

Table 1: Estimated Gross Buildout Capacity, City of Moab

Zoning District	Total Land Area		Assumed Capacity		Gross Buildout Capacity (a)	
	Acres	Square Feet	Residential (Sq. Ft. of Land Area per Unit)	Non-Residential (FAR)(b)	Residential (Units)	Non-Residential (Sq. Ft.)
A-2	15	636,847	217,800	n.a.	3	0
C-1	4	195,056	2,000	0.45	98	87,775
C-2	59	2,582,257	2,000	0.45	1,291	1,162,016
C-3	124	5,410,996	2,000	1.00	2,705	5,410,996
C-4	463	20,180,907	1,500	1.00	13,454	20,180,907
C-5	14	598,333	1,500	0.30	399	179,500
FC-1	60	2,607,614	n.a.	n.a.	0	0
I-1	27	1,190,787	n.a.	0.53	0	630,270
MH/RV-1	30	1,307,720	1,800	n.a.	727	0
R-1	5	237,927	10,000	n.a.	24	0
R-2	581	25,321,994	3,000	n.a.	8,441	0
R-3	159	6,905,491	2,000	n.a.	3,453	0
R-4	400	17,426,581	1,800	n.a.	9,681	0
RA-1	439	19,115,278	43,560	n.a.	439	0
RC	150	6,518,123	2,000	0.30	3,259	1,955,437
SAR	147	6,393,606	21,780	n.a.	294	0
Total, All	2,677	116,629,519			44,266	29,606,901

Note:

(a) Reflects the gross buildout potential of each zone assuming that the entire zone exclusively builds out as either residential or non-residential.

Sources: City of Moab; Decennial Census; BAE, 2022.

Table 2: Estimated Net Remaining Buildout Capacity, City of Moab

Zoning District	Gross Buildout Capacity (a)		Existing Development (b)		Adjusted Gross Buildout Capacity (c)		Existing Developed Land Area (b)		Remaining Capacity (d)	
	Residential (Units)	Non-Residential (Sq. Ft.)	Residential (Units)	Non-Residential (Sq. Ft.)	Residential (Units)	Non-Residential (Sq. Ft.)	Residential (Sq. Ft. of Land Area)	Non-Residential (Sq. Ft. of Land Area)	Residential (Units)	Non-Residential (Sq. Ft.)
A-2	3	0	1	0	3	0	160,517	0	2	0
C-1	98	87,775	0	327	98	87,775	0	147	0	87,448
C-2	1,291	1,162,016	59	49,214	1,291	1,162,016	118,405	22,146	0	1,112,802
C-3	2,705	5,410,996	128	971,761	2,705	5,410,996	255,805	971,761	0	4,439,235
C-4	13,454	20,180,907	32	541,287	13,454	20,180,907	48,641	541,287	744	17,739,980 (e)
C-5	399	179,500	29	36,598	399	179,500	44,219	10,979	68	128,281 (f)
FC-1	0	0	6	790	6	790	885,060	121,488	0	0
I-1	0	630,270	4	33,476	4	630,270	94,773	17,718	0	596,794
MH/RV-1	727	0	453	0	727	0	816,055	0	273	0
R-1	24	0	4	0	24	0	44,219	0	19	0
R-2	8,441	0	1,055	11,471	8,441	11,471	3,164,342	54,461	7,386	0
R-3	3,453	0	564	479,020	3,453	479,020	1,128,314	203,337	2,889	0
R-4	9,681	0	103	0	9,681	0	185,710	0	9,578	0
RA-1	439	0	58	3,608	439	3,608	2,536,164	212,611	381	0
RC	3,259	1,955,437	125	12,504	3,259	1,955,437	249,103	3,751	0	1,942,933
SAR	294	0	0	0	294	0	0	0	294	0
Total, All	44,266	29,606,901	2,622	2,140,056	44,276	30,101,790	9,731,328	2,159,686	21,634	26,047,473

Notes:

- (a) Reflects the gross buildout potential of each zone assuming that the entire zone exclusively builds out as either residential or commercial, as calculated on Table 1.
- (b) Based on data from Grand County, processed and provided by the City of Moab. Unit counts represent an allocation of the housing unit total reported in the Decennial Census by zoning district.
- (c) Represents an adjustment of the estimated gross buildout capacity to account for existing development.
- (d) Represents the adjusted gross buildout capacity, minus the existing developed land area.
- (e) The remaining non-residential development capacity in the C-4 zone is reduced by 1.9 million square feet due to the potential buildout of 744 residential units as part of the Hogan, Bynum, and SITLA developments.
- (f) The remaining non-residential development capacity in the C-5 zone is reduced by 14,621 square feet due to the potential buildout of 68 residential units as part of the Lost Springs development.

Sources: City of Moab; BAE, 2022.

Table 3: Share of the Remaining Development Capacity Needed to Accommodate Workforce Housing Demand Induced by Residential Buildout

Zoning District	Remaining Capacity (Units)(a)	Assumed Occupancy (b)		Induced Jobs Per 100 Units (c)	Induced Jobs (d)	Induced Worker Households (e)
		Full-Time	Part-Time			
A-2	2	2	0	38	0.8	0
C-1	0	0	0	n.a.	0	0
C-2	0	0	0	n.a.	0	0
C-3	0	0	0	n.a.	0	0
C-4	744	632	112	33	234	138
C-5	68	58	10	37	24	14
FC-1	0	0	0	n.a.	0	0
I-1	0	0	0	n.a.	0	0
MH/RV-1	273	232	41	30	78	46
R-1	19	16	3	38	7	4
R-2	7,386	6278	1,108	37	2,586	1,521
R-3	2,889	2455	434	30	826	486
R-4	9,578	8142	1,436	30	2,738	1,610
RA-1	381	324	57	38	139	82
RC	0	0	0	n.a.	0	0
SAR	294	250	44	38	107	63
Total, All	21,634	18,389	3,245			3,964

Share of Workforce Living Locally (f)			Share of Remaining Buildout Capacity (h)	
New Induced		Total (g)	Citywide	R-3/R-4
Percent	Number	Percent		
46%	1,823	46%	8.4%	14.6%
53%	2,092	50%	9.7%	16.8%
70%	2,761	60%	12.8%	22.1%
87%	3,431	70%	15.9%	27.5%
103%	4,100	80%	19.0%	32.9%

Note:

- (a) Represents the adjusted gross buildout capacity, minus the existing developed land area, as reported on Table 2.
- (b) Assumes that 85 percent of all housing units in Moab are occupied full-time and the remaining 15 percent are occupied part-time.
- (c) Based on the average induced employment per 100 units by unit type, as reported in the 2018 Assured Housing study.
- (d) Assumes that housing units that are not occupied full-time are occupied part-time at a rate of: 65%
- (e) Assumes that the average number of workers per household is: 1.7
- (f) Represents the number of active employment households that would need to be housed to maintain the identified share of the workforce that lives locally. According to the US Census Bureau's OnTheMap tool, roughly 46 percent of Moab's 2019 workforce lived in Moab while 54 percent commute in from outside the city.
- (g) Includes induced new and existing workforce households, including 2,731 existing workforce households and 1,256 existing workforce housing already living in Moab.
- (h) Represents the share of the remaining buildout capacity, both citywide and within the R-3 and R-4 zones exclusively, that would need to be set aside for active employment households to maintain the identified share of the workforce that lives locally.

Sources: City of Moab; U.S. Census; BAE, 2022.

Table 4: Share of the Remaining Development Capacity Needed to Accommodate Workforce Housing Demand Induced by Commercial Buildout

Zoning District	Remaining Capacity (Sq. Ft.)(a)	Sq. Ft. Per Employee	Jobs (b)	Induced Worker Households (c)
A-2	0	n.a.	0.0	0
C-1	87,448	350	250	150
C-2	1,112,802	710	1,567	920
C-3	4,439,235	710	6,252	3,680
C-4	17,739,980	900	19,711	11,590
C-5	128,281	350	367	220
FC-1	0	n.a.	0	0
I-1	596,794	2,000	298	180
MH/RV-1	0	n.a.	0	0
R-1	0	n.a.	0	0
R-2	0	n.a.	0	0
R-3	0	n.a.	0	0
R-4	0	n.a.	0	0
RA-1	0	n.a.	0	0
RC	1,942,933	350	5,551	3,270
SAR	0	n.a.	0	0
Total, All	26,047,473		33,997	20,010

Share of Workforce Living Locally (d)			Share of Remaining Buildout Capacity (f)	
New Induced		Total (e)	Citywide	R-3/R-4
Percent	Number	Percent		
46%	9,205	46%	42.5%	73.8%
51%	10,105	50%	46.7%	81.1%
62%	12,389	60%	57.3%	99.4%
73%	14,663	70%	67.8%	117.6%
85%	16,937	80%	78.3%	135.9%
96%	19,211	90%	88.8%	154.1%

Note:

- (a) Represents the adjusted gross buildout capacity, minus the existing developed land area, as reported on Table 2.
- (b) Based on the identified square footage at buildout multiplied by the associated employment density factor expressed as square feet per employee.
- (c) Assumes that the average number of workers per household is: 1.7
- (d) Represents the number of active employment households that would need to be housed to maintain the identified share of the workforce that lives locally. According to the US Census Bureau's OnTheMap tool, roughly 46 percent of Moab's 2019 workforce lived in Moab while 54 percent commute in from outside the city.
- (e) Includes induced new and existing workforce households, including 2,731 existing workforce households and 1,256 existing workforce housing already living in Moab.
- (f) Represents the share of the remaining buildout capacity, both citywide and within the R-3 and R-4 zones exclusively, that would need to be set aside for active employment households to maintain the identified share of the workforce that lives locally.

Sources: City of Moab; U.S. Census; BAE, 2022.