

RESOLUTION NO. 22-01

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-401 (3) (b) iii 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, 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, 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 it 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 4th day of January, 2022.

TREMONTON CITY
A Utah Municipal Corporation

By 
Lyle Holmgren, Mayor

ATTEST:

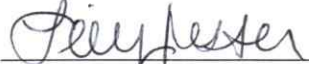

Linsey Nessen, City Recorder



Exhibit "A"

TREMONTON CITY 2021 REVIEW AND REPORT OF MODERATE-INCOME HOUSING

TO: Department of Workforce Services & the Bear River Association of Government

FROM: Tremonton City Council

DATE: January 4, 2022

RE: Tremonton City's moderate-income housing plan, implementation, and report setting for the findings of the said review in compliance with Utah Code 10-9a-408

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. On May 19, 2020, the City Council approved Resolution No. 20-18 adopting the Tremonton City RDA & Tremonton City Moderate Income Housing Plan 2020 Update as an element of the City's General Plan. 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. 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, the Bear River Association of Government and post it on the City's website.

During the past years, Tremonton City has worked to implement strategies that can be found in the Moderate Income Housing Plan 2020 Update. Below is a list of some of the strategies and the actual work Tremonton City has made to implement these strategies.

Distribution of Moderate Income Housing. Rezone for densities necessary to assure the production of moderate-income housing (UTC10-9a-403(2)(b)(iii)(A))

- **Strategy 1.2** Create the development of moderate income housing in a mixed-income development as encouraged in UTC10-9a-401 (3)(b).
 - On October 6, 2020, the City Council adopted Ordinance No. 20-13, annexing property and zoning 28.5 acres as R1-8 and 18.8 acres as RM-16. This property is located south of 1200 South (Rocket Road) and north of Interstate 15, between 100 East and 300 West. This zoning of R1-8 allows for residential neighborhoods for single-family occupancy with a minimum lot size: R1-8 eight-thousand (8,000) square feet. RM-16 zoning allows for higher residential density with a maximum density: sixteen (16) units per acre for attached housing.
 - On May 19, 2020, the City Council adopted Ordinance No. 20-06, amending the Tremonton City Zoning for approximately 1.48 acres from Commercial Highway (CH) to RM-16. RM-16 zoning allows for higher residential density with a maximum density: sixteen (16) units per acre for attached housing.
 - On March 3, 2020, the City Council adopted Ordinance No. 20-02 amending the zoning for approximately 30.5 acres from Residential District R1-10, which allowed single-family

lots with a minimum lot size 10,000 square feet to R1-8, which allows for single-family lots with a minimum lot size of 8,000 square feet. The parcels of property subject to the rezoning are located in the River Valley Subdivision area at approximately 2650 West 600 North.

- On November 5, 2019, the City Council adopted Ordinance No. 19-13, rezoning 15.40 acres from Residential District, R1-20 which allowed for single-family lots on 20,000 square foot lots, to an underlying zone district of Residential Multiple District, RM-16 with an overlay zone district of the Aspen Ridges Overlay Zone. The purpose of the Aspen Ridges Overlay Zone is to reduce the maximum number of dwelling units per acre from sixteen (16), as allowed within the underlying zoning district of Residential Multiple District, RM-16 to maximum dwelling units of ten (10) per acre within the Aspen Ridges Overlay Zone. The 15.40 acres that were rezoned are located on 1200 South (Rocket Road) from 150 West and Century Drive.
- On October 1, 2019, the City Council adopted Ordinance No. 19-12, rezoning approximately 34.997 acres from Residential RR-1 (single-family detached on 1 acre lots) R1-20 (single-family detached on 20,000 square foot lots), R1-10 (single-family detached housing on 10,000 square feet) and R1-8 (single-family detached housing on 8,000 square foot lots); to an underlying zone district of Mix Use (MU) and an overlay zoning district of the Edgewood Overlay Zone. The Edgewood Overlay Zone allows townhomes and smaller single-family lots no less than 8,000 square feet to 6,000 square feet. The maximum density of the Edgewood Overlay Zone is seven (7) dwelling units per acre. This rezone was an increase in density. The Edgewood Overlay Zone is located at the southeast corner of the 1000 North and 1000 West intersection.
- On July 2, 2019, the City Council adopted Ordinance No. 19-05 amending the zoning for the nine parcels that total approximately 2.15 acres located on 600 South from the Central Canal, West to about 560 West. The zoning amendment increased density from Residential Multiple District (RM-8), which allowed for eight (8) units per acre of attached housing, to Residential Multiple District (RM-16), which allows for 16 dwelling units per acre of attached housing.
- On June 18, 2019, the City Council adopted Ordinance No. 19-03, amending the zoning for approximately 1.33 acres from Commercial Development (CD) to Residential Multi-Family (RM-16). The six rezoned parcels are located at approximately 130 North 400 West, adjacent to mixed uses and a commercial center. The RM-16 zoning grants higher residential density with the opportunity for varied housing styles with a maximum density: sixteen (16) units per acre for attached housing.

Rehabilitation/Improvement of Single Family Homes as Moderate Income Housing. Facilitate the rehabilitation of existing uninhabitable housing stock (UTC10-9a-403(2)(b)(iii)(C)) and preserve existing moderate income housing (UTC 10-9a-403(2)(b)(iii)(L))

- **Strategy 2.1** Support Habitat for Humanity Northern Utah's efforts to rehabilitate homes as moderate income housing.
 - On February 2020, Tremonton City waived 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 RDA 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.

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 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.
- On December 7, 2021, the City Council adopted Ordinance No. 21-12, creating the Rivers Edge Overlay Zone District, located north of Main Street and south of 600 North, generally between 950 East and State Road 13. The underlying zoning district is the Mixed Use Zone, with an overlay district being the River Edge Overlay District, which allows for commercial uses and a variety of housing types, including higher densities on 135 acres. Specifically, the following housing types are included within this zone: 224 townhomes on two (2) parcels totaling 14.01 acres (a maximum density of 16 units per acre); approximately 240 apartments on 10.23 acres (maximum density 24 units per acre; approximately 264 single-family lots with a minimum of 10,000 square feet per lot; and 5.5 acres of commercial development. A group of citizens has submitted an application for a referendum to repeal Ordinance No. 21-12. If this referendum application is successful, the citizens will decide if Ordinance No. 21-12, which the City Council approved, should stand.
- On February 4, 2020, the City Council adopted Ordinance No. 20-01, amending the zoning for 0.82 acres in size located at 60 South 480 West, from Commercial District (CD) to Residential Multi-Family (RM-16). The RM-16 zoning allows for higher residential density with a maximum density: sixteen (16) units per acre for attached housing. The surrounding land uses include mixed uses and commercial centers.

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 6.1** Use tax increment funds to pay or prepay impact fees for moderate income housing projects.
 - Tremonton City Council accepted BRAG's request to allow the Tremonton Village Apartment, LLC, which is a multi-family housing complex for moderate to low income individuals and families with a targeted income of 48% to 51% of Area Median Income (AMI) or lower, to use approximately \$46,967 of low to moderate income housing funds retained by BRAG to repay the outstanding debt owed by Tremonton Village Apartment, LLC to BRAG. Reference Resolution RDA No. 18-08.

Continue Moderate Income Housing Partnerships. Continue synergistic partnerships in developing and rehabilitating moderate income housing. (UTC10-9a-403(2)(b)(iii)(P-V)

- **Strategy 7.1** Work with existing non-profit organizations and governmental agencies whose mission is to provide moderate income housing. Said non-profit organizations and governmental agencies may include but are not limited to: BRAG; Neighborhood Nonprofit Housing Corporation; and Habitat for Humanity Northern Utah.
 - January 2021, Tremonton City RDA contributed \$50,000 to the next phase 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 \$50,000. 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. 21-01.
 - February 2020, Tremonton City RDA contributed \$25,000 to the next phase 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.
 - January 2017, Tremonton City RDA contributed \$50,000 to the next phase 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.

- March 2016, Tremonton City RDA contributed \$50,000 to 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. (Resolution RDA 16-01)

Exhibit "B"

DWS-HCD 899
Rev. 11/2020



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: Tremonton City

Reporting Date: December 2021

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Tremonton City

102 S. Tremont St., Tremonton UT 84337

Mayor's First and Last Name: Roger Fridal

Mayor's Email Address: mayor@tremontoncity.com

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Shawn Warnke

Preparer's Title: Tremonton City Manager

Preparer's Email Address: swarnke@tremontoncity.com

Preparer's Telephone: 435-257-9486

Extension: _____

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/2020/12/RES-20-53-2020-Annual-Moderate-Income-Ho>

[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 (UTC:10-9a-403(2)(b)(iii)(A))

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

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**

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

- 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

- c. Please describe the resources that the municipality must allocate to complete the key task 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.

- 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

- 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 a 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

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	35
○ 50% of the county's adjusted median family income	-130
○ 30% of the county's adjusted median family income	-575

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:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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Section 1: Population by tenure in Tremonton city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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	1,516
Total Population in renter-occupied housing (ACS Table B25008)	1,936	2,587	34	2,499	-89

Tremonton city

▲ Select a Jurisdiction from the menu box above.

Jurisdiction: Tremonton city
 County: Box Elder County
 AOG: Bear River
 TYPE: City
 First ACS: 2009
 Last ACS: 2017
 Current Year: 2021
 Projection Year: 2026

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

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	2,300	2,655	30	2,873	218
Total occupied units (ACS Table B25032)	2,091	2,536	43	2,862	326
Owner-occupied structures (ACS Table B25032)	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
Renter-occupied structures (ACS Table B25032)	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
Mobile homes	14	0	-2	-15	-15
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 Tremonton city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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	389
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

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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

Table B25010	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	3.08	3.24	3.37
Average Owner Household Size (ACS Table B25010)	3	3.32	3.42
Average Renter Household Size (ACS Table B25010)	3.28	3.08	3.22

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 Tremonton city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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

Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Tremonton city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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.

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	3,080	4,540	3,115	1,460	35
≤ 50% HAMFI	1,770	3,495	1,640	1,725	-130
≤ 30% HAMFI	1,440	970	865	-470	-575

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:

2019 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	0	0	0	0	0
≤ 50% HAMFI	0	0	0	0	0
≤ 30% HAMFI	0	0	0	0	0

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	3,080	4,540	3,115	1,460	35
≤ 50% HAMFI	1,770	3,495	1,640	1,725	-130
≤ 30% HAMFI	1,440	970	865	-470	-575

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: ¹

Municipal Government:	<u>0</u>	Subsidized by municipal housing programs
State Government:	<u>138</u>	Subsidized by Utah's OWHLF multi-family program
Federal Government:	<u>140</u>	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: ²

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