



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- 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.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: _____

Reporting Date: _____

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: _____

Mayor's Email Address: _____

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: _____

Preparer's Title: _____

Preparer's Email Address: _____

Preparer's Telephone: _____ Extension: _____

When did the municipality last adopt moderate-income housing element of their general plan?

Link to moderate-income housing element on municipality website:

[UCA 10-9a-403 \(2\)\(b\)\(iii\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)](#) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under [10-9a-403 \(2\)\(b\)\(iii\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)](#), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in [10-9a-403 \(2\)\(b\)\(iii\)\(G\) or \(H\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)\(G\) or \(H\)](#). Municipalities shall annually progress on implementing these recommendations.

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1. State strategy municipality included in the moderate-income housing element of its general plan below.

2. Please state the municipality's goal(s) associated with the strategy

3. What are the specific outcomes that the strategy intends to accomplish?

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

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- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

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PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

[UCA 10-9a-408\(2\)\(i\)](#): *(data should be from validated sources, like US Census, with verified methodologies)*

- A current estimate of the city’s rental housing needs for the following income limits:
 - 80% of the county’s adjusted median family income _____
 - 50% of the county’s adjusted median family income _____
 - 30% of the county’s adjusted median family income _____

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state’s FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - An updated estimate of the municipality’s 5-year moderate-income housing needs
 - A findings report of the annual moderate-income housing element review
 - The most current version of the moderate-income housing element of the municipality’s general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

<p>Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242</p>	<p>Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712</p>	<p>Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518</p>
<p>Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548</p>	<p>Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444</p>	<p>Wasatch Front Regional Council 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250</p>
<p>Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800</p>		

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Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

Section 1: Population by tenure in Roy city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	35,372	38,013	329	40,581	2,568
Total Population in occupied housing units (ACS Table B25008)	35,264	37,874	327	40,426	2,552
Total Population in owner- occupied housing (ACS Table B25008)	29,741	31,165	241	33,455	2,290
Total Population in renter- occupied housing (ACS Table B25008)	5,523	6,709	87	6,971	262

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 Roy city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	12,027	12,543	-14	12,522	-21
Total occupied units (ACS Table B25032)	11,436	12,217	28	12,450	233
Owner-occupied structures (ACS Table B25032)	9,600	10,038	21	10,386	348
1 unit, detached	8,347	8,917	40	9,293	376
1 unit, attached	351	259	-16	181	-78
2 units	132	98	-4	23	-75
3 or 4 units	64	104	10	170	66
5 to 9 units	42	68	3	100	32
10 to 19 units	0	7	2	24	17
20 to 49 units	32	17	-1	20	3
50 or more units	0	0	0	0	0
Mobile homes	632	568	-12	575	7
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	1,836	2,179	7	2,064	-115
1 unit, detached	735	1,042	8	909	-133
1 unit, attached	33	44	5	154	110
2 units	167	166	5	219	53
3 or 4 units	320	496	9	482	-14
5 to 9 units	52	39	-5	-3	-42
10 to 19 units	115	146	2	147	1
20 to 49 units	205	141	-6	59	-82
50 or more units	158	53	-10	2	-51
Mobile homes	51	52	1	95	43
Boat, RV, van, etc.	0	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 Roy city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	11,436	12,217	28	12,450	233
Total households in owner-occupied housing (ACS Table B25003)	9,600	10,038	21	10,386	348
With a Mortgage (ACS Table B25081)	7,313	7,310	-38	7,180	-130
Without a Mortgage (ACS Table B25081)	2,287	2,728	59	3,206	478
Total households in renter-occupied housing (ACS Table B25003)	1,836	2,179	7	2,064	-115

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 Roy city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	591	326	-42	72	-254
For rent (ACS Table B25004)	214	43	-27	-188	-231
Rented, not occupied (ACS Table B25004)	58	23	-4	-13	-36
For sale only (ACS Table B25004)	91	116	4	172	56
Sold, not occupied (ACS Table B25004)	176	20	-23	-176	-196
For seasonal, recreational, or occasional use (ACS Table B25004)	17	39	-4	-2	-41
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	35	85	12	279	194

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

Section 5: Average household size in Roy

Table B25010	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.08	3.1	3.25
Average Owner Household Size (ACS Table B25010)	3.1	3.1	3.22
Average Renter Household Size (ACS Table B25010)	3.01	3.08	3.38

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

Section 6: Monthly housing costs in Roy city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,096	\$1,083	-\$4	\$1,049	\$ (34)
Units with a mortgage (ACS Table B25088)	\$1,228	\$1,234	-\$1	\$1,240	\$ 6
Units without a mortgage (ACS Table B25088)	\$298	\$374	\$10	\$441	\$ 67
Median gross rent (ACS Table B25064)	\$819	\$974	\$21	\$1,116	\$ 142

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 Roy city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$56,859	\$66,333	\$1,165	\$73,328	\$ 6,995
Owner-occupied income (ACS Table B25119)	\$60,389	\$69,307	\$1,002	\$75,146	\$ 5,839
Renter-occupied income (ACS Table B25119)	\$40,559	\$47,212	\$951	\$54,497	\$ 7,285

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

UCA 10-9a-408(2)(c)(i)

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

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,100	1,855	1,060	755	-40
≤ 50% HAMFI	665	950	435	285	-230
≤ 30% HAMFI	365	230	105	-135	-260

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

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,085	1,990	1,130	905	45
≤ 50% HAMFI	650	1,045	440	395	-210
≤ 30% HAMFI	300	250	65	-50	-235

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

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	15	-135	-70	-150	-85
≤ 50% HAMFI	15	-95	-5	-110	-20
≤ 30% HAMFI	65	-20	40	-85	-25

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	25	Subsidized by Utah's OWHLF multi-family program
Federal Government:	29	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

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NOTE 1:

The State of Utah does not have records for the number of deed-restricted housing units that municipalities subsidize through their various housing-related programs. You will need to provide this information. Please review the administrative records of your municipality's housing-related programs to estimate the total number of deed-restricted housing units that the municipality currently funds, in whole or in part.

NOTE 2:

ALL multi-family moderate-income housing development projects subsidized by the State of Utah and the Utah Housing Corporation are deed-restricted by State and/or federal laws.

The State of Utah and the Utah Housing Corporation frequently collaborate on funding moderate-income housing development projects, and they occasionally collaborate with some cities and counties. Consequently, some housing units would be "double counted," if they were merely summed together. Section 3.3 only takes into account the higher of the two figures from the State's OWHLF multi-family program and the Utah Housing Corporation's LIHTC program in section 3.2 to avoid double counting the same housing units in the same housing development projects. The number of housing units subsidized by the municipality is then added to that number. As a matter of best practice, you should ALWAYS cross reference State, Utah Housing Corp., and Municipal records in the tabs labeled "State Deed-Restricted" and "Federal Deed-Restricted" to verify that the same units in moderate-income housing development projects are not being double counted.