



OFFICE OF THE MAYOR & CITY COUNCIL

56 N. State Street | Orem, UT 84057

November 29, 2021

To Whom It May Concern at the Department of Workforce Services (DWS), Mountainland Association of Governments (MAG):

As per the requirements for SB 34, Orem City administratively approves the 2021 Annual Moderate Income Housing Plan Report as it is shown in the attached documents.

If you have any questions about the report please contact Grant Allen, Long Range Planner at grallen@orem.org, or 801-229-7095.

Sincerely,

Richard Brunst

Orem City Mayor

Annual Moderate-Income Housing
Reporting Form
City of Orem

Orem, Utah

Reporting Date: November 30, 2021

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Mayor of Orem:

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When did the municipality last adopt moderate-income housing element of their General Plan? 2018

Link to moderate-income housing element on municipality website:

<https://orem.org/generalplan/>

2021 Moderate Income Report Summary:

Strategies with Updates:

2020 Strategy	2021 Report Brief Summary:
<p>Strategy 1: (F) Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers</p>	<p>City Council Passed a Moratorium on August 9, 2021 prohibiting high-density development in zones where higher density is allowed. Moratorium ends February 7th.</p> <p>Two projects began the development process in district zones. We are currently educating the public, elected officials, and the development and business community of the changes to the code and how mixed-use developments will benefit the community.</p>
<p>Strategy 2: (E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.</p>	<p>The City adopted changes as outlined in recent State Code on July 13, 2021. The City’s accessory dwelling unit ordinance is currently up to date with state requirements; We will continue to track the progress of ADU’s.</p>

<p>Strategy 3: (G) Encourage higher density or moderate-income residential development near major transit investment corridors.</p>	<p>Update: University Parkway Commercial Feasibility Study in process. Preliminary discussions with a developer regarding an HTRZ project near the Frontrunner Station. No ordinance changes are in process. Monitoring other progress through existing goals</p>
<p>Strategy 4: (K) Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.</p>	<p>2 projects have applied for an Affordable Senior Housing (ASH) Overlay Zone; 1 completed and one in process in 2021.</p> <p>No ordinance or other changes proposed.</p> <p>Monitoring progress through goal stated: Continuing to educate residents and developers interested in the overlay.</p>

New Strategies included in 2021 Report:

New Strategy:	Brief Summary
<p>Strategy 5: (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.</p>	<p>Using 2020 Census Data to be released in 2022, City to update 2018 MIH Study Report, and analysis of housing citywide.</p>

Strategies with No Updates:

2020 Strategy:	Brief Summary
Strategy 6: (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.	Orem Neighborhood Commission formed. Discussions with Neighborhood Representatives and City Council members about housing. Continued exploration on forming housing focus group or housing committee.
Strategy 7: (A) rezone for densities necessary to assure the production of MIH.	Feasibility research for new Planned Residential Development (PRD) zone allowing for higher density if certain development standards are reached. This is currently under staff development and review.

Strategies with 2021 Updates:

Strategy 1:

(F) Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

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

Orem adopted the five State Street Districts in 2018. The goal is to develop the districts, which are mixed-use centers along State Street.

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

The standards allow for higher density residential development with reduced parking standards to encourage multi-modal growth and promote housing affordability. The intent is to bring commercial uses to the street front, with residential units above and internally in the lot. The density is along State Street where the infrastructure is installed already and transit options are already available, making it easier for residents to have a work/life balance without a vehicle. See the adopted code on the City website in section 22-24; <http://online.encodeplus.com/regs/oremut/docviewer.aspx?tocid=001.022#secid-3643>.

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

In 2021, two development projects began the entitlement process in two of the district zones. Due to resident backlash and political pressures, these projects were unable to continue after the City Council enacted a six-month moratorium. The moratorium ends in February of 2022.

Elected officials requested two public open houses to gather additional public input regarding the State Street Districts. These were completed the week of November 15, 2021. Elected officials will soon determine if the State Street Districts will be modified.

We continue to have many discussions with developers who have shown interest and are actively working on concepts. We are actively discussing and educating the possibilities of the State Street Districts with all who show interest in housing, office and mixed-use office development.

4. 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.

With recent backlash pertaining to density on State Street, it is Staff's opinion that more education is needed as to the intent and scope of the master plan and the ordinances, with residents, business owners, and City Council members.

The major stages are to educate developers on the code and explain options. Moreover, resist pressure from the development community to reduce the mixed-use components of the zone. We are hoping that if a project is built under the new code, its success will spur other developers to also do high-density housing in the Districts.

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

City staff will need to work collaboratively with City Council and residents to educate about the impacts of the standards for high-density housing.

City staff, particularly Economic Development and Planning departments, will need to work collaboratively with the development community; providing education on how the new standards affects their projects. Developers will also need to be willing to undertake a high-density mixed-use project.

Once a project has been applied for, the regular staff evaluations (planning, engineering, and building) will be done and the Planning Commission will sign off on the project.

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

This is already part of the day-to-day aspect of the planning department and does not require any additional resources to accomplish this task.

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

With the moratorium deadline ending soon, education, discussion, and possible modifications pertaining to the districts and the standards will be sometime during the next 2 months.

Deadlines proceeding forward would be based on projects that come to the city.

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

We are still educating developers on the requirements for the Districts. The City has been praised for the adoption of the five Districts, at previous housing charrettes and meetings. Most developers are interested in the high-density possibilities the Districts provide, however, they are reluctant due to the commercial requirements. The main backlash has been over the 10-20 percent commercial with residential above. Several developers state that type of development will not work in Utah County, or it is not part of their business model to incorporate mixed-use.

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 has faced political and resident backlash concerning high-density housing, and the projects proposed and allowed in the new districts. This includes misinformation about the impacts of high-density projects allowed in and proposed in the current districts. Additionally, residents and City Council members are pushing for changing the districts to remove high-density housing as an allowed use. The City Council is considering modifying and revising ordinance in the future.

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.

Strategy 2:

(E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

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

Orem City will continue to work with residents, developers, and realtors to explain the process, options available to home owners, and location of resources, which explain the guideline of approval for legal accessory apartments. Additionally, Orem City will continue developing discussions with housing focus group to explore the feasibility of detached accessory dwelling units in the city.

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

Expand Orem’s list of legal accessory apartments and continue to provide accessory units as a housing alternative to diversify the housing stock.

Explore researching, community engagement, and discussions for detached accessory dwelling units.

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

In 2021, Orem City updated its accessory apartment code text, to match the state law. Orem City continues to provide all requirements for legal accessory apartments on our website. Requirements are outlined in our code in section 22-6-9(I). The requirements form is <http://orem.org/wp-content/uploads/2021/05/Acc-apt-information-amendedApril-2021.pdf>, and is found on the city website with the list of all forms, applications, & checklists applicants might need; <https://orem.org/forms-applications/>. We also continue to advise residents who ask about their options.

Orem monitors the number of legal apartments by annual report of existing legal apartments. The list of legal accessory apartments within the city is found on our website at <https://orem.org/accessory-apartments/>. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units become legal.

In 2020, Orem City enacted an ordinance requiring landlord licensing for all rental properties in Orem. As of November 2021, there are 3,746 active landlord licensing accounts. We anticipate using this data to further map existing rentals and housing for future analysis.

Due to COVID-19, discussions surrounding housing in 2020 with residents were put on hold. These were to continue our housing efforts that began in 2019 focused specifically on housing affordability.

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.

Educate residents on where the online resources are located, how to be compliant with code, and what to do to come into compliance if they are not.

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

Development Services staff, including the Planning Department who inform residents on their options and review the plans for compliance and Building Department who ensure the safety of the unit.

Residents, realtors and developers interested in helping with affordable housing in Orem. Development Services Planning staff organizing engagement meetings for housing discussions.

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

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process, therefore no new resources will be allocated to complete the goal of continuing to expand the number of units available in the city. Staff is trained in guiding residents in how to find the checklist and requirements for accessory apartments. We continue to do building reviews and inspections of accessory units. Furthermore, we will soon be adding short 'How to' videos to the planning website to further instruct residents in how to proceed through the accessory apartment process.

Civilian Code Enforcement team has been created and hired and is helping track illegal accessory apartments.

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

This depends on residents who come to staff with questions, building permits that include accessory apartments, and code enforcement complaints the City receives. Educating the community is an ongoing process with no end.

Annual tracking of accessory apartment applications, and landlord licensing.

Beginning of 2022: Continuing discussion and study of detached accessory dwelling units.

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

Orem has experienced no significant issues since reinstating the accessory apartments ordinance in 2012. Currently, there are 700 legal accessory apartments in Orem. From the time of 2020 report to current (November 2021) we have processed 29 accessory apartment affidavits. More units are expected to be identified in the city, which are not legal, but many neighbors do not wish to report neighbors regarding this issue. We will continue to educate citizens and provide the process and steps necessary for accessory dwelling units to become legal.

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?

As stated, Orem's main issue would be illegal units. We cannot determine an accurate count of the number of accessory units within the city when people do not go through the City for approval. Neighbors do not like to report their neighbors on such issues, however some do get reported. The City's main concern is ensuring all units are safe, not occupying more than the legal number of non-related occupants and the unit has dedicated parking to prevent nuisance issues. To ensure safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units come into compliance as an accessory apartment or ceasing rental of unit. Orem City is expanding the code enforcement team and anticipates more thorough tracking of all illegal rentals.

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 for this issue.

Strategy 3:

(G) Encourage higher density or moderate-income residential development near major transit investment corridors.

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

Orem will continue to promote the mixed-use State Street Districts zoning code

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

Orem would like to see the redevelopment of State Street districts as a mixed-use areas of high-density housing, commercial use, and the bolstering of the UVX system to include a Bus Rapid Transit (BRT) line along State Street to support the developed Districts. UVX has been a significant benefit to the community; we would like to see it expanded to connect Front Runner and State Street. High functioning transportation options allow for lower parking requirements and enable higher density development. State Street will continue to be a main vehicular corridor through the city, however, a multi-modal approach with alternatives will continue to be our focus. (See the parking study the city had done in April 2019 on our website at [https://orem.org/planning/.](https://orem.org/planning/))

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

As explained earlier, in 2021, two development projects began the process in two of the district zones. Due to resident backlash and political pressures, these projects were unable to continue after the City Council enacted a six-month moratorium. The moratorium ends in February of 2022.

2021 Update: Orem City is working with a consultant on a University Parkway corridor study for economic development and zoning. The City anticipates this to aid in furthering the outcomes of this goal. Efforts with consultant will carry over into 2022.

4. 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.

In response to recent resident and political pressures surrounding high-density housing, a key element would be education and discussion with City Council and a robust community engagement focus on the long-term viability of housing and redevelopment of the university parkway and state street corridors.

Once the University Parkway corridor study is completed, the City will need to evaluate the priorities the City would prefer to move forward with and determine the next steps for planning implementation.

UTA and UDOT would need to elect to expand the BRT line.

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

City staff, particularly Economic Development and Planning departments, will need to work collaboratively with the development community; providing education on how the

new standards affects their projects. Developers will also need to be willing to undertake a high-density mixed-use project.

Once a project has been applied for, the regular staff evaluations (planning, engineering, and building) will be done and the Planning Commission will sign off on the project.

City Staff will need to work on an implementation timeline for the outcomes of the University Parkway study to be completed in 2022.

UTA and UDOT would be responsible for the Bus Rapid Transit line on State Street. The Central Corridor Transit Study identified the State Street Corridor as the preferred alignment for the future BRT line (<https://www.centraltransitutah.com/>). Orem has already accounted for the future line by including in the State Street District codes that the planter strips will need to be larger than normal. This allows for the expansion of State Street to accommodate the bus lane while not infringing on the buildings.

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

This is already part of the day-to-day aspect of the planning department and does not require any additional resources to accomplish this task. Collaborations with State entities (UDOT & UTA) continue to happen on a regular basis.

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

Deadlines proceeding forward would be based on projects that come to the city.

Deadlines for other portions to be determined by other parties or to be determined at future date by City.

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

Education of the community has been a constant baseline activity. The charrettes we have had in the past have provided staff with some new ideas to take to City Council.

As stated above, the Central Corridor Transit Study has identified State Street as the preferred corridor. Orem is a vivacious supporter of the project and excited to see how it will incite redevelopment along the districts including a mix of high-density residential, office and retail uses.

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 has faced political and resident backlash concerning high-density housing, and the projects proposed and allowed in the new districts along State Street. This includes misinformation about the impacts of high-density projects allowed in and proposed in the current districts. Additionally, residents and City Council members are pushing for changing the districts to remove high-density housing as an allowed use.

The biggest barrier is the time and cost of the transportation projects and waiting for developers to buy-in to the high-density mixed-use District zoning.

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.

Strategy 4:

(K) Utilize strategies that preserve subsidized low to moderate income units on a long term basis.

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

Continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone.

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

Provide alternatives to residents who need assistance. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

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

In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website, <http://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?tocid=001.022#secid-2109>, and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units.

4. 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.

The zoning was adopted in 2012.

Staff is trained to answer developer questions regarding the ASH zone. In addition, staff has attended training with the Utah County Housing Coalition. Orem City has a dedicated staff member, Kena Mathews, who is tasked with assisting the community with housing options.

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

City staff work with developers and residents to inform them of their options. Development Services staff reviews the plans for compliance and takes the project to Planning Commission or approval.

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

No resources outside the normal staff resources are required to continue this as it has already been adopted.

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

With the ASH Senior Overlay zone already adopted, deadlines proceeding forward would be based on projects that come to the city.

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

Since the ASH zone has been adopted, there are 4 projects (five structures) that have been built and maintained for affordable senior housing, with 1 project in process. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code.

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 main barrier is developers not following through with projects. We receive significant interest from the development community to utilize this established zone, but due to ordinance restrictions, very few projects are submitted.

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.

New Strategies for 2021:

Strategy 5:

(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

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

Using 2020 Census data to be released in 2022, City will update 2018 Moderate Income Housing Study that is currently adopted as part of General Plan. Additionally, City will conduct robust housing analysis and mapping of existing housing stock.

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

The City will create a schedule for conducting a housing study and updating this element of the General Plan. The existing Moderate-Income Housing Study was adopted in 2018 as part of the General Plan. Using 2020 Census data the city intends to use this data to update this element and create maps and data dashboard for residents and City Council to be educated on housing and demographics of the City.

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

New Goal. Staff intends to monitor progress through adoption of updated study.

4. 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.

City Staff will obtain 2020 Census data as it is released, and conduct analysis from data. Staff will create maps from data. Staff will meet with City Council about intentions of updated study and purpose of adoption.

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

Development Services Staff, specifically Planning Staff to download, process data and create maps.

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

Existing resources accessible to staff. No additional resources anticipated.

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

Optimistic goal End of Year 2022 for adoption, final timeline to be determined beginning of 2022.

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

None at this time.

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?

None at this time.

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

Strategies with No Updates:

Strategy 6:

(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

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

Explore formation of focus groups or housing committee to continue community engagement around affordable and moderate-income housing strategies, including goals as part of this report.

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

Carrying over from 2019, Orem held a housing summit, and a housing charrette, where residents, realtors and developers brainstormed ideas for affordable housing. Staff hopes to continue these discussions with a dedicated committee or focus groups to align ideas with goals for affordable housing and goals specific to the SB34 'menu.'

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

Staff shifted focus from this goal during the year to focus on other priorities. Staff is preparing to hold meetings in 2022 for the continuation of these discussions and feasibility of forming a housing committee.

4. 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.

Reach out and engage past participants from previous summit and charrette. Invite and include member or members from Orem Neighborhood Commission. Organize and develop surveys as part of the engagement efforts.

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

Development Services Staff, specifically Planning Staff to organize and lead meetings and engagement digitally. Residents, realtors and developers interested in participating in the discussions, possibly member or members of the new Orem Neighborhood Commission.

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

Existing digital engagement resources available to the City such as Zoom, or Google Webinar options for holding the meetings. No additional resources anticipated.

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

Bi-annual. Orem City anticipates holding two meetings in 2022. To be determined when.

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

Staff has researched other cities with similar committees and groups.

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?

Many of the housing ideas and topics discussed are multi-faceted issues that cannot be solved at once, and require policy changes, or further research for feasibility.

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

Strategy 7:

(A) rezone for densities necessary to assure the production of Moderate-income housing (MIH).

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

Explore feasibility of establishing a smaller Planned Residential Development 'PRD' zone that would decrease the minimum size of acres from 1.5 to .75 to 1 acre.

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

Currently, Orem City allows PRD zones with up to 7 units per acre, with a maximum density of 8 units per acre for removing an existing structure. With Orem nearing buildout of existing vacant land, many of the remaining parcels available, do not qualify for this zone's required minimum size of 1.5 acres. The City is exploring feasibility of a smaller minimum size of .75 to 1 acre.

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

Staff began preliminary research on zoning in 2020.

4. 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.

Planning Staff is examining existing zoning that is similar in Utah and in other Cities of similar size across the country. Next stage after preliminary

research is completed is to have internal discussions, before taking it to the housing focus group previously mentioned.

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

Development Services Staff, specifically Planning Staff.

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

No additional resources. Staff to use existing resources to facilitate research.

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

Annual. Staff to conduct research throughout 2022.

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

Preliminary research has been conducted, a list of Cities to contact and zones/densities.

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?

No barriers at this stage in the goal. Anticipated future barriers is backlash to higher densities being allowed in smaller pockets of the city.

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 for this goal.



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 _____

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

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

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

Submission Guidelines:

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

AOG Contact Information:

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



Equal Opportunity Employer/Program

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Section 1: Population by tenure in Orem city

Table B01003 Table B25008	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
Total Population: (ACS Table B01003)	88,929	97,512	1,038	102,012	4,500
Total Population in occupied housing units (ACS Table B25008)	88,929	95,928	757	97,616	1,688
Total Population in owner- occupied housing (ACS Table B25008)	59,322	66,250	324	62,293	-3,957
Total Population in renter- occupied housing (ACS Table B25008)	29,607	29,678	433	35,322	5,644

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 Orem city

Table B25001 Table B25032	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	27,397	31,786	322	31,525	-261
Total occupied units (ACS Table B25032)	26,481	29,020	151	28,271	-749
Owner-occupied structures (ACS Table B25032)	16,655	18,263	22	16,741	-1,522
1 unit, detached	13,497	14,988	25	13,923	-1,065
1 unit, attached	1,225	1,806	45	1,869	63
2 units	104	214	19	412	198
3 or 4 units	326	134	-10	119	-15
5 to 9 units	482	91	-43	-206	-297
10 to 19 units	546	552	-6	257	-295
20 to 49 units	147	0	-11	-69	-69
50 or more units	0	107	5	73	-34
Mobile homes	328	371	-1	364	-7
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	9,826	10,757	130	11,530	773
1 unit, detached	2,823	1,594	-98	1,339	-255
1 unit, attached	1,104	1,440	59	1,627	187
2 units	685	1,316	45	1,437	121
3 or 4 units	2,217	2,605	16	2,412	-193
5 to 9 units	667	952	56	1,367	415
10 to 19 units	1,127	1,162	37	1,835	673
20 to 49 units	658	758	6	709	-49
50 or more units	238	780	18	739	-41
Mobile homes	307	150	-9	64	-86

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 Orem city

Table B25003 Table B25081	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
Total households in occupied housing units (ACS Table B25003)	26,481	29,020	151	28,271	-749
Total households in owner-occupied housing (ACS Table B25003)	16,655	18,263	22	16,741	-1,522
With a Mortgage (ACS Table B25081)	12,394	12,536	-125	10,392	-2,144
Without a Mortgage (ACS Table B25081)	4,261	5,727	147	6,349	622
Total households in renter-occupied housing (ACS Table B25003)	9,826	10,757	130	11,530	773

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 Orem city

Table B25004	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
Total vacant units (ACS Table B25004)	967	1,849	106	2,448	599
For rent (ACS Table B25004)	498	582	12	673	91
Rented, not occupied (ACS Table B25004)	0	112	15	214	102
For sale only (ACS Table B25004)	156	345	26	525	180
Sold, not occupied (ACS Table B25004)	82	24	-7	-42	-66
For seasonal, recreational, or occasional use (ACS Table B25004)	122	205	14	290	85
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	109	581	46	787	206

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

Section 5: Average household size in Orem city

Table B25010	2010 American Community Survey	2018 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	3.36	3.31	3.45
Average Owner Household Size (ACS Table B25010)	3.56	3.63	3.72
Average Renter Household Size (ACS Table B25010)	3.01	2.76	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 housing costs in Orem city

Table B25088 Table B25064	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,158	\$1,241	-\$1	\$1,146	\$ (95)
Units with a mortgage (ACS Table B25088)	\$1,383	\$1,468	\$3	\$1,426	\$ (42)
Units without a mortgage (ACS Table B25088)	\$331	\$386	\$5	\$422	\$ 36
Median gross rent (ACS Table B25064)	\$809	\$994	\$22	\$1,109	\$ 115

Community Survey.

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

Section 7: Median household income in Orem city

Table B25119	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
Median household income (ACS Table B25119)	\$49,647	\$64,394	\$1,367	\$69,356	\$ 4,962
Owner-occupied income (ACS Table B25119)	\$64,355	\$79,083	\$1,332	\$85,611	\$ 6,528
Renter-occupied income (ACS Table B25119)	\$29,439	\$43,964	\$1,375	\$50,680	\$ 6,716

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

Section 8: Utah County Area Median Income (AMI)*

Table B19019 Table B19119	2010 American Community Survey	2018 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference Between 2018 and 2026
Median HOUSEHOLD income (ACS Table B19019)	\$49,647	\$64,394	\$1,464	\$75,844	\$ 11,450
1-person household	\$22,457	\$31,070	\$642	\$35,171	\$ 4,101
2-person household	\$49,481	\$55,537	\$754	\$61,034	\$ 5,497
3-person household	\$47,513	\$69,096	\$2,119	\$82,383	\$ 13,287
4-person household	\$55,742	\$95,895	\$3,099	\$103,109	\$ 7,214
5-person household	\$61,704	\$86,168	\$2,238	\$100,056	\$ 13,888
6-person household	\$74,299	\$94,370	\$1,921	\$102,408	\$ 8,038
≥ 7-person household	\$83,705	\$96,594	\$1,809	\$108,912	\$ 12,318
Median FAMILY income (ACS Table B19119)	\$54,676	\$68,555	\$1,419	\$80,641	\$ 12,086
2-person family	\$48,099	\$54,083	\$796	\$60,351	\$ 6,268
3-person family	\$53,039	\$69,391	\$1,695	\$80,181	\$ 10,790
4-person family	\$55,076	\$95,968	\$3,196	\$106,140	\$ 10,172
5-person family	\$64,125	\$87,284	\$2,104	\$99,446	\$ 12,162
6-person family	\$76,202	\$93,861	\$1,628	\$101,707	\$ 7,846
≥ 7-person family	\$87,500	\$86,287	\$842	\$97,560	\$ 11,273

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.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: November 29, 2021

Data for: Orem city, Utah

Year Selected: 2014-2018 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	985	1,685	2,670	
Household Income >30% to less-than or= 50% HAMFI	1,305	1,975	3,280	
Household Income >50% to less-than or= 80% HAMFI	2,400	2,785	5,185	
Household Income >80% to less-than or=100% HAMFI	1,925	1,465	3,390	
Household Income >100% HAMFI	10,165	3,485	13,650	
Total	16,780	11,395	28,175	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	3,405	5,025	8,430	
Household has none of 4 Housing Problems	13,375	6,370	19,745	
Cost burden not available, no other problems				
Total	16,780	11,395	28,175	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	1,555	2,815	4,370	
Household has none of 4 Severe Housing Problems	15,230	8,580	23,810	
Cost burden not available, no other problems				
Total	16,780	11,395	28,175	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	13,490	6,780	20,270	
Cost Burden >30% to less-than or= 50%	1,910	2,445	4,355	
Cost Burden >50%	1,190	1,915	3,105	
Cost Burden not available	190	255	445	
Total	16,780	11,395	28,175	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	2,065	610		2,670

Household Income >30% to less-than or= 50% HAMFI	2,560	725		3,280
Household Income >50% to less-than or= 80% HAMFI	2,155	3,035		5,185
Household Income >80% to less-than or= 100% HAMFI	700	2,685		3,390
Household Income >100% HAMFI	955	12,695		
Total	8,430	19,745		28,175
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,395	290		1,685
Household Income >30% to less-than or= 50% HAMFI	1,740	240		1,975
Household Income >50% to less-than or= 80% HAMFI	1,155	1,635		2,785
Household Income >80% to less-than or= 100% HAMFI	350	1,110		1,465
Household Income >100% HAMFI	390	3,095		3,485
Total	5,025	6,370		11,395
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	670	320		985
Household Income >30% to less-than or= 50% HAMFI	820	485		1,305
Household Income >50% to less-than or= 80% HAMFI	1,000	1,400		2,400
Household Income >80% to less-than or= 100% HAMFI	350	1,575		1,925
Household Income >100% HAMFI	565	9,600		10,165
Total	3,405	13,375		16,780
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	2,005	1,840	2,670	
Household Income >30% to less-than or= 50% HAMFI	2,435	855	3,280	
Household Income >50% to less-than or= 80% HAMFI	1,830	285	5,185	

Household Income >80% to less-than or= 100% HAMFI	645	85	3,390	
Household Income >100% HAMFI	550	50	13,650	
Total	7,465	3,105	28,175	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,350	1,295	1,685	
Household Income >30% to less-than or= 50% HAMFI	1,690	450	1,975	
Household Income >50% to less-than or= 80% HAMFI	895	115	2,785	
Household Income >80% to less-than or= 100% HAMFI	290	35	1,465	
Household Income >100% HAMFI	135	20	3,485	
Total	4,360	1,915	11,395	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	650	540	985	
Household Income >30% to less-than or= 50% HAMFI	750	405	1,305	
Household Income >50% to less-than or= 80% HAMFI	930	165	2,400	
Household Income >80% to less-than or= 100% HAMFI	355	50	1,925	
Household Income >100% HAMFI	415	30	10,165	
Total	3,100	1,190	16,780	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

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	6,845	9,800	6,665	2,955	-180
≤ 50% HAMFI	4,285	3,665	1,980	-620	-2,305
≤ 30% HAMFI	2,210	780	365	-1,430	-1,845

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

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	6,315	9,000	6,060	2,685	-255
≤ 50% HAMFI	4,035	2,390	1,405	-1,645	-2,630
≤ 30% HAMFI	1,865	780	315	-1,085	-1,550

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	530	800	605	270	75
≤ 50% HAMFI	250	1,275	575	1,025	325
≤ 30% HAMFI	345	0	50	-345	-295

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:	5	Subsidized by Utah's OWHLF multi-family program
Federal Government:	82	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:

87
