Salt Lake City
Utah’s Thriving Urban Center

November 30th, 2023
Resilience… Uncertain Times
Utah: A National Success Story

Fiscal Responsibility  Social Mobility
Best-Managed State  Happiest
Social Capital  #1 Ranked Economy
Fastest Growing  Collaboration
Youthful  Diverse Economy
Covid-19 Performance  And more…

The New Utah

OLD

Small State

Internal growth (births)
34% of growth from migration (2000-2020)

Monocultural
10% minority (1990)

Young
11.5% are 65+ (2020)

Strong Economy
Utah job growth strong, but ebbs and flows

NEW

Mid-Sized State
Population rank 30th (2020)

External growth (migration)
61% of growth from migration (2021 and 2022)

Multicultural
23% minority (2020) (30+% in 2040)

Older
20.0% are 65+ (2050)

Elite Economy
Utah job growth consistently best in nation and top-tier COVID outcomes

Source: Kem C. Gardner Policy Institute
SLC’s Current Opportunity | Perfect Storm

The New Utah – Fast growing, mid-sized, multi-cultural, with an elite economy.

Potential for new sports franchises – Utah could become a 3-4 professional sport state.

LDS Church campus master planning – Rebuilding a major visitor attraction.

Other momentum – New airport, convention headquarters hotel, return of Outdoor Retailers, urban living, and more.
Salt Lake City’s Population Change Recovered in the 1990s

Utah’s capital city now benefits from three consecutive decades of population increase.
Salt Lake City’s Population Increase Outpaces the State

Many Utah urban centers lost population, July 2021-2022

<table>
<thead>
<tr>
<th>City</th>
<th>Population Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake City</td>
<td>1.7%</td>
</tr>
<tr>
<td>Springville</td>
<td>-2.5%</td>
</tr>
<tr>
<td>Kaysville</td>
<td>-2.0%</td>
</tr>
<tr>
<td>Layton</td>
<td>-1.9%</td>
</tr>
<tr>
<td>Riverton</td>
<td>-1.8%</td>
</tr>
<tr>
<td>Provo</td>
<td>-1.7%</td>
</tr>
<tr>
<td>Draper</td>
<td>-1.6%</td>
</tr>
<tr>
<td>Roy</td>
<td>-1.5%</td>
</tr>
<tr>
<td>Cottonwood Heights</td>
<td>-1.4%</td>
</tr>
<tr>
<td>West Valley City</td>
<td>-1.3%</td>
</tr>
<tr>
<td>Holladay</td>
<td>-1.2%</td>
</tr>
<tr>
<td>Millcreek</td>
<td>-1.1%</td>
</tr>
<tr>
<td>Bountiful</td>
<td>-1.0%</td>
</tr>
<tr>
<td>Sandy</td>
<td>-0.9%</td>
</tr>
<tr>
<td>Orem</td>
<td>-0.8%</td>
</tr>
<tr>
<td>Taylorsville</td>
<td>-0.7%</td>
</tr>
</tbody>
</table>

Note: This chart includes Bureau of the Census estimates of cities or towns with populations of 30,000 or more. The Utah Population Committee estimates differ at the state level and are not available at the subcounty level.
Source: U.S. Census Bureau, Vintage 2022 Population Estimates
Population in Four Utah Cities Among the Fastest-Declining in the U.S.
Population Change July 2021-July 2022, Cities 50,000 Population or More

-3.0%  -2.5%  -2.0%  -1.5%  -1.0%  -0.5%  0.0%

Lakewood, CA
Norwalk, CA
Huntington Park, CA
Bloomington, MN
Millcreek, UT
San Leandro, CA
Union City, CA
New Orleans, LA
Livermore, CA
Kenner, LA
Sandy, UT
Orem, UT
Taylorville, UT
St. Louis, MO
Jackson, MS

Note: Cities or towns with populations of 50,000 or more.
Source: U.S. Census Bureau, Vintage 2022 Population Estimates
Strong Post-COVID Recovery

SLC Led the State in Retail and Restaurant Sales

**Total Retail Sales**, 2019Q2-2023Q2

- **Salt Lake City**, $1,228
- **St George**, $645
- **Orem**, $538
- **West Valley City**, $503
- **Layton**, $396

**Total Food and Bars Sales**, 2019Q2-2023Q2

- **Salt Lake City**, $282
- **St George**, $98
- **West Valley City**, $78
- **Layton**, $65
- **West Jordan**, $60

Source: State of Utah Tax Commission
Salt Lake City Ballpark Neighborhood
A case study in urban decline

Median Household Income, 2015-2019

- Lehi: $95,510
- South Jordan: $104,597
- Salt Lake City: $60,676
- Daybreak, Census Tracts 1130.20, 1152.09: $99,695
- Ballpark, Census Tract 1029: $35,354

Source: U.S. Census Bureau 2015-2019 5-Year American Community Survey Estimates
Share of Households Below Poverty Level, 2015-2019

- Lehi: 5.8%
- South Jordan: 2.8%
- Salt Lake City: 14.7%
- Daybreak, Census Tracts 1130.20, 1152.09: 1.8%
- Ballpark, Census Tract 1029: 27.0%

Source: U.S. Census Bureau 2015-2019 5-Year American Community Survey Estimates
Chronic homelessness rising

People Experiencing Chronic Homelessness in Utah, 2019-2023

Source: Utah Point in Time Count (2021 is not comparable to other years because of inconsistencies caused by COVID)
Salt Lake County Life Expectancy at Birth
2016-2020

Salt Lake City:
Glendale – 75.2
Avenues – 87.0
Foothill, Easy Bench – 85.4

South Salt Lake – 73.5
Millcreek: South – 83.9
Kearns – 74.5

Source: Utah Dept. of Health, IBIS

73.5 to 76.8 (lowest)
76.9 to 79.0
79.1 to 80.8
80.9 to 83.0
83.1 to 87.0 (Highest)
County Boundary
A Thriving Future
Salt Lake City Downtown Population

Source: Salt Lake City Downtown Alliance
Downtown Apartment Boom

4,230 New Units (28% of SL Co deliveries 2023-2025)

Source: CBRE
Astra Tower
200 S State Street | Under construction

The Aster
255 South State | Completed Q2 2023

The Worthington
200 E 300 S | Under Construction

The Charles
100 S 300 W | Completed Q1 2023
SLC: A Great American City

Salt Lake City serves as the foremost and flourishing center for sports, entertainment, culture, and education in the Mountain West. Utah’s capital defies the trends of many urban centers as the forces of decentralization pull people, jobs, and commerce to the suburbs, resulting in urban decay. In the next decade, Utah’s capital faces an inspiring opportunity to welcome thousands of new residents, a rebuilt Temple Square, a new professional sports franchise(s), a second Olympic Winter Games, and the related entertainment and cultural offerings. Utah’s capital city is on the cusp of becoming a Great American City.