

# HOUSINGNOW

# 2025

AN ASSESSMENT OF HOUSING  
NEEDS FOR HOMELESSNESS IN  
SALT LAKE COUNTY

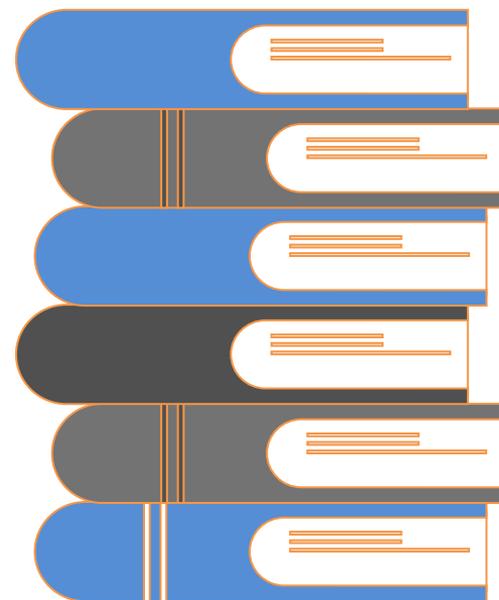


A COLLABORATION BETWEEN THE  
SALT LAKE COUNTY HOUSING & COMMUNITY DEVELOPMENT, SALT LAKE  
COUNTY OFFICE OF HOMELESSNESS AND CRIMINAL JUSTICE REFORM, SALT  
LAKE CITY HOUSING STABILILTY DIVISION, HOUSING CONNECT, AND THE  
ROAD HOME

# HOUSINGNOW

## 2025

### REFERENCES



**Corporation for Supportive Housing (CSH).** (n.d.). *Supportive Housing Research Data*.

<https://www.csh.org/resources>

**HUD Exchange.** (n.d.). *HUD data and reports*. U.S. Department of Housing and Urban Development.

<https://www.hudexchange.info/>

**Kem C. Gardner Policy Institute.** (2024). *Utah's Housing Affordability and Access Report*. University of Utah.

<https://gardner.utah.edu/>

**National Alliance to End Homelessness (NAEH).** (n.d.). *State of Homelessness: 2023 Edition*.

<https://endhomelessness.org/homelessness-in-america/homelessness-statistics/>

**U.S. Department of Housing and Urban Development (HUD).** (2023). *The 2023 Annual Homeless Assessment Report (AHAR) to Congress*. <https://www.huduser.gov/portal/sites/default/files/pdf/2023-AHAR-Part-1.pdf>

**Salt Lake County Continuum of Care Homeless Management Information System (HMIS).**

# HOUSING NOW

## Framing Principles

### How We Approached This Report



System-level view



Data-driven



Solution-focused



Best practices



Equity lens



Collaboration



Transparency



Adaptability

**These principles guided the Housing Now 2025 report – ensuring it's data-driven, collaborative, and focused on system-wide solutions**

# HOUSING NOW

## Introduction and Purpose

### Comprehensive analysis of the housing needs in Salt Lake County

- Current housing conditions
- Demographic trends
- Challenges
- Homelessness
- Future needs
- Coordination and action



### 2021 assessment included:

- Estimated number of housing units needed
- Cost of acquisition, rehab, and new development
- Estimated cost of providing supportive services

**Housing Now 2025 includes updated information from 2021, adjusting for increased construction costs, supportive services, and rental assistance.**

- ❖ An increase in rental assistance amounts with two impacts – higher rents = higher cost per household, AND it also increases the length of assistance each household needs to achieve housing stability – this can also lead to the need for more supportive services

# HOUSING NOW

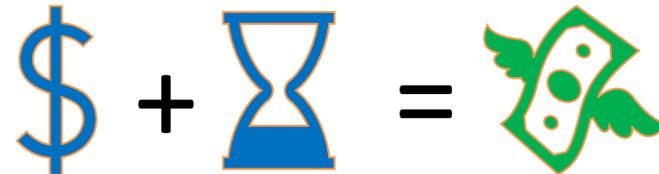
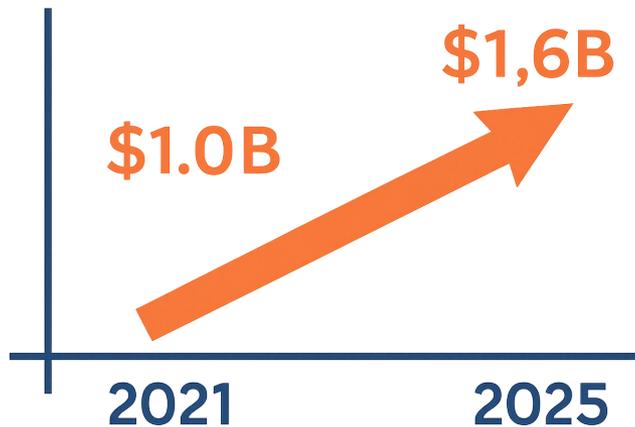
## Why Housing Now?

**2021**

- 7,108 units ~\$1 billion

**2025**

- 6,800 units ~\$1.6 billion



60% increase over four years

# HOUSINGNOW

## What's at stake? What are the challenges?

### The Stakes

- SLCo population projected to grow by 483,000 residents by 2060
- Housing shortage will only increase without action
- Average rent requires \$60k income
- 45% of renters are cost-burdened

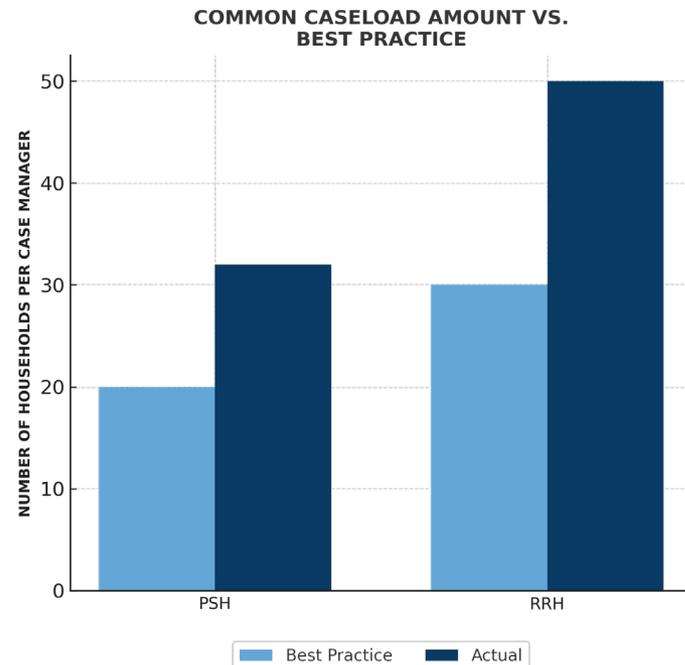
### Challenges

- Limited housing supply, zoning restrictions
- Wages not keeping pace with rents
- Affordability gaps by race and income
- Insufficient rental assistance and supportive services

## Supportive services equal stability

- Best practice caseload: 15-30 households
- Actual caseload: 30-50 households
- Case manager turnover: average 8-10 months

High turnover and the loss of experienced case managers has created an expertise famine, weakening the system's ability to address complex housing needs. Retaining case managers longer is essential to build and sustain that system-level expertise.



# HOUSING NOW

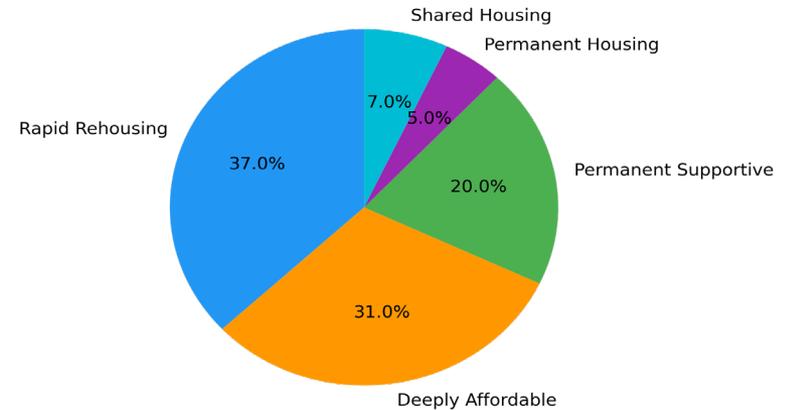
## Current Housing Need

### 2,733 units need right now

- Rapid Rehousing – 1,025
- Deeply Affordable – 860
- Permanent Supportive Housing – 555
- Permanent Housing – 139
- Shared Housing – 194

*\*74% of the recommended unit types require little to no ongoing services, only 26% are high-service interventions*

Current Housing Needs (2,773 Units)



## Future Housing need

Future Housing Needs  
1,355 Units Per Year (Next 3 Years)

Year 1	Year 2	Year 3
1,355 Units	1,355 Units	1,355 Units

### 1,355 units a year

- New development, rehabilitation, or conversion
- Mixture of subsidies and services required

# HOUSING NOW

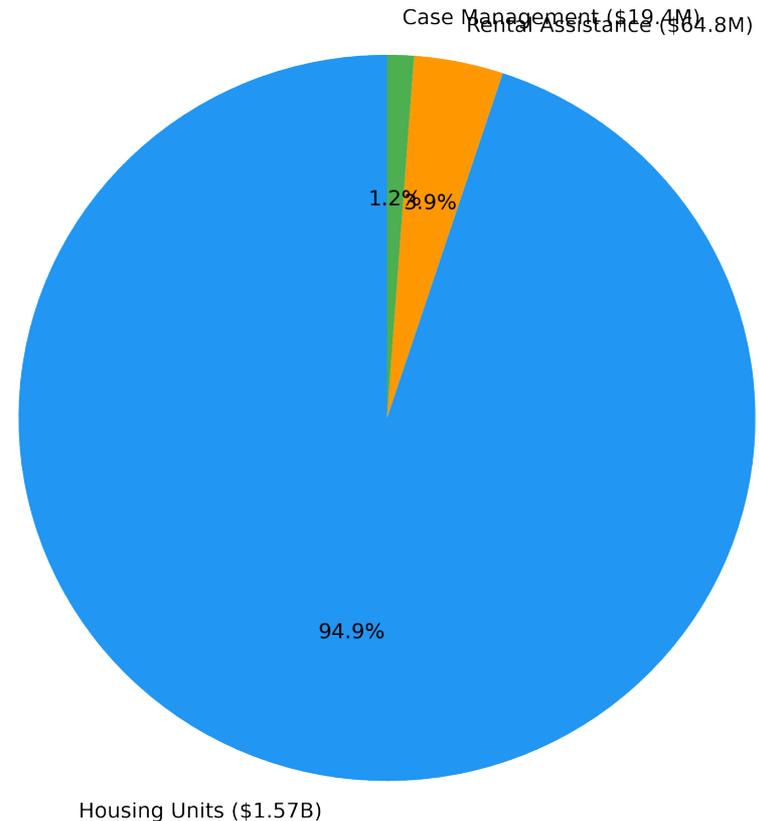
## Costs to Meet the Need

### \$1.6 billion

- Housing units: \$1.57B
- Rental assistance: \$64.8M
- Case Management: \$19.4M

**Rental assistance and supportive services may look like a small piece of the pie, but they are absolutely critical – they make housing stability possible.**

### Costs of Meeting the Need (4 Years)

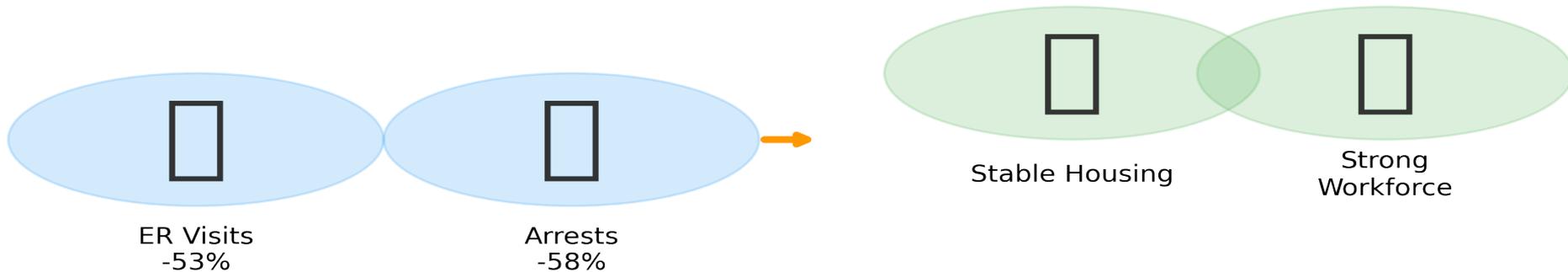


# HOUSING NOW

## Why Invest? (Impact & ROI)

### Housing saves lives *and* money

- With a \$1.6 billion investment in housing, rental assistance, and supportive services, we can dramatically reduce homelessness, stabilize thousands of households, and strengthen the economic health of our community.



- UNC Charlotte Study:
- 53% fewer ER visits among housed individuals
  - 58% fewer arrests/incarcerations

# HOUSING NOW

## Call to Action

- **Policymakers**
  - Commit bold, sustained investment
  - Invest in people – fund affordable housing and supportive services that keep people in their homes
- **Developers**
  - Continue leading by building the homes our community needs - and partner with us by creating lasting solutions.
- **SLVCEH members**
  - Your voice is vital in securing and championing the resources needed for those you serve.
- **Community members**
  - Housing is a shared responsibility – as essential as schools and roads. See it as vital infrastructure.



# HOUSINGNOW

## Closing

**Housing is the solution to homelessness. And the foundation for Salt Lake County's future.**  
*It will take all of us. Policymakers, developers, advocates, and community members, all working together to make it happen. Behind every number is a family, a neighbor, and a member of our community. Housing restores dignity and stability.*

## Who are we?



**Name: Mike Akerlow**



**Contact: [makerlow@slc.gov](mailto:makerlow@slc.gov)**



**Name: Kevin Austin**



**Contact: [keaustin@saltlakecounty.gov](mailto:keaustin@saltlakecounty.gov)**

