



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.

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.

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.

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

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

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

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

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?

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.

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 _____

*This information is based on the data provided by the ULCT projection calculator.

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 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250</p>
<p>Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800</p>		

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2021 Review of Moderate Income Housing Strategies

UCA 10-9a-403 (2)(b)(iii), Strategy A	
1. State strategy municipality included in the moderate-income housing element of its general plan below.	A- Rezone for densities necessary to assure the production of moderate-income housing
2. Please state the municipality's goal(s) associated with the strategy.	<ul style="list-style-type: none"> Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City. <ul style="list-style-type: none"> Allow for a variety of housing types within the City and within various communities, including moderate-income housing.
3. What are the specific outcomes that the strategy intends to accomplish?	This strategy will allow for a wide variety of housing options resulting in an increase in moderate-income housing.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	<ul style="list-style-type: none"> The Planned Community and Mixed Residential zones allow for a variety of housing types and development standards. There are several large active developments in these zones. Rezoning to allow these took place between 2010 and 2020 with subsequent approvals for development. There are various traditional residential zones within the City that allow for a variety of lot sizes and housing types. New development in 2021 has included single family homes/lots of various sizes, an apartment project, and multi-family units of various types and sizes. From Jan 1, 2021 to Oct 31, 2021, 559 new multi-family units and 961 new single family units have been added to the City.
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.	<ul style="list-style-type: none"> The City has adopted Zones within the Land Development Code that allow for a variety of housing types and sizes. The Planned Community (PC) and Mixed Residential (MR) zones allow the developer to propose development standards such as minimum lot sizes and lot width which in turn provides a variety of housing types and sizes. The PC and MR zones allow small to large lots and a range of multi-family unit types. Development standards are proposed by the applicant, reviewed by City staff, and granted final approval by the City Council The Land Development Code also offers a range of traditional zones for smaller developments that are less than 50 acres.
b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	<ul style="list-style-type: none"> The City Council is responsible for final approval of the General Plan and the zoning of each property. The Planning Department processes zoning applications which require final approval by the City Council. Final approval of subdivisions has been delegated to staff; who approve developments that meet the required Land Development Code and other associated entitlements.
c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	Resources for the approval of new development in the City include the Mayor and City Council, the Planning Commission, City Staff including; Administration, Legal, Planning, Engineering,

	Building, Public Works, Fire, Police, etc. along with guiding documents such as the General Plan, Land Development Code, Engineering Standards, Capital Facility Plans, and Impact Fee Facility Plans.
d.	Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
	<ul style="list-style-type: none"> The zones mentioned in 5a have already been adopted. From 2016-2020 the City has approved four large developments that utilize the PC and MR zones. Each of these developments includes a variety of lot sizes and multi-family unit types including apartment complexes and are in different phases of completion. Between January 1, 2021 and Oct 30, 2021 the City issued building permits for 559 new multi-family units and 961 new single family units. In 2020 the City issued building permits for 669 new multi-family units and 867 new single family units.
e.	Which of the tasks stated in item 5a have been completed so far, and what have been their results?
	All of the tasks in 5a have been completed and this has resulted in a wide variety of new housing stock in Saratoga Springs.
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 results described in 5e are in line with the outcomes specified in 3. The City is not experiencing deviations from this goal.
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.
	Not at this time.

UCA 10-9a-403 (2)(b)(iii), Strategy E	
1.	State strategy municipality included in the moderate-income housing element of its general plan below.
	E - Allow accessory units in additional areas of the City.
2.	Please state the municipality's goal(s) associated with the strategy.
	<ul style="list-style-type: none"> Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City. <ul style="list-style-type: none"> Provide moderate income units through Internal Accessory Dwelling Units.
3.	What are the specific outcomes that the strategy intends to accomplish?
	Accessory units are a way to directly impact housing affordability through allowing a community's residents to act as part of the solution (at their choice), implemented through a city-wide ordinance to disburse affordable housing opportunities. This allows the home-owner to share their mortgage costs while also providing affordable rental units disbursed throughout the City.
4.	Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
	The City adopted a City-wide IADU ordinance in September 2021, allowing most residential development to construct IADUs. Prior to this ADUs were only permitted in the Beacon Point development.
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.
	<ul style="list-style-type: none"> The State enacted House Bill 82 this year requiring Cities to adopt an IADU ordinance. Planning and Legal staff drafted the proposed ordinance. A public hearing was held with the Planning Commission who made a positive recommendation to the City Council. The City Council adopted the Ordinance on September 21, 2021.

b.	Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
	<ul style="list-style-type: none"> The Utah State Legislature enacted HB82 2021 requiring cities to allow IADUs by Oct 1, 2021. The City's Planning and Legal staff drafted an IADU ordinance. The Planning Commission held a public hearing and made a positive recommendation to the City Council. The City Council adopted the ordinance. The City Recorder published the ordinance as required.
c.	Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
	Resources for the approval of new or modified Land Development Codes include the Mayor and City Council, the Planning Commission, City Staff including; Administration, Legal, Planning, and Engineering. Implementation of a new IADU includes departments such as Building, Public Works, Fire, etc.
d.	Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
	The deadline was October 1, 2021 and has been met. See attached Ordinance.
e.	Which of the tasks stated in item 5a have been completed so far, and what have been their results?
	The Ordinance is now in place as required by HB82. Residents may now apply for IADU building permits.
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 results described in 5e are in line with the outcomes specified in 3. The City is not experiencing deviations from this goal.
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.
	Not at this time.

UCA 10-9a-403 (2)(b)(iii), Strategy G	
1.	State strategy municipality included in the moderate-income housing element of its general plan below.
	G - Encourage higher-density or moderate-income residential development near major transit investment corridors
2.	Please state the municipality's goal(s) associated with the strategy.
	<ul style="list-style-type: none"> Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City. <ul style="list-style-type: none"> Provide affordable housing options in the City for those that rely on transit.
3.	What are the specific outcomes that the strategy intends to accomplish?
	This strategy intends to allow for affordable housing along transit lines for those who may rely on future transit lines for transportation needs.
4.	Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
	The City approved the Northshore development in 2019. This development has a significant amount of frontage along the Pony Express right-of-way which will allow for a future Bus Rapid Transit (BRT) or light rail route. In this location the City has approved many townhomes, including work/live townhomes, and an apartment project. About half of the townhomes have been constructed and the apartment project is underway.
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.

	<ul style="list-style-type: none"> • At this time there are two bus routes in the City that operate at peak commuting hours. • In the future Pony Express Parkway will be extended to the east and it is anticipated that this roadway will have either BRT or light rail. • The City has been negotiating preservation of right-of-way that will allow for Roadway extensions and future transit lines. • The City has approved attached units along future transit lines.
b.	Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
	<ul style="list-style-type: none"> • UTA bus routes will need to continue to expand into Saratoga Springs • The City is coordinating preservation of right-of-way that will allow for future transit options such as BRT and/or light rail. • The City will continue to approve attached housing along future transit corridors.
c.	Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
	Resources will included continued coordination with UTA, MAG, and adjacent Cities. Right of way dedication and/or purchase will be required. Construction of roadways and BRT lanes or light rail will be required.
d.	Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
	There is no specific deadline for completion of these tasks. The extension of Pony Express Parkway between Redwood Road and Saratoga Road is approved and will begin soon. This road will allow for transit options in the future.
e.	Which of the tasks stated in item 5a have been completed so far, and what have been their results?
	<ul style="list-style-type: none"> • The City has approved the Northshore development which has ~3,000 feet of frontage along the future extension of Pony Express Parkway. • Pony Express Parkway will allow for future transit options. • The Land Use Map of the General Plan includes additional Planned Communities and Mixed Waterfront land uses along this corridor. These uses will allow for a variety of housing types and home/lot sizes.
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 results described in 5e are in line with the outcomes specified in 3. The City is working towards options for additional transit options. The City is not experiencing deviations from this goal.
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.
	Not at this time.

Section 1: Population by tenure in Saratoga Springs 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)	12,584	25,671	1,609	37,047	11,376
Total Population in occupied housing units (ACS Table B25008)	12,584	25,651	1,606	37,005	11,354
Total Population in owner- occupied housing (ACS Table B25008)	11,419	21,563	1,187	29,353	7,790
Total Population in renter- occupied housing (ACS Table B25008)	1,165	4,088	419	7,652	3,564

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 Saratoga Springs 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)	2,809	6,140	363	8,753	2,613
Total occupied units (ACS Table B25032)	2,786	6,058	373	8,698	2,640
Owner-occupied structures (ACS Table B25032)	2,537	4,976	262	6,733	1,757
1 unit, detached	2,361	4,251	201	5,585	1,334
1 unit, attached	124	432	36	644	212
2 units	10	0	-4	-20	-20
3 or 4 units	0	44	6	86	42
5 to 9 units	7	133	17	236	103
10 to 19 units	35	116	6	202	86
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	249	1,082	112	1,966	884
1 unit, detached	145	506	54	996	490
1 unit, attached	54	102	6	164	62
2 units	8	63	7	101	38
3 or 4 units	0	0	-3	13	13
5 to 9 units	0	133	17	237	104
10 to 19 units	37	138	13	228	90
20 to 49 units	5	52	8	106	54
50 or more units	0	88	9	120	32
Mobile homes	0	0	0	0	0

Boat, RV, van, etc.	0	0	0	0	0
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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 Saratoga Springs 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)	2,786	6,058	373	8,698	2,640
Total households in owner-occupied housing (ACS Table B25003)	2,537	4,976	262	6,733	1,757
With a Mortgage (ACS Table B25081)	2,309	4,271	218	5,890	1,619
Without a Mortgage (ACS Table B25081)	228	705	44	843	138
Total households in renter-occupied housing (ACS Table B25003)	249	1,082	112	1,966	884

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 Saratoga Springs 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)	23	82	-11	54	-28
For rent (ACS Table B25004)	0	0	0	0	0
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	19	0	-14	-99	-99
Sold, not occupied (ACS Table B25004)	0	0	0	0	0
For seasonal, recreational, or occasional use (ACS Table B25004)	3	82	2	68	-14
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	1	0	0	86	86

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

Section 5: Average household size in Saratoga

Table B25010	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	4.52	4.23	4.25
Average Owner Household Size (ACS Table B25010)	4.5	4.33	4.36
Average Renter Household Size (ACS Table B25010)	4.68	3.78	3.89

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 Saratoga Springs 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)	\$1,527	\$1,592	-\$3	\$1,560	\$ (32)
Units with a mortgage (ACS Table B25088)	\$1,585	\$1,683	\$0	\$1,647	\$ (36)
Units without a mortgage (ACS Table B25088)	\$363	\$420	\$6	\$518	\$ 98
Median gross rent (ACS Table B25064)	\$1,189	\$1,417	\$28	\$1,714	\$ 297

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 Saratoga Springs 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)	\$68,114	\$88,804	\$2,371	\$101,730	\$ 12,926
Owner-occupied income (ACS Table B25119)	\$69,589	\$91,750	\$2,718	\$107,863	\$ 16,113
Renter-occupied income (ACS Table B25119)	\$53,750	\$72,917	\$2,596	\$92,716	\$ 19,799

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

Section 8: Utah 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
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930
1-person household	\$27,923	\$30,846	\$262	\$31,581	\$ 735
2-person household	\$49,796	\$56,697	\$811	\$61,817	\$ 5,120
3-person household	\$53,462	\$66,940	\$1,579	\$76,861	\$ 9,921
4-person household	\$63,469	\$78,937	\$1,453	\$83,981	\$ 5,044
5-person household	\$70,657	\$83,880	\$1,489	\$92,553	\$ 8,673
6-person household	\$75,407	\$88,642	\$1,465	\$96,881	\$ 8,239
≥ 7-person household	\$80,546	\$102,132	\$2,389	\$115,554	\$ 13,422
Median FAMILY income (ACS Table B19119)	\$63,310	\$73,543	\$1,175	\$79,481	\$ 5,938
2-person family	\$47,865	\$56,153	\$949	\$62,245	\$ 6,092
3-person family	\$59,984	\$69,217	\$1,221	\$75,713	\$ 6,496
4-person family	\$69,900	\$80,998	\$1,210	\$84,275	\$ 3,277
5-person family	\$75,311	\$84,583	\$1,178	\$90,205	\$ 5,622
6-person family	\$78,293	\$90,425	\$1,260	\$97,505	\$ 7,080
≥ 7-person family	\$80,854	\$101,546	\$2,302	\$114,580	\$ 13,034

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	1,320	2,228	953	908	-367
≤ 50% HAMFI	490	123	33	-367	-457
≤ 30% HAMFI	145	24	4	-121	-141

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	1,320	2,228	953	908	-367
≤ 50% HAMFI	490	123	33	-367	-457
≤ 30% HAMFI	145	24	4	-121	-141

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:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	0	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:

0

Chapter 19.20. Internal Accessory Dwelling Units (IADUs)

Sections:

[19.20.01. Purpose.](#)

[19.20.02. Definitions.](#)

[19.20.03. General Provisions.](#)

[19.20.04. Permitted Locations of IADUs.](#)

19.20.01. Purpose.

This chapter is established to provide guidance related to the standards and location of an Internal Accessory Dwelling Unit (IADU) as part of a detached single-family primary dwelling. IADUs create new housing units, provide more housing options, and broaden the range of affordable housing in the City.

(Ord. 21-39)

19.20.02. Definitions.

For the purpose of interpreting this Chapter and to comply with Utah Code regarding IADUs, the following definitions shall apply to the construction of an IADU.

1. **“Internal Accessory Dwelling Unit (IADU)”** means a residential unit that is located on the same lot as a detached single-family dwelling unit and is internal or attached to a detached single-family dwelling.
2. **“Owner Occupant”** means an individual who:
 - a. Possesses, as shown by a recorded deed, and who is listed on the Utah County tax assessment rolls, fifty (50) percent ownership in a dwelling and occupies the dwelling as their primary residence, or who is a trustor in a family trust that possesses the fee title ownership of the dwelling and which trust was created for estate planning purposes by one (1) or more trustors of the trust. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor’s temporary absence; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence.
3. **“Primary Dwelling”** means a single-family dwelling that is detached and occupied as the primary residence of the Owner Occupant. A dwelling with an IADU shall be considered to be a “Dwelling, Single-Family” as defined in Chapter 19.02 of the Land Development Code.

4. **“Short-Term Rental”** shall mean a residential unit or any portion of a residential unit that the Owner Occupant or the lessee of the residential unit offers for occupancy for less than thirty (30) consecutive calendar days.

(Ord. 21-39)

19.20.03. General Provisions.

An Internal Accessory Dwelling Unit (IADU) that is registered with the City is a permitted use in a single family dwellings in the following zones: A, RR, RA-5, R1-40, R1-20, R1-10, R1-9, R2-8, R3-6, MF-10, MF-14, and MF-18, MR, and PC zones, subject to the following standards.

1. **Number of Units.** A maximum of one (1) IADU shall be permitted on a lot with a Primary Dwelling.
2. **Owner Occupied.** The owner of a single-family property with an IADU shall occupy a portion of the dwelling, either the principal living area or the IADU. Except as provided herein, owner occupancy shall be maintained unless the owner has a bona-fide temporary absence of three (3) years or less for a temporary job assignment, sabbatical, military service, or voluntary service, documentation may be required. If the owner leaves for one of the aforementioned absences, then:
 - a. the single-family property with and IADU may be rented or occupied in its entirety by one Family, as defined in Chapter 19.02; or
 - b. One of the dwelling units may be rented to a Family with the second unit remaining vacant.
3. **Minimum Lot Size.** The minimum lot size for a property with an internal accessory dwelling unit shall be greater than 6,000 square feet.
4. **Living Areas.** An IADU shall have living areas separate from the principal dwelling unit, including 1) a sleeping area; 2) a kitchen, including facilities to store, prepare and cook food; and 3) a bathroom, consisting of a toilet, a sink, and a bathtub or shower.
5. **Parking.** A single-family dwelling with an IADU shall provide at least one (1) paved off-street parking space for the IADU, in addition to the minimum required for the primary dwelling, measured a minimum of 9’x18’ and located behind the front setback line.
 - a. No parking spaces may be located within the side yard setbacks adjacent to a street, except for within an approved driveway.
 - b. On-street parking does not meet the parking requirement.
 - c. Garage space shall not be counted towards required parking unless the minimum of two enclosed spaces are provided to serve the needs of the primary dwelling.

6. **Building Code.** All construction and remodeling of IADUs, shall comply with all building and fire codes and ordinance requirements in effect at the time of legal construction or remodeling.
7. **Separate Entrance.** An IADU shall have a separate exterior entrance. All entrances, whether at or below grade, covered or uncovered, shall meet the applicable setbacks required by the underlying zone.
8. **Single Family Appearance.** The primary dwelling shall be architecturally compatible with adjacent single-family homes and not appear as a structure with two dwelling units.
9. **Address.** The principal dwelling unit and the IADU shall have the same address number, but shall refer to the IADU as unit B. Addresses must be located in a visible location on the street frontage side of the home.
10. **Utilities.** A single-family dwelling with an IADU may have separate meters for water, gas, and electricity utility service. Each utility meter shall be in the property owner's name and the property owner shall be responsible for payment of all utilities.
11. **Not for Short-Term Rental.** An IADU shall not be used as a Short-Term Rental and shall only be rented for a term of not less than 30 days.
12. **Home Occupation.** A home occupation may be located in an IADU but shall be restricted to a home office or use which does not generate customer traffic, and the IADU resident shall obtain the approval of the property owner.
13. **Registration.** Any person owning an existing IADU that has not previously been permitted by the City, or any person constructing or causing the construction of a residence that has an IADU, or any person remodeling or causing the remodeling of a residence for an IADU, shall register the IADU with the Community Development Department. This shall be in addition to a building permit for any work to be performed. In order to meet the requirements of the registration, the applicant shall:
 - a. Submit a fee to be determined by the approved Fee Schedule with a completed registration form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed additions, dimensions from additions to property lines, the location of parking stalls, and utility meters,
 - b. Include detailed floor plans with labels on rooms indicating uses or proposed uses,
 - c. Obtain a building permit and pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges,
 - d. Make all corrections identified as necessary to comply with building code requirements, as identified by the building official or his designee, and

- e. Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance and applicable law.

14. Failure to Complete Registration. If a property owner does not complete the registration as outlined above, the IADU shall not be considered legal or approved. Failure to complete the registration of an existing accessory apartment within twelve (12) months of the passing of this section, may result in a fine to be determined by the approved Fee Schedule which may result in a lien on the property as provided by law. A deadline of sixty (60) days for compliance shall be established after the fine is assessed. The Building Official or his designee may approve an extension for compliance. An additional fine may be assessed for each deadline that is not met.

15. Lien. In addition to any other legal or equitable remedies available, as provided by law, the City may hold a lien against a property that contains a non-compliant IADU.

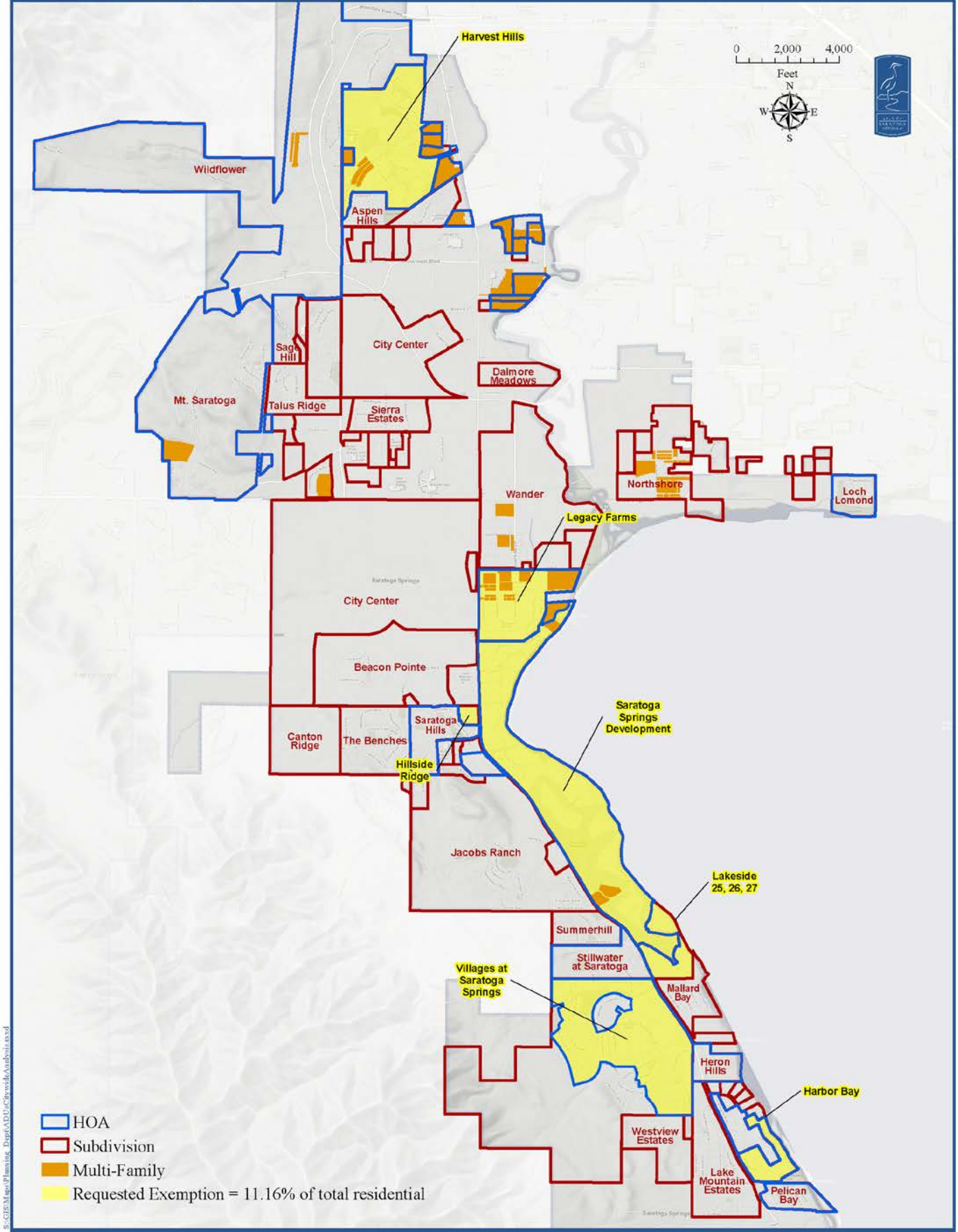
(Ord. 21-39)

19.20.04. Permitted Locations of IADUs.

The City may prohibit an IADU in up to 25% of the residential area of the City. Locations within the City that are approved to locate an IADU in compliance with Section 19.20 are identified on the map in this Chapter. The approved location map may be modified from time to time by the City Council in accordance with the same requirements of an ordinance amendment.

(Ord. 21-39)

IADU Exemption Areas



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4 October 2021