



# WASATCH BACK AFFORDABLE HOUSING ECONOMIC IMPACT ANALYSIS

MCHT



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# OVERVIEW

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## Analysis Sections



Community  
Benefits



Economic  
Value



Opportunity  
Costs

## Key Assumptions



**100** resident  
housing units



**1.73** jobs per  
housing unit



**0.40** school  
aged children  
per housing unit

# COMMUNITY CONTEXT

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## Employment Trends



Total employment has increased by **47.6%** since 2010

In-commuters account for **70%** of employment growth

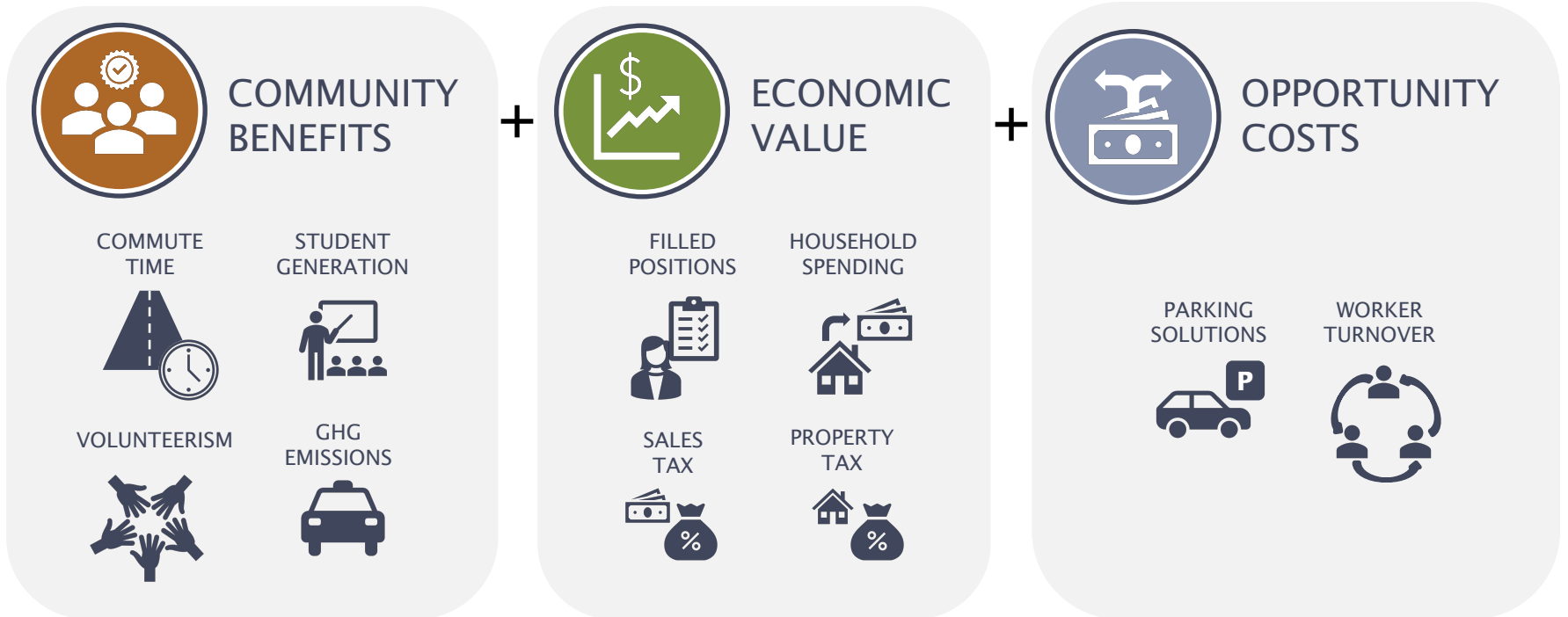
## Household Trends



Households making \$75K or less have *decreased* by **17%** since 2010

Households making \$200K or more have *increased* by **291%** since 2010

# OVERALL BENEFIT



**\$571,500**  
Return per unit



# COMMUNITY BENEFITS OVERVIEW

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Annual community and quality of life benefits from investing in resident housing.

The presence of residents plays a pivotal role in boosting the vitality of a community while simultaneously elevating the quality of the guest experience. Community benefits include:

- ✓ Reduced Commute Times
- ✓ Increased Student Generation
- ✓ Increased Volunteer Hours
- ✓ Reduced Carbon Emissions



## COMMUNITY BENEFITS



### COMMUTE TIME

**\$1.2 million** per  
year

Value of time (\$18.80 per hour)  
for more than 66,000 annual  
commute hours eliminated



## COMMUNITY BENEFITS



**STUDENT  
GENERATION**  
**\$180,000** per year

Estimated total based on the State of Utah's per-pupil funding for 40 new school-aged children



## COMMUNITY BENEFITS



### VOLUNTEERISM

**\$150,000** per year

Value of increased volunteer labor  
to the non-profit community  
(at \$31.46 per hour)





## COMMUNITY BENEFITS



**GREENHOUSE GAS  
EMISSIONS**  
**\$75,000** per year

A reduction of 3.3M vehicle miles traveled per year reduces greenhouse gas emissions related to Carbon Monoxide (CO), Carbon Dioxide (CO<sub>2</sub>), Nitrogen Oxides (NO<sub>x</sub>), Sulfur Oxides (SO<sub>x</sub>), and Particulate Matter 2.5 (PM<sub>2.5</sub>)



# ECONOMIC VALUE OVERVIEW

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Annual economic value to the regional economy due to investment in resident housing.

With an expanded inventory of resident housing, numerous sectors of the business community benefit. This increased economic activity was captured in the following areas:

- ✓ Reduced Unfilled Positions
- ✓ Increased Household Spending
- ✓ Increased Sales Tax
- ✓ Increased Property Tax



## ECONOMIC VALUE

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### FILLED POSITIONS

**\$43.1 million** per year

Estimated economic impact of  
173 full-time positions filled



## ECONOMIC VALUE



### HOUSEHOLD SPENDING

**\$2.9 million** per year

Increased economic impact of  
resident household spending in  
the region



## ECONOMIC VALUE

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### SALES TAX

**\$73,000** per year

Increased sales tax revenue based on an additional \$1.7M of direct spending within the Wasatch Back



## ECONOMIC VALUE

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### PROPERTY TAX

**\$186,000** per year

Increased property tax revenue  
based on a \$450,000  
property valuation per unit



# OPPORTUNITY COSTS OVERVIEW

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One-time costs avoided by an investment in resident housing.

If it did not invest in resident housing, Wasatch Back communities would need to commit potentially greater investments in:

- ✓ Parking Investment Opportunity Cost
- ✓ New Hire Training Opportunity Cost



## OPPORTUNITY COSTS



### PARKING SOLUTIONS

**\$5.3 million**

**one-time**

Estimated construction cost for  
87 structured parking spaces  
(\$55,000 per space) and  
43 surface parking spaces  
(\$12,000 per space)





# OPPORTUNITY COSTS

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## WORKER TURNOVER

**\$4.1 million** one-time

Cost of worker turnover,  
training, and lost productivity  
for 173 positions

# TOTAL IMPACT

Description	Total	Per Unit
<b>Community Benefits</b>		
Value of Volunteerism	\$149,622	\$1,496
Equivalencies of GHG Emissions	\$75,048	\$750
Value of Time from Commute Hours Saved	\$1,236,419	\$12,364
Value of Student Generation	\$178,677	\$1,787
<b>Economic Value</b>		
Economic Impact of Filled Positions	\$43,065,334	\$430,653
Economic Impact of Household Spending	\$2,822,706	\$28,227
Value of Sales Tax	\$72,812	\$728
Value of Property Tax	\$185,774	\$1,858
<b>Opportunity Costs</b>		
Parking Investment Opportunity Cost	\$5,311,965	\$53,120
New Hire Training Opportunity Cost	\$4,050,742	\$40,507
<b>Total</b>	<b>\$57,149,099</b>	<b>\$571,491</b>

Source: Economic & Planning Systems