



UTAH – Utah County

Economic & Community Development Profile

Federal Reserve Bank of San Francisco, Community Development

DEMOGRAPHICS

Income & Financial Assets			Race (race alone or in combination with one or more other races)		
	Utah County	UT		Utah County	UT
Median Household Income	\$69,799	\$65,977	White	95.4%	88.9%
Per Capita Income	\$23,268	\$26,993	Black or African	1.1%	1.7%
Liquid Asset Poverty Rate*	33.7%	37.2%	Asian	2.7%	3.4%
Households with Zero Net Worth	17.7%	18.2%	Hispanic or Latino (of any race)	11.5%	13.8%
Educational Attainment			Native Born vs. Foreign Born		
H.S. Graduate or Higher	94.6%	91.7%	Native Born	93.0%	91.7%
Bachelor's Degree or Higher	38.7%	32.6%	Foreign Born	7.0%	8.3%

* Percentage of households without sufficient liquid assets to subsist at the poverty level for three months in the absence of income.

Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2016 and Prosperity Now Scorecard, July 2017

KEY INDUSTRIES & LABOR MARKET

Economic Health Check (3-mo MA)

	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17
Employment, change, ths	4.2	4.1	3.6	3.4	3.2	3.3
Unemployment rate, %	3.3	3.2	3.2	3.2	3.1	3.1
Labor force participation rate, %	5.6	5.7	5.5	5.7	5.2	5.3
Employment-to-population ratio, %	68.8	68.8	68.8	68.8	68.9	69.2
Average weekly hours, #	12.0	12.2	11.8	12.6	11.6	11.8
Industrial production, 2012=100	34.8	34.8	34.9	35.1	35.1	35.0
Residential permits, single-family, #	103.3	103.2	103.3	103.3	103.5	103.6
Residential permits, multifamily, #	27,517	31,655	29,892	25,148	19,226	22,366
Better than prior 3-mo MA		Unchanged from prior 3-mo MA			Worse than prior 3-mo MA	

Source: Moody's Analytics, Utah, April 2017

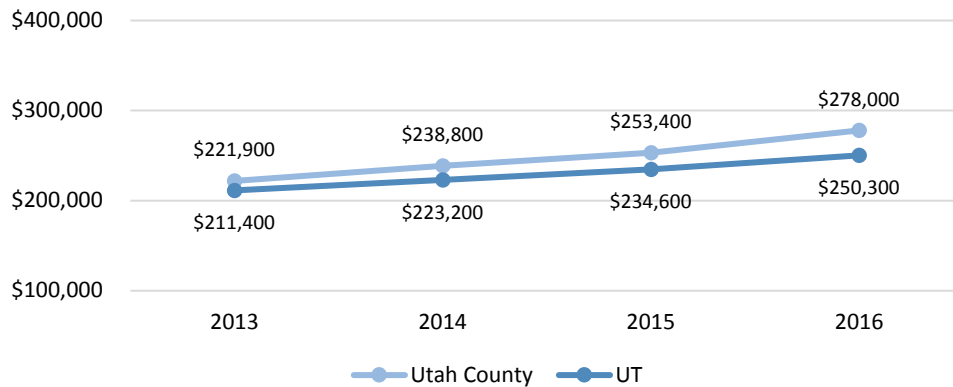
Unemployment Rate

	Utah County	UT
2014	3.5%	3.8%
2015	3.3%	3.6%
2016	3.0%	3.4%
June-2017	3.6%	3.9%

Source: Bureau of Labor Statistics, Unemployment Rates, Annual and June 2017

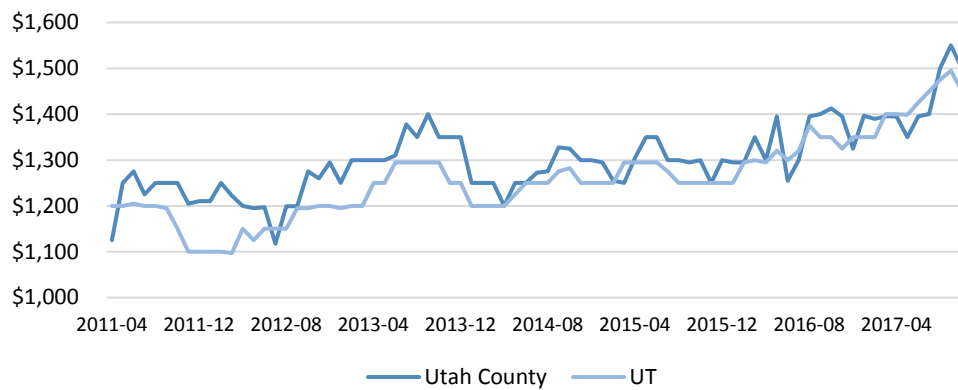
HOUSING MARKET

Median Home Values



Source: U.S. Census Bureau, American Community Survey, DP04, 2013-2016

Median Rental Prices



Source: Zillow Rent Index, Median Rent List Price, Single-Family Residence, Historical

COMMUNITY & ECONOMIC DEVELOPMENT

County Subdivisions

Area	Median Household Income	Households with SNAP Benefits in the Past 12 mos.	All People in Poverty
Utah	\$60,727	8.9%	12.3%
Utah County	\$62,180	8.1%	13.2%
American Fork-Pleasant Grove	\$78,063	5.7%	8.2%
Goshen	\$63,500	6.5%	9.4%
Lehi	\$72,287	4.8%	4.9%
Provo-Orem	\$47,211	10.5%	23.3%
Spanish Fork-Payson	\$65,122	8.4%	8.6%
Springville-Mapleton	\$65,011	8.7%	7.5%

Source: U.S. Census Bureau, American Community Survey, DP03, 5-Year Estimates, 2011-2015