



Affordable Housing Presentation



Economic Development and Workforce
Services Interim Committee

June 17, 2015

How do we determine what is affordable housing?

Most refer to it as

- Government Housing
- Subsidized Housing

There are two ways to get rid of these

Two Solutions

- Higher Wages
- Lower Rents

Is this going to happen?
That is a big NO

So the question is how do we address
this as a community?

We need everyone at the table for this
discussion and State leadership

Housing Reality

Utah Renters

30% of Utah residents are renters, total of 264,916 households

20% of renters are Extremely Low Income Total of 60,900 households
(20,280/yr or \$9.75/hr)

88% ELI pay more than 30% of their income to housing

78% ELI pay more than 50% of their income to housing

For every 100 units needed for ELI there are only 24 available

Utah is short 46,036 units to appropriately serve
extremely low income renters

This is up 1,571 units from a year ago

According to the National Low Income Housing Coalition

True Affordable Housing

- If you are paying MORE than 30% of your income for housing including utilities you are not living in housing you can afford.

But Obtaining & Maintaining housing is not so simple

\$\$

No vacancy

Car Broke Down

\$\$

No Credit or Bad Credit

I did my time for my crime

Underemployed, found job but
not at the previous pay

\$\$

No Bus service

Injury

\$\$

Student Loans

\$\$

Lost job

Death in family

Cat ate my homework

Good Landlord Program

Divorce

\$\$

Fair Market Rent (FMR)

FMR is established by HUD each year in every County of the USA.

This does not mean a landlord cannot charge more, but when landlords choose to participate in Government programs this is the rent they can charge.

HUD = Housing and Urban Development

What are People Currently Paying to rent FMR

Utah

	Monthly		Hourly Difference	Yearly
	2014	2015		
• Studio	\$545	\$532	\$13	\$156
• One Bed	\$650	\$634	\$16	\$192
• Two Bed	\$813	\$794	\$19	\$228
Larger Rentals				
• Three Bed	\$1,152	\$1,125	\$27	\$324
• Four Bed	\$1,374	\$1,342	\$32	\$384

Wages are not keeping up with rental costs

Most Expensive Counties

2-Bedroom Housing Wage

	Wage	FMR
• Summit County	\$19.50	\$1,014
• Salt Lake County	\$17.33	\$901
• Wasatch County	\$16.69	\$868
• Uintah County	\$16.52	\$859
• Daggett County	\$15.29	\$795

So where are people living?

We have over 10,205 children that are considered homeless under the federal definition

Families are double & tripled up

They stay in campgrounds or just camp where they can

They are living in housing with no running water, and no heat in the winter,
and YES paying rent

They live in their cars

Every working family deserves to have a place to rest their head and put food on the table.

Why TOD & Housing

A certain percentage of jobs that are typically found around TOD are lower wage jobs

Someone who is working at a lower wage jobs pay a high percentage of their income to transportation

If we could combined housing and transportation a person is more stable in their home

Affordable Housing in TOD = More Ridership

Retail Sales Clerk

17,697 Positions Statewide

Median Income

\$21,490/yr \$10.41/hr

They can afford \$584 / Month FMR
 $\$813 - \$584 = \$229 = \text{gap}$

Will pay 45% of gross income to rent

Inexperienced

\$17,053/yr \$8.20/hr

They can afford \$469 / Month FMR
 $\$813 - \$469 = \$344 = \text{gap}$

Will pay 56% of gross income to rent



Waiter or Waitress

Median Income

\$18,964/yr \$9.12/hr

They can afford \$584 / Month FMR
 $\$813 - \$522 = \$291 = \text{gap}$

Will pay 50% of gross income to rent

Inexperienced

\$16,949/yr \$8.15/hr

They can afford \$584 / Month FMR
 $\$813 - \$466 = \$347 = \text{gap}$

Will pay 56% of gross income to rent



Affordable Housing Who needs it?



We all do!!!!!!!

Request

We need your Leadership & Help

1. Breaking down the silos between Economic Development, Transportation & Housing.
2. Bringing in Mental Health, Substance Abuse, Corrections into the conversation
3. We need someone to champion housing in the legislature.
4. Your support of maintaining Federal funds for housing in the State.

Results

1. Better outcomes for our children and our school systems
2. Most vulnerable will be housed and stabilized
Cost savings to our community and resources
3. Healthy Families and communities
4. Vibrant communities
5. Job retention
6. TOD - Higher ridership, strong businesses, and stable housing

People will have housing choices

Thank you



Tara Rollins
Utah Housing Coalition
230 South 500 West #260
SLC, UT 84101
trollins@xmission.com
Utahhousing.org
801.364.0077