



Affordability

According to the National Low Income Housing Coalition 2009 Out of Reach, "The affordability of housing in Utah continues to be a significant problem. The fair market rent for a two bedroom apartment is \$736. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,455 monthly or \$29,459 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a housing wage of \$13.52."

"In Utah, the minimum worker earns an hourly wages of \$6.55. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 86 hours per week, 52 weeks per year. Or a household must include 2.2 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable."

"In Utah, the estimated (average) wage for a renter is \$11.75. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable."

Foreclosure

According to a January 2009 RealtyTrac Report, "The number of Utah households with a foreclosure filing jumped 99.46 percent from 2007 to 2008. In total, 18,657 total foreclosure filings took place in Utah in 2008. In addition, 1.65 percent of all Utah housing units (one in 64) received at least one foreclosure filing during the year."

Homelessness

According to the Comprehensive Report on Homelessness State of Utah 2009, "On January 28th, 2009 it was estimated that 3,525 people were homeless. From this it is projected that roughly 15,525 people will experience homelessness in Utah throughout 2009. Homelessness has increased by 8% since 2008; however, chronic homelessness has declined by 5%."

The following table displays the most prevalent areas for homeless subpopulations in Utah. Families are unique when compared to categories of unaccompanied homeless individuals.

Top Five Counties in Utah Where Homeless Individuals are Located Based on Subpopulations: January 28th, 2009								
Rank	Unaccompanied Homeless Individuals		Homeless Persons in Families		Chronically Homeless Individuals		Unsheltered Homeless Individuals	
1	Salt Lake	62.6%	Salt Lake	63.8%	Salt Lake	50.4%	Salt Lake	40.78%
2	Weber	20.5%	Cache	9.7%	Weber	13.6%	Utah	16.86%
3	Carbon	3.6%	Davis	7.9%	Utah	12.7%	Weber	8.63%
4	Washington	3.1%	Weber	4.9%	Carbon	4.0%	Carbon	8.24%
5	Utah	2.9%	Washington	3.7%	Grand	3.3%	Grand	7.06%

Please see table and notes on reverse.

Falling Short of Affordable Housing in Our Communities								
Utah AGENCY	Housing Wage (1)	Two Bedroom FMR (2)	Area Median Income AMI	30% AMI (3)	Two Bedroom Affordable Rent at 30% AMI	Section 8 Waiting List Households (4)	Point-in-Time Snapshot Homeless Count (5)	Single Family Median Home Sales Price (6)
Cedar City	\$11.10	\$577	\$46,600	\$13,980	\$350	230	22	Not Available
City of Ogden	\$13.79	\$717	\$68,500	\$20,550	\$514	2,038	447	\$160,700
Salt Lake City	\$15.42	\$802	\$67,800	\$20,340	\$509	4,327	Included in SL County	See SL County
Salt Lake County	\$15.42	\$802	\$67,800	\$20,340	\$509	7,697	2,061	\$230,000
Provo City	\$12.88	\$670	\$62,900	\$18,870	\$472	2,400	Included in Utah County	See Utah County
Tooele County	\$13.04	\$678	\$64,700	\$19,410	\$485	750	23	\$166,050
Utah County	\$12.88	\$670	\$62,900	\$18,870	\$472	1,095	75	\$215,000
West Valley City	\$15.42	\$801	\$67,800	\$20,340	\$509	1,579	Included in SL County	See SL County
SNAPSHOT TOTAL	\$13.74	\$714.63	\$63,625	\$19,088	\$477.50	20,116	2,628	\$192,938

Notes

Unless otherwise footnoted, all information is provided by housing agencies in Utah and the National Low Income Housing Coalition 2009 Out of Reach Report

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR)
- (2) Fair Market Rent as established by HUD at the 40% percentile - FY2009 (HUD: Final as of Oct 1, 2009)
- (3) Housing is considered affordable if a family spends no more than 30% of their income on rent and utilities. The Area Median Income (AMI) in Utah is \$64,548/ year or \$5379/month. An affordable rent or mortgage payment for a family earning the AMI is \$1,613. Our programs are targeted, generally, at families who earn between 30% and 50% of the area median.
- (4) Number of households currently on Section 8 Waiting List provided by Housing Authorities. Please note wait list numbers offer limited understanding of unmet housing voucher need because some Housing Authorities have closed waiting lists or open them infrequently; or conduct a lottery in lieu of a wait list.
- (5) Utah Point-in-Time Homeless Count 2009.
- (6) Salt Lake Board of Realtors October 27, 2009 Press Release. Median Home Sale Price during third quarter 2009.

