



# Envision Utah

How we grow matters.

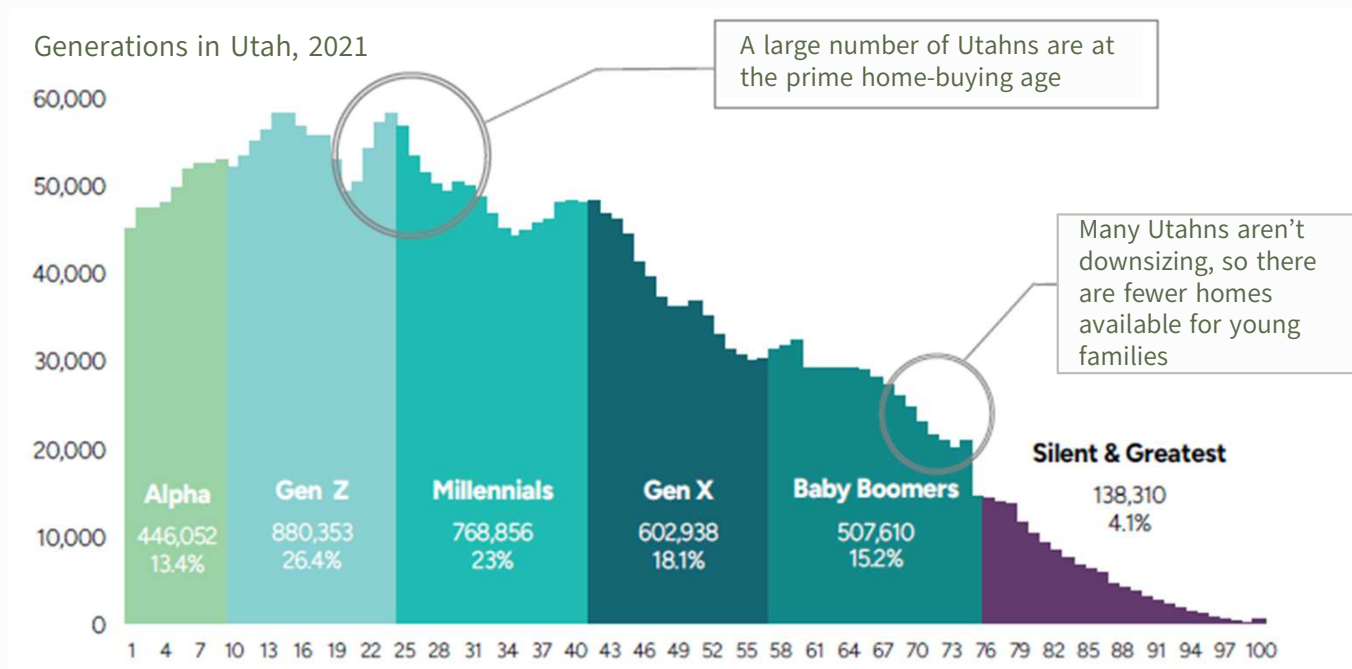
**Ari Bruening**

*President & CEO*

[ari@envisionutah.org](mailto:ari@envisionutah.org)

# Housing Attainability is Influenced by Many Factors

High housing demand to accommodate population growth, which is fueled by young Utahns



Source: Kem C. Gardner Policy Institute

# Things that correlate with low affordability

- More homelessness
- Higher crime rates
- Delays in having children
- Longer commutes
- Young people delaying “launch”
- Crowding
- Lower homeownership rates

# Benefits of homeownership

- Higher net worth (40x)
- Intergenerational wealth transfer
- Children:
  - Accumulate more housing wealth by age 30
  - Have better health, fewer behavioral problems, lower dropout rates, fewer teen births
  - Score better in school and pursue higher ed at higher rates

# Land Use Strategies to Bring Housing Back within Reach



PREPARED FOR



**WORKFORCE  
SERVICES**  
HOUSING & COMMUNITY  
DEVELOPMENT

NOVEMBER 2023





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I think it's important that housing in my community be affordable



I believe some Utah communities should approve less housing in order to slow growth



I am more comfortable with development in other nearby cities or towns but not in my own community



I think communities should have a variety of housing options



I think it's important to have housing that matches a variety of incomes, life stages, & preferences



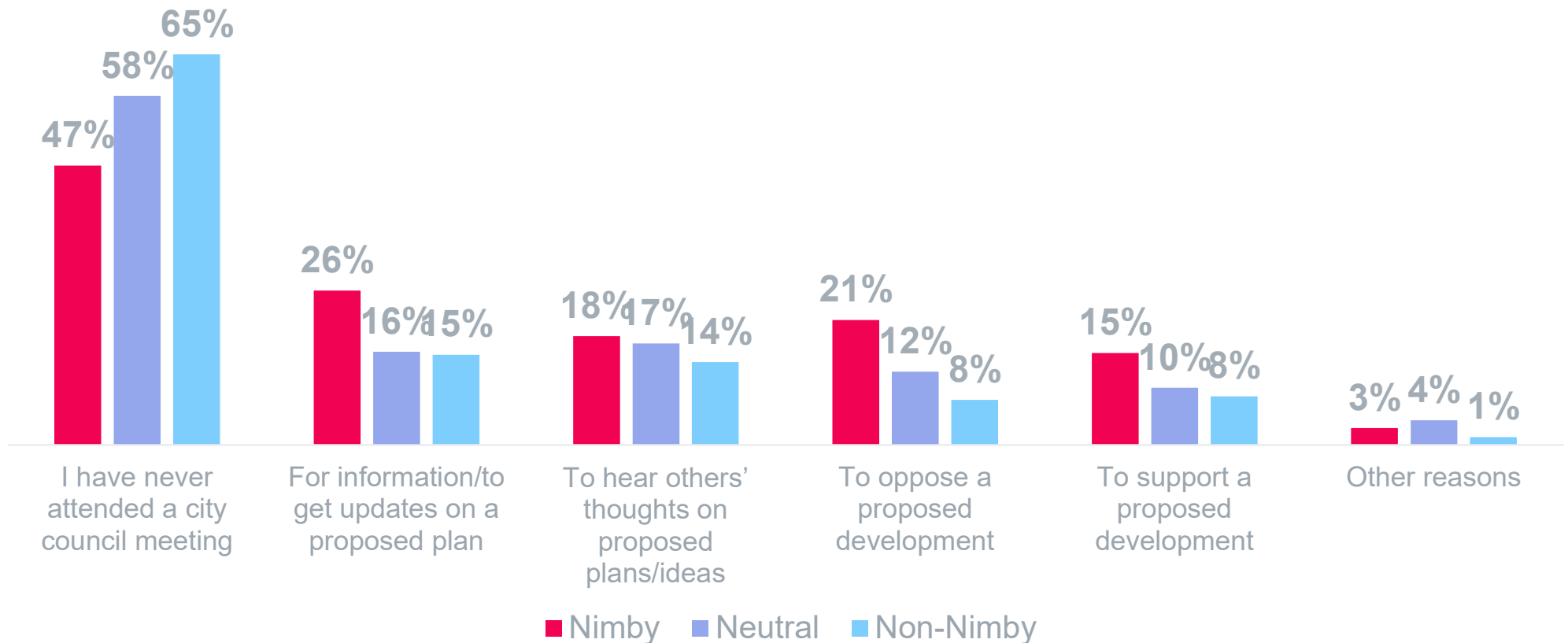
I am open to multiple types of housing in my community



■ Strongly Disagree ■ Disagree ■ Neutral ■ Agree ■ Strongly Agree

NIMBYs are more likely to have attended a city council meeting. Only 21% have done so to oppose a proposed development.

### Residents who have Attended City Council Meeting by Reason



QUESTION: Have you ever attended a city council meeting for any of the following reasons?





# HOUSING OPTIONS (URBAN)

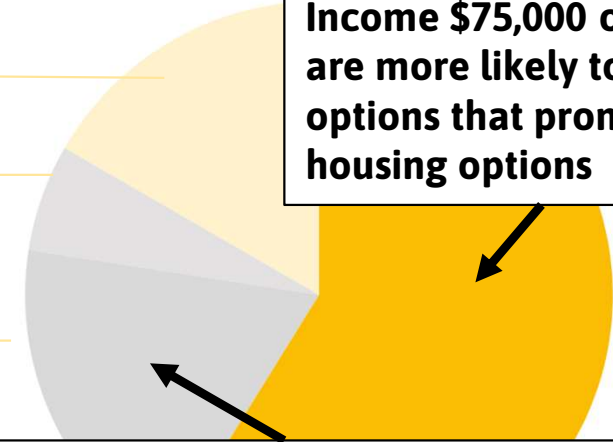


Allow new housing in currently **undeveloped areas**, near **transit stations and town centers**, and in appropriate areas within **existing neighborhoods (60%)**

Allow new housing mostly **away from existing neighborhoods**, but also include development near public **transit stations and town centers (15%)**

Allow new housing, but **only away from existing neighborhoods**, such as on undeveloped land on the edges of communities (6%)

**Restrict housing development** in existing and new areas as a strategy to slow growth (19%)



**Age 13-34 (68-77%), Renters (78%), and Income \$75,000 or less are more likely to select options that promote housing options**

**Southwest Utah (34%), Age 55 or older (24-30%), and homeowners (21%) are more likely to want to restrict housing**