

What people said...

Several recent surveys highlight **broad support for Missing Middle Housing** as a strategy to address the housing crisis.



Middle Housing Study by Utah Foundation (2021)

Utah Foundation survey with **651** complete responses that captures an overview of the community needs

Source: [Utahfoundation.org/middle-housing/](https://utahfoundation.org/middle-housing/)



Housing affordability is a top concern

90% of respondents are worried about housing costs, and even more are worried about the impacts on young Utahns

15.4% increase in Utah home prices in 2020, with a year-over-year appreciation of 29% in 2021

40% increase in mortgage payment for a median-price Utah home from 2010 - 2021

50% increase in rents in Davis and Utah counties from January 2019 to July 2021

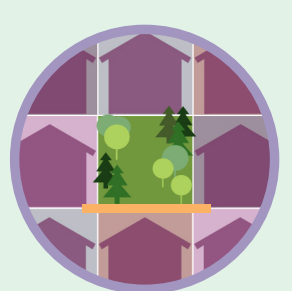


Not enough homes to accomodate demand

18.4% growth rate for Utah from 2010 and 2020 is very high compared to 7.4% nationally

45,000 housing unit shortfall in Utah is fueling increases in home prices and rents

0.2% vacancy rate in Utah is nation's lowest



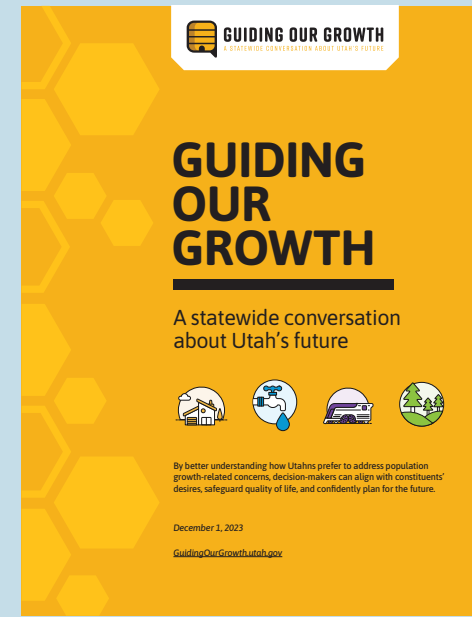
Opportunities for "Middle" Housing

14% of existing housing in Davis, Salt Lake, Utah and Weber counties is Missing Middle

46% of survey respondents would accept Missing Middle Housing in their neighborhoods

36% support having more housing units in downtown areas and along transit lines to help bring the overall cost of housing down

42% of respondents prefer a variety of housing



Guiding Our Growth Survey (December 2023)

summarizes input from **28,000** responses from both urban and rural Utah communities.

Source: GuidingOurGrowth.utah.gov

Urban Utahns

Want to see more housing offered in a greater variety of types throughout urban areas. Younger Utahns and renters are particularly supportive of this approach.

60% want underperforming strip malls, big box stores, parking lots redeveloped into housing.

60% want more townhomes, duplexes and accessory dwelling units (ADUs)

59% want more new houses built on smaller lots, and incentivizing small home construction

57% want number of housing units with the potential for owner occupancy to increase

Rural Utahns

Want much of the state's growth to focus around existing town centers and main streets, and a majority oppose building new housing on large, spread-out lots.

46% want more new houses to be built on smaller lots

46% want more proactive infrastructure investment to support construction of new housing

39% want more townhomes, duplexes and accessory dwelling units (ADUs)

37% want short-term rentals to be limited through regulation

Key takeaway:

Utahns want to allow more housing, with a variety of types and price points, built in context-sensitive ways.

Housing in Utah

Utah is one of the nation's **fastest growing regions**. Missing Middle Housing can play a role in helping Utah decide **how and where it wants to grow** over the coming decades.

Utah's Current + Future Housing Needs

The projected population growth in Utah from 3.4 million today to 5.4 million in 2060 indicates a need for **more housing options at all levels of affordability**.

Utah County is expected to see the most significant increase in households. Growth in **Utah, Salt Lake, Washington, and Davis counties** could absorb three-quarters of Utah's housing supply by 2065.

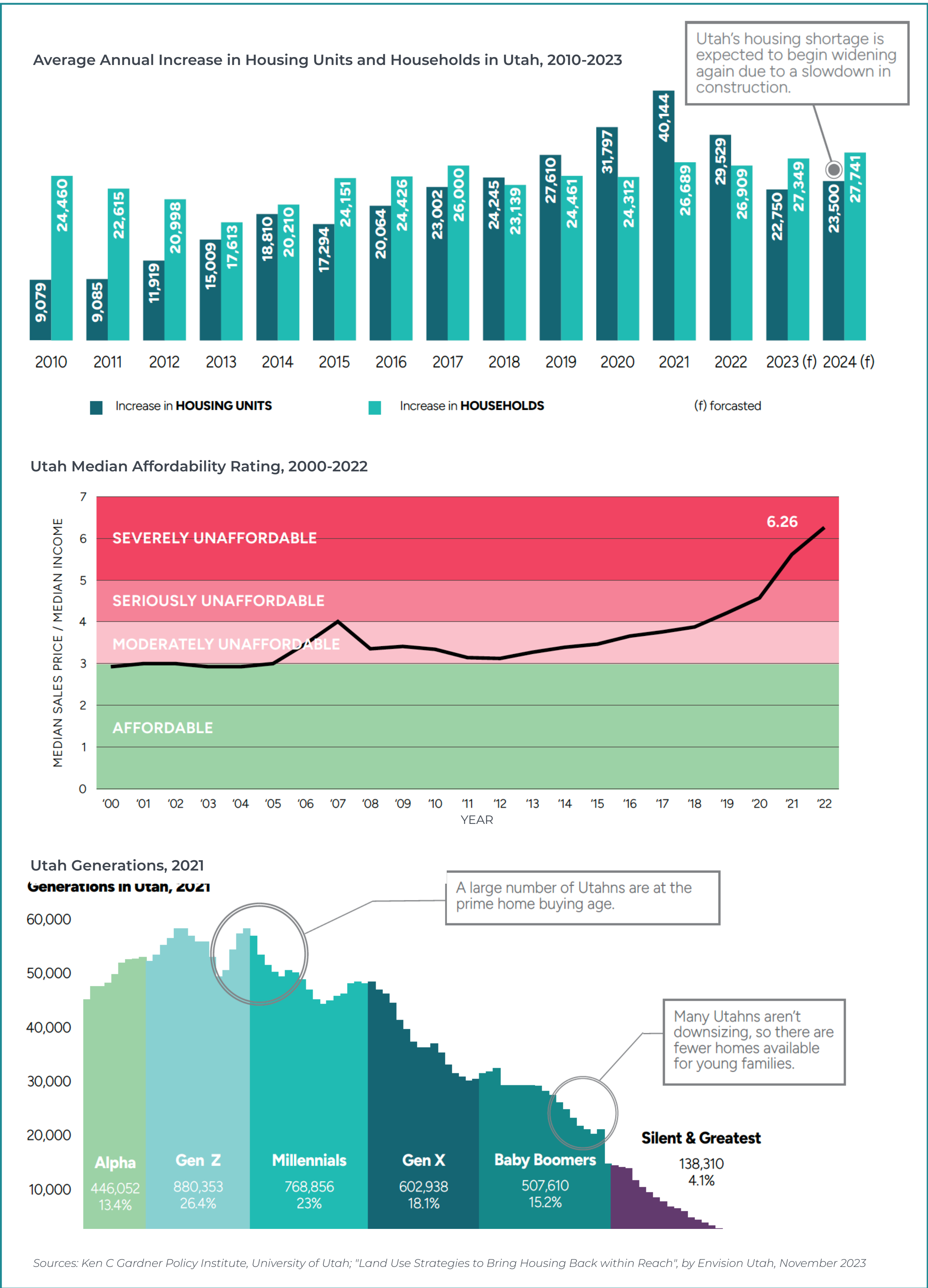
Inadequate supply has led to a rise in housing costs. Wage increases have not kept pace, resulting in a **crisis of affordability**. The groups most affected have been those with fixed or lower incomes. In numerous surveys, Utahns rate **housing and the cost of living as their top concerns**.

Missing Middle Housing can play a significant role in addressing this housing crisis.

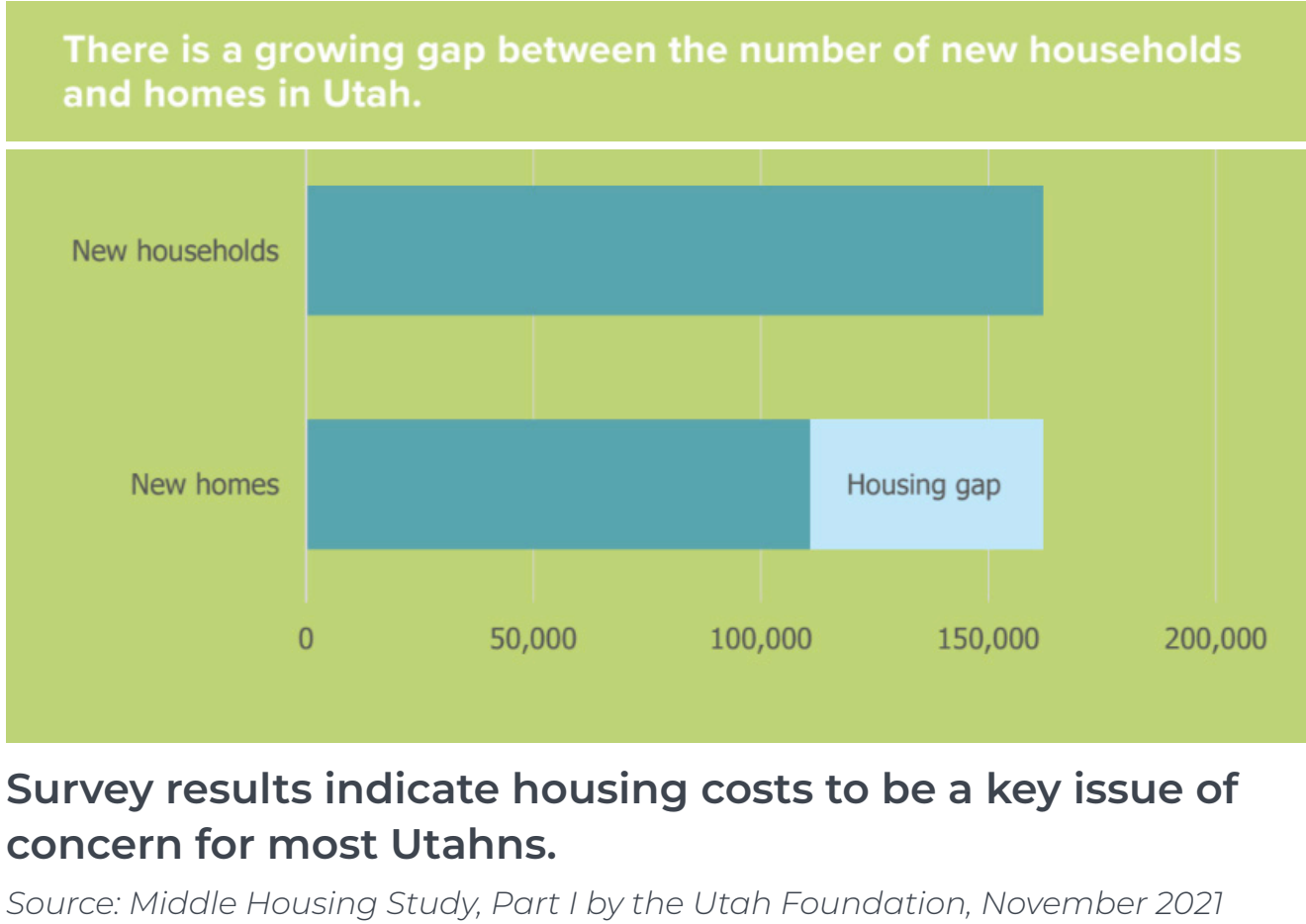
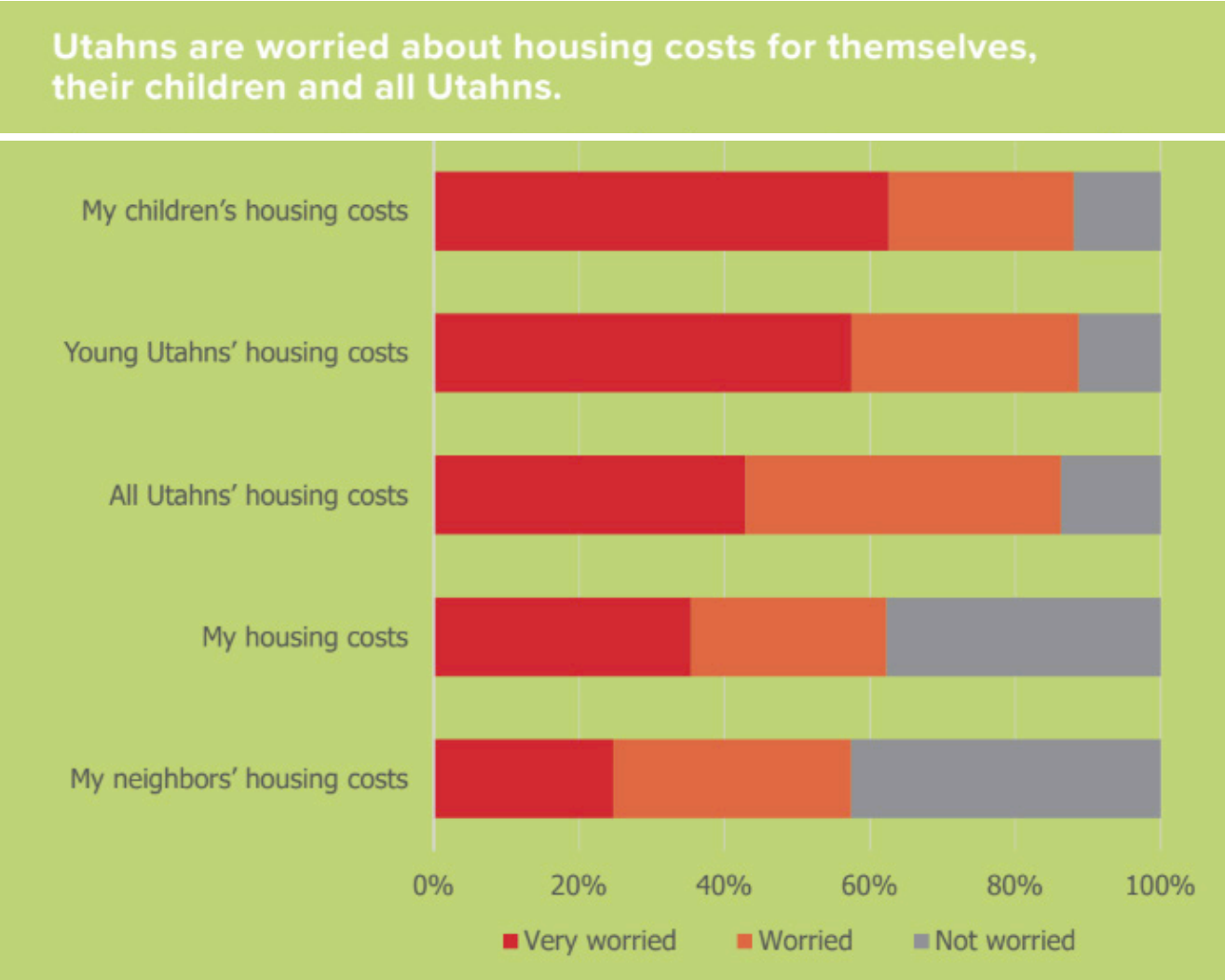
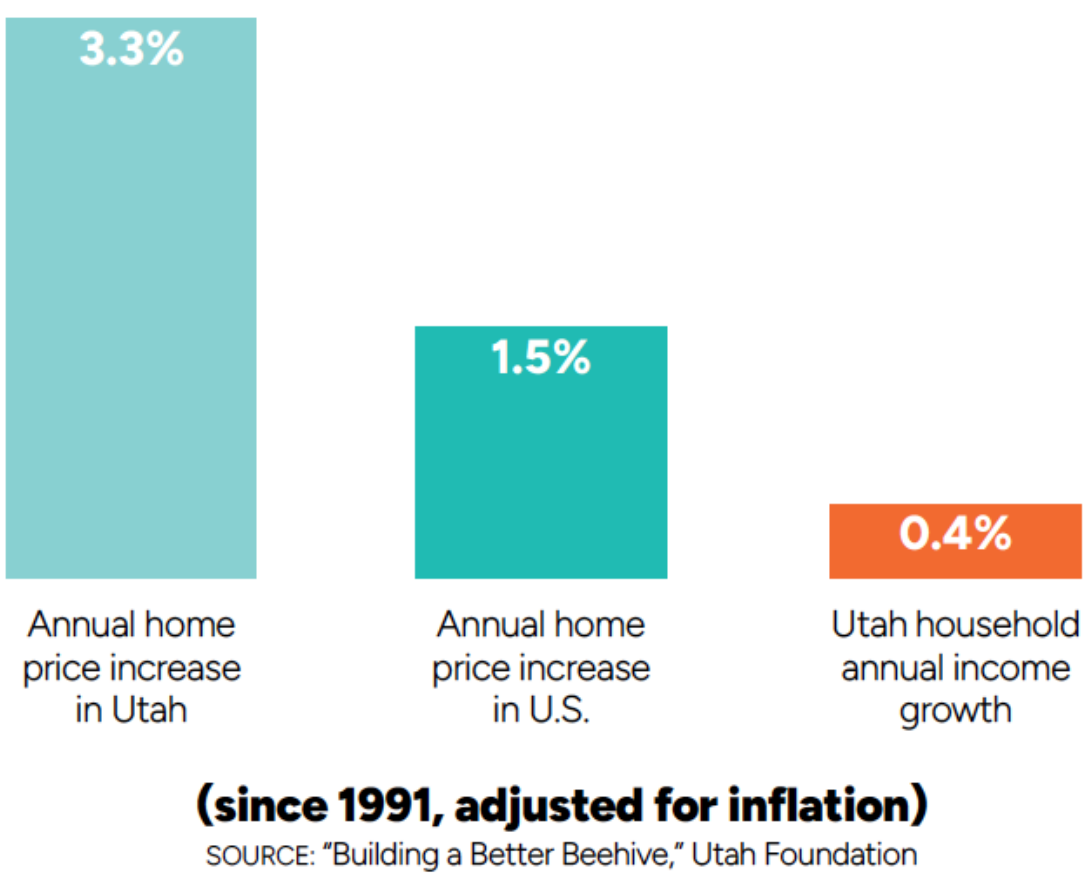
44,500 housing unit gap between the number of new households and new homes built in Utah.

Source: "Is the Middle Missing? A Guide to Expanding Options for Utah Homebuyers and Renters", December 2021

5.8 million new residents projected by 2065, which translates to a need for **1.2 million** new homes needed by 2065 to meet population growth.



Incomes have not kept up with home prices



Benefits of Missing Middle Housing

Missing Middle can **increase housing options** for different lifestyles and life stages, advance **home-ownership opportunities**, and empower residents to build **generational wealth**.



Increase Housing Options

Missing Middle responds to shifting household demographics with housing choices for many groups: downsizing families, singles, first-time home buyers, co-living/co-housing communities and multi-generational households.



Increase Local Home-Ownership

Housing costs are at an all-time high due to housing shortages. Missing Middle can provide more housing to address this unmet demand and expand housing access by allowing smaller, lower-cost housing types region-wide.



Increase Housing Access

Historically, Missing Middle provided housing opportunities for the workforce. Missing Middle options near job centers and mixed-use nodes can reduce disparities in housing access, and also boost the local economy.



Support Neighborhood Regeneration

Missing Middle Housing supports diverse neighborhoods that foster a sense of community. It provides ways for local residents, builders and civic leaders to reinvest in their neighborhoods, create new housing and add value.



Strengthen Local Economy

Missing Middle can add more housing to support small local businesses, incubators, corner grocery stores, home offices and other neighborhood-serving uses that add resilience and create centers of community activity.



Enhance Economic Opportunity

Missing Middle Housing can provide opportunities for passive income and help build generational wealth. It allows small-scale, incremental local housing development that can be financed by the average homeowner.



Lessen Climate Impact

Smaller homes typical of Missing Middle Housing have a smaller carbon footprint than larger homes. Middle Housing also promotes sustainability by providing housing closer to transit, amenities and employment, reducing the climate impacts of long commutes.



Promote Healthy Living

Missing Middle Housing reinforces walkability and an active lifestyle that has proven health benefits for all ages. Missing Middle supports diverse lifestyles and aging-in-place, creating strong communities with long-term residents.

Opportunities for Neighborhood-Scale Incremental Change

Missing Middle offers multiple, incremental ways to convert or build out existing properties

This example shows how an average homeowner could choose to gradually add two units to their existing single-family home to house extended family, or to rent for passive income. This way of adding small housing units maintain the neighborhood's built character while providing attainable housing options.



Single-Family House

We start with an average-sized single-family house that also has a detached garage.



Single-Family to Duplex

A second unit is added by bridging the space between the house and garage, with a separate entrance from the side of the parcel.



Duplex to Triplex

Later, the garage can be converted into a carriage house or Accessory Dwelling Unit, by adding a small unit on the second floor and creating a separate entrance.