HOUSING OPPORTUNITY CONFERENCE

Sponsored By:

Vitalyst HEALTH FOUNDATION

A CATALYST FOR COMMUNITY HEALTH

Using Data to Understand Local Housing Needs

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MARCH 29, 2023

Housing Progress Index

Understanding key housing supply/demand shifts through a few key metrics

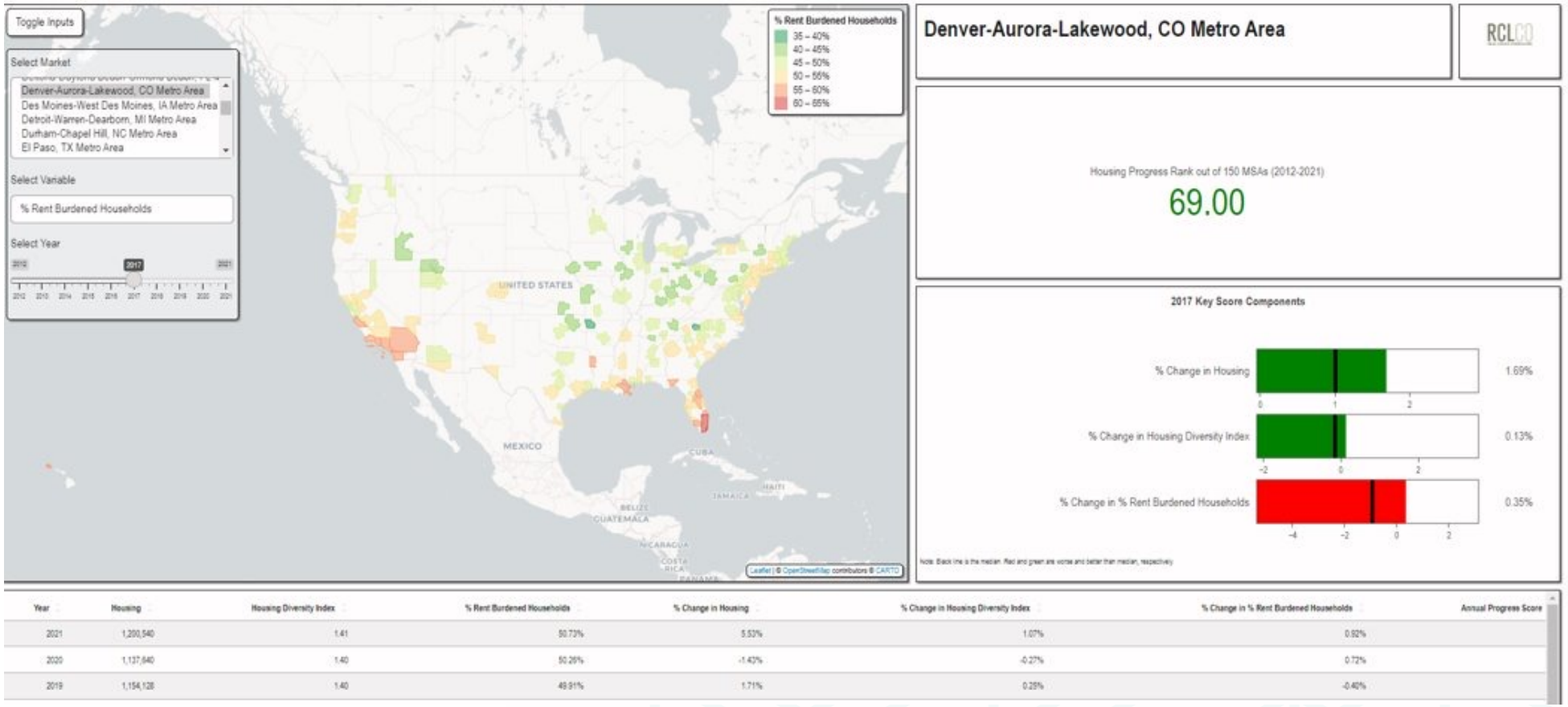
Key inputs:

- % Increase in Housing Supply
- % Increase in Housing Diversity
- % Decrease in Rent-Burdened Households

Output is ranking of progress compared to other MSAs over the past decade

The Tool

Ability to toggle and view different variables each year



Top and bottom performers by metric

For Top 50 Largest MSAs by Households in 2021

Housing Increases	Diversity Increases	Rent Burden Decreases	TOTAL INDEX
Top Performers			
Charlotte-Concord-Gastonia, NC-SC Metro Area	Richmond, VA Metro Area	Columbus, OH Metro Area	Orlando-Kissimmee-Sanford, FL Metro Area
Austin-Round Rock-Georgetown, TX Metro Area	San Antonio-New Braunfels, TX Metro Area	Detroit-Warren-Dearborn, MI Metro Area	Raleigh-Cary, NC Metro Area
Raleigh-Cary, NC Metro Area	Orlando-Kissimmee-Sanford, FL Metro Area	Cincinnati, OH-KY-IN Metro Area	Columbus, OH Metro Area
Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area	Raleigh-Cary, NC Metro Area	Cleveland-Elyria, OH Metro Area	Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area
San Antonio-New Braunfels, TX Metro Area	Louisville/Jefferson County, KY-IN Metro Area	Chicago-Naperville-Elgin, IL-IN-WI Metro Area	Austin-Round Rock-Georgetown, TX Metro Area
Bottom Performers			
St. Louis, MO-IL Metro Area	Buffalo-Cheektowaga, NY Metro Area	Hartford-East Hartford-Middletown, CT Metro Area	San Diego-Chula Vista-Carlsbad, CA Metro Area
Pittsburgh, PA Metro Area	Phoenix-Mesa-Chandler, AZ Metro Area	Denver-Aurora-Lakewood, CO Metro Area	New York-Newark-Jersey City, NY-NJ-PA Metro Area
Cleveland-Elyria, OH Metro Area	Memphis, TN-MS-AR Metro Area	Houston-The Woodlands-Sugar Land, TX Metro Area	Memphis, TN-MS-AR Metro Area
Louisville/Jefferson County, KY-IN Metro Area	Indianapolis-Carmel-Anderson, IN Metro Area	San Antonio-New Braunfels, TX Metro Area	Buffalo-Cheektowaga, NY Metro Area
Detroit-Warren-Dearborn, MI Metro Area	Cincinnati, OH-KY-IN Metro Area	Las Vegas-Henderson-Paradise, NV Metro Area	Hartford-East Hartford-Middletown, CT Metro Area

Big Data Solutions for Rental Housing

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Beekin is an AI-powered data platform to harness vast quantities of data to make better decisions.

Solutions powered by a unified data model of 44 million rental homes

Rental Housing is : Massive

$33 Trillion

Estimated value of market-rate apartments and homes in the US

$12 Trillion

Total Value of Gold Mined

Rental Housing is : Unaffordable

$2,000

Median rent paid

$5,898

Median monthly household income

3.8 million

Shortage of homes

Rental Housing is : Inefficient

$50 Billion

Money lost annually by landlords when renters move

3 weeks

Time taken for a real estate appraisal

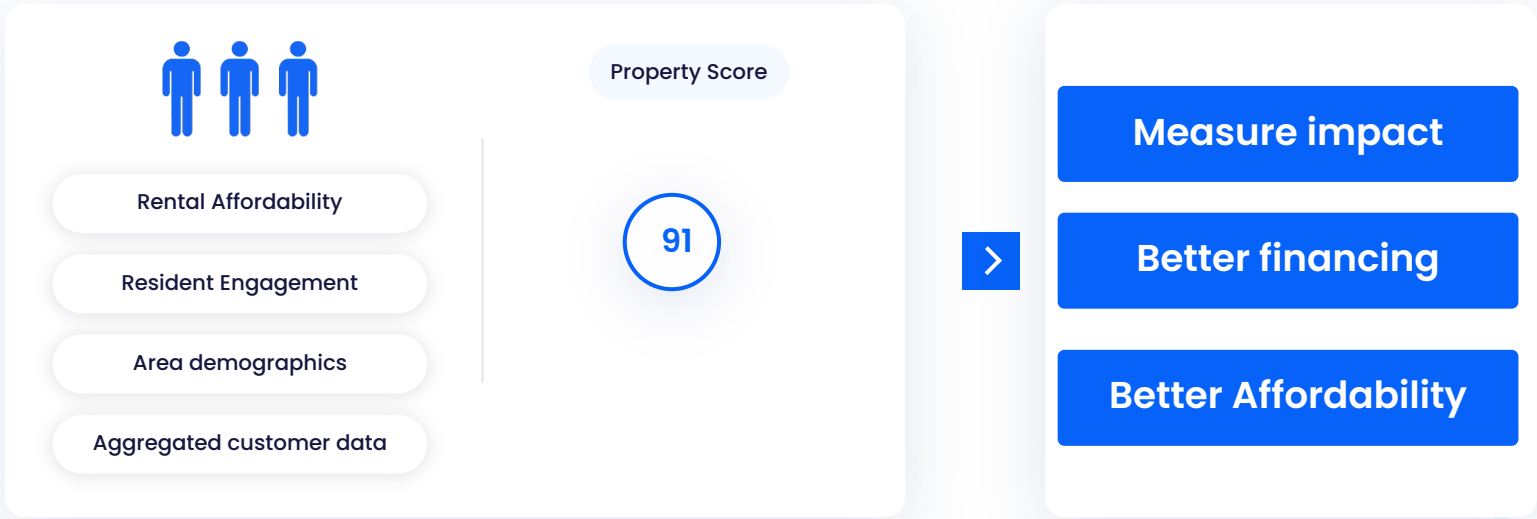
32%

of All Lenders make less than 5 loans each

Solution: Accurate rent values in nanoseconds

- Underwrite faster
- Develop better
- Better policy making

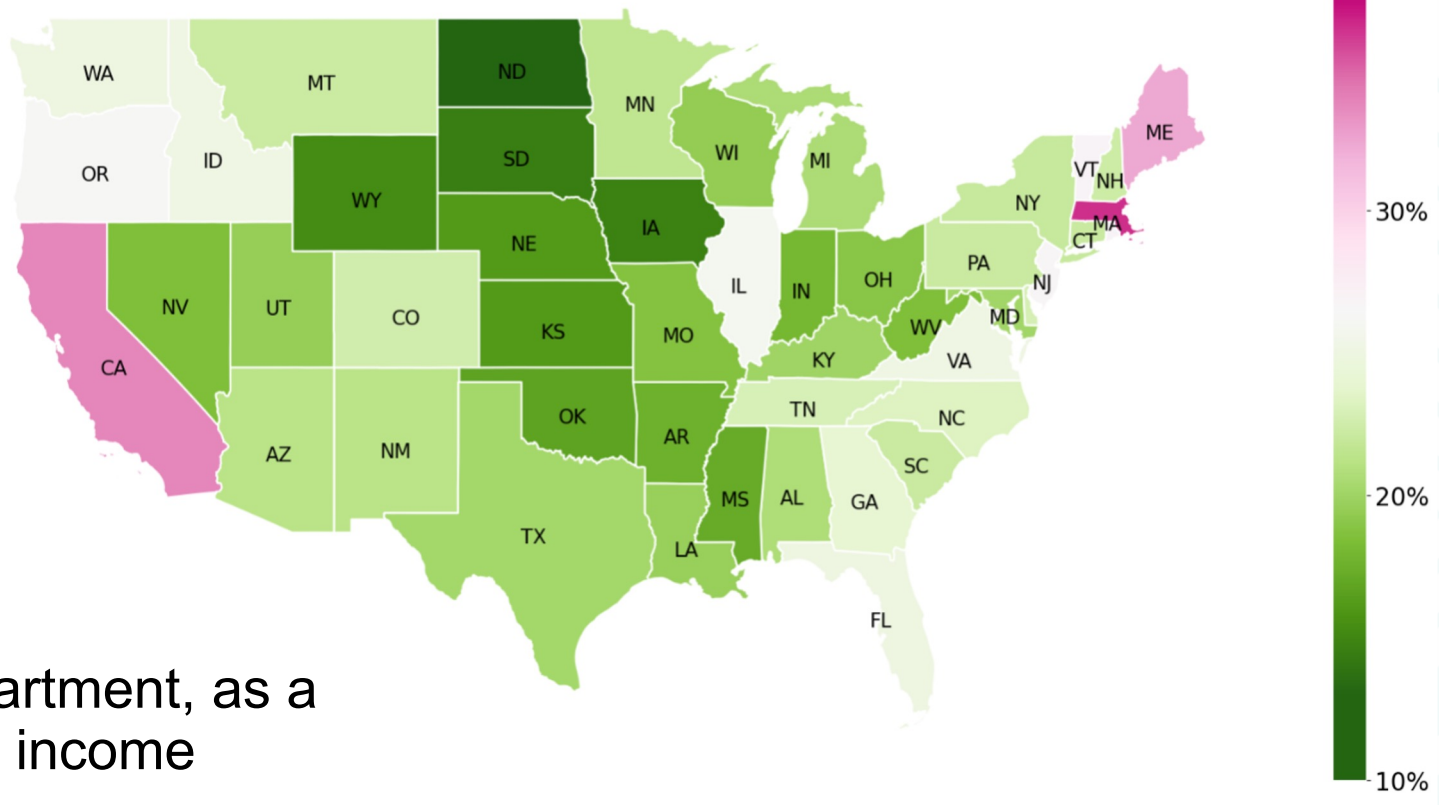
Solution: Social impact score for workforce housing



2022 data deep dive

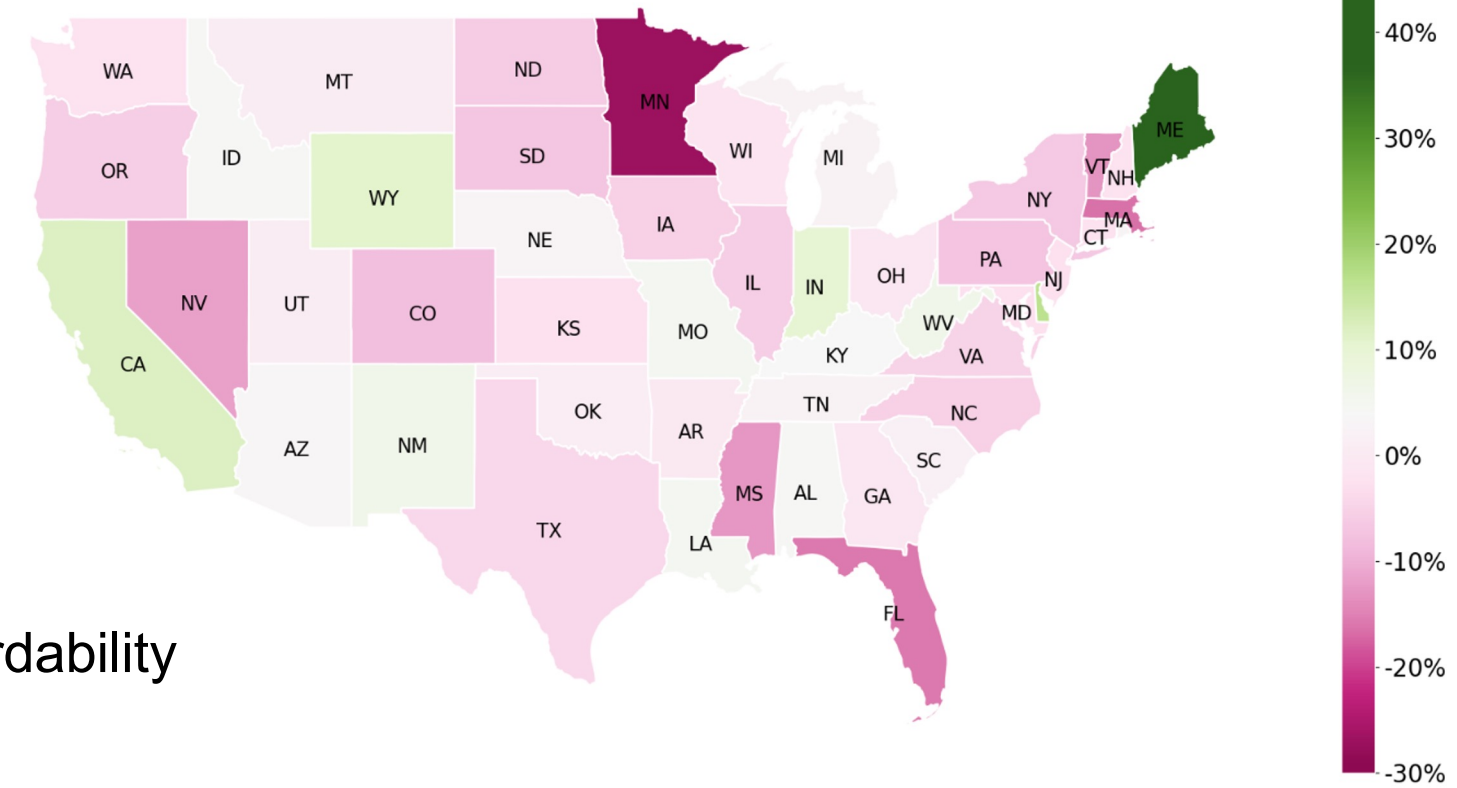
Where did rents go

2021 Affordability: 2 Bed Apartment



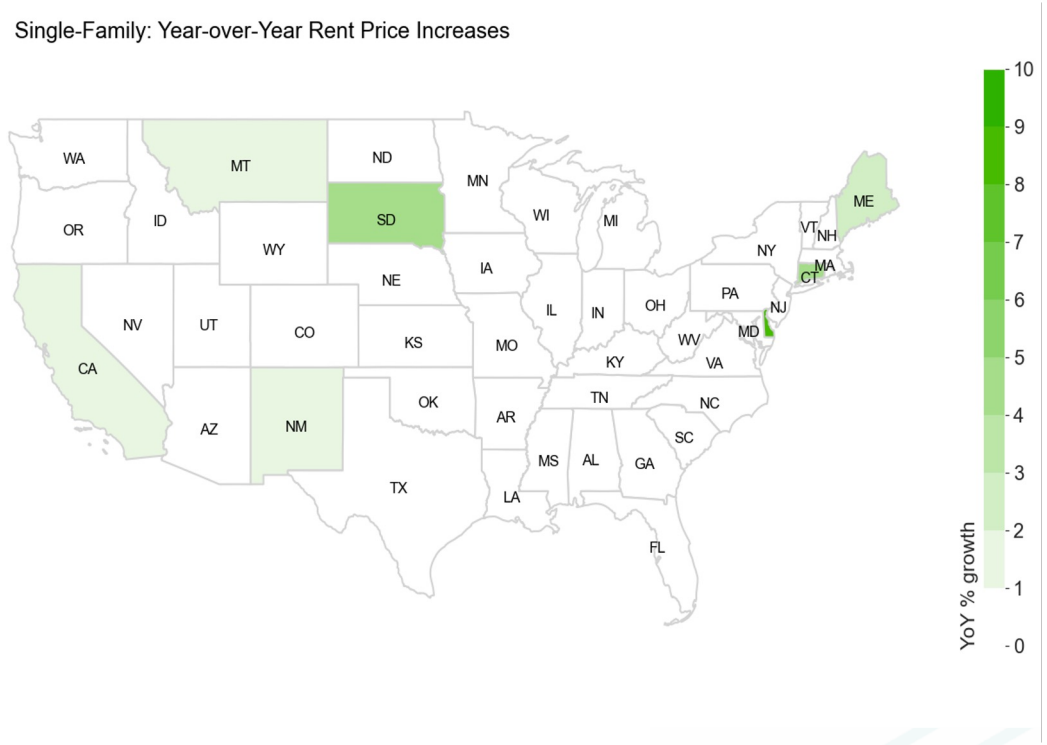
2021 median price of a 2-bed apartment, as a percentage of median household income

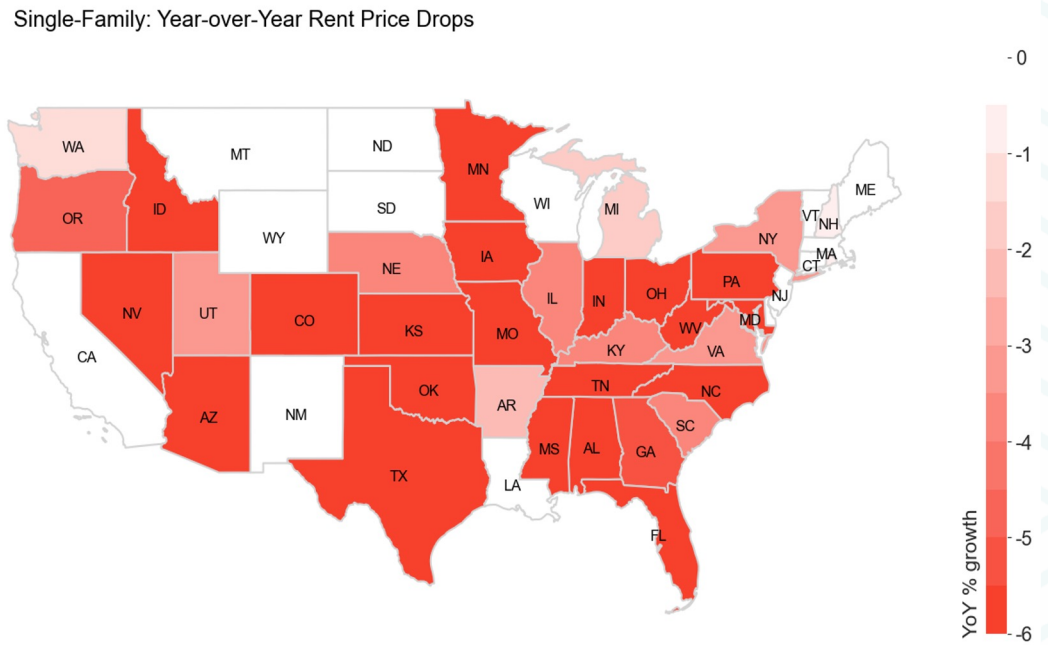
Change in affordability 2020-2021



2020 to 2021 % Change in affordability of 2 bed apartments

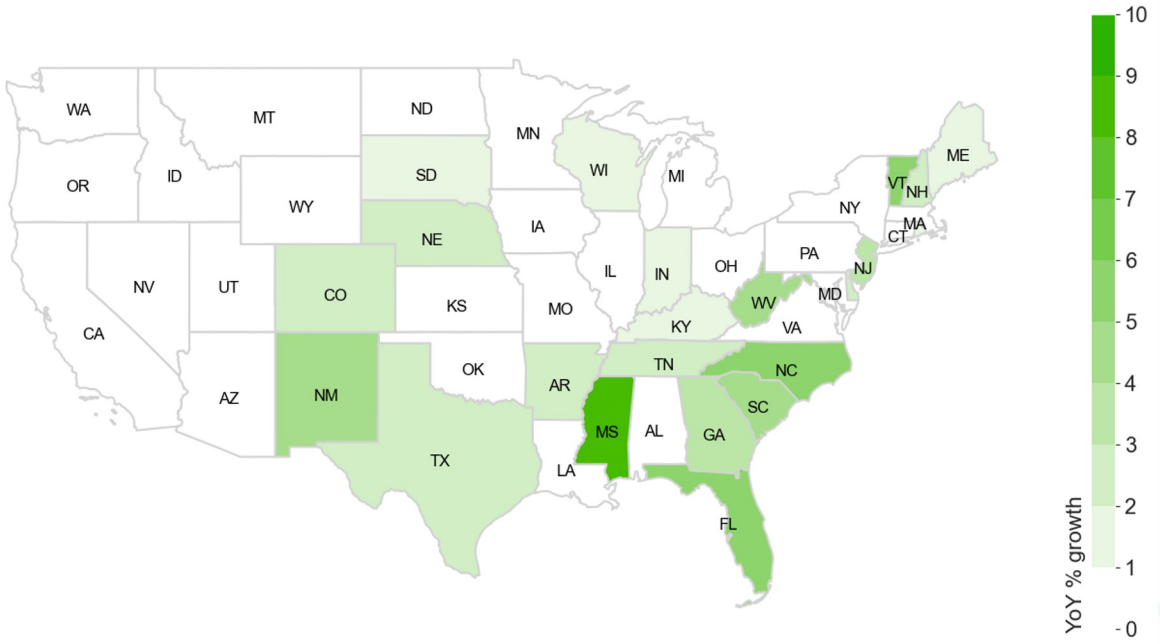
2022: Single family rental homes



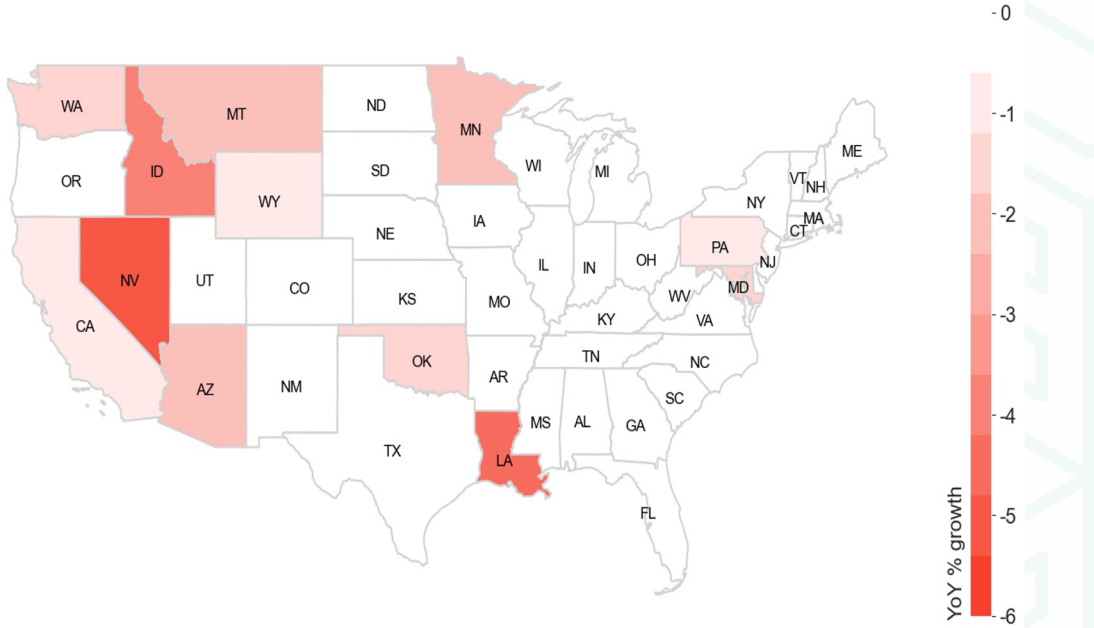


2022: Apartment rents

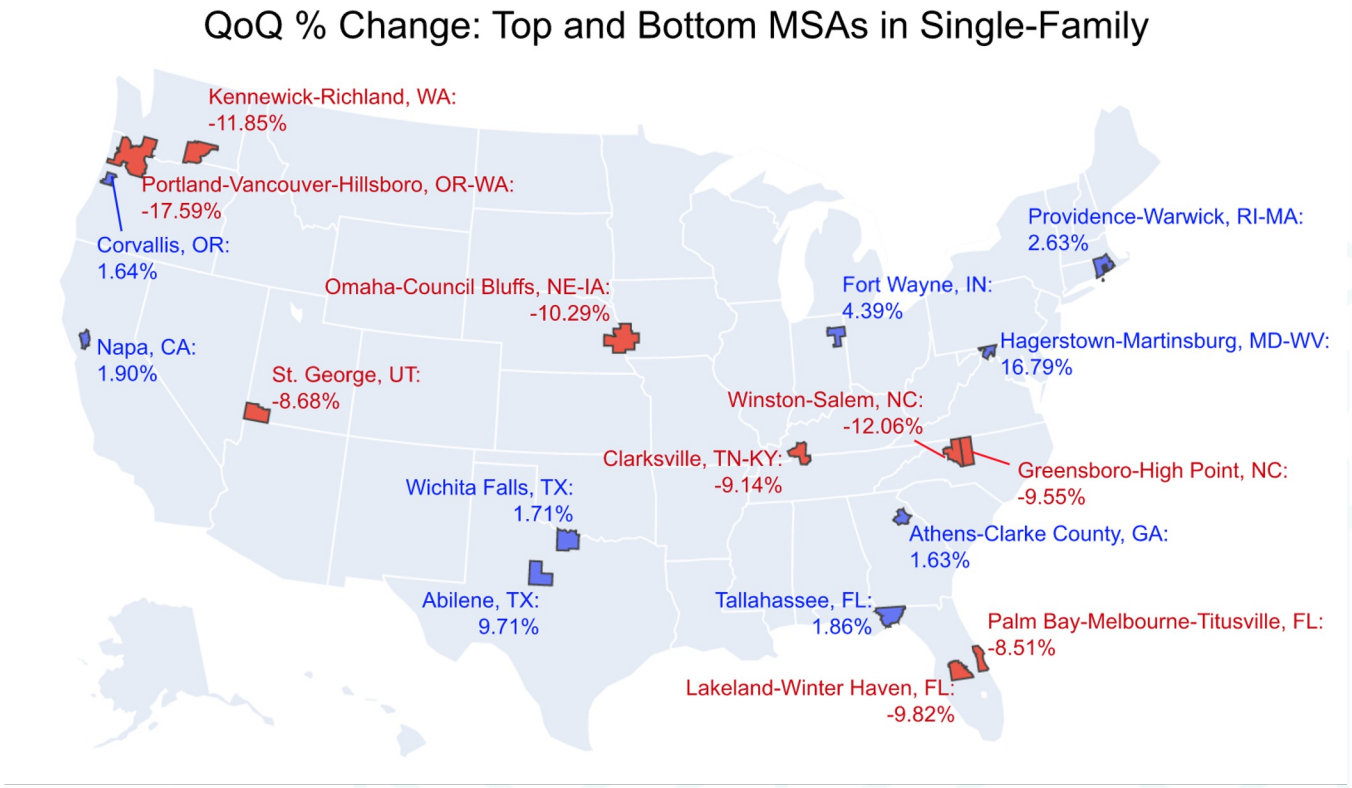
Multifamily: Year-over-Year Rent Price Increases



Multifamily: Year-over-Year Rent Price Drops



2022: Q3 versus Q4 changes



2030:
Beekin (NYSE:BKIN) solutions have enabled over 20 million homes, added $150 billion to economic output, and helped build thousands of enduring communities.

Bees survived 60 million years of evolution, through relentless collaboration.

Data will build that kinship in real estate.

Let’s collaborate, Let’s Beekin.

ULI HOUSING OPPORTUNITY CONFERENCE

Using Data for Action

3/29/23

VITALYST | MISSION

TO CONNECT, SUPPORT AND INFORM EFFORTS THAT IMPROVE THE HEALTH OF INDIVIDUALS AND COMMUNITIES IN ARIZONA

3

GOALS

COLLABORATIVE NETWORKS

working to improve the conditions that impact health

STRONG COMMUNITY PARTNERS

equipped to advance health equity

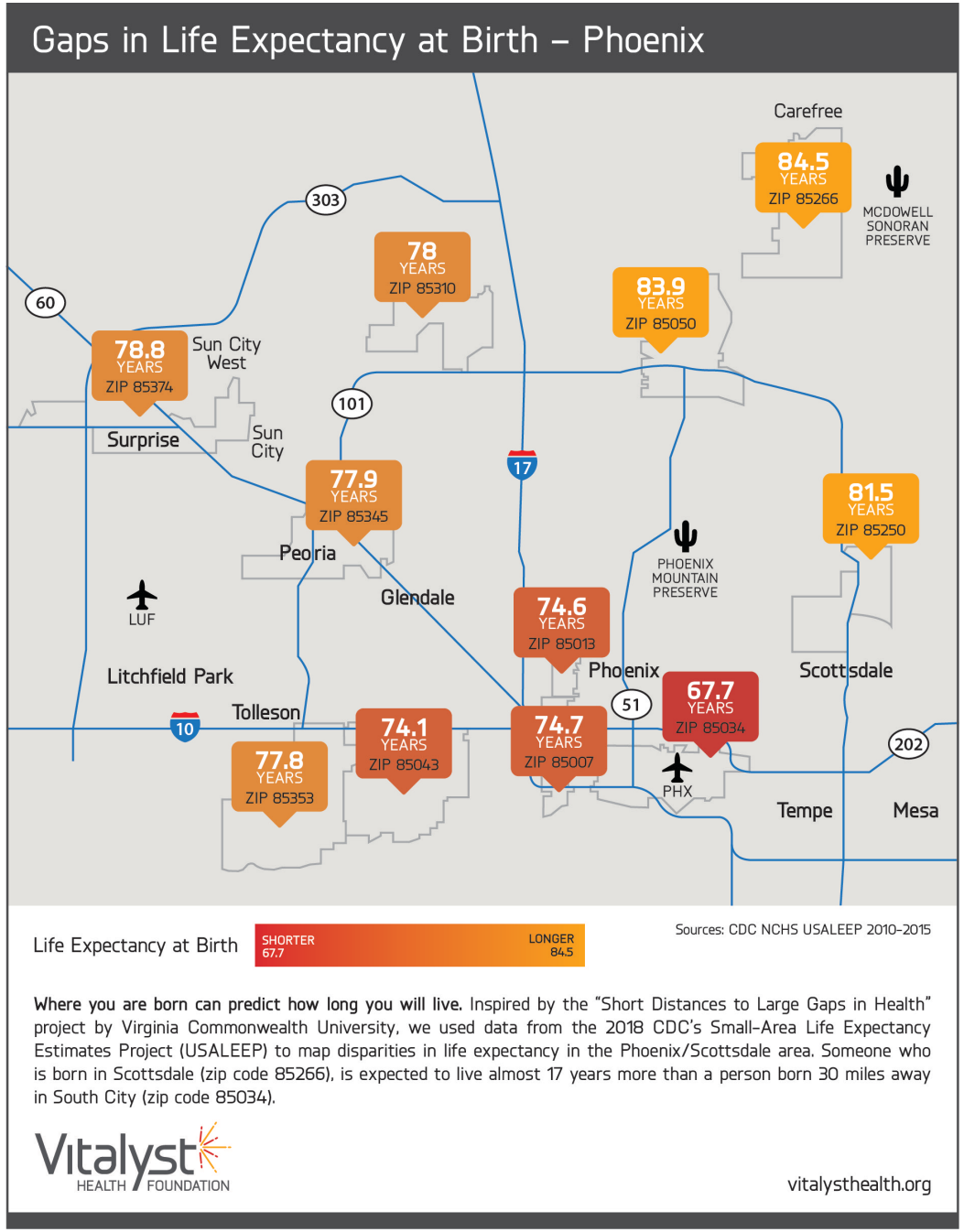
INFORMED DECISION-MAKERS

prioritizing community health and well-being

4
PRIORITIES

A HEALTHY COMMUNITY IS ONE WHERE PEOPLE HAVE THE OPPORTUNITY TO MAKE HEALTHY CHOICES, IN ENVIRONMENTS THAT ARE DESIGNED TO PROMOTE HEALTH.

Life Expectancy



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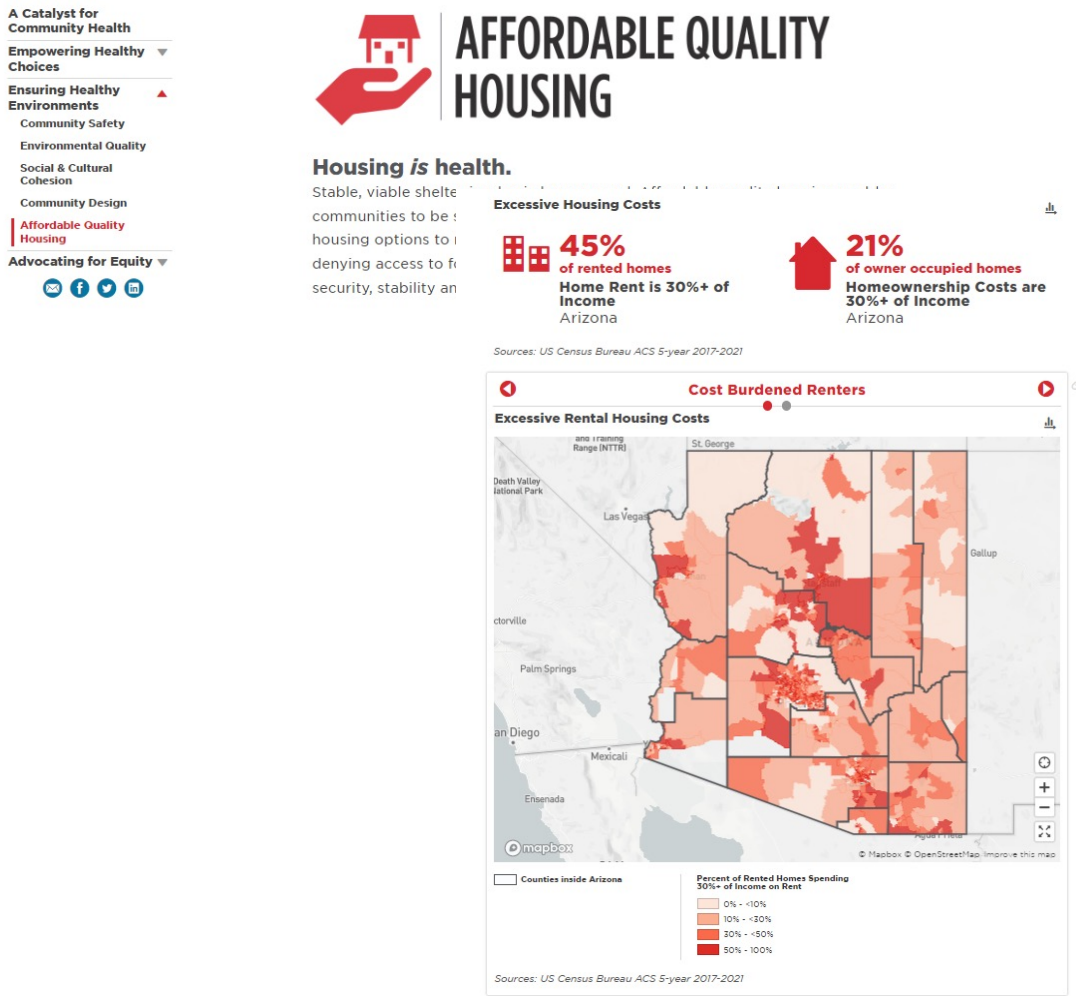
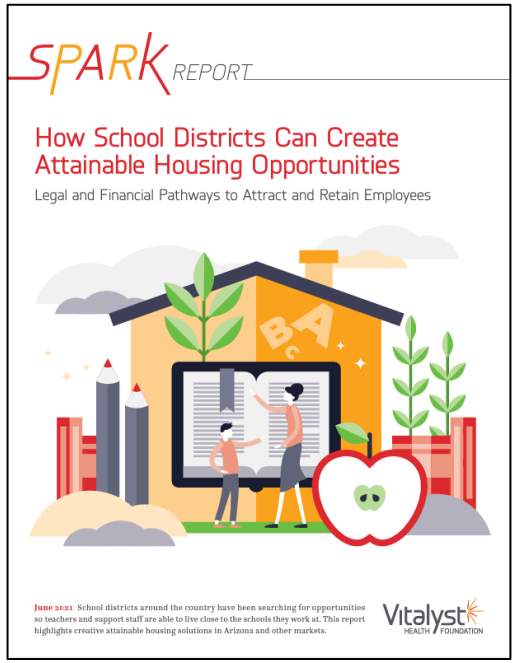
The Statewide Health Data Dashboard

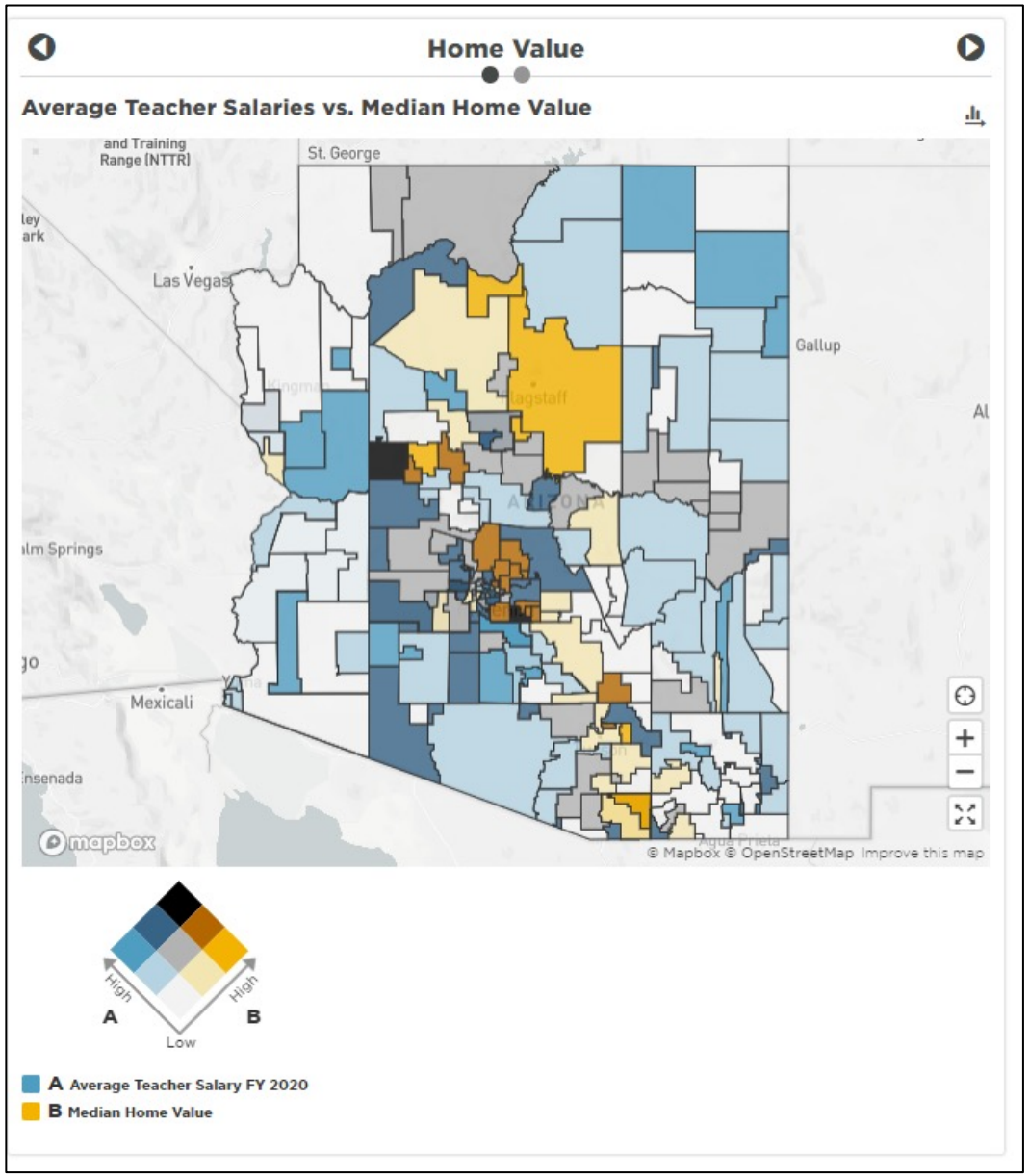
Designed to support equitable and healthy communities by:

- **Tracking** key indicators of a holistic approach to community health and allowing communities to download data or export images to share with their stakeholders
- **Spotlighting** inspiring approaches to improving communities that demonstrate the benefits of collaboration, equity, and innovation



Housing on School Properties





As the **shade of yellow darkens**, the gap widens between the average teacher salary and the median value or rent of a home. These are the areas in which teachers may have **more difficulty becoming homeowners**.

- For example, Cave Creek School District has an average teacher salary of $49,659 while the median value of a home is $682,923.

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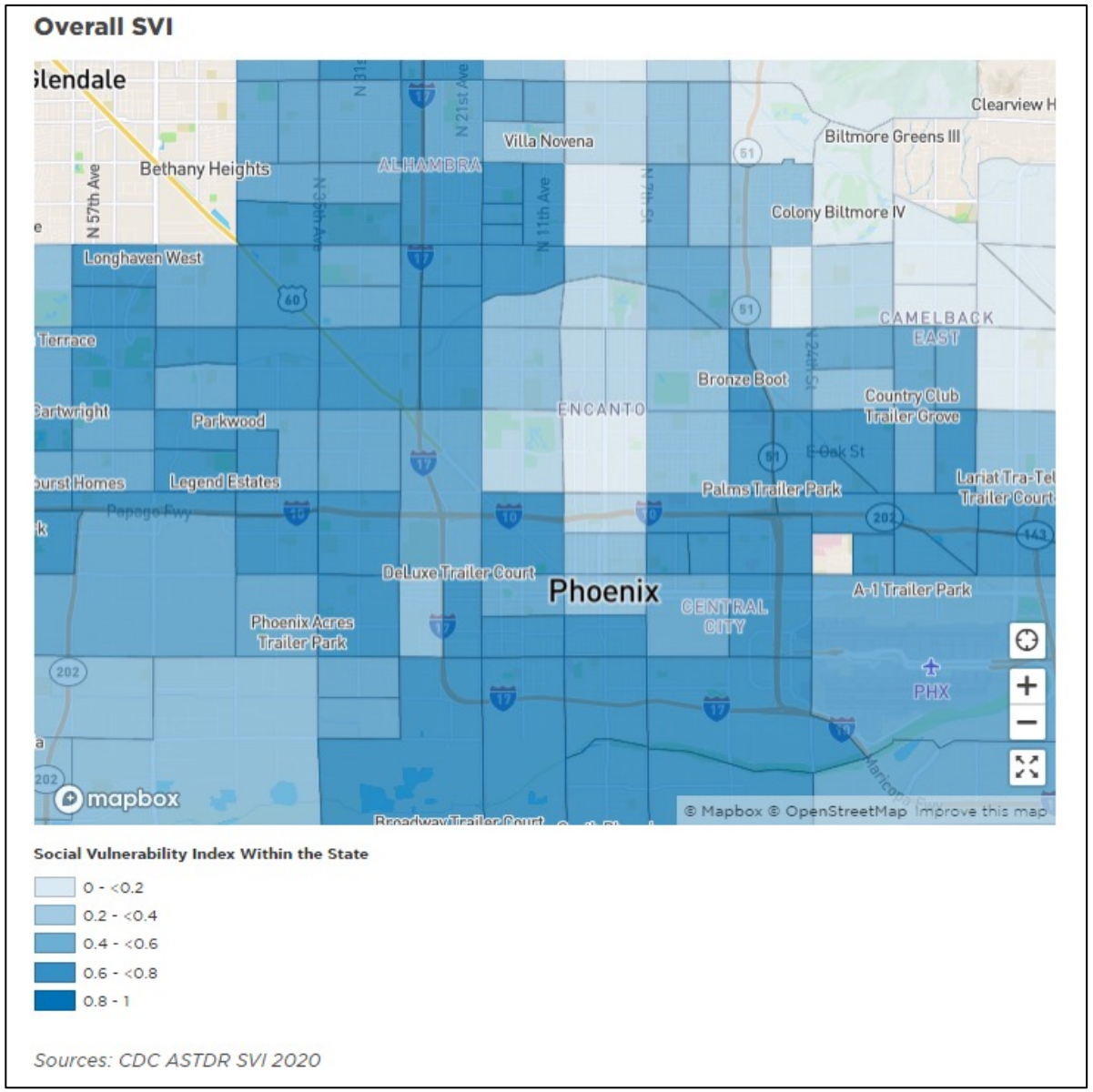
The Social Vulnerability Index (SVI)



- **Index is 0-1**, 1 representing the highest vulnerability possible
- **Encanto:** SVI between 0.1-0.6
- **Central Phoenix:** SVI 0.4-1

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Things to Consider

- Where can data tell a good story?
- What is the best way to communicate it?
- Does dis-aggregating the data provide a different story?
- Who else is collecting similar data and how can you coordinate?

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vitalysthealth.org

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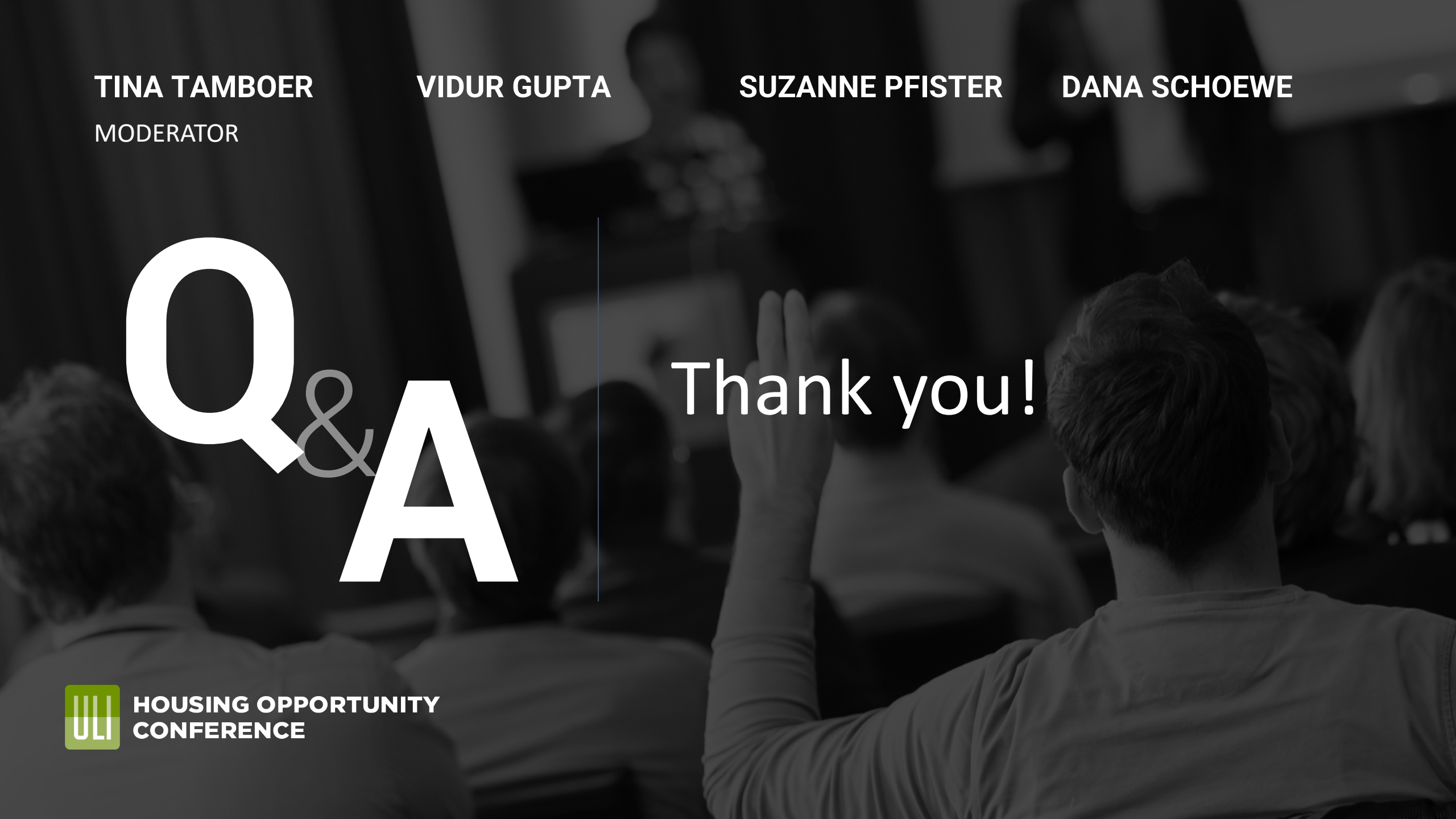

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Q&A

Thank you!

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