State of Utah

Moderate-Income Housing Reporting Form

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

ROY CITY

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

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MODERATE-INCOME HOUSING REPORTING FORM

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

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

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

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

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

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Roy City

Reporting Date: 12/11/2018

General Plan's Web Address: www.royutah.org/DocumentCenter/View/221/Roy-City-General-Plan---2002-PDF?bidId=

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mailing Address: 5051 South 1900 West P.O. Box:

City: Roy , UT Zip Code: 84067

Mayor's First and Last Name: Robert Dandoy

Mayor's Email Address: rdandoy@royutah.org

PREPARER INFORMATION:

Preparer's First and Last Name: Steve Parkinson

Preparer's Title: City Planner

Preparer's Email Address: sparkinson@royutah.org

Preparer's Telephone: (801) 774-1027 Extension: N/A

INSTRUCTIONS (1 OF 3):

Download the electronic version of this form at:

https://goo.gl/z4hm8Y

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

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

MODERATE-INCOME HOUSING REPORTING CRITERIA IN THE UTAH CODE

(Updated: March 2018)

UCA 10-9a-103(34):

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

UCA 10-9a-103(41):

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

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

UCA 10-9a-401(3):

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

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

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

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

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

UCA 10-9a-403(2):

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

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

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

UCA 10-9a-408

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

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

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

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

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

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

INSTRUCTIONS (2 0F 3):

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

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

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

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

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

www.factfinder.census.gov

SECTION 1: Population by tenure in the municipality

Table B01003 Table B25008	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total Population: (ACS Table B01003)	35,843	37,853	0.89%	40,468
Total Population in occupied housing units (ACS Table B25008)	35,699	37,710	0.90%	40,365
Total Population in owner-occupied housing units (ACS Table B25008)	29,648	31,777	1.02%	34,210
Total Population in renter-occupied housing units (ACS Table B25008)	6,051	5,933	0.28%	6,156
Subtract the total population living in occupied housing units from the total population to estimate the total population without housing.	144	143	-1.24%	129

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

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

Table B25001 Table B25032	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
TOTAL HOUSING UNITS (ACS Table B25001)	12,823	12,292	0.96%	13,355
Total occupied units (ACS Table B25032)	12,231	11,955	0.96%	12,670
Owner-occupied structures (ACS Table B25032)	10,081	10,036	0.93%	10,740
1 unit, detached	8,794	8,828	0.05%	8,961
1 unit, attached	424	290	-5.76%	204
2 units	84	72	-0.85%	60
3 or 4 units	55	117	33.35%	811
5 to 9 units	40	61	5.38%	112
10 to 19 units	0	10	37.0%	37
20 to 49 units	23	37	0.67%	50
50 or more units	0	0	0.0%	0
Mobile homes	661	621	-0.87%	577
Boat, RV, van, etc.	0	0	0.0%	0
Renter-occupied structures (ACS Table B25032)	2,150	1,919	-1.66%	1,930
1 unit, detached	998	792	-3.2%	587
1 unit, attached	48	107	18.32%	334
2 units	150	182	6.72%	312
3 or 4 units	379	391	-1.6%	317
5 to 9 units	73	34	-16.7%	8
10 to 19 units	112	106	0.76%	121
20 to 49 units	157	102	-3.70%	79
50 or more units	133	93	-5.95%	62
Mobile homes	100	112	0.96%	108
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 the municipality

Table B25003 Table B25081	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total households in occupied housing units (ACS Table B25003)	12,231	11,955	0.96%	12,670
Total households in owner-occupied housing (ACS Table B25003)	10,036	10,036	0.93%	10,740
With a Mortgage (ACS Table B25081)	7,709	7,271	-1.05%	6,953
Without a Mortgage (ACS Table B25081)	2,372	2,765	2.48%	3,285
Total households in renter-occupied housing (ACS Table B25003)	2,150	1,919	-1.66%	1,675

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

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

SECTION 4: Housing vacancy in the municipality

Table B25004	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total vacant units (ACS Table B25004)	592	337	-7%	82
For rent (ACS Table B25004)	223	36	-14%	3
Rented, not occupied (ACS Table B25004)	40	22	-0.075%	4
For sale only (ACS Table B25004)	50	88	6.19%	237
Sold, not occupied (ACS Table B25004)	154	20		0
For seasonal, recreational, or occasional use (ACS Table B25004)	61	0		0
For migrant workers (ACS Table B25004)	0	0	0.0%	0
Other vacant (ACS Table B25004)	64	171	16.62%	340

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

SECTION 5: Average household size of the municipality

Table B25010	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Average Household Size (ACS Table B25010)	2.92	3.15	-0.02%	3.03
Average Owner Household Size (ACS Table B25010)	2.94	3.17	-0.02%	3.03
Average Renter Household Size (ACS Table B25010)	2.81	3.09	-0.004%	3.06

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

SECTION 6: Monthly median housing costs in the municipality

Table B25088 Table B25064	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total median owner-occupied housing costs (ACS Table B25088)	$1,099	$1,064	-0.37%	$1,032
Units with a mortgage (ACS Table B25088)	$1,256	$1,234	-0.1%	$1,225
Units without a mortgage (ACS Table B25088)	$306	$357	3.375%	$450
Median gross rent (ACS Table B25064)	$836	$937	3%	$1,136

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

SECTION 7: Median household income in the municipality

Table B25119	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Median household income (ACS Table B25119)	$57,205	$64,349	191%	$72,669
Owner-occupied income (ACS Table B25119)	$61,777	$67,057	1.37%	$73,224
Renter-occupied income (ACS Table B25119)	$39,722	$47,945	2.47%	$56,131

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

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

Table B19019 Table B19119	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Median HOUSEHOLD income (ACS Table B19019)	$54,086	$59,660	1.39%	$64,109
1-person household	$28,296	$27,667	-1.02%	$25,968
2-person household	$56,880	$61,656	1.29%	$66,743
3-person household	$60,588	$70,009	2.10%	$77,225
4-person household	$66,298	$78,253	2.41%	$90,712
5-person household	$66,384	$74.688	1.77%	$83,030
6-person household	$70,690	$74,593	0.55%	$73,989
≥ 7-person household	$74,618	$84,643	2.29%	$96,815
Median FAMILY income (ACS Table B19119)	$61,300	$68,727	1.66%	$75,195
2-person family	$56,359	$61,345	1.28%	$66,101
3-person family	$60,080	$67,787	1.76%	$72,598
4-person family	$66,002	$77,534	2.25%	$89,325
5-person family	$66,619	$75,039	1.78%	$83,080
6-person family	$70,755	$76,369	1.17%	$80,128
≥ 7-person family	$72,279	$85,377	3.10%	$103,018

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

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

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

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

Roy has a large supply of "Affordable Units", however availability of those units is and will be the growing concern. Given the limited supply in affordable units, the City sees a need to create additional housing options by way of Zoning Regulations to meet the growing need.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In December 2017, the Roy City Council adopted a "FOCUS Roy" plan, which is an area plan that focused on two (2) areas of the City. Those areas are "Downtown" (1900 West between 5200 South & 6000 South) and the FrontRunner Station.

The plan called out for both of these areas to become "Mixed-Use Activity Centers", to allow for higher densities in these areas than is currently allowed.

The City received a grant from Wasatch Front Regional Council to update our General Plan but also to create the Mixed Use zoneing language to create those zones. Once the language for those zones are writtenthe City will rezone those areas.

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

Since 2014, Roy City has approved and/or permitted 278 multi-family units, including 1, 2 & 3 bedroom appartment and town-homes, along with a 31 unit senior (55 & up) apartment complex. Most importantly all of these units are within walking distance to major transit corridors (Bus & Frontrunner lines) which is important to the support of Moderate Income Housing.

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

SUBSECTION 3.1:

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

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

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,100	1,855	1,060	755	-40
≤ 50% HAMFI	300	950	435	650	135
≤ 30% HAMFI	365	230	105	-135	-260

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

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,085	1,990	1,130	905	45
≤ 50% HAMFI	350	1,045	440	695	90
≤ 30% HAMFI	300	250	65	-50	-235

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

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	15	-135	-70	-150	-85
≤ 50% HAMFI	-50	-95	-5	-45	45
≤ 30% HAMFI	65	-20	40	-85	-25

SUBSECTION 3.2:

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

Municipal Government 0

State Government 25

Federal Government 29

SUBSECTION 3.3:

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

29

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

Roy City will continue to work on Regional approaches to affordable housing and will collaborate to improve neighborhoods within the City boundaryies.

The City will continue to work with other coomunities by serving on Regional Planning Committees addressing future growth, transit and modrate income housing needs along the Wasatch Front. The City will contune to work with the Utah League of Cities and Towns, Envision Utah and the Wasach Front Regional Council on these issues.

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

Project Area Name:	Roy Redev - New Iomega #2
Agency type:	RDA
Start date:	01/01/1987
Expiration date:	01/01/2028
Initial value:	$636,387
Future value:	$26,751,494
% Rate per yr.:	1.427%
Amount collected:	$6,356,740.95
Amount expended:	$5,254,981,82

Description of moderate-income housing set-aside utilization:

Redevelpment projects approved prior to 1993 are not required to maintain a separate affordable housing fund.

Project Area Name:	Roy Redev - City Center - ALB #3
Agency type:	RDA
Start date:	01/01/1990
Expiration date:	01/01/2027
Initial value:	$2,507,355
Future value:	$6,862,852
% Rate per yr.:	1.427%
Amount collected:	$1,062,047.95
Amount expended:	$1,020,760.30

Description of moderate-income housing set-aside utilization:

Redevelpment projects approved prior to 1993 are not required to maintain a separate affordable housing fund.

Project Area Name:	
Agency type:	
Start date:	
Expiration date:	
Initial value:	
Future value:	
% Rate per yr.:	
Amount collected:	
Amount expended:	

Description of moderate-income housing set-aside utilization:

Project Area Name:	
Agency type:	
Start date:	
Expiration date:	
Initial value:	
Future value:	
% Rate per yr.:	
Amount collected:	
Amount expended:	

Description of moderate-income housing set-aside utilization:

Project Area Name:
Agency type:
Start date:
Expiration date:
Initial value:
Future value:
% Rate per yr.:
Amount collected:
Amount expended:

Description of moderate-income housing set-aside utilization:

Project Area Name:
Agency type:
Start date:
Expiration date:
Initial value:
Future value:
% Rate per yr.:
Amount collected:
Amount expended:

Description of moderate-income housing set-aside utilization:

Project Area Name:
Agency type:
Start date:
Expiration date:
Initial value:
Future value:
% Rate per yr.:
Amount collected:
Amount expended:

Description of moderate-income housing set-aside utilization:

Project Area Name:
Agency type:
Start date:
Expiration date:
Initial value:
Future value:
% Rate per yr.:
Amount collected:
Amount expended:

Description of moderate-income housing set-aside utilization:

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

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

Roy City has not paid for nor wavied any construction related fees within the municipality.

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

In 2017 the Utah Housing Corporation built four (4) deatached single-family dwellings

INSTRUCTIONS (3 OF 3):

SUBMISSION GUIDELINES:

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

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

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

4. Emails MUST be addressed to:

biennialreporting@utah.gov

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

https://goo.gl/z4hm8Y

TABLE 1:

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

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

TABLE 1: *(Continued)*

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

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

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

TABLE 2:

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

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

TABLE 2: *(Continued)*

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

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

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