

**RESOLUTION NO. 20-53**

**A RESOLUTION OF TREMONTON CITY APPROVING THE ANNUAL REVIEW OF TREMONTON CITY'S MODERATE-INCOME HOUSING PLAN AND IMPLEMENTATION AND PREPARING A REPORT SETTING FORTH THE FINDINGS OF SAID REVIEW IN COMPLIANCE WITH UTAH CODE 10-9A-408**

**WHEREAS**, Utah Code Annotated 10-9a-403 (2) (a) iii and 10-9a-403 (2) (b) requires that the City's General Plan contains a Moderate Income Housing element; and

**WHEREAS**, Bear River Association of Government (BRAG) staff, City staff, and the Planning Commission have prepared a Moderate Income Housing Plan that meets the requirements of the Utah Code; and

**WHEREAS**, the Planning Commission reviewed and recommended approval of the same; and

**WHEREAS**, on May 19, 2020, the City Council approved Resolution No. 20-18 adopting the *Tremonton City Redevelopment Agency & Tremonton City Moderate Income Housing Plan 2020 Update* as an element of the City's General Plan; and

**WHEREAS**, the *Tremonton City Redevelopment Agency & Tremonton City Moderate Income Housing Plan 2020 Update* confirmed that there is a good stock of moderate-income housing in Tremonton; and

**WHEREAS**, Utah Code Annotated 10-9a-408 (1) requires the City Council to annually review the moderate-income housing plan element of the municipality's general plan and implementation of that element of the general plan; and

**WHEREAS**, the City Council is required to prepare a report on the findings of the review which shall include at a minimum the requirements of Utah Code Annotated 10-9a-408 (1) and shall send a copy of the aforementioned report to the Department of Workforce Services, and the Bear River Association of Governments.

**NOW THEREFORE BE IT RESOLVED** that the Tremonton City Council affirms that its has hereby reviewed the *Tremonton City Redevelopment Agency & Tremonton City Moderate Income Housing Plan 2020 Update* and its implementation and prepared a report setting forth the findings of the review as attached in Exhibit "A."

**FURTHER BE IT RESOLVED** that in accordance with UCA 10-9a-408, the City Recorder shall send a copy of the report to the Department of Workforce Services and the Bear River Association of Government.

Adopted and passed by the Tremonton City Council this 1<sup>st</sup> day of December, 2020.

TREMONTON CITY  
A Utah Municipal Corporation

ATTEST:

Linsey Nessen  
Linsey Nessen, City Recorder

By Roger Fridal  
Roger Fridal, Mayor



Exhibit "A"



### 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: Tremonton City

Reporting Date: December 2020

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

Tremonton City

102 S. Tremont Street, Tremonton UT 84302

Mayor’s First and Last Name: Roger Fridal

Mayor’s Email Address: mayor@tremotnocity.com

**PREPARER CONTACT INFORMATION:**

Preparer’s First and Last Name: Shawn Warnke

Preparer’s Title: City Manager

Preparer’s Email Address: swarnke@tremontoncity.com

Preparer’s Telephone: 435-257-9504

Extension: N/A

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

May 19, 2020

Link to moderate-income housing element on municipality website:

<http://tremontoncity.org/wp-content/uploads/2020/11/RES-20-18-Approving-the-Tremonton-City-RDA>

**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.

## STRATEGIES

**\*\*\* Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document.**

\*\*\*

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

- **Strategy 1: Rezoning for Moderate Income Housing.** Rezone for densities necessary to assure the production of moderate-income housing (UTC10-9a-403(2)(b)(iii)(A))
- **Strategy 2: Rehabilitation/Improvement of Single Family Homes as Moderate Income Housing.** Facilitate the rehabilitation of existing uninhabitable single-family housing stock (UTC10-9a-403(2)(b)(iii)(C)) and preserve existing moderate-income housing (UTC10-9a-403(2)(b)(iii)(L))
- **Strategy 3: Rehabilitation/Improvement of Subsidized Multi-Family Moderate Income Housing Projects.** Facilitate the rehabilitation of existing uninhabitable multi-family housing stock (UTC10-9a-403(2)(b)(iii)(C)) and preserve existing moderate-income housing (UTC10-9a-403(2)(b)(iii)(L))
- **Strategy 4: Location of Moderate Income Housing.** Allow for higher-density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers (UTC10-9a-403(2)(b)(iii)(F))
- **Strategy 5: Mortgage Assistance for Special Populations.** Implement a mortgage assistance program for employees of the municipality, other taxing entities, or of an employer of the municipality that provides contracted services to the municipality (UTC10-9a-403(2)(b)(iii)(O))
- **Strategy 6: Infrastructure for Moderate Income Housing.** Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing (UTC10-9a-403(2)(b)(iii)(B))
- **Strategy 7: Continue Moderate Income Housing Partnerships.** Continue synergistic partnerships in developing and rehabilitating moderate-income housing. (UTC10-9a-403(2)(b)(iii)(P-V))

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

- **Strategy 1: Rezoning for Moderate Income Housing.**
  - **Goal 1.1** Encourage the development of moderate-income housing on the west side of Interstate 84 and on the south side of Interstate 15 and other areas of the City that distribute moderate-income housing projects throughout the City. This policy is to be balanced with Policy 1.2 Location of Moderate Income Housing.
  - **Goal 1.2** Create the development of moderate-income housing in a mixed-income development as encouraged in UTC10-9a-401(3)(b).
- **Strategy 2: Rehabilitation/Improvement of Single Family Homes as Moderate Income Housing.**

- **Goal 2.1** Support BRAG's Major Home Repair Program which facilitates funding (a loan to the homeowner at low-interest rates) to address repairs.
- **Goal 2.2** Support Habitat for Humanity Northern Utah's efforts to rehabilitate homes as moderate income housing.
- **Goal 2.3** Demolish, alter, modernize, reconstruct, or rehabilitate single-family homes including but not limited to, manufactured homes, modular homes, and mobile homes that are hazardous, dangerous, or otherwise substandard as determined by the Tremonton City Council, Tremonton City Redevelopment Agency, or other governmental agency. If mobile home park resident is displaced by anyone of these activities and as allowed by Utah Code Annotated 17C-1-411 (1) (c) and Utah Code Annotated 10-8-1.7 use incremental tax revenue for relocation expenses of displaced mobile home park residents.
- **Strategy 3: Rehabilitation/Improvement of Subsidized Multi-Family Moderate Income Housing Projects.**
  - **Goal 3.1** Use tax increment funds generated from the West Liberty Foods Project Area to provide low-interest loans or grants to improve, upgrade, or maintain existing subsidized multi-family moderate-income housing complexes. Said improvements, upgrades, or maintenance may include but are not limited to: infrastructure, interior upgrades and remodels, landscaping, recreation improvements; energy efficiency projects; exterior and architectural remodels, or upgrades.
  - **Goal 3.2** Demolish, replace, alter, modernize, reconstruct, or rehabilitate multi-family homes that are hazardous, dangerous, or otherwise substandard as determined by the Tremonton City Council, Tremonton City Redevelopment Agency, or other governmental agency.
- **Strategy 4: Location of Moderate Income Housing**
  - **Goal 4.1** Encourage the development of moderate-income housing in proximity to amenities such as parks, schools, shopping, hospital, Tremonton Senior Center (for senior housing), Tremonton Food Pantry, etc.
  - **Goal 4.2** Where locations are ideally situated for moderate-income housing projects due to proximity to community amenities and services the Tremonton City, RDA purchase and hold property to be used for moderate-income housing for emerging special populations or special projects.
  - **Goal 4.3** Encourage the development of projects that have a mix of land uses that blend a combination of residential, commercial, cultural, or institutional uses, where those functions are physically and functionally integrated.
- **Strategy 5: Mortgage Assistance for Special Populations.**
  - **Goal 5.1** Use tax increment funds generated from the West Liberty Foods Project Area to provide mortgage assistance for special populations to have housing choices in the market.
- **Strategy 6: Infrastructure for Moderate Income Housing.**
  - **Goal 6.1** Use tax increment funds to pay or prepay impact fees for moderate-income housing projects.
  - **Goal 6.2** Use tax increment funds to construct infrastructure to serve a moderate-income housing project. City impact fees or other funds shall pay for the upsizing of the infrastructure that creates additional capacity within the infrastructure.
  - **Goal 6.3** Use tax increment funds to acquire land and develop infrastructure on the property to be used for moderate-income housing projects.
  - **Goal 6.4** Use tax increment funds to address public or private infrastructure that is deficient, needs maintenance, or otherwise needs improvement for moderate-income housing projects or neighborhoods.

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

- **Strategy 1: Rezoning for Moderate Income Housing.** Rezone for densities necessary to assure the production of moderate-income housing
- **Strategy 2: Rehabilitation/Improvement of Single Family Homes as Moderate Income Housing.** Facilitate the rehabilitation of existing uninhabitable housing stock and preserve existing moderate-income housing
- **Strategy 3: Rehabilitation/Improvement of Subsidized Multi-Family Moderate Income Housing Projects.** Facilitate the rehabilitation of existing uninhabitable multi-family housing stock (and preserve existing moderate-income housing)

- **Strategy 4: Location of Moderate Income Housing.** Allow for higher-density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- **Strategy 5: Mortgage Assistance for Special Populations.** Implement a mortgage assistance program for employees of the municipality, other taxing entities, or of an employer of the municipality that provides contracted services to the municipality
- **Strategy 6: Infrastructure for Moderate Income Housing.** Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing

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

Tremonton City monitors its progress towards achieving its moderate-income house by completing this Annual Moderate-Income Housing Reporting Form.

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.

- **Strategy 1: Rezoning for Moderate Income Housing.**
  - **Goal 1.1- Task 1:** Identify and work with developers to extend infrastructure underneath Interstate 15 and Interstate 84.
  - **Goal 1.2- Task 1:** Identify and work with developers to consider creating development projects that have various housing types such as single-family detached housing, multi-family attached housing, multi-family stacked housing.
  - **Goal 1.2- Task 2:** Work with Planning Commission to consider rezoning pockets of higher density adjacent to single-family detached housing, when appropriate.
  - **Goal 1.2- Task 3:** Work with Planning Commission to consider accessory dwellings to be permitted in certain zones.
- **Strategy 2: Rehabilitation/Improvement of Single-Family Homes as Moderate-Income Housing.**
  - **Goal 2.1- Task 1:** Be proactive in identifying homes in disrepair that may be eligible for BRAG's Major Home Repair Program, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.
  - **Goal 2.2- Task 2:** Contact homeowner to do a preliminary screen regarding income eligibility for BRAG's Major Home Repair Program, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.
  - **Goal 2.3- Task 3:** Perform a feasibility study on acquiring a mobile home park and redeveloping the property into safe housing for moderate-income families.
- **Strategy 3: Rehabilitation/Improvement of Subsidized Multi-Family Moderate Income Housing Projects.**
  - **Goal 3.1- Task 1:** Tremonton City Redevelopment Agency to use moderate-income housing set aside to improve, upgrade, or maintain existing subsidized multi-family moderate-income housing complexes.
- **Strategy 4: Location of Moderate Income Housing.**
  - **Goal 4.1- Task 1:** The City is currently reviewing the City's Land Use Plan and as part of this planning effort identify locations for moderate-income housing in proximity to amenities such as parks, schools, shopping, hospital, Tremonton Senior Center (for senior housing), Tremonton Food Pantry, etc.
- **Strategy 5: Mortgage Assistance for Special Populations.**
  - **Goal 5.1- Task 1:** Use tax increment funds generated from the West Liberty Foods Project Area to provide mortgage assistance for special populations to have housing choices in the market.
- **Strategy 6: Infrastructure for Moderate Income Housing**
  - **Goal 6.1- Task 1:** When moderate-income housing projects are proposed in Tremonton, have the Tremonton City Redevelopment Agency consider using tax increment funds to pay or prepay impact fees for moderate-income housing projects.
  - **Goal 6.3- Task 1:** For locations that are ideal for moderate-income housing, approach land owners about the possibilities of acquiring land. Use tax increment funds to acquire the land.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

- **Strategy 1: Rezoning for Moderate Income Housing.**
  - **Goal 1.1- Task 1:** Primary parties include City Manager and developers.
  - **Goal 1.2- Task 1:** Primary parties include City Manager and developers.
  - **Goal 1.2- Task 2:** Primary parties include City Manager, Zoning Administrator, and Planning Commission.
  - **Goal 1.2- Task 3:** Primary parties include City Manager, Zoning Administrator, and Planning Commission.
- **Strategy 2: Rehabilitation/Improvement of Single-Family Homes as Moderate-Income Housing.**
  - **Goal 2.1- Task 1:** Primary parties include Code Enforcement Officer and Building Official.
  - **Goal 2.2- Task 2:** Primary parties include Code Enforcement Officer and Building Official.
  - **Goal 2.3- Task 3:** Primary parties include City Manager and Neighborhood Nonprofit Housing Corporation.
- **Strategy 3: Rehabilitation/Improvement of Subsidized Multi-Family Moderate Income Housing Projects.**
  - **Goal 3.1- Task 1:** Primary parties include City Manager and BRAG.
- **Strategy 4: Location of Moderate Income Housing.**
  - **Goal 4.1- Task 1:** Primary parties include City Manager, Land Use Consultant, Planning Commission.
- **Strategy 5: Mortgage Assistance for Special Populations.**
  - **Goal 5.1- Task 1:** Primary parties include City Manager, Land Use Consultant, Planning Commission.
- **Strategy 6: Infrastructure for Moderate Income Housing**
  - **Goal 6.1- Task 1:** Primary parties include RDA Executive Director, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.
  - **Goal 6.3- Task 1:** Primary parties include RDA Executive Director, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The resources that need to be allocated to complete the task is typically City staff time and funds.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The City has not established deadlines for the key tasks but rather works towards completing during the development process and as other opportunities arise.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- **Strategy 1: Rezoning for Moderate Income Housing.**
  - **Goal 1.1- Task 1:** City is currently in discussion with a developer that is considering extend infrastructure underneath Interstate 15 and Interstate 84.
  - **Goal 1.2- Task 1:** Tremonton City has completed rezoning for mixed housing types in the Hansen Annexation and Archibald Plat J. The City continues to have discussion for rezoning additional properties to have a mix of housing types such as the River Edge Annexation.
  - **Goal 1.2- Task 2:** Tremonton City has completed rezoning for higher densities in the Hansen Annexation and Archibald Plat J. The City continues to have discussion for rezoning additional properties to have higher densities such as the River Edge Annexation.
  - **Goal 1.2- Task 3:** City staff has worked with Planning Commission to draft an accessory dwellings ordinance which is in the process of being reviewed.
- **Strategy 2: Rehabilitation/Improvement of Single-Family Homes as Moderate-Income Housing.**



- **Goal 2.1- Task 1:** Tremonton City RDA is currently working with Neighborhood Nonprofit Housing Corporation on grants that make improvements to single-family homes that are owned by moderate income individuals.
- **Goal 2.3- Task 3:** Tremonton City RDA is currently working with Neighborhood Nonprofit Housing Corporation on a feasibility study for acquiring a mobile home park and redeveloping the property into safe housing for moderate-income families.
- **Strategy 4: Location of Moderate Income Housing.**
  - **Goal 4.1- Task 1:** The City is currently reviewing the City's Land Use Plan and as part of this planning effort identify locations for moderate-income housing in proximity to amenities such as parks, schools, shopping, hospital, Tremonton Senior Center (for senior housing), Tremonton Food Pantry, etc.
- **Strategy 6: Infrastructure for Moderate Income Housing**
  - **Goal 6.1- Task 1:** The Tremonton City RDA has paid the impact fees using tax increment funds for a housing that Habitat for Humanity Northern Utah is currently building.
  - **Goal 6.3- Task 1:** The Tremonton City RDA is in discussion for acquiring property for a small multi-family moderate-income housing project.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

The City continues to work towards achieving the outcome desired. Some of the tasks are still in process and yet to be completed. One future barrier is the water source development. The City is running into capacity issues with secondary water.

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

Below is a list of some of the projects that the Tremonton City Redevelopment Agency has undertaken from funds from the moderate-income housing set aside:

- Completion of the 2013 Moderate Income Housing Plan authorized by the Agency's Resolution RDA No. 10-07
- Slurry seal of parking lots of moderate-income housing complexes authorized by the Agency's Resolution RDA No. 11-06
- Improvements to correct drainage problems associated with a moderate-income housing complex authorized by the Agency's Resolution RDA No. 11-06
- Replacement of Orangeburg sewer lateral from the property line to the home of moderate-income families authorized by motion of the RDA board.
- Phase 1 of the Northern Utah Neighborhood Improvement Program, sponsored by Tremonton City RDA in conjunction with Box Elder County, Federal Home Loan Bank of Seattle, and Neighborhood Nonprofit Housing Corporation of Logan, which helped income-qualified homeowners to make improvements to the exterior of their homes. Authorized by the Agency's Resolution RDA No. 13-04.
- Phase 2 of the Northern Utah Neighborhood Improvement Program, sponsored by Tremonton City RDA in conjunction with Box Elder County, Federal Home Loan Bank of Seattle, and Neighborhood Nonprofit Housing Corporation of Logan, which helped income-qualified homeowners to make improvements to the exterior of their homes. Authorized by the Agency's Resolution RDA No. 16-01.
- Phase 3 of the Northern Utah Neighborhood Improvement Program, sponsored by Tremonton City RDA in conjunction with Box Elder County, Federal Home Loan Bank of Seattle, and Neighborhood Nonprofit Housing Corporation of Logan, which helped income-qualified homeowners to make improvements to the exterior of their homes. Authorized by the Agency's Resolution RDA No. 17-01.
- Waiving of building-related fees and impact fees for the construction of a low to moderate detached home located at 316 West 400 North in Tremonton. The home is to be built by Habitat for Humanity for a qualified low to moderate-income family. Tremonton City approved waiving approximately \$1,500 in building-related fees as authorized by Resolution No. 20-06. The Tremonton City Redevelopment Agency adopted Resolution No. RDA 20-02 authorizing a payment of \$6,195.85 in impact fees associated with this building permit from the West Liberty Foods EDA Project Area. The payment of impact fees for this affordable housing project is consistent with Utah Code 10-9a-403 (2) (b)

(iii) (M), which allows for cities to reduce impact fees for low- and moderate-income housing projects as a strategy to facilitate the construction of low to moderate-income housing. Additionally, Utah Code 11-36a-403 (1) allows for a municipality to include a provision in an impact fee enactment that provides an impact fee exemption for low to moderate-income housing if it establishes one or more sources of funds other than impact fees to pay the impact fees of the low to moderate-income housing.

- Phase 4 of the Northern Utah Neighborhood Improvement Program, sponsored by Tremonton City RDA in conjunction with Box Elder County, Federal Home Loan Bank of Des Moines, and Neighborhood Nonprofit Housing Corporation of Logan, which helped income-qualified homeowners make improvements to the exterior of their homes. Each Tremonton home selected in this program will receive up to \$16,800, which can be used for various rehabilitation projects such as new roofs, windows or siding. The FHLB Des Moines has granted this program \$138,160, Tremonton City RDA is providing \$25,000 as well as \$25,000 from Box Elder County RDA. Neighborhood Housing Solutions is responsible for all financial and administrative responsibilities associated with the grant and Northern Utah Neighborhood Improvement Program in Tremonton City. Authorized by the Agency’s Resolution RDA No. 20-01.

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)(j)**: *(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	-5
○ 50% of the county’s adjusted median family income	-25
○ 30% of the county’s adjusted median family income	-115

**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](mailto:dfields@utah.gov).

**AOG Contact Information:**

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



**Section 1: Population by tenure in Tremonton city**

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	6,522	8,242	182	9,628	1,386
Total Population in occupied housing units (ACS Table B25008)	6,445	8,213	187	9,640	1,427
Total Population in owner-occupied housing (ACS Table B25008)	4,509	5,626	153	7,142	1,511
Total Population in renter-occupied housing (ACS Table B25008)	1,936	2,587	34	2,499	-85

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 Tremonton city**

<b>Table B25001 Table B25032</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
<b>TOTAL HOUSING UNITS (ACS Table B25001)</b>	2,300	2,655	30	2,873	218
Total occupied units (ACS Table B25032)	2,091	2,536	43	2,862	326
<b>Owner-occupied structures (ACS Table B25032)</b>	1,501	1,696	33	2,085	389
1 unit, detached	1,424	1,637	33	1,985	348
1 unit, attached	24	45	1	42	-3
2 units	0	0	2	30	30
3 or 4 units	0	0	0	0	0
5 to 9 units	0	0	0	0	0
10 to 19 units	0	0	0	0	0
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	53	14	-3	27	13
Boat, RV, van, etc.	0	0	0	0	0
<b>Renter-occupied structures (ACS Table B25032)</b>	590	840	10	777	-63
1 unit, detached	168	249	-1	162	-87
1 unit, attached	9	23	1	50	27
2 units	39	23	-5	-23	-46
3 or 4 units	292	370	3	315	-55
5 to 9 units	68	130	9	211	81
10 to 19 units	0	45	5	68	23
20 to 49 units	0	0	0	9	9

50 or more units	0	0	0	0	0	0
Mobile homes	14	0	-2	-15	-15	-15
Boat, RV, van, etc.	0	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 Tremonton city

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
<b>Table B25003</b> <b>Table B25081</b>					
Total households in occupied housing units (ACS Table B25003)	2,091	2,536	43	2,862	326
Total households in owner-occupied housing (ACS Table B25003)	1,501	1,696	33	2,085	385
With a Mortgage (ACS Table B25081)	1,124	1,259	19	1,529	270
Without a Mortgage (ACS Table B25081)	377	437	14	556	119
Total households in renter-occupied housing (ACS Table B25003)	590	840	10	777	-63

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 Tremonton city**

<b>Table B25004</b>	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)	209	119	-13	11	-108
For rent (ACS Table B25004)	69	32	-4	3	-29
Rented, not occupied (ACS Table B25004)	23	0	-4	-34	-34
For sale only (ACS Table B25004)	54	48	0	48	0
Sold, not occupied (ACS Table B25004)	0	0	0	0	0
For seasonal, recreational, or occasional use (ACS Table B25004)	0	0	0	0	0
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	63	39	-5	-6	-45

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



**Section 5: Average household size in Tremonton city**

<b>Table B25010</b>	<b>2009 American Community Survey</b>	<b>2017 American Community Survey</b>
Average Household Size (ACS Table B25010)	3.08	3.24
Average Owner Household Size (ACS Table B25010)	3	3.32
Average Renter Household Size (ACS Table B25010)	3.28	3.08

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

2025 Projection	3.37
	3.42
	3.22

**Section 6: Monthly housing costs in Tremonton city**

<b>Table B25088 Table B25064</b>	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)	\$977	\$997	-\$2	\$987	\$ (10)
Units with a mortgage (ACS Table B25088)	\$1,147	\$1,197	\$9	\$1,286	89
Units without a mortgage (ACS Table B25088)	\$281	\$346	\$7	\$410	64
Median gross rent (ACS Table B25064)	\$597	\$710	\$12	\$757	47

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 Tremonton city**

<b>Table B25119</b>	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)	\$54,606	\$51,354	-\$716	\$43,526	(7,828)
Owner-occupied income (ACS Table B25119)	\$61,017	\$62,833	-\$311	\$55,868	(6,965)
Renter-occupied income (ACS Table B25119)	\$40,952	\$34,115	-\$1,536	\$18,796	(15,319)

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

**Section 8: Box Elder County Area Median Income (AMI)\***

<b>Table B19019 Table B19119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$58,835	\$3,947	\$93,485	\$ 34,650
1-person household	\$24,383	\$32,199	\$771	\$35,403	\$ 3,204
2-person household	\$55,770	\$58,750	\$168	\$57,745	\$ (1,005)
3-person household	\$54,629	\$71,156	\$2,334	\$90,361	\$ 19,205
4-person household	\$68,177	\$65,105	-\$494	\$60,476	\$ (4,629)
5-person household	\$64,685	\$77,264	\$1,329	\$83,978	\$ 6,714
6-person household	\$69,970	\$70,757	-\$285	\$64,667	\$ (6,090)
≥ 7-person household	\$85,155	\$64,890	-\$2,486	\$47,998	\$ (16,892)
Median FAMILY income (ACS Table B19119)	\$59,718	\$65,125	\$524	\$67,907	\$ 2,782
2-person family	\$53,267	\$58,101	\$239	\$57,407	\$ (694)
3-person family	\$55,094	\$70,635	\$2,522	\$92,222	\$ 21,587
4-person family	\$66,531	\$65,798	-\$539	\$59,970	\$ (5,828)
5-person family	\$65,890	\$76,504	\$1,189	\$82,902	\$ 6,398
6-person family	\$62,344	\$70,822	\$233	\$70,178	\$ (644)
≥ 7-person family	\$78,295	\$70,667	-\$1,386	\$60,585	\$ (10,082)

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 calculated at the COUNTY level.**

The estimates below are provided for informational purposes only.  
**You are not required to report the data below this line.**

**Population Not Living in Occupied Housing as Defined by the U.S. Census Bureau**

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection
Population living in group housing, homeless, or other living arrangements	77	8,242	543	6,923

**Annual Vacancy Rates**

<b>Table B25003 Table B25004</b>	2009 American Community Survey	2017 American Community Survey	2025 Projection
Total Vacancy Rate	8.3%	4.3%	0.4%
Homeowner Vacancy Rate	3.5%	2.8%	2.2%
Rental Vacancy Rate	10.5%	3.7%	0.4%

NOTE: The cost burden ratios presented below are estimates of the TYPICAL household in the municipality. The severity of a household's cost burden increases as its income declines.

**Average Housing Cost Burden Ratio**

Table B25064 Table B25088 Table B25119	2009 American Community Survey	2017 American Community Survey	2025 Projection
Ratio of the municipality's median rent to the median <b>RENTER</b> household income in the municipality	17.5%	25.0%	48.4%
Ratio of the municipality's median mortgage costs to median <b>OWNER</b> household income in the municipality	22.6%	22.9%	27.6%

Ratios greater than 30% indicate that the average renter/owner household in the municipality is burdened by housing costs. Ratios greater than 50% indicate that the average renter/owner household in the municipality is severely burdened by housing costs

**Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household**

	2009 American Community Survey	2017 American Community Survey	2025 Projection
<p><b>Table B25088</b> <b>Table B19019</b></p>			
<p>Ratio of median rent in the municipality to <b>100%</b> of the median income of a family of 4 in the county</p>	10.8%	12.9%	15.2%
<p>Ratio of median rent in the municipality to <b>80%</b> of the median income of a family of 4 in the county</p>	13.5%	16.2%	18.9%
<p>Ratio of median rent in the municipality to <b>50%</b> of the median income of a family of 4 in the county</p>	21.5%	25.9%	30.3%
<p>Ratio of median rent in the municipality to <b>30%</b> of the median income of a family of 4 in the county</p>	35.9%	43.2%	50.5%

Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.

**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:

<b>2020 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	495	570	490	75	-5
≤ 50% HAMFI	340	495	315	155	-25
≤ 30% HAMFI	275	180	160	-95	-115

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:

<b>2016 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	450	635	400	185	-50
≤ 50% HAMFI	190	500	165	310	-25
≤ 30% HAMFI	140	105	75	-35	-65

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

<b>PROGRESS</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	45	-65	90	-110	45
≤ 50% HAMFI	150	-5	150	-155	0
≤ 30% HAMFI	135	75	85	-60	-50

**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:

<u>Municipal Government:</u>	<u>0</u>	<u>Subsidized by municipal housing programs</u>
<u>State Government:</u>	<u>138</u>	<u>Subsidized by Utah's OWHLF multi-family program</u>
<u>Federal Government:</u>	<u>140</u>	<u>Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program</u>

**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:

140