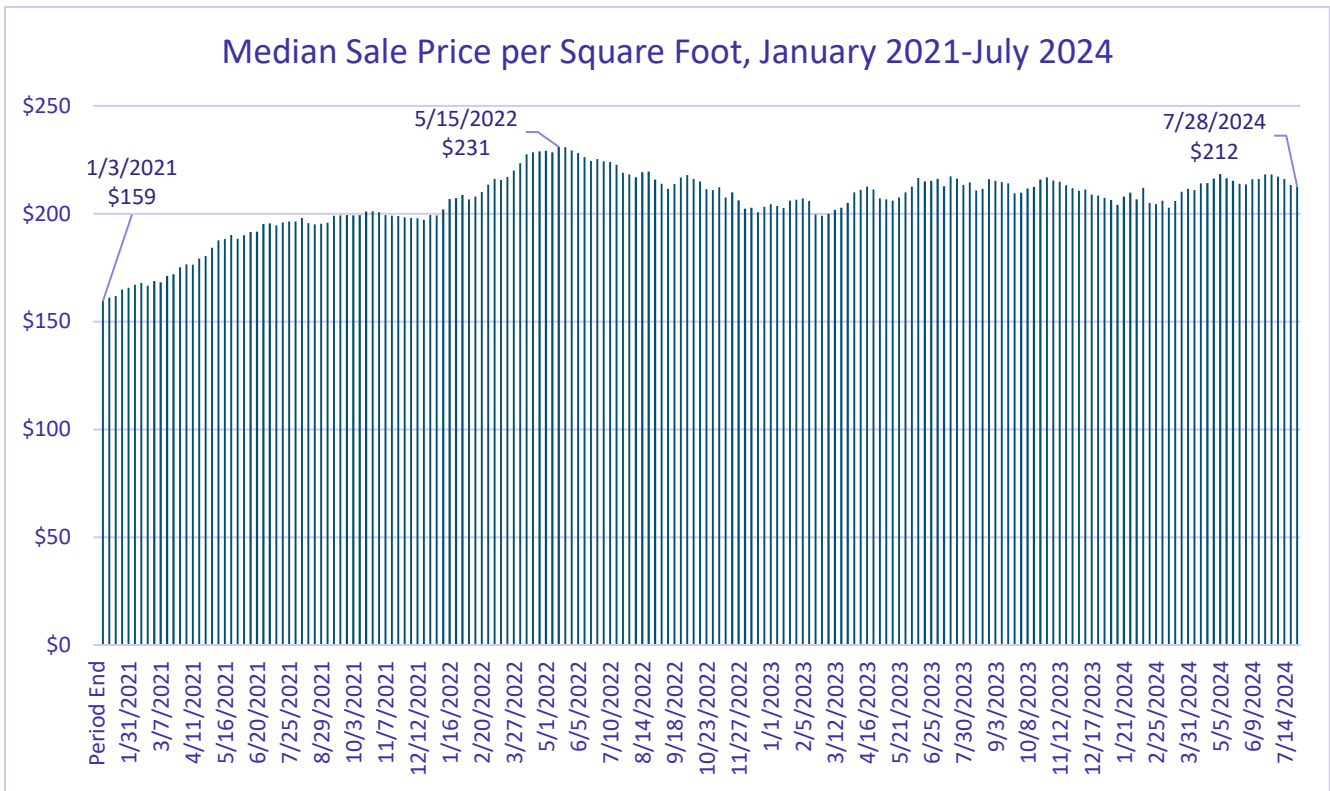


Figure 40: Median Sale Price per Square Foot, January 2021-July 2024

Most buyers are paying close to listing price on the homes they are purchasing, with the four-week average at the end of July 2024 being 0.994 (1 equals list price). In May 2021, buyers were paying, on average, 1.041 of asking price; this dropped to a three-and-a-half-year low of 0.974 in February 2023.⁹¹

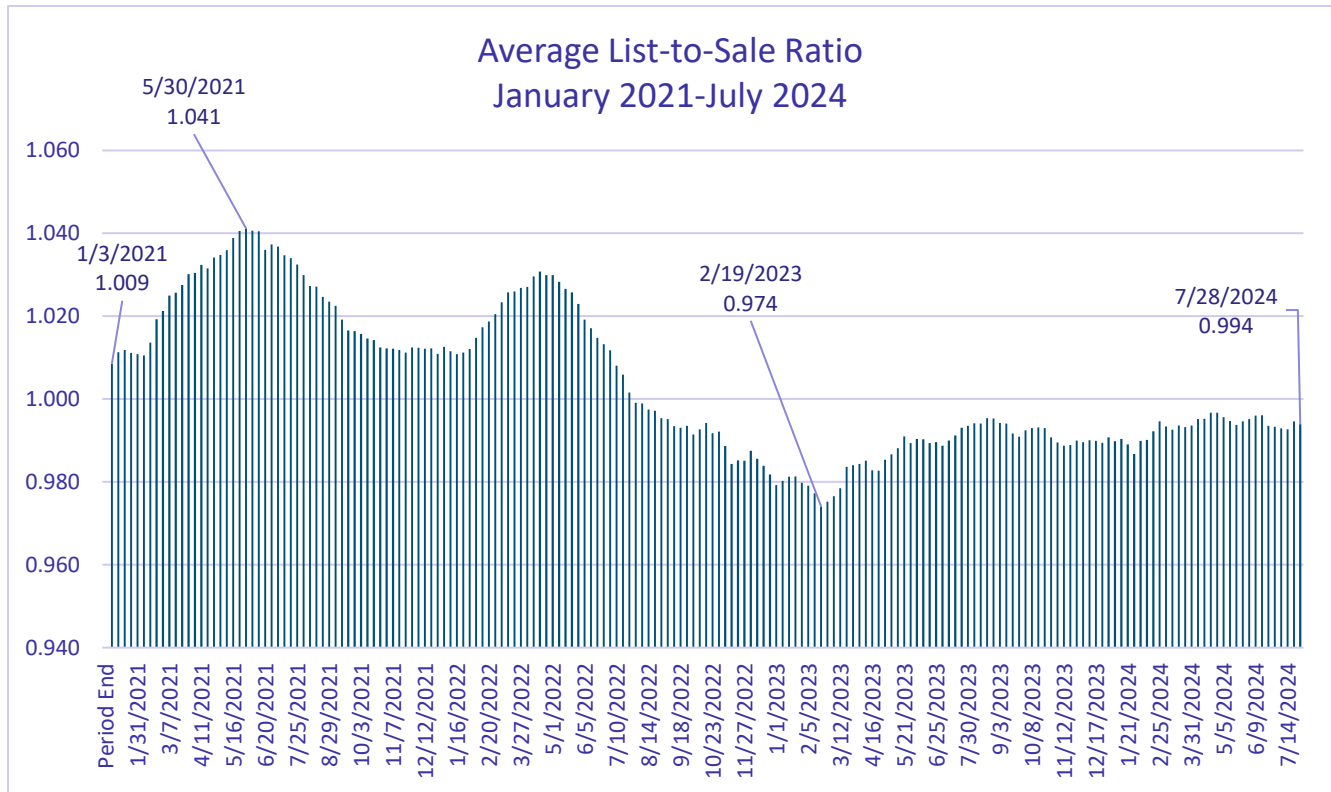


Figure 42: Average List-to-Sale Ratio

Home Affordability

Based on the assessed market value of single-family residential homes in Utah County, there are homes available to families earning 80 percent of Area Median Income (AMI) scattered throughout the County. The following maps indicate the locations of these homes. However, keep in mind that market assessed value does not equate to listings or listing prices.

⁹¹ Ibid.

[INSERT MAPS HERE]

[INSERT MAPS HERE]

[INSERT MAPS HERE]

[INSERT MAPS HERE]

[INSERT MAPS HERE]

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Home mortgage interest rates are another significant factor in home affordability. In October 2023, the weekly average home mortgage interest rate reached the highest it's been in the nearly 15-year period from January 2010 through August 2024: 7.79 percent. At the end of August 2024, the rate is 6.46. During this decade-and-a-half period, the lowest rate was 2.65, reached in January 2021. The weekly average is 4.34.

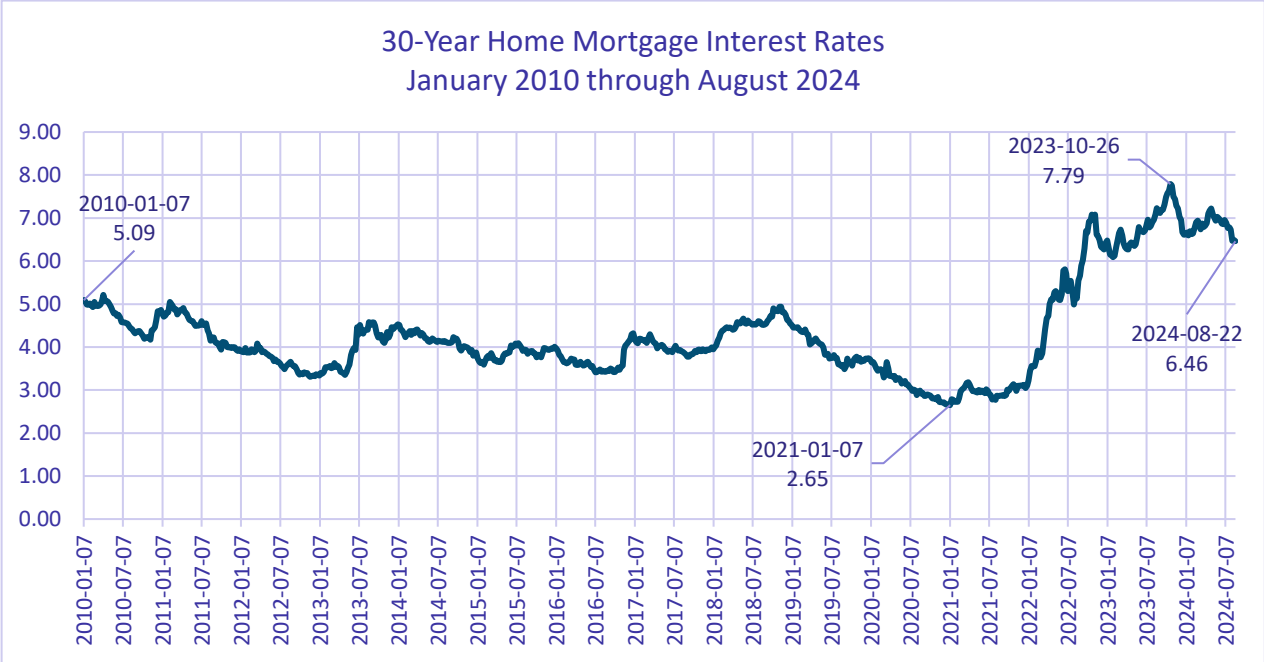
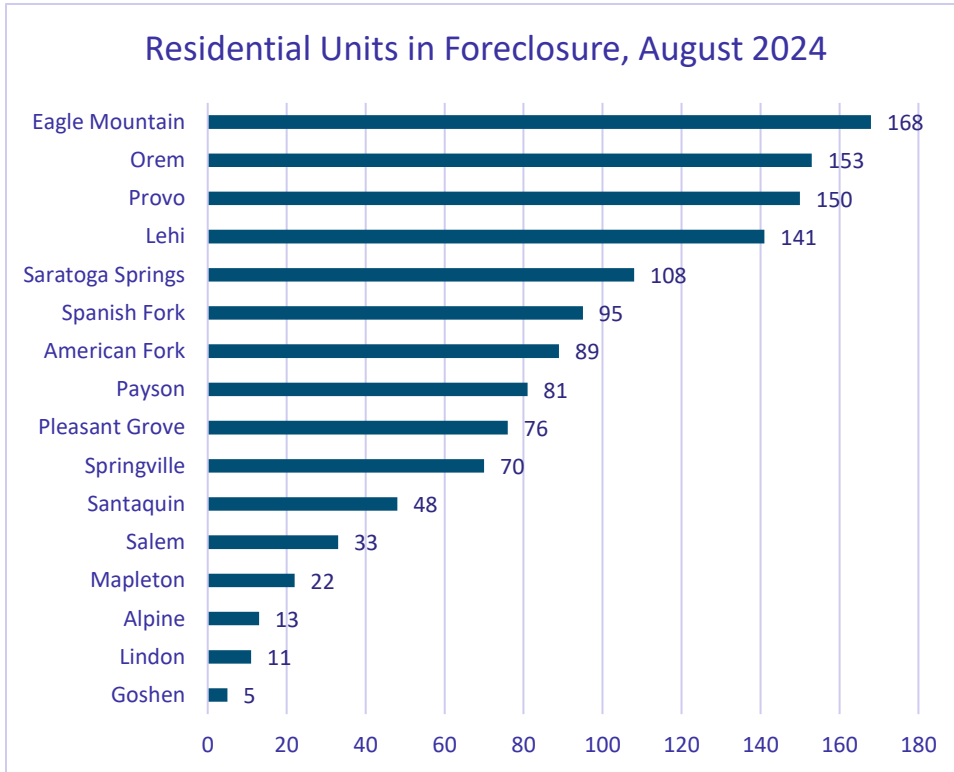


Figure 43: 30-Year Home Mortgage Interest Rates, January 2010 through August 2024

Foreclosures

As of August 2024, there were 1,270 residential properties in foreclosure in Utah County. Eagle Mountain, Orem, Provo, and Lehi each have around 150 such homes; Saratoga Springs, Spanish Fork, and American Fork each have around 100. Payson, Pleasant Grove, and Springville have



around 75 each; Santaquin, Salem, Mapleton, Alpine, Lindon, and Goshen each have fewer than 50. There are no foreclosures in other communities in Utah County.⁹²

Figure 44: Residential Units in Foreclosure, August 2024

Outlook for New Home Construction, Home Sales, and Home Prices

Political will for solutions to the County’s housing shortage has been growing; statewide Governor Cox and the state legislature have initiated and funded the Utah First Homes program. This program aims at building 35,000 starter homes throughout Utah by 2028, with funding coming from state and other sources—as well as efforts to provide tools to local communities to incentivize smaller-home construction.⁹³ And housing affordability is among the top concerns of Utah Voters.⁹⁴

⁹² Foreclosurelistings.com

⁹³ *Utah launches all-out push to build thousands of new ‘starter homes’ that you might be able to afford - Utah Foundation.* (2024, May 16). Utah Foundation. <https://www.utahfoundation.org/news/utah-launches-all-out-push-to-build-thousands-of-nehe-saw-starter-homes-that-you-might-be-able-to-afford/>

⁹⁴ *Utahns think their quality of life is getting worse. Here’s what they said.* (2024, April 30). The Salt Lake Tribune. <https://www.sltrib.com/news/2024/04/30/why-utah-voters-think-their/>

The Utah Legislature’s House Bill 572 was one of the major bills to passed in the 2024 session to increase homebuilding and homeownership. It created the Utah Homes Investment Program, which is intended to improve liquidity issues that have restricted funding for builders and home buyers—partly by providing low-cost loans that developers would use to build homes priced at more affordable levels.⁹⁵

In *Construction Coverage’s* review of metro areas, Utah County is ranked second in mid-size metropolitan areas in home construction, second only to Greeley, Colorado. The report considers the number of new housing units per 1,000 homes over a two-year period, percentage changes, and median home prices.⁹⁶

ConsumerAffairs.com recognized the benefits of homebuying in Utah County In June 2024. The online publication ranked the Provo-Orem metro area as the second-best place in the nation to buy a first home, citing the low crime rate and strong quality of life in the County. It also noted the area’s low effective property tax rate (the lowest among the top 10) and its rapidly increasing home value change from 2020 to 2022 (51.4 percent—the second highest among the top 10). The Provo-Orem metro fell in the middle of the top 10 areas in terms of median sales price for an existing single-family home—\$569,100. Raleigh-Cary, North Carolina, which was named best metro area for first-time homebuyers, had a median sales price of \$455,300; Naples-Marco Island, Florida (number 3 on the list), was at \$782,000.⁹⁷

Yet a study released in April 2024 showed that the top two concerns among Utahns are housing and elected officials’ apparent lack of listening to constituents.⁹⁸ In August 2024, the Utah Foundation published results of an elected officials and staff survey, which showed that 56 percent of respondents see “community opposition” as the biggest hurdle to overcome in developing affordable housing.⁹⁹ This view not only perplexed, but irritated attendees at a public input meeting convened to gather input for this report.

The Great Recession resulted in four years of housing price declines, but the pandemic produced the sudden spike in Utah homebuilding expansion—followed by sharp contraction—on

⁹⁵ Ibid.

⁹⁶ Jones, J. (2024, June 29). *U.S. cities building the most homes*. Construction Coverage. Retrieved August 20, 2024, from <https://constructioncoverage.com/research/cities-investing-most-in-new-housing>

⁹⁷ Bortin, J. (2024, June 13). *Best cities for first-time homebuyers* (J. Martino, Ed.). Consumer Affairs. Retrieved July 10, 2024, from <https://www.consumeraffairs.com/homeowners/best-cities-for-first-time-homebuyers.html>

⁹⁸ Utahns think their quality of life is getting worse. Here’s what they said. (2024b, April 30). The Salt Lake Tribune. <https://www.sltrib.com/news/2024/04/30/why-utah-voters-think-their/>

⁹⁹ Utah’s local officials point to community opposition as main barrier to affordable housing. (2024, August 7). KSL.com. <https://www.ksl.com/article/51090812/utahs-local-officials-point-to-community-opposition-as-main-barrier-to-affordable-housing#:~:text=SALT%20LAKE%20CITY%20%E2%80%94%20Despite%20housing,housing%20in%20a%20new%20report.>

record.(Wood, 2024) The Utah housing shortage is expected to continue through the 2020s, according to some experts.¹⁰⁰

To counter the rising cost of initial home purchase—and to ease the overall housing shortage—Governor Spencer Cox proposed a Utah First Home program. Funded by the state legislature in 2023 with an initial \$50 million, the program “offers up to \$20,000 in loans to each eligible homebuyer to help fund down payments, closing costs or buying down interest rates. The \$50 million is expected to help about 2,500 buyers.”¹⁰¹

Although funding for the Utah First Home program is not at the level requested by the governor’s office, the executive branch and the legislature have aligned about \$300 million in existing funding to help decrease the housing stock shortage. In addition, the legislature passed a handful of additional bills that enable communities to increase housing in hopes that prices will at least stabilize, if not decrease. Utah News Dispatch summarized these bills well:¹⁰²

- HB476 clarifies state code and places certain requirements on cities to accept and complete applications for residential development to create more certainty for both home builders and cities.
- HB465 provides flexibility for redevelopment agencies to use money for owner-occupied, income-targeted housing — not rentals — up to 120% of the area median income. It also encourages the body that’s overseeing development at the former Utah State Prison site in Draper, the Point of the Mountain State Land Authority, to use its land use authority to “increase the supply of housing in the state.”
- HB430, a bill to create Public Transit Innovation Grants using existing transit dollars to help cities increase transit opportunities in high-growth areas.
- HB13 allows developers of approved housing developments to create “infrastructure financing districts” that could bond to pay for infrastructure improvements, like roads, but the debt would need to be paid off before selling the homes.
- HB488 creates the “County of the First Class Infrastructure Bank Fund” to provide funding for local transportation projects.

¹⁰⁰ McKellar, K. (2024, January 31). ‘Fading dream’: Utah’s housing shortage expected to worsen. Deseret News. <https://www.deseret.com/utah/2023/9/13/23826200/housing-market-prediction-forecast-utah-shortage-home-prices/#:~:text=Utah%27s%20housing%20shortage%20is%20likely%20to%20increase%20by%202024.&text=How-ever%20now%20as%20homebuilding%20activity,over%2037%2C000%20units%20by%202024.>

¹⁰¹ “Really strong” start: Utah funded \$50M for a new first-time homebuyer program. (2023b, November 26). KSL.com. <https://www.ksl.com/article/50799505>

¹⁰² McKellar, K. (2024b, March 29). Utah governor doubles down on goal to build 35K homes in 5 years. Utah News Dispatch. <https://utahnewsdispatch.com/2024/03/29/housing-market-utah-gov-cox-goal-starter-homes/>

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- HB572 allows the state treasurer to administer a new Utah Homes Investment Program, which would use \$300 million from the state’s existing Transportation Investment Fund to offer low-interest loans to developers so long as they strike an agreement with cities to build an owner-occupied housing project with at least 60% of its units defined as “attainable.”
 - SB168 sets a statewide building code for modular homes and allows cities or counties to create Home Ownership Promotion Zones, which would enable cities to capture tax increment for up to 15 years to finance the development while also allowing them to “upzone” or increase density for smaller, single-family lots. It would require at least 60% of the zone’s units to be affordable and all of them to be owner-occupied for at least five years. Cities can use the tool for areas that are up to 10 acres and are zoned for fewer than six housing units per acre. If a Home Ownership Promotion Zone is created, it will automatically re-zone the lots to be at least six housing units per acre.
 - SB208, aimed at maximizing investment and allowing increased housing density around transit stops. It also increased requirements for affordable housing in these “transit reinvestment zones” to include at least 12% of proposed housing units to be affordable, with up to 9% to be reserved for households that make no more than 80% of the area median income and at least 3% for those who make no more than 60% of the area median income.
 - SB268 allows cities to create a new type of mixed-use project area, called a First Home Investment Zone, that can use tax increment financing (or future tax revenue from growth) to finance infrastructure or lower the cost of land and therefore lower the cost of housing. To create a zone, cities would need to adhere to a slew of requirements, like including an affordable housing plan in the proposal and making sure at least 25% of the zone’s homes are owner-occupied for at least 25 years.

Other Housing Considerations

Overcrowding

HUD defines housing overcrowding as more than one person per room in a dwelling unit. Social scientists have found that overcrowding is related to weakened resiliency, poor mental health, poor social relationships in the home and low-quality childcare. It is also related to poor physical health and to poor social relationships outside the home. Additionally, overcrowding has been demonstrated to have a negative effect on academic performance.¹⁰³

¹⁰³ See, for example, Gove WR, Hughes M, Galle OR. Overcrowding in the Home: An Empirical Investigation of Its Possible Pathological Consequences. *American Sociological Review*. 1979;44(1):59-80. doi:10.2307/2094818; Contreras D, Delgadillo J, Riveros G. Is home overcrowding a significant factor in children’s academic performance? Evidence from

In Utah County, overcrowding does not appear to be a significant problem. About 2,338 owner-occupied households are experiencing overcrowding in Utah County, and about 4,934 renter-occupied households are overcrowded. Note that about half of the County’s renter households experiencing overcrowding are in Provo (2,315), and another 849 are in nearby Orem—both of which have high student populations. So, nearly two-thirds of all overcrowded renter households in Utah County are very likely college students.

Latin America. *International Journal of Educational Development*. 2019;67:1-17. doi:10.1016/j.ijedudev.2019.01.006; Garrett-Peters PT, Mokrova IL, Carr RC, Vernon-Feagans L. Early student (dis)engagement: Contributions of household chaos, parenting, and self-regulatory skills. *Developmental Psychology*. 2019;55(7):1480-1492. doi:10.1037/dev0000720.supp (Supplemental).

Table 107: Overcrowding by Low Income Status: Owner-Occupied Households

Overcrowding by Low Income Status: Owner-Occupied Households							Percent of All Overcrowded Owner-occupied Households
≤ 30% HAMFI	30% to ≤ 50% HAMFI	50% to ≤ 80% HAMFI	80% to ≤ 100% HAMFI	> 100% HAMFI			
Alpine	0	0	0	0	10	0.4	
American Fork	20	85	0	0	15	5.1	
Benjamin	4	4	0	0	0	0.3	
Cedar Fort	4	0	0	0	0	0.2	
Cedar Hills	0	0	0	0	40	1.7	
Eagle Mountain	4	60	20	100	140	13.9	
Elberta	0	0	0	0	0	0.0	
Elk Ridge	0	4	4	8	25	1.8	
Fairfield	0	0	0	0	0	0.0	
Genola	4	0	0	0	0	0.2	
Goshen	0	8	0	4	0	0.5	
Highland	0	0	0	0	0	0.0	
Hobble Creek	0	0	0	0	0	0.0	
Lake Shore	0	0	0	0	0	0.0	
Lehi	50	20	10	45	250	16.0	
Lindon	0	0	10	4	40	2.3	
Mapleton	0	15	0	4	10	1.2	
Orem	19	110	0	65	60	10.9	
Palmyra	0	0	0	0	0	0.0	
Payson	15	10	0	30	15	3.0	
Pleasant Grove	30	10	0	4	35	3.4	
Provo	40	70	10	29	80	9.8	
Salem	0	0	0	20	45	2.8	
Santaquin	0	30	0	0	40	3.0	
Saratoga Springs	0	0	15	20	95	5.6	
Spanish Fork	15	10	45	10	130	9.0	
Spring Lake	0	0	0	0	0	0.0	
Springville	80	4	4	79	20	8.0	
Vineyard	0	4	0	15	0	0.8	
West Mountain	0	0	0	0	0	0.0	
Woodland Hills	0	0	0	0	4	0.2	

Source: CHAS Data Query Tool, Table 10

Table 108: Overcrowding by Low Income Status: Renter-Occupied Households

Overcrowding by Low Income Status: Renter-Occupied Households						
	≤ 30% HAMFI	30% to ≤ 50% HAMFI	50% to ≤ 80% HAMFI	80% to ≤ 100% HAMFI	> 100% HAMFI	Percent of All Overcrowded Renter-occu- pied House- holds
	4	0	0	0	0	4
Alpine	0	0	0	0	4	0.1
American Fork	0	30	74	30	30	3.3
Benjamin	0	0	0	10	0	0.2
Cedar Fort	0	0	0	0	0	0.0
Cedar Hills	0	0	0	25	0	0.5
Eagle Mountain	70	20	0	10	0	2.0
Elberta	0	0	0	0	0	0.0
Elk Ridge	0	0	0	0	0	0.0
Fairfield	0	0	0	0	0	0.0
Genola	4	0	0	0	4	0.2
Goshen	4	10	0	0	0	0.3
Highland	0	0	35	0	0	0.7
Hobble Creek	0	0	0	0	0	0.0
Lake Shore	0	0	0	0	0	0.0
Lehi	20	64	15	10	60	3.4
Lindon	0	10	0	0	0	0.2
Mapleton	0	0	0	0	20	0.4
Orem	200	179	195	105	170	17.2
Palmyra	0	0	0	0	0	0.0
Payson	20	35	35	25	45	3.2
Pleasant Grove	60	70	210	0	0	6.9
Provo	840	575	485	145	270	46.9
Salem	0	0	0	4	0	0.1
Santaquin	4	15	4	0	0	0.5
Saratoga Springs	10	0	95	0	10	2.3
Spanish Fork	20	70	95	35	14	4.7
Spring Lake	14	0	0	0	0	0.3
Springville	0	70	50	35	44	4.0
Vineyard	4	45	24	39	10	2.5
West Mountain	0	0	0	0	0	0.0
Woodland Hills	0	0	0	0	0	0.0

Source: CHAS Data Query Tool, Table 10

Homelessness

Each year, the Utah Department of Workforce Services coordinates a homeless count known as the Point In Time count. Similar counts are conducted by various Continuums of Care through the U.S., and provide a data point in monitoring homelessness in communities throughout the nation. Although these counts provide only a single-point snapshot of homelessness, they are useful in identifying trends.

In 2023, there were 192 individuals in 160 households who were included in the homelessness count. Of these, 11 are youth (that is, under the age of 25). There were no youth parents—that is, persons age 25 or younger who have children. Of the 192 individuals counted, 79 are considered chronically homeless; 100 are adults with a mental illness; 54 are survivors of domestic violence (both adults and children); and 50 are adults with substance abuse disorders.¹⁰⁴

The tables below are provided by the Mountainland Association of Governments and the Utah Department of Workforce Services. Note that data from the 2024 count is not yet available.

¹⁰⁴ Mountainland Association of Governments, 2023 Point In Time Homeless Count

Table 109: Homeless Inventory, Utah County Point In Time Homeless Count, 2021, 2022, 2023

Inventory of Beds Available									
Project Type	2021 PIT Count	2021 Total Beds	2021 Utilization Rate	2022 PIT Count	2022 Total Beds	2022 Utilization Rate	2023 PIT Count	2023 Total Beds	2023 Utilization Rate
Emergency Shelter	37	49	76%	40	58	69%	41	78	53%
Year-Round Beds	37	49		40	58		41	78	
Year-Round Overflow	0	0		0	0		0	0	
Winter Overflow	0	0		0	0		0	0	
Domestic Violence dedicated	17	25		14	25		18	25	
Youth dedicated	0	1		5	12		4	28	
Permanent Supportive Housing	191	194	98%	133	155	86%	137	152	90%
Veteran dedicated	1	1		4	5		0	0	
Other Permanent Housing	3	3	100%	85	86	99%	178	178	100%
Rapid Rehousing	23	23	100%	33	33	100%	59	59	100%
Domestic Violence dedicated	7	7		25	25		43	43	
Veteran dedicated	3	3		0	0		1	1	
Transitional Housing	49	54	91%	51	57	89%	45	50	90%
Domestic Violence dedicated	20	22		27	27		23	24	
County Total Beds	303	323	94%	342	389	88%	460	517	89%

Table 110: Point-In-Time Summary, 2021, 2022, 2023

Point-In-Time Summary										
Category		2021			2022			2023		
		Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
Total	Number of Households	57	N/A	N/A	60	92	152	60	100	160
	Number of Individuals	86	92	178	91	115	206	86	106	192
Adults and children	Number of Households	12	N/A	N/A	13	1	14	12	0	12
	Number of Individuals	41	N/A	N/A	44	2	46	37	0	37
Households of Only Children	Number of Households	0	N/A	N/A	5	0	5	4	0	4
	Number of Individuals	0	N/A	N/A	5	0	5	4	0	4
Households No Children	Number of Households	45	N/A	N/A	42	91	133	44	100	144
	Number of Individuals	45	N/A	N/A	42	113	155	45	106	151

Table 111: Point-In-Time Count Summary of Sub-Populations, 2022, 2023

Point-In-Time Count Summary of Sub-Populations								
Utah County Subpopulation	Number of Persons							
	Sheltered		Unsheltered		Total in Subpopulation		Subpopulation as Percentage of Total Individuals Counted	
	2022	2023	2022	2023	2022	2023	2022	2023
Survivors of Domestic Violence (Adults and Minors)	45	44	9	10	54	54	26.2%	28.1%
Survivors of Domestic Violence (Adults Only)	17	19	9	10	26	29	12.6%	15.1%
Adults with HIV/AIDS	0	0	3	1	3	1	1.5%	0.5%
Adults with Substance Abuse Disorders	8	20	22	30	30	50	14.6%	26.0%
Adults with Mental Illness	20	33	40	67	60	100	29.1%	52.1%
Veterans	1	2	3	4	4	6	1.9%	3.1%
Chronically Homeless Veterans	0	2	2	0	2	2	1.0%	1.0%
Chronically Homeless Persons in Households of Adults and Minors	4	5	2	0	6	5	2.9%	2.6%
Total Chronically Homeless Persons	6	29	59	50	65	79	31.6%	41.1%
Unaccompanied Youth (Under Age 25)	7	6	1	5	8	11	3.9%	5.7%
Youth Parent (Under Age 25)	1	0	0	0	1	0	0.5%	0.0%
Child of a Youth Parent	1	0	0	0	1	0	0.5%	0.0%

Housing Needs Analysis

There are nearly 59,000 renting households in Utah County—an increase of about 7 percent since the last assessment.¹⁰⁵ Assuming the ratio of renter households to income and housing problems have remained comparable between the 2022 Census Bureau data and the 2020 CHAS data, 40 percent of these households—or approximately 23,600—are earning less than half of HAMFI. Two-thirds, or about 39,000, are earning less than 80 percent of HAMFI.

About 50 percent of renter households are experiencing at least one housing problem (incomplete kitchen facilities; incomplete plumbing facilities, overcrowding (more than 1 person per room), and cost burden greater than 30 percent); 27 percent, or 15,893, are experiencing at least one of the severe housing problems identified by HUD (incomplete kitchen facilities; incomplete plumbing facilities, overcrowding (more than 1 person per room), and cost burden greater than 50 percent). The community with the most renters experiencing housing problems is Provo, with about 11,145 such households. Orem's 5,555 is next, followed by Pleasant Grove (1,690) and Lehi (1,610).

Cost burdens for many Utah County homeowners and renters are high: 20,909 homeowners are paying more than 30 percent of their annual household income for housing (mortgage, insurance, utilities, taxes, and homeowner fees); this number is virtually the same as the 2019 assessment. The number of renters households paying more than 30 percent of their income for housing costs has increased from 21,895 in 2019 to 23,733 in this assessment.

Looking at renters only, 8,790 renting households have income of less than 30 percent of annual median family income (AMFI); another 8,110 have incomes between 30 percent and 50 percent of AMFI; 5,455 have income between 50 percent and 80 percent AMFI, and 1,250 have income between 80 percent and 100 percent of AMFI.

¹⁰⁵ U.S. Census Bureau, Table S2502

Table 112: Households by Tenure, U.S. vs. Utah vs. County vs. Municipalities

Households by Tenure, U.S. vs. Utah vs. County vs. Municipalities					
	Households	Owner-Occupied	Percent Owner	Renter-Occupied	Percent Renter
United States	125,736,353	81,497,760	64.8	44,238,593	35.2
Utah	1,062,819	751,652	70.7	311,167	29.3
Utah County	187,171	128,368	68.6	58,803	31.4
Alpine	2,837	2,449	86.3	388	13.7
American Fork	10,240	7,297	71.3	2,943	28.7
Benjamin	221	196	88.7	25	11.3
Cedar Fort	67	54	80.6	13	19.4
Cedar Hills	2,467	2,130	86.3	337	13.7
Eagle Mountain	10,896	9,623	88.3	1,273	11.7
Elberta	64	64	100.0	0	0.0
Elk Ridge	1,229	1,223	99.5	6	0.5
Fairfield	26	26	100.0	0	0.0
Genola	406	372	91.6	34	8.4
Goshen	285	208	73.0	77	27.0
Highland	4,606	4,196	91.1	410	8.9
Hobble Creek	62	62	100.0	0	0.0
Lake Shore	274	195	71.2	79	28.8
Lehi	21,250	16,663	78.4	4,587	21.6
Lindon	3,125	2,471	79.1	654	20.9
Mapleton	3,217	2,774	86.2	443	13.8
Orem	30,239	18,113	59.9	12,126	40.1
Palmyra	184	159	86.4	25	13.6
Payson	6,150	4,999	81.3	1,151	18.7
Pleasant Grove	11,492	7,700	67.0	3,792	33.0
Provo	33,151	12,957	39.1	20,194	60.9
Salem	2,534	2,345	92.5	189	7.5
Santaquin	3,787	3,305	87.3	482	12.7
Saratoga Springs	9,716	8,149	83.9	1,567	16.1
Spanish Fork	11,657	9,312	79.9	2,345	20.1
Spring Lake	132	110	83.3	22	16.7
Springville	10,258	7,212	70.3	3,046	29.7
Vineyard	4,068	1,853	45.6	2,215	54.4
West Mountain	339	296	87.3	43	12.7
Woodland Hills	355	323	91.0	32	9.0

About 26,000 households earn less than 50 percent of the Household Area Median Family Income (HAMFI); about 22,000 of these are renters.

Table 113: Households by Annual Median Family Income

Households by Annual Median Family Income			
	Owner	Renter	Total
Household Income <= 30% HAMFI	5,830	11,180	17,010
Household Income >30% to <=50% HAMFI	8,115	10,885	19,000
Household Income >50% to <=80% HAMFI	18,995	14,615	33,610
Household Income >80% to <=100% HAMFI	15,795	6,415	22,210
Household Income >100% HAMFI	68,000	12,070	80,070
Total	116,735	55,165	171,900

Source: CHAS Data Query Tool, Table 1

Nearly 51,000 households have at least one of the four housing problems identified by HUD—lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowded, or cost overburdened.

Table 114: Households by Housing Problems

Households by Housing Problems			
	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	23,645	27,235	50,880
Household has none of 4 Housing Problems	93,090	27,930	121,020
Total	116,735	55,165	171,900

Source: CHAS Data Query Tool, Table 1

HUD further categorizes households who have *severe* housing problems. These include severe cost burden (more than 50 percent of monthly household income is spent on housing costs) and severe overcrowding (more than 1.5 persons per room). The factors of lacking complete kitchen facilities and lacking complete plumbing facilities remain are also considered severe housing problems.

In Utah County, there are 25,590 households that are experiencing severe housing problems. Nearly 60 percent of these—14,860—are renter households.¹⁰⁶

Table 115: Households by Severe Housing Problem

Households by Severe Housing Problem			
	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	10,730	14,860	25,590
Household has none of 4 Severe Housing Problems	106,005	40,305	146,310
Total	116,735	55,165	171,900

Source: CHAS Data Query Tool, Table 2

Provo has the most renter households experiencing at least one housing problems, with 11,145 (56

¹⁰⁶ U.S. Department of Housing and Urban Development CHAS Query Tool, Table 2

percent of all renter households). Orem has 5,555, and Lehi has 1,610.¹⁰⁷

Table 116: Renter Households by Housing Problems

	Total Renter Households	Has 1 or more of the 4 housing unit problems	
		Number	Percent
Alpine	440	265	60.2
American Fork	2,420	955	39.5
Benjamin	30	15	50.0
Cedar Fort	10	-	0.0
Cedar Hills	335	230	68.7
Eagle Mountain	675	270	40.0
Elberta	-	-	-
Elk Ridge	30	4	13.3
Fairfield	-	-	-
Genola	35	10	28.6
Goshen	70	20	28.6
Highland	460	110	23.9
Hobble Creek	4	-	0.0
Lake Shore	65	-	0.0
Lehi	3,755	1,610	42.9
Lindon	490	210	42.9
Mapleton	275	135	49.1
Orem	12,175	5,555	45.6
Palmyra	50	25	50.0
Payson	1,115	610	54.7
Pleasant Grove	3,820	1,690	44.2
Provo	19,890	11,145	56.0
Salem	135	60	44.4
Santaquin	475	185	38.9
Saratoga Springs	1,245	605	48.6
Spanish Fork	2,595	1,270	48.9
Spring Lake	15	15	100.0
Springville	2,745	1,280	46.6
Vineyard	1,495	925	61.9
West Mountain	50	15	30.0
Woodland Hills	35	-	0.0
Total	54,934	27,214	49.5

Source: CHAS Query Tool, Table 2

¹⁰⁷ Ibid.

In analyzing housing needs in the County, it is important to consider households in terms of Area Median Family Income (HAMFI). This figure is determined by HUD and is slightly different from “median household income” used by the Census Bureau. In Utah County, there are 11,169 renter households who are earning 30 percent or less of HAMFI; most of these are in Provo (5,855); Orem is home to 2,385.¹⁰⁸

¹⁰⁸ Ibid., Table 7

Table 117: Renters by Household Income in Relation to HAMFI by Municipality

Renters by Household Income in Relation to HAMFI by Municipality					
	≤ 30%	> 30% but ≤ 50%	> 50% but ≤ 80%	> 80% but ≤ 100%	> 100%
Alpine	155	40	100	15	130
American Fork	215	355	820	285	745
Benjamin	-	4	10	15	-
Cedar Fort	-	-	4	4	4
Cedar Hills	65	10	85	50	125
Eagle Mountain	125	130	70	20	325
Elberta	-	-	-	-	-
Elk Ridge	-	-	15	-	15
Fairfield	-	-	-	-	-
Genola	10	4	10	4	10
Goshen	10	10	4	4	35
Highland	10	30	65	55	295
Hobble Creek	-	-	4	-	-
Lake Shore	-	-	65	-	-
Lehi	450	425	900	460	1,520
Lindon	35	150	150	55	100
Mapleton	35	10	110	30	80
Orem	2,385	2,365	3,215	1,620	2,585
Palmyra	30	-	25	-	-
Payson	255	215	295	215	140
Pleasant Grove	440	615	1,230	550	985
Provo	5,855	4,800	4,675	1,865	2,695
Salem	4	45	50	15	25
Santaquin	55	120	145	15	140
Saratoga Springs	105	240	300	195	415
Spanish Fork	385	505	935	210	560
Spring Lake	15	-	-	-	-
Springville	430	600	760	440	515
Vineyard	100	165	540	180	510
West Mountain	-	20	10	15	-
Woodland Hills	-	-	-	25	10
Total	11,169	10,858	14,592	6,342	11,964

Source: CHAS Query Tool, Table 7

Renters are not the only ones who are experiencing these problems. About 20 percent of owner-occupied housing units in Utah County also have one or more of the housing problems.¹⁰⁹

¹⁰⁹ Ibid., Table 1

Table 118: Owner-Occupied Households by Housing Problems

	Total Owner-Occupied	Has 1 or more of the 4 housing unit problems	
		Number	Percent
Alpine	2,400	470	19.6
American Fork	6,835	1,325	19.4
Benjamin	240	45	18.8
Cedar Fort	60	10	16.7
Cedar Hills	2,175	435	20.0
Eagle Mountain	7,325	2,180	29.8
Elberta	60	25	41.7
Elk Ridge	985	220	22.3
Fairfield	25	4	16.0
Genola	380	55	14.5
Goshen	245	45	18.4
Highland	4,055	745	18.4
Hobble Creek	50	20	40.0
Lake Shore	185	25	13.5
Lehi	14,025	2,500	17.8
Lindon	2,410	455	18.9
Mapleton	2,435	390	16.0
Orem	17,740	3,470	19.6
Palmyra	150	35	23.3
Payson	4,505	940	20.9
Pleasant Grove	7,915	1,455	18.4
Provo	13,555	2,800	20.7
Salem	2,020	405	20.0
Santaquin	2,770	620	22.4
Saratoga Springs	6,275	1,355	21.6
Spanish Fork	7,905	1,540	19.5
Spring Lake	130	4	3.1
Springville	6,540	1,430	21.9
Vineyard	1,225	295	24.1
West Mountain	340	20	5.9
Woodland Hills	315	65	20.6
Total	115,275	23,383	20.3

Source: CHAS Query Tool, Table 1

In Utah County, there are 5,784 owner-occupied households that are earning 30 percent or less

of HAMFI; an additional 8,037 are earning between 30 percent and 50 percent.¹¹⁰

Table 119: Owner-Occupied Households Income in Relation to HAMFI by Municipality

Owner-Occupied Households Income in Relation to HAMFI by Municipality					
	≤ 30%	> 30% but ≤ 50%	> 50% but ≤ 80%	> 80% but ≤ 100%	> 100%
Alpine	120	95	195	135	1,850
American Fork	490	715	995	975	3,660
Benjamin	10	10	30	55	130
Cedar Fort	4	4	20	4	35
Cedar Hills	90	65	410	180	1,430
Eagle Mountain	185	520	1,505	1,605	3,515
Elberta	-	25	-	-	35
Elk Ridge	15	40	160	155	615
Fairfield	-	4	4	4	10
Genola	15	25	40	55	240
Goshen	15	40	30	60	100
Highland	90	45	390	315	3,220
Hobble Creek	10	-	-	4	35
Lake Shore	-	4	40	30	110
Lehi	490	555	1,680	1,635	9,665
Lindon	100	105	360	220	1,625
Mapleton	60	115	230	280	1,755
Orem	1,070	1,635	3,235	2,605	9,195
Palmyra	-	15	15	10	110
Payson	240	450	1,040	775	1,995
Pleasant Grove	490	545	1,185	885	4,805
Provo	1,105	1,410	2,090	1,985	6,970
Salem	110	60	275	425	1,150
Santaquin	80	335	635	415	1,305
Saratoga Springs	215	150	1,065	685	4,160
Spanish Fork	280	485	1,605	985	4,550
Spring Lake	-	25	15	20	70
Springville	450	530	1,340	995	3,225
Vineyard	40	10	130	125	915
West Mountain	-	10	90	10	225
Woodland Hills	10	10	40	40	215
Total	5,784	8,037	18,849	15,672	66,920

Source: CHAS Query Tool, Table 7

¹¹⁰ Ibid., Table 7

The measure of “cost burden” is the amount of household income that is devoted to housing costs. HUD considers 30 percent of household income to be the maximum amount that should be paid for housing in order to meet other needs. In Utah County, about three out of every four households are spending less than 30 percent of their income on housing; 15.8 percent are spending between 30 percent and 50 percent of their income, and another 10.5 percent are spending more than 50 percent of their household income on housing.¹¹¹

Table 120: Households by Cost Burden

Households by Cost Burden				
	Owner	Renter	Total	Percent
Cost Burden ≤ 30%	93,931	30,254	124,185	73.7
Cost Burden >30% to ≤ 50%	13,250	13,405	26,655	15.8
Cost Burden >50%	7,416	10,358	17,774	10.5
Total	114,597	54,017	168,614	100.0

Source: CHAS Query Tool, Table 8

As might be expected, households who are earning less money have higher incidents of having at least one of the four housing problems. Nearly 14,000 households (owners and renters) who are earning 30 percent or less than HAMFI have at least one of the four housing problems; 13,470 of those earning between 30 percent and 50 percent do as well. Only 4,855 households earning more than 100 percent of HAMFI have one or more of the four housing problems.¹¹²

Table 121: Income by Housing Problem (Owners and Renters)

Income by Housing Problem (Owners and Renters)				
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income ≤ 30% HAMFI	13,920	1,765	1,325	17,010
Household Income >30% to ≤ 50% HAMFI	13,470	5,530	-	19,000
Household Income >50% to ≤ 80% HAMFI	14,730	18,880	-	33,610
Household Income >80% to ≤ 100% HAMFI	3,905	18,305	-	22,210
Household Income >100% HAMFI	4,855	75,215	-	80,070
Total	50,880	119,695	1,325	171,900

Source: CHAS Query Tool, Table 5

Looking more specifically at renters, 86.3 percent of those earning 30 percent or less of HAMFI have at least one of the four housing problems (9,645 of 11,180). Nearly 80 percent of those earning between 30 percent and 50 percent of HAMFI have at least one of the problems (8,675

¹¹¹ Ibid, Table 8

¹¹² Ibid., Table 9

out of 10,885).¹¹³

Table 122: Income by Housing Problem (Renters Only)

Income by Housing Problem (Renters Only)				
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income ≤ 30% HAMFI	9,645	895	640	11,180
Household Income >30% to ≤ 50% HAMFI	8,675	2,210	-	10,885
Household Income >50% to ≤ 80% HAMFI	6,720	7,895	-	14,615
Household Income >80% to ≤ 100% HAMFI	1,160	5,255	-	6,415
Household Income >100% HAMFI	1,035	11,035	-	12,070
Total	27,235	27,290	640	55,165

Source: CHAS Query Tool, Table 5

Similar, though not as drastic, ratios are seen among owners. There are 4,275 households earning 30 percent or less of HAMFI who are experiencing at least one of the four housing problems; this is 73.3 percent of all owners in this income category. About 59.1 percent of owners earning between 30 percent and 50 percent of HAMFI are also experiencing at least one of the four problems.¹¹⁴

Table 123: Income by Housing Problem (Owners Only)

Income by Housing Problem (Owners Only)				
	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income ≤ 30% HAMFI	4,275	870	685	5,830
Household Income >30% to ≤ 50% HAMFI	4,795	3,320	-	8,115
Household Income >50% to ≤ 80% HAMFI	8,010	10,985	-	18,995
Household Income >80% to ≤ 100% HAMFI	2,745	13,050	-	15,795
Household Income >100% HAMFI	3,820	64,180	-	68,000
Total	23,645	92,405	685	116,735

Source: CHAS Query Tool, Table 5

There are about 17,010 total households who are earning 30 percent or less of HAMFI, and

¹¹³ Ibid., Table 5

¹¹⁴ Ibid.

roughly 19,000 who are earning between 30 percent and 50 percent of HAMFI.¹¹⁵

Table 124: Income in Relation to HAMFI (Owners and Renters)

Income in Relation to HAMFI (Owners and Renters)			
	Owner	Renter	Total
Household Income ≤ 30% HAMFI	5,830	11,180	17,010
Household Income >30% to ≤ 50% HAMFI	8,115	10,885	19,000
Household Income >50% to ≤ 80% HAMFI	19,000	14,615	33,615
Household Income >80% to ≤ 100% HAMFI	15,795	6,415	22,210
Household Income >100% HAMFI	68,000	12,070	80,070
Total	116,740	55,165	171,905

Source: CHAS Query Tool, Table 7

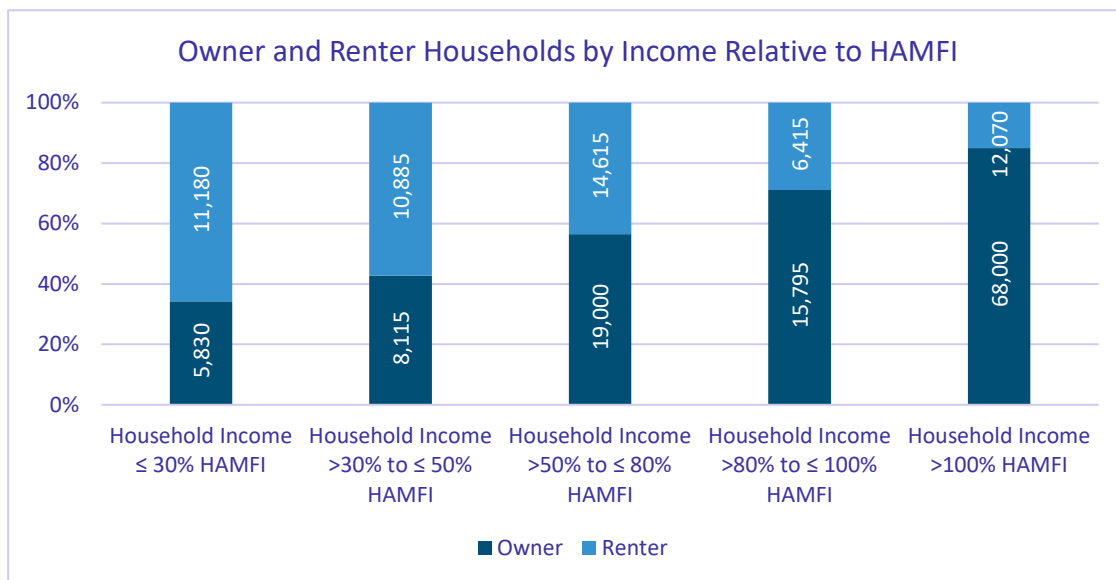


Figure 45: Owner and Renter Households by Income Relative to HAMFI

There are about 23,733 renter households who are paying more than 30 percent of their household income toward housing costs; 10,364 of these are paying more than 50 percent of their household income for housing costs.¹¹⁶

¹¹⁵ Ibid., Table 7

¹¹⁶ Ibid.

Table 125: Income by Cost Burden (Renters Only)

Income by Cost Burden (Renters Only)			
	Cost burden > 30% but ≤ 50%	Cost burden > 50%	Total
Household Income ≤ 30% HAMFI	1,645	7,545	9,190
Household Income >30% to ≤ 50% HAMFI	5,845	2,270	8,115
Household Income >50% to ≤ 80% HAMFI	4,970	475	5,445
Household Income >80% to ≤ 100% HAMFI	655	70	725
Household Income >100% HAMFI	254	4	258
Total	13,369	10,364	23,733

Source: CHAS Query Tool, Table 7

Similar ratios are seen among homeowners, although the raw numbers are lower. There are about 20,900 owners who are paying more than 30 percent of household income toward housing costs; 7,544 of these are paying more than 50 percent of household income toward housing.¹¹⁷

Table 126: Income by Cost Burden (Owners Only)

Income by Cost Burden (Owners Only)			
	Cost burden > 30% but ≤ 50%	Cost burden > 50%	Total
Household Income ≤ 30% HAMFI	775	3,410	4,185
Household Income >30% to ≤ 50% HAMFI	1,980	2,515	4,495
Household Income >50% to ≤ 80% HAMFI	6,065	1,135	7,200
Household Income >80% to ≤ 100% HAMFI	2,150	175	2,325
Household Income >100% HAMFI	2,395	309	2,704
Total	13,365	7,544	20,909

Source: CHAS Query Tool, Table 7

Severely low-income households are those whose annual income is less than 30 percent of HAMFI. Severely cost-burdened households are those who are paying more than 50 percent of their income toward housing costs. In Utah County, there are about 7,547 such households; 4,080 of these are in Provo.¹¹⁸

¹¹⁷ Ibid.

¹¹⁸ Ibid.

Table 127: Cost-Burdened Households, Severely Low-Income Renters, All Municipalities

Cost-Burdened Households, Severely Low-Income Renters, All Municipalities			
	Cost burden > 30% but ≤ 50%	Cost burden > 50%	Total
Alpine	-	19	19
American Fork	40	130	170
Benjamin	-	-	0
Cedar Fort	-	-	0
Cedar Hills	0	64	64
Eagle Mountain	0	125	125
Elberta	-	-	0
Elk Ridge	-	-	0
Fairfield	-	-	0
Genola	0	4	4
Goshen	4	4	8
Highland	-	-	0
Hobble Creek	-	-	0
Lake Shore	-	-	0
Lehi	44	370	414
Lindon	-	29	29
Mapleton	-	29	29
Orem	390	1,454	1,844
Palmyra	-	25	25
Payson	4	199	203
Pleasant Grove	30	355	385
Provo	980	4,080	5,060
Salem	-	-	0
Santaquin	19	35	54
Saratoga Springs	-	55	55
Spanish Fork	75	190	265
Spring Lake	10	-	10
Springville	39	280	319
Vineyard	-	100	100
West Mountain	-	-	0
Woodland Hills	-	-	0
Total	1,635	7,547	9,182

Source: CHAS Query Tool, Table 7

There are 4,122 severely low-income homeowners who are cost burdened in Utah County; 3,346 of these are severely cost burdened. They are paying more than 50 percent of their household income toward housing costs.¹¹⁹

¹¹⁹ Ibid.

Table 128: Cost-Burdened Households, Severely Low-Income Owners, All Municipalities

	Cost burden		Total
	> 30% but ≤ 50%	Cost burden > 50%	
Alpine	-	63	63
American Fork	64	294	358
Benjamin	-	10	10
Cedar Fort	4	-	4
Cedar Hills	-	65	65
Eagle Mountain	-	178	178
Elberta	-	-	0
Elk Ridge	4	8	12
Fairfield	-	-	0
Genola	4	8	12
Goshen	8	8	16
Highland	-	33	33
Hobble Creek	-	4	4
Lake Shore	-	-	0
Lehi	88	260	348
Lindon	10	60	70
Mapleton	-	35	35
Orem	139	660	799
Palmyra	-	-	0
Payson	44	145	189
Pleasant Grove	99	270	369
Provo	189	575	764
Salem	19	34	53
Santaquin	10	18	28
Saratoga Springs	4	175	179
Spanish Fork	10	180	190
Spring Lake	-	-	0
Springville	80	215	295
Vineyard	-	40	40
West Mountain	-	-	0
Woodland Hills	-	8	8
Total	776	3,346	4,122

Source: CHAS Query Tool, Table 7

Utah County has 8,091 severely low-income renters who are cost burdened in their housing; of these, 2,255 are severely cost burdened; they are paying more than 50 percent of their household income for housing costs. About 700 of these severely cost burdened households are in Provo, and

549 are in Orem.¹²⁰

Table 129: Cost-Burdened Households, Very Low-Income Renters, All Municipalities

Cost-Burdened Households, Very Low-Income Renters, All Municipalities			
	Cost burden > 30% but ≤ 50%	Cost burden > 50%	Total
Alpine	15	-	15
American Fork	245	45	290
Benjamin	-	-	0
Cedar Fort	-	-	0
Cedar Hills	-	10	10
Eagle Mountain	80	29	109
Elberta	-	-	0
Elk Ridge	-	-	0
Fairfield	-	-	0
Genola	-	-	0
Goshen	-	-	0
Highland	30	-	30
Hobble Creek	-	-	0
Lake Shore	-	-	0
Lehi	245	104	349
Lindon	40	64	104
Mapleton	-	4	4
Orem	1,233	549	1,782
Palmyra	-	-	0
Payson	135	8	143
Pleasant Grove	460	149	609
Provo	2,565	700	3,265
Salem	35	4	39
Santaquin	70	25	95
Saratoga Springs	30	205	235
Spanish Fork	274	99	373
Spring Lake	-	-	0
Springville	344	120	464
Vineyard	25	140	165
West Mountain	10	-	10
Woodland Hills	-	-	0
Total	5,836	2,255	8,091

Source: CHAS Query Tool, Table 7

¹²⁰ Ibid.

In the 2019 assessment, there were 1,988 vouchers of various types (Housing Choice, Emergency Housing, etc.) available through the Provo City Housing Authority and Housing Authority of Utah County. Today, there are 2,585. Additionally, there are 863 housing units that are owned, master leased, or similarly controlled by the two housing authorities (compared to 673 in 2019), making a total of 3,448 units available (compared to 2,661 five years ago).¹²¹

Table 130: Subsidized Housing in Utah County

Subsidized Housing in Utah County			
	Provo City Housing Authority	Housing Authority of Utah County	Total
Vouchers (all types)	886	1,699	2,585
Owned, Master Leased, or Similarly Controlled	582	281	863
Total	1,468	1,980	3,448

Sources: Provo City Housing Authority, Housing Authority of Utah County

Some of the housing units that are available through the housing authorities are restricted to household types. In Utah County, there are 22,065 extremely low-income and very low-income renter households. *Extremely low-income* households earn less than 30 percent of the area median income; *very low-income* earn from 30 percent to 50 percent. Small families make up the largest subgroup of these households, with 11,220. Non-family, non-elderly households are the second largest group, at 6,075.¹²²

Table 131: Extremely Low- and Very-Low-Income Renter Households by Type, Summary

	Extremely Low Income						Very Low Income					
	Elderly Family	Small Family	Large Family	Elderly Non-Family	Non-Family, Non-Elderly	Total, Extremely Low Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Non-Family, Non-Elderly	Total, Very Low Income
Utah County	155	5,540	1,125	1,135	3,225	11,180	320	5,680	1,605	430	2,850	10,885

Source: CHAS Query Tool, Table 7

¹²¹ Private communications with Housing Authority of Utah County and Provo City Housing Authority

¹²² U.S. Department of Housing and Urban Development, CHAS Query Tool, Table 7

Table 129 details extremely and very low-income renter households.

Table 132: Extremely Low- and Very-Low-Income Renter Households by Type, Detail

Extremely Low- and Very-Low-Income Renter Households by Type, Detail													
	Extremely Low Income Renter Households						Very Low Income Renter Households						Grand Total
	Elderly Family	Small Family	Large Family	Elderly Non-Family	Non-Family, Non-Elderly	Total	Elderly Family	Small Family	Large Family	Elderly Non-Family	Non-Family, Non-Elderly	Total	
Alpine	0	0	4	135	15	154	0	40	0	0	0	40	194
American Fork	10	100	25	20	60	215	0	180	45	10	120	355	570
Benjamin	0	0	0	0	0	0	0	0	0	0	4	4	4
Cedar Fort	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Hills	20	30	4	10	0	64	0	0	0	10	0	10	74
Eagle Mountain	0	40	85	0	0	125	0	40	85	0	4	129	254
Elberta	0	0	0	0	0	0	0	0	0	0	0	0	0
Elk Ridge	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairfield	0	0	0	0	0	0	0	0	0	0	0	0	0
Genola	0	4	0	4	0	8	0	0	0	4	0	4	12
Goshen	0	4	4	0	4	12	0	10	0	0	0	10	22
Highland	0	0	0	10	0	10	0	30	0	0	0	30	40
Hobble Creek	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake Shore	0	0	0	0	0	0	0	0	0	0	0	0	0
Lehi	4	280	70	35	60	449	4	140	165	70	45	424	873
Lindon	0	15	10	4	0	29	40	50	0	45	15	150	179
Mapleton	0	15	0	25	0	40	0	4	0	4	0	8	48
Orem	45	1170	260	210	700	2385	110	1435	210	40	570	2365	4750
Palmyra	25	0	0	0	4	29	0	0	0	0	0	0	29
Payson	4	95	25	80	55	259	0	100	20	40	55	215	474
Pleasant Grove	25	185	75	60	100	445	70	290	120	30	105	615	1060
Provo	35	3100	395	360	1960	5850	15	2670	420	135	1560	4800	10650
Salem	0	4	0	0	0	4	0	20	25	0	0	45	49
Santaquin	0	30	25	0	0	55	15	25	30	0	50	120	175
Saratoga Springs	0	10	45	0	45	100	0	20	110	0	105	235	335
Spanish Fork	0	160	45	85	90	380	45	260	170	4	25	504	884
Spring Lake	0	0	15	0	0	15	0	0	0	0	0	0	15
Springville	0	205	25	100	105	435	10	325	135	30	100	600	1035
Vineyard	0	80	0	0	25	105	10	30	40	0	85	165	270
West Mountain	0	0	0	0	0	0	0	0	20	0	0	20	20
Woodland Hills	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: CHAS Query Tool, Table 7

There is a combined total of 22,065 renter households in Utah County that are either extremely low-income (11,180) or very low-income (10,885). There are currently 3,448 subsidized housing units for these households; in other words, there are 18,617 households who are not participating in subsidized housing programs. If we assume that all 6,075 non-family, non-elderly households are college students, the result is that there are still 12,542 extremely low-income and very low-income non-student households in housing straits.¹²³ Keep in mind that some of these non-family, non-elder households are not students. Also, keep in mind that although some are students, many are likely married and possibly have children. In Utah County, it is not uncommon to have young married couples with children, attending college, and working. The 12,542 households in housing straits likely include some such families.

Table 133: Calculation of Extremely Low-Income and Very-Low-Income Renter Households in Housing Straits

Calculation of Extremely Low-Income and Very Low-Income Renter Households in Housing Straits			
Extremely Low-Income Households		11,180	
Very Low-Income Households		10,885	
	Subtotal		22,065
Voucher or Other Subsidized Housing Households		(3,448)	
Non-Family, Non-Elderly Households (Presumably Students)		(6,075)	
Total Extremely Low or Very Low-Income Renter Households Without Housing Assistance			12,542

Single- and Multi-Family Housing Demand

Demand for single-family and multi-family housing continues to increase in Utah County. **Figure 42** summarizes the factors contributing to the continued high demand for housing.

Market Factors

In June 2021, HUD projected that “during the next 3 years, demand is estimated for 3,550 rental units...Demand for additional rental units will be in Utah County, around the universities in Provo and Orem, and north to the suburbs near Lehi, where much of the job growth is expected.”¹²⁴ Although much of this demand is being met, the demand for rental units continues to increase for a number of reasons.

In addition, a national report released in 2023 showed that Utah lacks 61,000 housing units after

¹²³ Figures derived from CHAS Query Tool Table 7 and Public Housing Authorities

¹²⁴ U.S. Department of Housing and Urban Development. (2021). *Comprehensive Housing Market Analysis for Provo-Orem, Utah*.

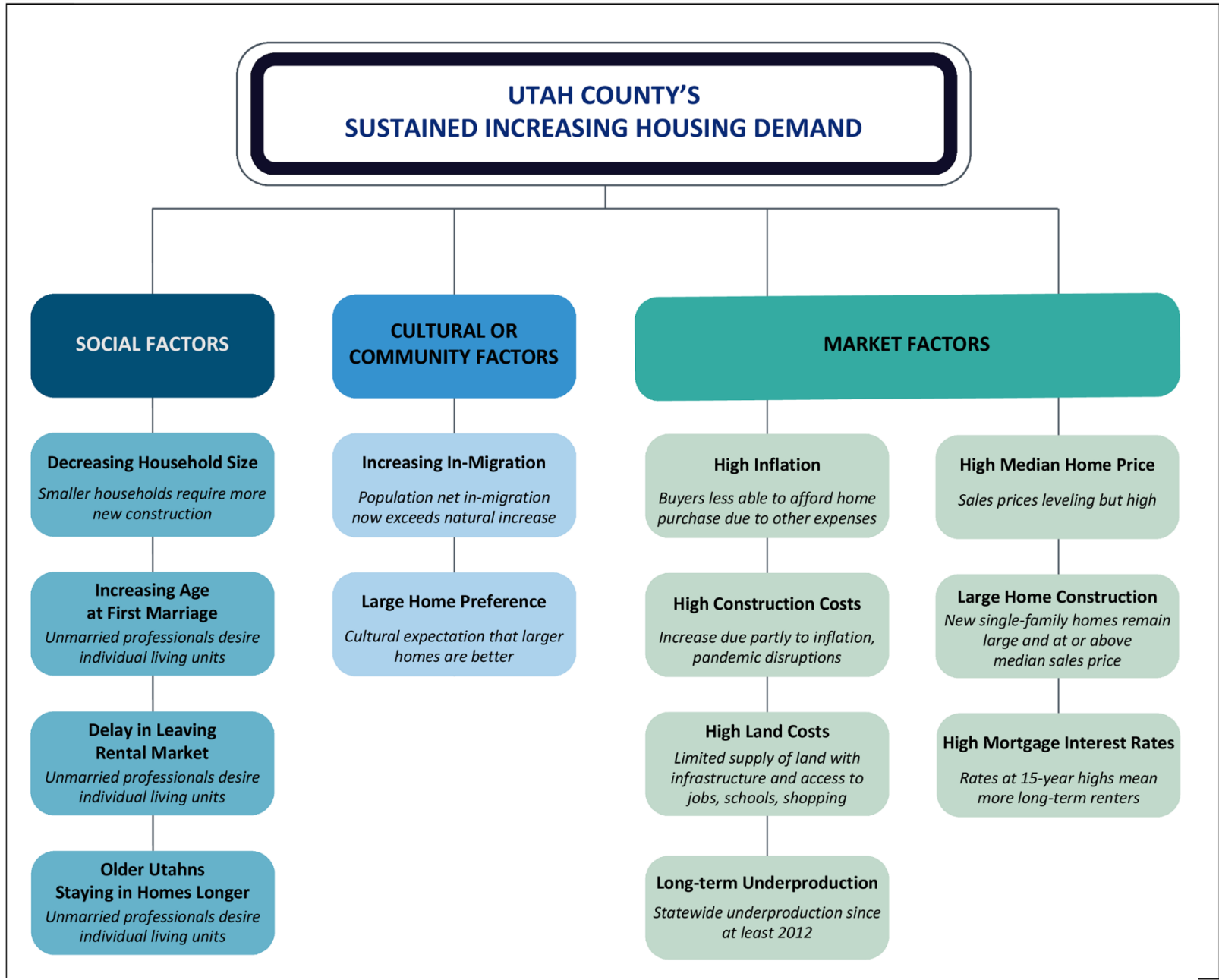


Figure 46: Utah County's Sustained Increasing Housing Demand: Contributing Factors

experiencing more than 10 years of underproduction.¹²⁵

Inflation is playing a significant role in home affordability, and doing so on multiple fronts. Perhaps most obviously, it is affecting the cost of construction materials. Between January 2020 and July 2024, consumer prices have increased 21.1 percent. The increase in fuel costs alone is driving much of the price increases in consumer items and construction materials.

The high construction costs are not caused by inflation alone. The cost of land has also increased significantly since the 2019 assessment, due partly to the limited availability of buildable land with infrastructure and with proximity to jobs, shopping, and recreation.

With the median home sales price hovering around \$550,00 in Utah County, the purchase of a home is out of reach for many households. As housing prices continue to increase (or even maintain their current high), the opportunity for single young professionals or young married families to purchase homes decreases—causing an even greater strain on the rental market. These younger professional and families delay leaving the rental market not because they want to, but simply because they cannot afford become homeowners. This results in pressure on the rental market, driving rents up.

High mortgage interest rates—the highest rates for more than the past 15 years—price many buyers out of the market. What was affordable to many first-time or smaller-home buyers only two years ago is no longer possible. With mortgage interest rates nearly tripling between January 2021 and October 2024, buyers have either decided to stay in rental units or seek creative financing approaches. Of course, high mortgage rates also mean high construction loan rates as well, making it difficult for developers to keep up with demand while retaining competitive profits.

In addition to high home prices and mortgage rates, rents continue to increase. In the immediate term, there are about 5,000 units that are planned or under construction. Adding these units to the market will help stabilize rents; however, the abrupt pause in new construction permitting of multi-family units—fewer than 100 permits have been issued in the first half of 2024—the current yet-to-be opened construction projects will soon be insufficient.

Higher construction loan rates, higher construction costs, and more expensive land contribute to developers' continued inclination to build larger homes from which they can make more profit. Although the average value of new single-family homes at the permitting stage remains below the average sales price—about \$359,000 in average permit value, compared with around \$511 as the average sales price—new homes continue to be beyond the capacity of many homebuyers.

¹²⁵ Kingsella, M., Kolachalam, A., & MacArthur, L. (2023). *Housing Underproduction in the U.S. 2023*. Washington, DC, US.

Social Factors

There are four primary social factors contributing to the continued demand for affordable housing.

First, decreasing household size is a factor that is sometimes overlooked. As the average household size decreases, the demand for more housing increases. Fewer persons are living in rental and owner units due to smaller families. However, the desire to move out of rental units and into the homeowner market remains—and so smaller families are in the market for a shrinking inventory of smaller homes. Whether these families live in rental units or are able to purchase their own homes, the pressure exerted on the housing market is the same: more housing is required.

Second, social factor that contributes to increasing demand for rental units is the extension of age at first marriage; as young people seek living arrangements that are more appropriate for their status as working professionals, the typical non-family household becomes more oriented toward single individuals—increasing the demand for quality rental housing. Even for those working professionals who do not want to live alone, the number of persons in shared housing decreases as professionals age. The college-student norm of four or more individuals sharing a single rental unit is less attractive to professionals as their careers mature. These individuals remain in the rental market, which results in fewer units available—and rents increasing.

A third social factor is the propensity for young professionals and workers to remain in the rental market for a longer period of time. Although this is due partly to the high cost of purchasing one's first home, it has also become socially acceptable to rent for a longer period. Younger people recognize that achieving the American Dream takes many years, and have accepted that homeownership will be delayed.

In addition, older American are opting to stay in their own homes longer. Purchasing of second homes, vacation homes, and homes in retirement communities has declined. Tenure for homeowners has increased significantly over the past two decades, with about 40 percent of Baby Boomers living in their current home for 20 years or more.¹²⁶

Cultural or Community Factors

Because the County's population grows more from net in-migration than from natural increase, more renters and buyers are entering the market. Individuals and families moving to the area seek suitable housing—either as homeowners or as renters. This increases the demand for more housing.

The ongoing market preference for larger homes with larger lots contributes to the housing

¹²⁶ Rembisz, K. (2024, February 16). Older Americans are Staying in Their Homes Longer. [benefitspro.com. https://www.globest.com/2024/02/16/older-americans-are-staying-in-their-homes-longer/?sre-turn=20240829151319](https://www.globest.com/2024/02/16/older-americans-are-staying-in-their-homes-longer/?sre-turn=20240829151319). See also Utah Foundation. (2024). *Moving Utahns Toward Homeownership*. Salt Lake City.

inadequacies in Utah County. Larger equates to higher costs; the cultural demand for smaller homes has not yet taken hold. Nationally, the increase in home size is well documented. For example, in the 1960s, only 16.8 percent of all homes had four or more bedrooms; by 2010, that percentage had increased to 33.6 percent.¹²⁷ Utah County residents are likely to be following the same market trends.

Utah First Home

The state's Utah First Home initiative is indicative of the increasing and continued demand for affordable entry-level homes. However, framers of the program hoped to incentivize builders to construct homes priced under \$450,000—below the median price of single-family homes in Utah County.¹²⁸ To purchase a home priced at \$449,000, the buyer making the median household income in Utah County (\$95,085) would have monthly debts not exceeding \$250 and a downpayment of \$138,000.¹²⁹ First homes for most Utah County residents would need to be priced much lower than the Utah First Home program is targeting. This point was made in focus groups, interviews, and the community meeting; although residents are grateful for the efforts made by state government to help families buy their first home, the market doesn't have enough lower-priced units available for first-time buyers who do not have several tens of thousands of dollars available for a downpayment—in addition to the \$20,000 interest-free loan provided by the Utah First Home initiative.

Conclusion

In the home buyer market, the demand will continue to grow. The Utah Foundation pointed out that “a shortage of housing construction and inventory, along with older Americans staying in their homes for longer periods, likely puts upward pressure on home prices” throughout the state. Furthermore, “relative to other generations, Millennials saw the largest decrease in housing affordability in their peak household formation years – around 27 years of age.” The Foundation predicts that Millennials may not see home affordability until 2030 or even later.¹³⁰

The population growth in Utah County is expected to increase by nearly 77,00 persons by the end of 2028, adding 30,232 households. About one-third of this increase will be net in-migration.¹³¹ The question is a natural one: where will these new households live?

Given the factors discussed above, and the expectation of continuing economic and population

¹²⁷ Sarkar, M. (2011). How American Homes Vary By the Year They Were Built. In U.S. Census Bureau Working Paper No. 2011-18. Washington, DC, US.

¹²⁸ “Really strong” start: Utah funded \$50M for a new first-time homebuyer program. (2023, November 26). KSL.com. <https://www.ksl.com/article/50799505>

¹²⁹ Zillow.com Affordability Calculator, <https://www.zillow.com/mortgage-calculator/house-affordability/>

¹³⁰ Utah Foundation. (2024). *Moving Utahns Toward Homeownership*. Salt Lake City.

¹³¹ Kem C. Gardner Policy Institute, Short-Term Population Projections

growth in the County—combined with the sudden slowdown of multi-family housing permits, our conclusions are that

- At least an additional 12,000 rental units are required over the planning period; and
- At least the same number of below-median-price new homes must be constructed.

Appendix

Utah First Home Buyers Program Frequently Asked Questions



First-time Homebuyer Assistance Program

Utah's Housing Finance Agency

DEFINITIONS FROM SB240 USED IN THE FOLLOWING FAQ SHEET

- "Qualifying mortgage loan" - a mortgage loan that is purchased and serviced by Utah Housing Corporation (Utah Housing) and secured by a recorded deed of trust in the county where the home is located.
- "Qualifying residential unit" - a house, condominium, townhome, or similar residential structure located in Utah that serves as a one-unit dwelling or forms part of a two-unit dwelling, including a manufactured or modular home that is attached to a permanent foundation; is new construction or newly constructed but not yet inhabited; is financed by a qualifying mortgage loan; is owner-occupied within 60 days of purchase, or in the case of a two-unit dwelling, at least one unit is owner-occupied within 60 days of purchase; and is purchased for an amount that does not exceed program limits, currently \$450,000..
- "Recipient" - a first-time homebuyer who is an owner-occupant borrower and/or co-borrower(s) who receives program funds.
- "First-time homebuyer" - an individual who satisfies the three-year, non-ownership requirement described in Internal Revenue Code Section 143(d) but includes a single parent who had an ownership interest with that parent's former spouse in the principal residence and resided in such residence during the three-year period (which period ends on the day the new mortgage is executed) and no longer has an ownership interest or resides in such residence.
- "Program" - the First-time Homebuyer Assistance Program created in Section 63H-8-502.
- "Program funds" - money appropriated for the Program.
- "Assistance" - also used in this FAQ sheet in reference to Program funds/loans.

FREQUENTLY ASKED QUESTIONS

HOW LONG WILL PROGRAM FUNDS BE AVAILABLE?

Program funds are currently available and will be as long as funds are available. Please check Utah Housing's website for a running tally of the approximate number of loans still eligible for funding. Reservation requests may be submitted by a Utah Housing Participating Lender (Lender).

WHEN CAN I APPLY FOR ASSISTANCE?

Once the Recipient has credit-qualified with a Lender for a Utah Housing mortgage loan, the Lender may submit a Program reservation request.

WHAT ARE THE TERMS OF THE PROGRAM LOAN?

The Program loan is a 0% interest, no monthly payment loan secured by a recorded Deed of Trust and evidenced by a Subordinate Note.

CAN I RESERVE PROGRAM FUNDS BEFORE CONSTRUCTION STARTS, OR BEFORE I HAVE SIGNED A CONTRACT?

Yes. All Program reservations will include an expiration date as well as requirements for subsequent extensions.

WHO WILL ADMINISTER THE PROGRAM AND SERVICE PROGRAM LOANS?

Utah Housing will administer the Program and will service both Program and qualifying mortgage loans.

CAN THE PROGRAM LOAN BE COMBINED WITH UTAH HOUSING'S DOWN PAYMENT ASSISTANCE 2ND MORTGAGE?

Yes. In this situation, the Deed of Trust for the Program loan will be recorded in a third lien position.

IF I RECEIVE ASSISTANCE AND CHOOSE TO NOT USE UTAH HOUSING'S DOWN PAYMENT ASSISTANCE 2ND MORTGAGE, WILL I RECEIVE A RATE REDUCTION ON MY QUALIFYING MORTGAGE LOAN?

Yes. A rate reduction based on then-prevailing market conditions will be applied at the time of interest rate lock.

CAN THE PROGRAM LOAN BE COMBINED WITH THE VETERANS OR LAW ENFORCEMENT AND CORRECTION OFFICER GRANTS ADMINISTERED BY UTAH HOUSING?

No.

MUST A BUYER USE A CERTAIN LENDER OR LOAN PROGRAM TO RECEIVE ASSISTANCE?

Yes. A Utah Housing Participating Lender must be used to obtain a qualifying mortgage loan. Any first mortgage loan program offered by Utah Housing may be used in conjunction with a Program loan. Program funds will only be disbursed to a title company licensed to do business in Utah.

HOW MUCH MAY I RECEIVE IN ASSISTANCE AND FOR WHAT PURPOSE(S) MAY IT BE USED?

A Recipient may receive up to \$20,000 in Assistance and the funds may be used for down payment, closing costs, and/or a permanent interest rate buydown for the qualifying mortgage loan.

HOW MANY HOMEBUYERS WILL THE PROGRAM ASSIST?

Approximately 2,400 homebuyers. Future funds may be available based on repayment of Program funds received from the sale of qualifying residential units or the refinance of qualifying mortgage loans.

IS THERE A MAXIMUM PURCHASE PRICE FOR A QUALIFYING RESIDENTIAL UNIT?

Yes. The maximum purchase price is \$450,000. Limits may be adjusted based on home location or home type. See Utah Housing website for most current limits.

WHY IS THE PROGRAM ONLY FOR NEWLY-BUILT HOMES?

The Program's objectives are to assist first-time homebuyers and incentivize builders to produce affordable housing units throughout the state.

WILL THERE BE INCOME LIMITS?

Yes. Income limits are determined by the Utah Housing loan program under which the qualifying mortgage loan is reserved.

MUST I BE A UTAH RESIDENT IN ORDER TO QUALIFY FOR THE PROGRAM?

Yes. Any Recipient must have been a resident of Utah for at least twelve (12) months prior to closing..

WHAT ARE ELIGIBLE PROPERTY TYPES

Eligible property types include detached single-family homes, condominiums, townhomes, or similar residential dwellings, including manufactured or modular homes attached to a permanent foundation.

MUST THE PROGRAM ASSISTANCE BE REPAID WHEN THE QUALIFYING RESIDENTIAL UNIT IS SOLD OR THE QUALIFYING MORTGAGE LOAN IS REFINANCED?

If the recipient completes a sale or refinance, the recipient shall:

- Repay the lesser of the amount of Assistance the Recipient received; or
- 50% of the home equity amount:
 - i. In the case of a sale, "home equity" is the bona fide sale price to a third party minus the unpaid principal balance of the qualifying mortgage loan(s) less an amount up to 1% of the sales price used for seller-paid closing costs.
 - ii. In the case of a refinance, "home equity" is the current appraised value of the qualifying residential unit (as determined by a currently-licensed Utah certified residential appraiser) minus the unpaid principal balance of the qualifying mortgage loan(s).
- If a qualifying mortgage loan is refinanced with a new qualifying mortgage loan, a Program loan may be resubordinated to the new qualifying mortgage loan, and no Program loan payment shall be due at that time.