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The Shrinking Geography of Housing Opportunity in Mountain West Metros, 2022

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THE SHRINKING GEOGRAPHY OF HOUSING OPPORTUNITY IN MOUNTAIN WEST METROS, 2022

Housing & Real Estate Fact Sheet No. 16 | February 2023

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PURPOSE:

This fact sheet examines data from the National Equity Atlas¹ on the changing geography of opportunity across Mountain West metros. The original report includes data on the largest 100 metros in the United States. This fact sheet reports on the overall percentages of affordable zip codes in nine major metropolitan areas in the Mountain West and changes in affordable zip codes for Black, Latinx, and white households in Mountain West metros from 2013 to 2019. Data for nine Mountain West metros are included: Tucson, AZ; Phoenix-Mesa-Scottsdale, AZ; Colorado Springs, CO; Denver-Aurora, CO; Albuquerque, NM; Las Vegas-Paradise, NV; Ogden-Clearfield, UT; Provo-Orem, UT; and Salt Lake City, UT.

ABOUT THE DATA:

The original report shows data on racial inequities in income growth and the level of opportunity in affordable zip codes across the U.S. Additionally, information on how affordability changed from 2013 to 2019 across metropolitan areas and within different races/ethnicities is presented. Neighborhood affordability is calculated using data on median market rents by zip code from Zillow and metro-level census data on household income for Black, Latinx, and white households in 2013 and 2019. These years include the period of economic recovery between the Great Recession and the onset of the COVID-19 pandemic.

KEY FINDINGS:

1. Ogden-Clearfield, UT experienced the largest percentage point change in affordable zip codes with a decrease of 32 percent from 2013 to 2019.
2. Affordable zip codes in 2013 for median-income Black households in Las Vegas-Paradise, NV (17%) and Ogden-Clearfield, UT (11%) both dropped to 0% in 2019.
3. Provo-Orem, UT was the only Mountain West metro that saw an increase (14%) in affordable zip codes for median-income Black households from 2013 to 2019.
4. Among Mountain West metros, Las Vegas-Paradise, NV experienced the largest decline in affordable zip codes for median-income Latinx households, with a decrease of 33 percent from 2013 to 2019.
5. Denver-Aurora, CO experienced the largest decrease (-26%) in affordable zip codes for median-income white households from 2013 to 2019.

Table 1 displays the percentage of affordable zip codes in Mountain West metros for the years 2013 and 2019 along with the percentage point change between those years. Tucson, AZ and Colorado Springs, CO have the lowest percentage point change from 2013 and 2019, decreasing by 3 percentage points. Ogden-Clearfield, UT has the largest percentage point change in affordable zip codes with a decrease of 32 percentage points.

¹ Thai Le, Edward Muña, Sarah Treuhaft, and Rasheedah Phillips. "The Shrinking Geography of Opportunity in Metro America, 2022". *National Equity Atlas*. <https://nationalequityatlas.org/shrinking-geography-of-opportunity>

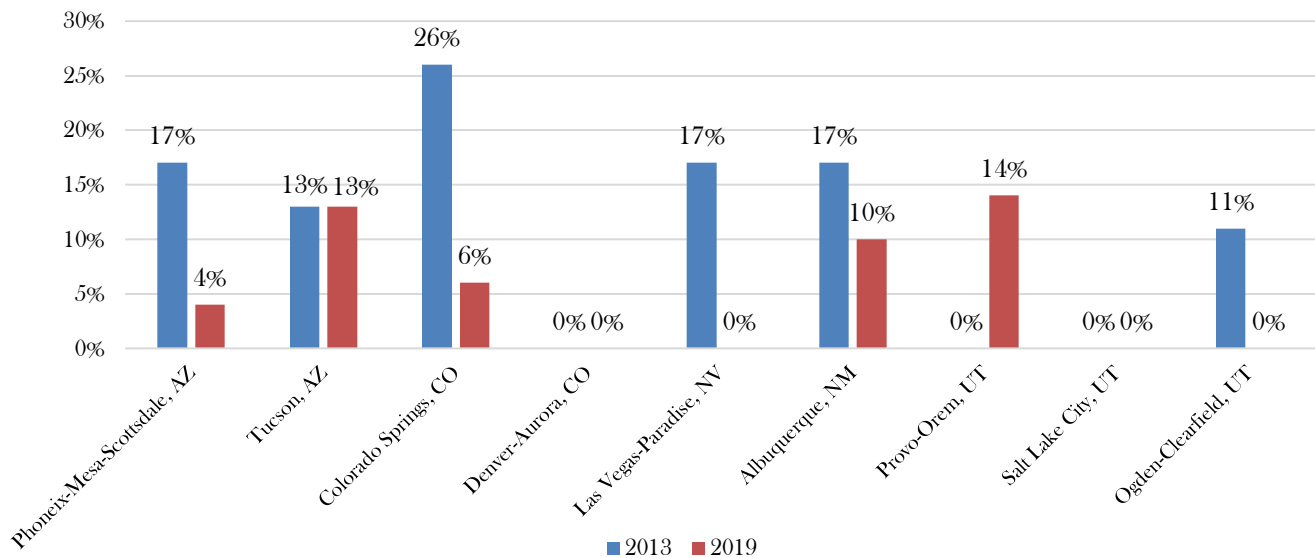
Table 1: Affordable Zip Codes in the Largest Metro Areas in the Mountain West, 2013-2019

Metro Areas	Affordable Zip Codes in 2013	Affordable Zip Codes in 2019	% Point Change
Tucson, AZ	3%	0%	-3
Colorado Springs, CO	3%	0%	-3
Denver-Aurora, CO	5%	0%	-5
Provo-Orem, UT	10%	5%	-5
Salt Lake City, UT	6%	0%	-6
Albuquerque, NM	7%	0%	-7
Las Vegas-Paradise, NV	13%	0%	-13
Phoenix-Mesa-Scottsdale, AZ	30%	4%	-26
Ogden-Clearfield, UT	32%	0%	-32

*Adapted from “The Shrinking Geography of Opportunity in America.” *National Equity Atlas*. <https://nationalequityatlas.org/shrinking-geography-of-opportunity>

Figure 1 shows the percentage of affordable zip codes in Mountain West metros for median-income Black households for the years 2013 and 2019. Colorado Springs, CO had the largest change with a decrease of 20 percentage points for affordable zip codes for median-income Black households dropping from 26% in 2013 to 6% in 2019. Affordable zip codes in 2013 for median-income Black households in Las Vegas-Paradise, NV (17%) and Ogden-Clearfield, UT (11%) both dropped to 0% in 2019. Provo-Orem, UT was the only metro that had an increase in affordable zip codes for median-income Black households, increasing from 0% in 2013 to 14% in 2019.

Figure 1: Change in Affordable Zip Codes for Median-Income Black Households, 2013-2019

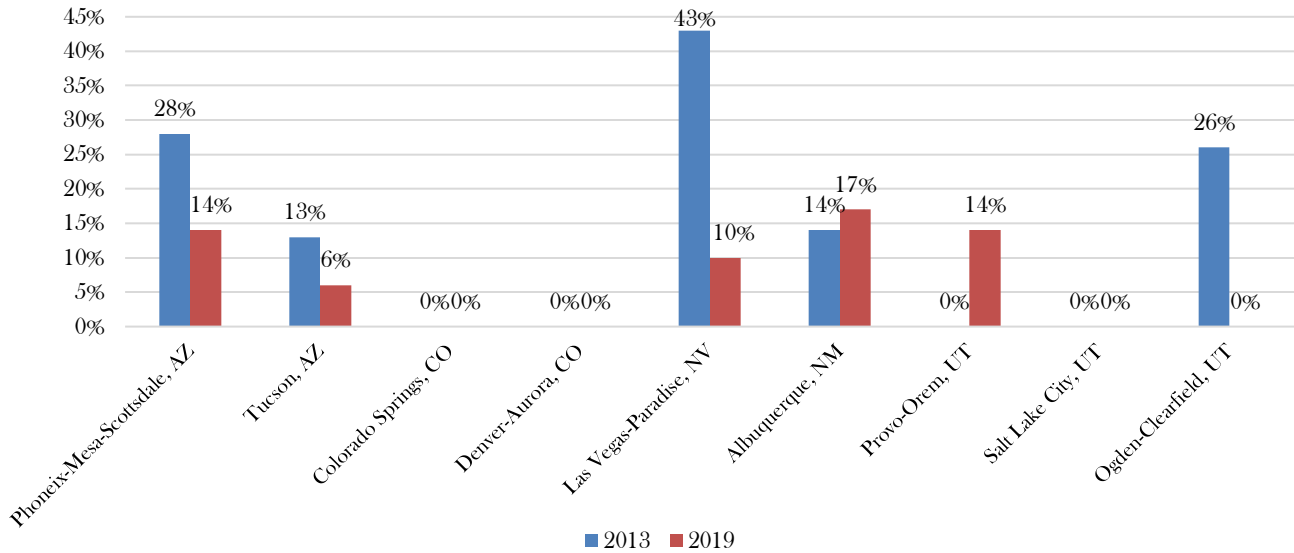


*Adapted from “The Shrinking Geography of Opportunity in America.” *National Equity Atlas*. <https://nationalequityatlas.org/shrinking-geography-of-opportunity>

Figure 2 shows the percentage of affordable zip codes in Mountain West metros for median-income Latinx households for the years 2013 and 2019. Las Vegas-Paradise, NV had the largest decrease in affordable zip codes for median-income Latinx households dropping from 43% in 2013 to 10% in 2019. Provo-Orem, UT and Albuquerque,

NM were the only two metros that had an increase in affordable zip codes for median-income Latinx households, increasing from 0% to 14% and 14% to 17% from 2013 to 2019 respectively.

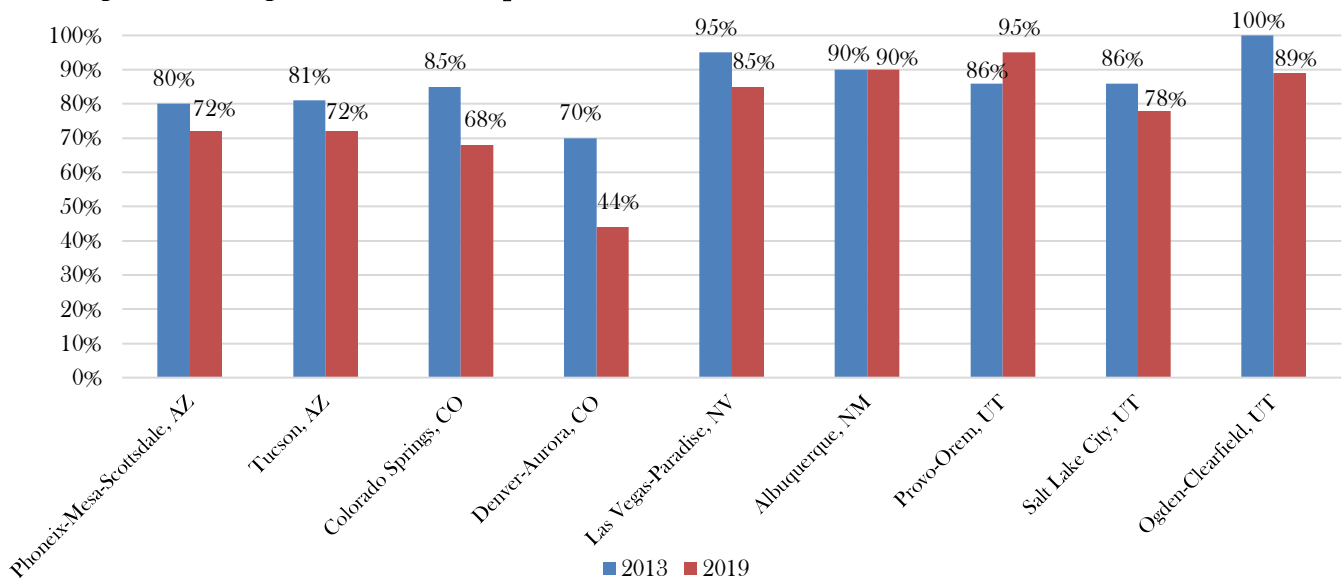
Figure 2: Change in Affordable Zip Codes for Median-Income Latinx Households, 2013-2019



* Adapted from “The Shrinking Geography of Opportunity in America.” *National Equity Atlas*. <https://nationalequityatlas.org/shrinking-geography-of-opportunity>

Figure 3 displays the percentage of affordable zip codes in Mountain West metros for median-income white households for the years 2013 and 2019. Denver-Aurora, CO had the largest decrease in affordable zip codes for median-income white households dropping from 70% in 2013 to 44% in 2019, or a decrease of 26 percentage points. Provo-Orem, UT was the only metro that saw an increase in affordable zip codes for median-income white households rising from 86% in 2013 to 95% in 2019 with an increase of 9 percentage points.

Figure 3: Change in Affordable Zip Codes for Median-Income White Households, 2013-2019



* Adapted from “The Shrinking Geography of Opportunity in America.” *National Equity Atlas*. <https://nationalequityatlas.org/shrinking-geography-of-opportunity>