State of Utah

Moderate-Income Housing Reporting Form

A form for reporting the findings of a biennial moderate-income housing element review.
Revised: March 2018

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

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MODERATE-INCOME HOUSING REPORTING FORM

General purpose municipal governments, other than towns, are required to include a 5-year moderate-income housing element in their comprehensive general plan. The following are obligated municipal governments:

- All cities of the first, second, third, and fourth class.
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.

In addition, every two years the legislative body of obligated municipal governments are to:

- Conduct a thorough review of the moderate-income housing element and its implementation; and
- Revise its 5-year moderate-income housing needs estimates; and
- Report the findings of the biennial review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services no later than December 31st; and
- Post the findings report on their municipality's website.

NOTE: Completion of this form only partially satisfies each municipality's obligations to ensure an adequate supply of moderate-income housing within their geographic jurisdiction. It is also incumbent upon each municipality to stay apprised of pertinent state and federal housing-related legislation, administrative rules, regulatory procedures, and reporting deadlines.

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Enoch City

Reporting Date: 05/08/2018

General Plan's Web Address: https://www.cityofenoch.org/general-plan.html

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mailing Address: 900 East Midvalley Road P.O. Box:

City: Enoch City , UT Zip Code: 84721

Mayor's First and Last Name: Geoffrey Chesnut

Mayor's Email Address: geoffreychesnut@gmail.com

PREPARER INFORMATION:

Preparer's First and Last Name: Rob Dotson

Preparer's Title: City Manager

Preparer's Email Address: manager@enochcity.org

Preparer's Telephone: (435) 586-1119 Extension:

INSTRUCTIONS (1 OF 3):

Download the electronic version of this form at:

https://goo.gl/z4hm8Y

Only save the electronic version of this form in its original "fillable" PDF format.

The legislative body of each municipal government is to review the sections of the Utah Code cited below. Municipal governments must then prepare a report of their biennial review's findings in accordance with these sections of Utah Code. They may utilize the Moderate-Income Housing Reporting Form in the following pages to report the findings of their biennial reviews. Municipal governments opting to use this form are to respond directly to questions in the appropriate boxes, but may need to attach additional pages for longer responses.

MODERATE-INCOME HOUSING REPORTING CRITERIA IN THE UTAH CODE

(Updated: March 2018)

UCA 10-9a-103(34):

"Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

UCA 10-9a-103(41):

"Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

(a) an estimate of the existing supply of moderate income housing located within the city;
(b) an estimate of the need for moderate income housing in the city for the next five years as revised biennially;
(c) a survey of total residential land use;
(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
(e) a description of the city's program to encourage an adequate supply of moderate income housing.

UCA 10-9a-401(3):

(3)(a) The general plan of a municipality, other than a town, shall plan for moderate income housing growth.

(3)(b) On or before July 1, 2019, each of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):

(i) a city of the first, second, third, or fourth class;
(ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class;
(iii) a metro township with a population of 5,000 or more; and
(iv) a metro township with a population of less than 5,000, if the metro township is located within a county of the first, second, or third class.

(3)(c) The population figures described in Subsections (3)(b)(ii), (iii), and (iv) shall be derived from:

(i) the most recent official census or census estimate of the United States Census Bureau; or
(ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Estimates Committee.

UCA 10-9a-403(2):

(2)(a)(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.

(2)(b) In drafting the moderate income housing element, the planning commission:

- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
  - (A) to meet the needs of people desiring to live in the community; and
  - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- (ii) for a town, may include, and for other municipalities, shall include, an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the next five years, which means or techniques may include a recommendation to:
  - (A) rezone for densities necessary to assure the production of moderate income housing;
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
  - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
  - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city; construction of moderate income housing;
  - (E) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;
  - (F) consider utilization of affordable housing programs administered by the Department of Workforce Services; and
  - (G) consider utilization of programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.

UCA 10-9a-408

(1) The legislative body of a municipality described in Subsection 10-9a-401(3)(b) shall biennially:

- (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;
- (b) prepare a report on the findings of the review described in Subsection (1)(a); and
- (c) post the report described in Subsection (1)(b) on the municipality's website.

(2) The report described in Subsection (1) shall include a description of:

- (a) efforts made by the municipality to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the municipality to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on:
  - (i) the number of housing units in the municipality that are at or below:
    - (A) 80% of the adjusted median income for the municipality;
    - (B) 50% of the adjusted median income for the municipality; and
    - (C) 30% of the adjusted median income for the municipality;
  - (ii) the number of housing units in the municipality that are subsidized by the municipality, the state, or the federal government; and
  - (iii) the number of housing units in the municipality that are deed-restricted;
- (d) all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- (e) all efforts made by the municipality to utilize a moderate income housing set-aside from a redevelopment agency, a community development agency, or an economic development agency;
- (f) money expended by the municipality to pay or waive construction-related fees required by the municipality; and
- (g) programs of the Utah Housing Corporation that were utilized by the municipality.

(3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.

(4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(5)(c), a plaintiff may not recover damages but may be awarded injunctive or other equitable relief.

INSTRUCTIONS (2 0F 3):

The following pages contain two (2) parts that pertain to UCA 10-9a-103(b) and UCA 10-9a-408. Part I consists of eight (8) sections that require the report's preparer to revise 5-year estimates of the municipality's housing needs. The report's preparer will need to download data from the U.S. Census Bureau's FactFinder website to complete this part of the form. Part II consists of seven (7) sections that will require the preparer to review city ordinances, existing plans, and compile records from multiple sources, including: The municipality's various departments, affiliated development agencies, interlocal cooperatives, associations of government, public housing authorities, and/or county assessors.

NOTE: Reporting the findings of a biennial moderate-income housing review is a time intensive process. Municipalities should set-aside sufficient time to prepare an adequate report. The Utah Housing and Community Development Division has developed this form to assist municipal governments with their biennial reporting obligations. Nonetheless, a preparer of the biennial report is expected to have a basic knowledge of planning principles, a familiarity with demographic methods, and an understanding of state laws governing moderate-income housing as well as applicable municipal ordinances.

PART I: REVISED ESTIMATES OF 5-YEAR MODERATE-INCOME HOUSING NEEDS

In accordance with UCA 10-9a-103(b), please complete the tables in the following sections to revise estimates of the municipality's 5-year moderate-income housing needs.

The report's preparer should use the advanced search functions of the U.S. Census Bureau's American FactFinder website to look up tabulated values from the American Community Survey (ACS). Specific ACS tables are listed in each table to aid searches. FactFinder tutorials are widely available on the internet, including HCDD's website: https://goo.gl/z4hm8Y. Municipalities should use 5-year ACS estimates, but they may determine for themselves whether to use 3-year or 1-year estimates if available and appropriate. Alternatively, municipalities may use the most recent estimates and projections generated by the Utah Population Estimates Committee. Municipalities may use compound annual growth rate, average annual growth rate, trend analysis, or a more sophisticated estimating technique of their choice to estimate their 5-year moderate-income housing needs.

www.factfinder.census.gov

SECTION 1: Population by tenure in the municipality

Table B01003 **Table B25008**	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
Total Population: (ACS Table B01003)	5,464	6,199	2.13%	7,182
Total Population in occupied housing units (ACS Table B25008)	5,464	6,199	2.13%	7,182
Total Population in owner-occupied housing units (ACS Table B25008)	4,526	5,243	2.48%	6,224

Total Population in renter-occupied housing units (ACS Table B25008)	938	956	0.32%	977
Subtract the total population living in occupied housing units from the total population to estimate the total population without housing.				

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.
Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

SECTION 2: Supply of housing units by structure type in the municipality

Table B25001 Table B25032	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
TOTAL HOUSING UNITS (ACS Table B25001)	1,760	1,795	0.33%	1,837
Total occupied units (ACS Table B25032)	1,636	1,573	-0.65%	1,503
Owner-occupied structures (ACS Table B25032)	1,333	1,370	0.46%	1,414
1 unit, detached	1,237	1,222	-0.20	1,205
1 unit, attached	0	32	Slope=6	71
2 units	0	0	0%	0
3 or 4 units	0	0	0%	0
5 to 9 units	0	0	0%	0
10 to 19 units	0	0	0%	0
20 to 49 units	0	0	0%	0
50 or more units	0	0	0%	0
Mobile homes	83	116	5.74%	171
Boat, RV, van, etc.	13	0	-100%	0
Renter-occupied structures (ACS Table B25032)	303	203	-6.46%	127
1 unit, detached	161	177	1.59%	198
1 unit, attached	0	13	Slope= 2.3214	27
2 units	39	0	-100%	0
3 or 4 units	47	0	-100%	0
5 to 9 units	0	0	0%	0
10 to 19 units	0	0	0%	0
20 to 49 units	0	0	0%	0
50 or more units	0	0	0%	0
Mobile homes	56	13	-21.6%	2
Boat, RV, van, etc.	0	0	0%	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.
Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

SECTION 3: Housing occupancy in the municipality

Table B25003 Table B25081	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
Total households in occupied housing units (ACS Table B25003)	1,636	1,573	-0.65%	1,503
Total households in owner-occupied housing (ACS Table B25003)	1,333	1,333	0.46%	1,414
With a Mortgage (ACS Table B25081)	1,107	1,129	0.33%	1,155
Without a Mortgage (ACS Table B25081)	226	241	1.08%	260
Total households in renter-occupied housing (ACS Table B25003)	303	203	-6.46%	127

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.
Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

SECTION 4: Housing vacancy in the municipality

Table B25004	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
Total vacant units (ACS Table B25004)	124	222	10.19%	438
For rent (ACS Table B25004)	23	0	-100%	0
Rented, not occupied (ACS Table B25004)	0	0	0%	0
For sale only (ACS Table B25004)	21	47	14.37%	120
Sold, not occupied (ACS Table B25004)	0	0	0%	0
For seasonal, recreational, or occasional use (ACS Table B25004)	53	66	3.72%	85
For migrant workers (ACS Table B25004)	0	0	0%	0
Other vacant (ACS Table B25004)	27	109	26.19%	555

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

SECTION 5: Average household size of the municipality

Table B25010	2010 American Community Survey	2016 American Community Survey	Growth Rate	2023 Projection
Average Household Size (ACS Table B25010)	3.34	3.94	Slope=0.0782	4.52
Average Owner Household Size (ACS Table B25010)	3.40	3.83	Slope=0.0461	4.19
Average Renter Household Size (ACS Table B25010)	3.10	4.71	Slope=0.2768	6.63

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

SECTION 6: Monthly median housing costs in the municipality

Table B25088 Table B25064	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
Total median owner-occupied housing costs (ACS Table B25088)	$1,110	$1,065	-0.69%	$1,015
Units with a mortgage (ACS Table B25088)	$1,193	$1,189	-0.06%	$1,184
Units without a mortgage (ACS Table B25088)	$290	$332	2.28%	$389
Median gross rent (ACS Table B25064)	$929	$949	0.36%	$973

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.
Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

SECTION 7: Median household income in the municipality

Table B25119	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
Median household income (ACS Table B25119)	$50,714	$55,381	1.48%	$61,371
Owner-occupied income (ACS Table B25119)	$56,332	$53,300	-0.92%	$49,968
Renter-occupied income (ACS Table B25119)	2009 = 30,625	2014 = 36,932	3.17%	45,950

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

SECTION 8: "COUNTY-LEVEL" Area Median Income (AMI)*

Table B19019 **Table B19119**	2010 American Community Survey	2016 American Community Survey	Compound Growth Rate	2023 Projection
Median HOUSEHOLD income (ACS Table B19019)	$50,714	$55,381	1.48%	61,371
1-person household	$22,143	2014 = 33,250	Slope = -76.5	34,808
2-person household	$43,056	$43,809	0.29%	$44,704
3-person household	$53,750	2014 = 51,389	Slope = 680.8	64,393
4-person household	$66,139	$75,000	2.12%	$86,489
5-person household	$47,153	$67,326	6.12%	$102,008
6-person household	$60,250	$57,333	-0.82%	$54,108
≥ 7-person household	$43,929	$55,469	3.96%	$72,817
Median FAMILY income (ACS Table B19119)	$52,094	$59,083	2.12%	$68,431
2-person family	$45,590	$43,721	-0.70%	$41,637
3-person family	$55,667	$71,563	4.28%	$95,931
4-person family	$66,306	$75,809	2.26%	$88,631
5-person family	$46,250	$71,563	Slope = 3812	$94,109
6-person family	$44,000	$57,333	4.51%	$78,076
≥ 7-person family	$41,250	$55,469	5.06%	$78,364

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

***NOTE:** AMI is always calculated at the **COUNTY-LEVEL**.

Using the calculations above, explain the municipality's current and projected housing needs.

PART II: FINDINGS OF THE MODERATE-INCOME HOUSING ELEMENT REVIEW

In accordance with UCA 10-9a-408, please complete the following sections to report the findings of the municipal legislative body's review of the moderate-income housing element of the general plan.

SECTION 1: Efforts made by the municipality to reduce, mitigate, or eliminate barriers to moderate income housing

The following questions were adapted from the U.S. Department of Housing and Urban Development's "Questionnaire for HUD's Initiative on Removal of Regulatory Barriers" (OMB approval no. 2535-0120).

1) ○ Yes ● No — Does the municipality's general plan include a moderate-income housing element that utilizes maps, illustrations, tables, and a detailed analysis of means and techniques to set forth goals, policies, and guidelines intended to direct the jurisdiction's present and future residential development?

2) ○ Yes ● No — Does the moderate-income housing element of the municipality's general plan take into account the anticipated growth of the region, for existing and future residents, including low-income, very low-income, and extremely low-income households for at least the next five years?

3) ○ Yes ● No — Does the municipality's zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding moderate-income housing needs by providing:

   a) Sufficient land use and density categories for multifamily housing, duplexes, small lot homes and other similar elements; and
   b) Sufficient land zoned or mapped "as-of-right" in these categories, that can permit the building of moderate-income housing addressing the needs identified in the plan?

4) ○ Yes ● No — Does the municipality's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?

5) ● Yes ○ No — If the municipality has development impact fees, are the fees specified and calculated under local and/or state statutory criteria?

6) ○ Yes ○ No — Do the municipality's development impact fee statutes provide criteria that set standards for the allowable types of capital investments that have a direct relationship between the fee and the development, and a method for fee calculation?

7) ○ Yes ● No — If the municipality has impact fees or other significant fees, does it provide waivers of these fees for moderate-income housing?

8) ○ Yes ● No — Has the municipality adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings?

9) ◉ Yes ○ No Does the municipality use a recent version of a nationally recognized model building code, published within the last 5 years, without significant technical amendment or modification?

10) ◉ Yes ○ No Does the municipality's zoning ordinance or land use regulations permit manufactured housing "as-of-right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?

11) ○ Yes ◉ No Within the past five years, has a the municipality's legislative body conducted a comprehensive study of, public hearings for, or established a formal ongoing process to review residential development regulations and processes to assess their impact on its supply of moderate-income housing?

12) ◉ Yes ○ No Has the municipality implemented regulatory reforms consistent with the findings of a comprehensive housing study, public hearings, or periodic reviews in the last five years?

13) ○ Yes ◉ No Within the past five years, has the municipality modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?

14) ○ Yes ◉ No Does the municipality grant sufficient density bonuses to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of moderate-income housing?

15) ◉ Yes ○ No Has the municipality established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?

16) ◉ Yes ○ No Does the municipality provide for expedited permitting and approvals for all moderate-income housing projects?

17) ○ Yes ◉ No Has the municipality established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?

18) ◉ Yes ○ No Does the municipality allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as-of-right" in a majority of residential districts otherwise zoned for single-family housing?

19) ○ Yes ◉ No Does the municipality have an explicit policy that adjusts or waives existing parking requirements for all moderate-income housing developments?

20) ○ Yes ◉ No Does the municipality require moderate-income housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?

21) What other efforts has the municipality made to reduce, mitigate, or eliminate barriers to moderate-income housing?

Enoch City has added zoning that allows for higher density single-family residential units. Also, a reduction in application reviews for building and land-use changes.

Recent zoning ordinance amendment allowances for accessory dwelling units.

SECTION 2: Report the municipality's actions to encourage the preservation of existing moderate-income housing and development of new moderate-income housing during the preceding biennium?

Enoch City has not increased formal requirements on existing moderate income housing.

SECTION 3: Analyze the municipality's progress in providing moderate-income housing.

SUBSECTION 3.1:

Enter data from TABLE 1 and TABLE 2 at the end of this form into the tables below to calculate the municipality's progress in providing affordable and available moderate-income rental housing for the current and previous biennium. Subtract data in TABLE 2 from TABLE 1 to estimate the municipality's progress in providing moderate-income housing. Finally, in each table below subtract the number of affordable units from the number of renter households and then subtract the number of available units from the number of renter households to estimate the municipality's moderate-income housing gap.

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable rental units, and available rental units in the municipality from TABLE 1 below:

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	35	50	0	15	-35
≤ 50% HAMFI	65	80	15	15	-50
≤ 30% HAMFI	105	175	95	70	-10

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable rental units, and available rental units in the municipality from TABLE 2 below:

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	10	70	0	60	-10
≤ 50% HAMFI	70	110	25	40	-45
≤ 30% HAMFI	145	215	134	70	-11

Subtract data from TABLE 2 from TABLE 1 to estimate progress in providing moderate-income housing

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-25	20	0	45	25
≤ 50% HAMFI	5	30	10	25	5
≤ 30% HAMFI	40	40	39	0	-1

SUBSECTION 3.2:

Using municipal records, report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government 0

State Government 0

Federal Government Unknown

SUBSECTION 3.3:

Use municipal records to report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

None

SECTION 4: Report all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act during the preceding biennium.

There have been no formal efforts to coordinate moderate income housing plans.

SECTION 5: Report the municipality's efforts to utilize the moderate income housing set-asides from redevelopment agencies, community development agencies, or economic development agencies by completing the following tables.

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

If necessary, duplicate this page to list all active project areas in the municipality.

SECTION 6: Report the money expended by the municipality to pay or waive construction-related fees required by the municipality during the preceding biennium.

None. Fees are required to offset actual costs and it is believed that waiving the requirement from one entity/individual requires another entity/individual to compensate for another's use of services,

SECTION 7: Provide a description of the programs of the Utah Housing Corporation that were utilized by the municipality during the preceding biennium.

None

INSTRUCTIONS (3 OF 3):

SUBMISSION GUIDELINES:

1. **Biennial moderate-income housing review reports are due on December 31st of each year.**

2. Emails must include the following items as *separate* attachments:
   (a) A findings report of the biennial moderate-income housing element review
   (b) The most current version of the moderate-income housing element of the municipality's general plan
   (c) A copy of the resolution formally adopting the current moderate income housing element as part of the municipality's general plan
   (d) A link to the biennial report on the municipality's website

3. Acceptable electronic document formats include:
   (a) DOC, DOCX, RTF, OTD, and PDF

4. Emails MUST be addressed to:

biennialreporting@utah.gov

For additional moderate-income housing planning resources, please visit:

https://goo.gl/z4hm8Y

TABLE 1:

Moderate-income renter households, affordable rental units, and available rental units, 2010-2014

	Renter Households HAMFI			Affordable Units HAMFI			Available Units HAMFI		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Alpine	20	175	335	80	84	264	4	53	168
American Fork	345	755	1,110	150	350	1,555	35	170	925
Bluffdale	45	150	280	25	115	345	0	50	270
Bountiful	540	1,235	2,330	420	1,625	3,560	195	705	2,245
Brigham City	415	755	1,235	415	1,400	1,950	280	820	1,450
Cedar City	1,525	2,470	3,510	1,150	3,365	4,845	655	2,220	3,860
Cedar Hills	35	60	145	30	30	100	0	15	65
Centerville	230	295	460	90	250	725	50	185	545
Clearfield	1,125	2,260	3,400	405	2,260	4,690	260	1,430	3,530
Clinton	55	175	555	65	295	820	4	64	499
Cottonwood Heights	395	840	1,645	205	650	3,325	50	300	1,755
Draper	215	575	1,075	155	330	1,980	0	150	995
Eagle Mountain	120	130	430	55	55	525	20	20	395
Enoch	35	65	105	50	80	175	0	15	95
Farmington	145	215	610	140	480	870	20	105	535
Farr West	30	30	55	20	70	130	0	4	49
Fruit Heights	4	59	79	0	25	80	0	4	68
Grantsville	185	265	295	190	245	455	160	190	319
Harrisville	10	80	180	35	125	350	0	70	215
Heber	240	455	750	65	295	1,095	4	169	724
Herriman	210	475	640	10	80	1,360	10	25	795
Highland	30	70	85	50	85	120	0	30	55
Holladay	350	865	1,500	160	870	2,390	35	375	1,580
Hooper	15	15	45	0	15	80	0	0	30
Hurricane	335	555	745	120	340	1,285	55	185	760
Hyrum	80	145	235	50	115	285	20	34	223
Ivins	55	205	375	70	80	290	0	55	225
Kaysville	250	520	840	290	700	950	145	430	774
Layton	1,330	2,385	3,555	690	2,865	5,325	330	1,845	3,700
Lehi	380	770	1,485	170	494	1,649	35	154	1,094
Lindon	105	145	315	60	99	394	25	49	279
Logan	2,105	4,225	6,560	1,105	5,060	8,915	515	2,925	6,555
Mapleton	20	50	175	15	60	205	15	30	149
Midvale	1,365	2,180	3,695	395	1,535	5,765	170	750	3,725
Murray	1,340	2,895	4,570	560	2,260	6,675	210	1,445	4,760
Nibley	20	45	110	20	85	115	0	10	65
North Logan	220	385	575	135	195	775	45	125	505
North Ogden	80	200	430	55	305	755	20	155	420
North Salt Lake	355	560	955	155	520	1,335	35	145	905
Ogden	4,545	7,690	10,430	2,625	9,930	13,570	1,605	6,650	10,880
Orem	2,240	4,345	6,755	785	3,035	9,360	395	1,695	6,380
Park City	290	455	595	300	935	1,220	210	640	855

TABLE 1: *(Continued)*

Moderate-income renter households, affordable rental units, and available rental units, 2010-2014

	Renter Households HAMFI			*Affordable Units HAMFI*			*Available Units HAMFI*		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Payson	295	510	845	175	495	1,085	40	185	780
Plain City	0	0	15	0	15	15	0	0	15
Pleasant Grove	395	910	1,800	150	415	2,640	15	120	1,580
Pleasant View	10	10	40	0	120	165	0	10	55
Providence	25	85	260	65	130	405	4	33	258
Provo	5,495	9,635	13,995	3,470	8,260	16,945	1,515	5,095	13,055
Riverdale	95	355	645	65	620	985	50	395	765
Riverton	55	130	515	120	260	1,110	4	33	573
Roy	405	740	1,200	265	1,050	1,940	85	505	1,230
Salem	90	180	210	100	165	285	45	115	204
Salt Lake City	11,230	19,215	27,330	4,625	18,915	36,450	2,965	12,210	27,390
Sandy	1,065	2,055	3,455	450	1,200	5,380	160	670	3,220
Santa Clara	20	50	250	110	114	304	45	45	224
Santaquin	60	135	240	75	185	430	25	120	279
Saratoga Springs	30	60	210	10	30	325	0	0	105
Smithfield	35	95	200	75	120	335	20	50	199
South Jordan	260	420	1,005	250	440	1,535	50	90	815
South Ogden	380	875	1,465	130	1,175	2,150	30	690	1,530
South Salt Lake	1,670	2,875	4,005	465	2,695	5,155	300	1,770	4,135
South Weber	35	70	130	10	50	185	10	39	119
Spanish Fork	255	595	1,245	170	605	1,844	40	210	1,099
Springville	325	675	1,495	120	955	2,270	30	365	1,415
St. George	1,710	3,475	5,445	865	2,230	7,800	380	1,395	5,295
Sunset	205	260	375	100	385	500	4	234	389
Syracuse	30	135	315	90	155	505	75	109	334
Taylorsville	1,360	2,405	4,190	360	2,105	6,005	155	1,360	4,310
Tooele	640	1,115	1,665	325	1,130	2,635	170	795	1,860
Tremonton	235	295	450	190	525	595	175	320	455
Vernal	485	550	830	155	665	1,395	135	475	945
Washington	315	820	1,235	275	480	1,330	20	360	960
Washington Terrace	470	850	1,075	195	1,200	1,405	150	795	1,125
West Bountiful	10	25	40	10	85	160	10	50	65
West Haven	100	295	550	25	160	930	15	100	520
West Jordan	1,400	2,630	4,535	550	1,480	7,065	170	785	4,600
West Point	75	120	205	10	40	185	10	30	145
West Valley City	3,220	5,870	8,810	940	3,835	11,405	575	2,400	8,885
Woods Cross	130	195	420	0	445	615	0	190	485

Source: U.S. Dept. of Housing & Urban Development. (2017). Tables 8, 14B, & 15C: Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2006-2014_data

TABLE 2:

Moderate-income renter households, affordable rental units, and available rental units, 2008-2012

	Renter Households HAMFI			Affordable Units HAMFI			Available Units HAMFI		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Alpine	25	140	270	45	100	335	10	64	204
American Fork	270	655	1,045	230	540	1,600	15	175	860
Bluffdale	75	145	205	15	75	305	15	50	210
Bountiful	645	1,320	2,020	500	1,675	3,450	215	820	1,930
Brigham City	290	560	1,100	310	1,240	1,670	225	675	1,315
Cedar City	1,055	2,215	3,355	830	2,930	4,915	410	1,710	3,760
Cedar Hills	85	95	155	25	25	135	0	10	100
Centerville	60	160	260	85	150	540	40	90	270
Clearfield	935	1,785	3,100	360	1,805	4,720	210	1,090	3,350
Clinton	90	205	435	20	165	705	0	30	370
Cottonwood Heights	335	660	1,420	215	550	3,270	90	275	1,685
Draper	165	525	930	210	385	1,815	0	150	905
Eagle Mountain	95	105	395	65	65	510	0	0	385
Enoch	10	70	145	70	110	215	0	25	134
Farmington	125	150	500	115	450	765	25	45	430
Farr West	20	45	55	65	95	165	20	44	54
Fruit Heights	10	25	45	0	20	35	0	0	34
Grantsville	135	230	295	140	290	465	90	184	299
Harrisville	0	60	145	40	70	215	0	15	150
Heber	210	465	820	50	375	1,040	15	230	835
Herriman	155	190	385	10	20	420	10	10	320
Highland	15	90	185	45	60	165	0	25	135
Holladay	455	975	1,490	210	745	2,575	15	390	1,585
Hooper	15	15	40	4	24	44	0	0	24
Hurricane	390	480	665	80	310	1,115	55	190	700
Hyrum	85	170	210	35	100	285	15	70	189
Ivins	40	140	230	75	140	270	10	105	145
Kaysville	310	545	795	210	650	885	150	420	755
Layton	1,290	2,165	3,580	640	2,265	5,365	350	1,525	3,770
Lehi	235	565	1,190	135	465	1,490	25	149	939
Lindon	100	185	230	65	120	335	40	65	230
Logan	2,000	4,410	6,650	1,270	5,385	9,355	625	2,965	6,580
Mapleton	15	30	165	15	60	185	15	19	139
Midvale	1,290	2,220	3,670	305	1,250	5,590	180	705	3,690
Murray	1,245	2,380	3,735	625	1,725	6,005	240	1,025	4,050
Nibley	0	30	70	10	14	64	0	10	54
North Logan	105	270	455	110	260	620	4	144	429
North Ogden	105	220	425	65	260	745	20	145	385
North Salt Lake	250	450	695	125	505	1,115	30	250	670
Ogden	4,400	6,805	9,990	2,310	9,230	13,355	1,475	5,950	10,515
Orem	2,085	4,380	6,735	970	3,630	9,615	485	2,020	6,750
Park City	300	595	795	295	790	1,230	220	655	1,050

TABLE 2: *(Continued)*

Moderate-income renter households, affordable rental units, and available rental units, 2008-2012

	Renter Households HAMFI			*Affordable Units HAMFI*			*Available Units HAMFI*		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Payson	270	465	760	130	645	1,180	45	240	740
Plain City	0	15	45	30	40	55	0	4	43
Pleasant Grove	310	840	1,755	115	380	2,360	0	135	1,615
Pleasant View	15	50	100	0	55	110	0	50	94
Providence	50	125	215	65	160	340	0	35	185
Provo	5,300	9,520	14,010	3,269	8,774	16,074	1,434	5,559	12,749
Riverdale	110	265	520	55	495	900	30	285	634
Riverton	60	345	590	55	100	1,175	15	15	545
Roy	265	580	1,015	280	1,040	1,955	125	505	1,095
Salem	60	150	190	95	170	225	30	100	164
Salt Lake City	10,720	17,995	26,260	4,535	17,315	36,025	2,965	11,020	26,260
Sandy	950	1,750	3,000	520	1,095	4,625	225	660	2,855
Santa Clara	15	45	155	10	20	90	0	0	50
Santaquin	75	140	245	80	170	395	25	115	294
Saratoga Springs	15	70	200	0	15	350	0	0	180
Smithfield	60	115	210	85	220	410	30	75	199
South Jordan	205	330	830	120	270	1,000	0	19	559
South Ogden	395	740	1,325	150	1,120	2,080	55	555	1,290
South Salt Lake	1,445	2,455	4,025	500	2,635	5,300	200	1,560	4,185
South Weber	25	75	110	10	70	195	10	60	99
Spanish Fork	300	720	1,255	130	615	1,755	25	245	1,185
Springville	290	715	1,390	195	925	2,000	50	465	1,375
St. George	1,745	3,430	5,780	915	2,600	7,560	500	1,870	5,585
Sunset	205	260	435	50	455	665	4	238	473
Syracuse	10	80	215	10	50	370	0	0	240
Taylorsville	1,175	2,315	3,775	430	1,840	5,430	150	1,230	3,875
Tooele	685	1,265	1,960	385	1,460	2,740	180	940	2,060
Tremonton	210	245	465	155	455	675	140	225	485
Vernal	315	420	785	175	475	1,305	100	320	835
Washington	355	725	1,160	185	480	1,185	10	405	735
Washington Terrace	355	645	945	185	970	1,340	80	545	925
West Bountiful	10	40	55	10	75	125	10	40	55
West Haven	80	165	360	15	130	690	4	83	433
West Jordan	1,255	2,415	4,230	475	1,085	6,345	175	610	4,210
West Point	60	105	190	30	30	230	20	20	150
West Valley City	3,260	5,550	8,555	1,095	3,670	11,505	640	2,405	8,595
Woods Cross	65	140	340	10	280	510	0	135	395

Source: U.S. Dept. of Housing & Urban Development. (2017). Tables 8, 14B, & 15C: Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2006-2014_data