



**OFFICE OF THE MAYOR & CITY COUNCIL**

**56 N. State Street | Orem, UT 84057**

November 24, 2020

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 2020 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](mailto:grallen@orem.org), or 801-229-7095.

Sincerely,

Richard Brunst

Orem City Mayor

# Annual Moderate-Income Housing Reporting Form City of Orem

Orem City, Utah

Reporting Date: November 24, 2020

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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/>

## 2020 Moderate income Report Summary:

### Strategies from 2019:

2019 Strategy	2020 Report Brief Summary:
(E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.	Ordinance updates; Goal Updates; Resource Updates. 2020 Update also includes goals from 2019 as continued focus for existing accessory apartments.
(K) Utilize strategies that preserve subsidized low to moderate-income units on a long-term basis.	No ordinance or other changes. Monitoring progress through goal stated: Continuing to educate residents and developers interested in the overlay.
(F) Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers	No Ordinances or other changes. Monitoring progress through stated goal: We are still educating the development and business community of the changes to the code and how the mixed-use will benefit the community.
(G) Encourage higher density or moderate-income residential development near major transit investment corridors.	Update: RFP Issued and awarded for University Parkway Corridor. No ordinance changes. Monitoring other goal progress through existing 2019 goals

### New Strategies included in 2020 Report:

New Strategy:	Brief Summary
(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.	Forming housing focus group or housing committee.
(A) rezone for densities necessary to assure the production of MIH	Feasibility research for new 'PRD' zone.

## Strategies with 2020 Updates:

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

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

### 2. 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.

### 3. 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.

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

In 2020, Orem City continued to provide all requirements for legal accessory apartments on our website. The accessory apartment requirements is outlined in our code in section 22-6-9(1). The requirements form is <https://orem.org/wp-content/uploads/2020/05/Acc-apt-information.pdf>, and can be 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.

In the past, there was ambiguity regarding whether a third room was allowed in accessory apartments. In 2020, Orem City updated the accessory apartment code text for accessory apartments, further clarifying the definition of a bedroom. This amendment strictly limits accessory apartments to 2 bedrooms and no other rooms. The City intends to clarify the size of these apartments, so there are not any that are illegally being rented as larger.

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.

Additionally, in 2020, Orem City enacted an ordinance requiring landlord licensing for all rental properties in Orem. This was a joint effort to address utility billing improvements as well as one method to address many absentee landlords and illegal accessory apartments. The ordinance can be found online in Orem Code section 12-9.

Due to COVID-19, discussions surrounding housing in 2020 with residents were put on hold. These were to continue our housing efforts which 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 digital 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 Service 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.

Some additional resources that have come because of new landlord licensing fees will be used to expand Civilian Code Enforcement in the Orem City Police Department. This is an additional position that will aid in tracking of 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.

End of 2021: Detached accessory dwelling unit feasibility determined.

**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 671 legal accessory apartments in Orem. From the time of 2019 report to current (November 2020) we have processed 30 accessory apartment affidavits. More units are expected to be in the city which are not legal, but neighbors do not wish to report neighbors regarding this issue.

**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.



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

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

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

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

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

Orem would like to see the redevelopment of State Street as a mixed-use area 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. (See the parking study the city had done in April 2019 on our website at <https://orem.org/planning/>.)

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

As explained earlier, with the district zones being adopted only last year, we have not yet had a developer apply for a mixed residential project. For this reason, we are still educating the development and business community of the changes to the code and how the mixed-use will benefit the community.

2020 Update: Orem City recently issued an RFP and hired a consultant for a corridor study along the University Parkway corridor for economic development and zoning. The City anticipates this to aid in furthering the outcomes of this goal. Efforts with consultant will begin in 2021 and carry over into 2022.

**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.**

Educating the community is a constant necessity. We have resources on our website, informed staff who can answer questions, and we host community events such as the Affordable Housing Charrette to help increase connection with the community and receive feedback on housing and transportation issues.

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 impact 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, building) will be done and the Planning Commission will sign off on the project.

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.

**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 Charrette we hosted in October was very successful (the Daily Herald article can be found at this link [https://www.heraldextra.com/news/local/central/orem/orem-charrette-brings-out-utah-s-top-affordable-housing-issues/article\\_8fd6cedd-fed6-5568-9548-a05bd2c96679.html](https://www.heraldextra.com/news/local/central/orem/orem-charrette-brings-out-utah-s-top-affordable-housing-issues/article_8fd6cedd-fed6-5568-9548-a05bd2c96679.html)) and provided staff with some new ideas to take to City Council. Staff found the charrette particularly important given the backlash the community has had over the UVU student high-density housing project which is currently being built. It is just north of campus, and while it is not along a major transportation corridor, it will help provide much needed housing for the growing student population and close to the

UVX system which has become a vital alternative for students (and the community) to utilize.

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 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.

## New Strategies for 2020:

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

(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

**2. 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.

**3. 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 to align ideas with goals for affordable housing and goals specific to the SB34 'menu.'

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

Due to COVID-19 Staff had to postpone discussions that were planned for this year. Staff is preparing digital engagement and meetings for early 2021 for the continuation of these discussions.

**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.**

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 2021, early 2<sup>nd</sup> quarter, and late 3<sup>rd</sup> quarter meetings are planned at this point.

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

Conducted surveys during housing charrette in late 2019. This information will be included and used to develop future meeting surveys and topics.

**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.**

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

(A) rezone for densities necessary to assure the production of MIH

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

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

**3. 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.

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

Staff began preliminary research on zoning in 2020.

**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.**

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 2020.

**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.

**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.**

## **Strategies with No Updates:**

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

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

**2. 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.

**3. 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.

**4. 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/ore-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.

**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.**

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 one project (4 units) under construction. 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.**

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

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

**2. 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.

**3. 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-model 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/oreem-ut/doc-viewer.aspx?tocid=001.022#secid-3643>.

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

With the district zones being adopted in 2018, we have not yet had a developer apply for a mixed residential project. We have had many discussions with developers who have shown interest and are actively working on concepts, but none have made application yet. 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.

**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.**

When Orem was trying to draft the State Street Districts, they reached out to all property owners, residents and business owners in the City. Through education, surveys, and the Imagine Orem Campaign, the residents and Orem Community strongly supported the concentration of high-density housing along state street and creating a mixed-use environment.

Now that the ordinance has been adopted, 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, particularly Economic Development and Planning departments, will need to work collaboratively with the development community; providing education on how the new standards impact 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, 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.**

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, particularly at the Affordable Housing Charrette staff hosted on October 24, 2019, which was well attended by residents, developers, realtors, and local housing authority representatives. 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 is trying to be positive and patient. We have a constant stream of inquisitive developers and we are hoping one will submit an application.

**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.



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](mailto:dfields@utah.gov).

**AOG Contact Information:**

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

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Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

### Section 1: Population by tenure in Orem city

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	92,413	94,420	600	97,233	2,813
Total Population in occupied housing units (ACS Table B25008)	92,071	92,270	304	92,572	302
Total Population in owner- occupied housing (ACS Table B25008)	61,938	57,514	-433	53,289	-4,225
Total Population in renter- occupied housing (ACS Table B25008)	30,133	34,756	737	39,283	4,527

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

<b>Table B25001 Table B25032</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
<b>TOTAL HOUSING UNITS</b> (ACS Table B25001)	26,959	29,134	174	29,558	424
Total occupied units (ACS Table B25032)	25,943	27,518	87	27,337	-181
Owner-occupied structures (ACS Table B25032)	16,713	16,200	-120	14,963	-1,237
1 unit, detached	14,171	13,584	-114	12,318	-1,266
1 unit, attached	1,118	1,306	19	1,513	207
2 units	137	271	21	439	168
3 or 4 units	166	222	6	293	71
5 to 9 units	343	205	-26	-24	-229
10 to 19 units	213	190	-8	158	-32
20 to 49 units	42	57	-1	45	-12
50 or more units	54	13	-5	-40	-53
Mobile homes	469	352	-12	260	-92
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	9,230	11,318	207	12,374	1,056
1 unit, detached	2,449	2,425	-18	2,274	-151
1 unit, attached	677	1,307	78	1,781	474
2 units	837	959	11	1,041	82
3 or 4 units	2,113	2,452	13	2,348	-104
5 to 9 units	562	1,026	68	1,495	469
10 to 19 units	909	1,699	87	2,424	725
20 to 49 units	628	691	3	672	-19
50 or more units	967	595	-43	129	-466
Mobile homes	88	164	6	212	48



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

<b>Table B25003 Table B25081</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	25,943	27,518	87	27,337	-181
Total households in owner-occupied housing (ACS Table B25003)	16,713	16,200	-120	14,963	-1,237
With a Mortgage (ACS Table B25081)	11,866	10,818	-205	9,270	-1,548
Without a Mortgage (ACS Table B25081)	4,847	5,382	85	5,693	311
Total households in renter-occupied housing (ACS Table B25003)	9,230	11,318	207	12,374	1,056

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

<b>Table B25004</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	1,016	1,616	87	2,220	604
For rent (ACS Table B25004)	494	610	14	700	90
Rented, not occupied (ACS Table B25004)	0	90	13	196	106
For sale only (ACS Table B25004)	186	295	20	464	169
Sold, not occupied (ACS Table B25004)	140	39	-10	-65	-104
For seasonal, recreational, or occasional use (ACS Table B25004)	160	186	10	250	64
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	36	396	39	676	280

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

### Section 5: Average household size in Orem city

<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.55	3.35	3.39
Average Owner Household Size (ACS Table B25010)	3.71	3.55	3.56
Average Renter Household Size (ACS Table B25010)	3.26	3.07	3.17

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

<b>Table B25088 Table B25064</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,103	\$1,091	-\$7	\$1,053	\$ (38)
Units with a mortgage (ACS Table B25088)	\$1,324	\$1,374	\$1	\$1,383	\$ 9
Units without a mortgage (ACS Table B25088)	\$352	\$392	\$4	\$414	\$ 22
Median gross rent (ACS Table B25064)	\$757	\$947	\$22	\$1,102	\$ 155

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (rental) 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 Orem city

<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$51,077	\$58,077	\$850	\$63,132	\$ 5,055
Owner-occupied income (ACS Table B25119)	\$67,391	\$75,310	\$878	\$80,536	\$ 5,226
Renter-occupied income (ACS Table B25119)	\$35,259	\$42,423	\$884	\$45,758	\$ 3,335

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

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

<b>Table B19019 Table B19119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930
1-person household	\$27,923	\$30,846	\$262	\$31,581	\$ 735
2-person household	\$49,796	\$56,697	\$811	\$61,817	\$ 5,120
3-person household	\$53,462	\$66,940	\$1,579	\$76,861	\$ 9,921
4-person household	\$63,469	\$78,937	\$1,453	\$83,981	\$ 5,044
5-person household	\$70,657	\$83,880	\$1,489	\$92,553	\$ 8,673
6-person household	\$75,407	\$88,642	\$1,465	\$96,881	\$ 8,239
≥ 7-person household	\$80,546	\$102,132	\$2,389	\$115,554	\$ 13,422
Median FAMILY income (ACS Table B19119)	\$63,310	\$73,543	\$1,175	\$79,481	\$ 5,938
2-person family	\$47,865	\$56,153	\$949	\$62,245	\$ 6,092
3-person family	\$59,984	\$69,217	\$1,221	\$75,713	\$ 6,496
4-person family	\$69,900	\$80,998	\$1,210	\$84,275	\$ 3,277
5-person family	\$75,311	\$84,583	\$1,178	\$90,205	\$ 5,622
6-person family	\$78,293	\$90,425	\$1,260	\$97,505	\$ 7,080
≥ 7-person family	\$80,854	\$101,546	\$2,302	\$114,580	\$ 13,034

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

Community Survey

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

Survey

\*NOTE: AMI is calculated at the COUNTY level.

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

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

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection
Population living in group housing, homeless, or other living arrangements	342	94,420	6,447	82,579

#### Annual Vacancy Rates

Table B25003 Table B25004	2009 American Community Survey	2017 American Community Survey	2025 Projection
Total Vacancy Rate	3.6%	5.3%	7.0%
Homeowner Vacancy Rate	1.1%	1.8%	3.0%
Rental Vacancy Rate	5.1%	5.1%	5.4%

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

#### Average Housing Cost Burden Ratio

Table B25064 Table B25088 Table B25119	2009 American Community Survey	2017 American Community Survey	2025 Projection

Ratio of the municipality's median rent to the median <b>RENTER</b> household income in the municipality	25.8%	26.8%	28.9%
Ratio of the municipality's median mortgage costs to median <b>OWNER</b> household income in the municipality	23.6%	21.9%	20.6%

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

**Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based**

<b>Table B25088 Table B19019</b>	2009 American Community Survey	2017 American Community Survey	2025 Projection
Ratio of median rent in the municipality to <b>100%</b> of the median income of a family of 4 in the county	13.0%	14.0%	15.7%
Ratio of median rent in the municipality to <b>80%</b> of the median income of a family of 4 in the county	16.2%	17.5%	19.6%
Ratio of median rent in the municipality to <b>50%</b> of the median income of a family of 4 in the county	26.0%	28.1%	31.4%
Ratio of median rent in the municipality to <b>30%</b> of the median income of a family of 4 in the county	43.3%	46.8%	52.3%

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

**UCA 10-9a-408(2)(c)(i)**

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

<b>2020 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	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:

<b>2016 Shortage</b>	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

<b>PROGRESS</b>	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:	80	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:

80
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