



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> 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 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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## Herriman 2020 Moderate Income Housing Annual Report

### 1. Rezone for densities necessary to assure the production of moderate income housing. [menu item: A]

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

*Rezone for densities necessary to assure the production of moderate-income housing. [Menu Item: A]*

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

*Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of ensuring affordable housing grows proportionally with standard residential development.*

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

*Herriman will continue to support higher-density and/or moderate-income residential development in the mixed-use Towne Center, near the future Salt Lake Community College campus, and adjacent to commercial and employment centers.*

*Herriman desires to support a range of multi-family housing types including townhomes, rowhomes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals.*

*Through Master Development Agreements (MDA) Herriman supports PUD neighborhoods with small lot sizes and integrating small lot sizes into developments to offer a mix of housing within the same neighborhood.*

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

*Herriman actively tracks the number, types, and mix of units that are included in permitted building projects and vested development agreements, which allows for the evaluation of potential affordable options as new housing is planned and built.*

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.

*Review and update the zoning map as needed to allow for higher density residential zones in areas where services and infrastructure are in place that can support the increase of population.*

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

*City Staff; Planning Commission; City Council*

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

*Herriman utilizes city staff time, funding, and political resources for moderate income housing planning needs. Additional funding may be allocated to hire staff and/or consultants to assist in the zoning map/code review process. Herriman is addressing housing densities comprehensively as part of its General Plan update. Herriman allocated funding for its General Plan update.*

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

*Herriman updates the zoning map to be concurrent with approved master development agreements. Additional rezoning may be evaluated in 2021 if consistent with the update to the city's General Plan (currently in draft form).*

*Updates/modifications to zoning categories will be considered by the Planning Commission in 2021 after the city's General Plan update is finalized.*

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

*Herriman has updated the zoning map per master development agreements.*

*Herriman has worked with local developers to build a mix of housing types, including affordable options, throughout Herriman, including higher density options in the Towne Center, near the SLCC campus, and adjacent to current and future commercial and employment centers.*

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?

*Herriman has approved multiple master development agreements that include a mix of housing types and densities based on gross density. The high variation in what is counted in the base number for gross density has led to net housing densities that differ significantly from what was envisioned. The city is addressing the articulation of housing types and densities as part of its General Plan update to improve clarity and match results with expectations.*

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.

*Herriman is evaluating these options.*

2. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing. [Menu Item: B]

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

*Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing. [Menu Item: B]*

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

*Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of dispersing multi-family developments such that there is no concentration of multi-family dwellings in any one neighborhood or development area.*

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

*Herriman intends to provide desirable affordable housing options that integrate well into surrounding neighborhood contexts.*

*Herriman will continue to support higher-density and/or moderate-income residential development in the mixed-use Towne Center, near the future Salt Lake Community College campus, and adjacent to commercial and employment centers where infrastructure is built or planned.*

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

*Herriman actively tracks the number, types, and mix of units that are included in permitted building projects and vested development agreements, which allows for the evaluation of potential affordable options as new housing is planned and built. The city's GIS department geocodes building permit address points, which allows for the evaluation of progress in relation to location.*

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.

*Coordinate planning and zoning with the city's transportation and utilities master plans.*

*Coordinate with regional transportation partners.*

*Designate areas in the future land use and development framework where multi-family development will be permitted to take advantage of existing and planned infrastructure.*

*Capital improvement funding (local and regional) for infrastructure expansion*

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

*City Staff; City Council; Regional/State Partners: WFRC, UTA, UDOT*

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

*Herriman utilizes city staff time, funding, and political resources for moderate income housing planning needs, including coordination with regional/state transportation entities. Staff and City council identify and seek capital improvement funding for infrastructure improvements.*

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

*January/February 2020: Coordination with city's transportation & utilities master plans*

*January to May 2020: Herriman begins budget reviews in January with city departments. City Council begins review in February/March and approves by end of May.*

*December 2020: Draft General Plan update identifies any changes to housing types and where types/mix of types are located.*

*Quarterly in 2020: Attend regional transportation/growth committee meetings*

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

*Herriman has approved multiple master development agreements over the years that target a dispersion of housing types and the location of higher density housing near existing and planned infrastructure.*

*Herriman held joint open house meetings for the updates to the general plan and transportation/utility master plans in January and February 2020. Feedback and coordination led to updates. Draft General Plan update to be presented in December 2020.*

*Herriman City attends regional transportation/growth committee meetings and has met with regional/state partners regarding infrastructure expansion. Changes to the regional transportation plan have impacted the direction of the General Plan and informed the transportation master plan.*

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?

*Herriman approved master development agreements, including the location of potential moderate-income housing types, based on previous understandings of planned infrastructure expansion. Changes to the regional transportation plan have led to a more uncertain and/or longer-term horizon for anticipated infrastructure investments to support the approved and built higher-density housing.*

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.

### 3. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones. [Menu Item: E]

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

*Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.  
[Menu Item: E]*

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

*Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of providing the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.*

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

*Herriman will consider and allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods as appropriate.*

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

*Herriman evaluates the estimated breakdown between renters and homeowners and housing types. Herriman actively tracks the number, types, and mix of residential dwelling units. It receives estimates on housing costs and value to evaluate affordability. Currently, it is estimated that approximately 70% of multi-family housing units and 9% of single-family homes in Herriman are considered affordable for a moderate-income household.*

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.

*Review potential changes to ADU regulations with the Planning Commission and City Council.*

*Adopt updates to ADU regulations.*

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

*City Staff; Planning Commission; City Council*

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

*Herriman utilizes city staff time, funding, and political resources for moderate income housing planning needs, including the discussion of ADUs. Herriman is addressing ADUs comprehensively as part of its General Plan update. Herriman allocated funding for its General Plan update.*

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

*Herriman will finish evaluating updates to ADU regulations in 2021. Potential adoption of code updates before end of 2021.*

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

*Herriman currently allows accessory apartments in Agricultural zones. Currently, relatively few formal accessory apartments exist, however the city is aware of interest by current residents. Herriman city staff have begun reviewing potential changes to Accessory structure and apartment regulations with the Planning Commission. The planning commission is receptive to some changes.*

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 deviations have been noted.*

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.

4. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers. [Menu Item: F]

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

*Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers. [Menu Item: F]*

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

*Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of providing for life-cycle and affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.*

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

*Herriman will continue to support higher-density and/or moderate-income residential development in the mixed-use Towne Center, near the future Salt Lake Community College campus, and adjacent to commercial and employment centers.*

*Herriman intends to incorporate multi-family or town home mixed-use development as buffers between commercial and single-family residential areas, as well as in the Herriman Towne Center, the city's downtown.*

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

*Herriman actively tracks the number, types, and mix of units that are included in permitted building projects and vested development agreements, which allows for the evaluation of potential affordable options as new housing is planned and built. The city's GIS department geocodes building permit address points, which allows for the evaluation of progress in relation to location.*

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.

*Create new zoning/modify existing zoning to allow for the integration of higher density residential and/or moderate income residential into the city's mixed use and/or employment centers.*

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

*City Staff; Planning Commission; City Council*

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

*Herriman utilizes city staff time, funding, and political resources for moderate income housing planning needs, including evaluation of zoning regulations. Additional budget is used for consultant assistance as needed.*

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

*Herriman established two mixed use zones that allow for higher-density and/or moderate-income residential in its Towne Center, SLCC campus vicinity, and near current/future employment centers over 5 years ago.*

*Additional modifications will be considered as needed in 2021 once the General Plan update is complete.*

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

*Herriman has two Mixed Use zones that allow for both vertical and horizontal mixed use. Vertical mixed use is incentivized by offering a density bonus.*

*Herriman is evaluating new mixed-use categories as part of its General Plan update to integrate residential into employment and educational centers.*

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?

*Herriman is often seeing the residential development occur but not the commercial development in its designated mixed-use areas. Herriman receives pressure from developers to change the mixed-use requirements or shift to a residential only designation and a commercial only designation. This results in a concentration of housing without the proximity to amenities and services envisioned.*

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.

5. Encourage higher density or moderate income residential development near major transit investment corridors. [Menu Item: G]

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

*Encourage higher density or moderate income residential development near major transit investment corridors. [Menu Item: G]*

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

*Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of addressing affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman.*

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

*Herriman desires a vibrant, mixed-use Towne Center as the heart of the community and other mixed-use centers that are supported by transit corridors.*

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

*Herriman actively tracks the number, types, and mix of units that are included in permitted building projects and vested development agreements, which allows for the evaluation of potential affordable options as new housing is planned and built. The city's GIS department geocodes building permit address points, which allows for the evaluation of progress in relation to location.*

*The city participates in regional transportation planning discussions to ensure it understands the location and timing related to major transit investment corridors.*

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.

*Coordinate with regional transportation partners.*

*Evaluate Future Land Use (FLU) Map changes as part of the General Plan update to incorporate a range of higher density and/or moderate-income housing options near major transit investment corridors.*

*Support appropriate residential and/or mixed-use zoning to allow higher density development near major transit investment corridors.*

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

*City Staff; Planning Commission; City Council; Regional/State Partners: WFRC, UTA, UDOT*

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

*Herriman utilizes city staff time, funding, and political resources for moderate income housing planning needs. Herriman is addressing the location, distribution, and mix of housing options comprehensively as part of its General Plan update. Herriman allocated funding for its General Plan update.*

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

*Quarterly in 2020: Attend regional transportation/growth committee meetings and coordinate with UTA and regional/state transportation entities.*

*Summer 2020: Evaluate rezoning of areas near SLCC Campus to support higher-density residential and/or mixed use. December 2020: Draft General Plan update identifies any changes to housing types and where types/mix of types are located.*

*Updates/modifications to zoning categories will be considered by the Planning Commission in 2021 after the city's General Plan update is finalized.*

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

*Herriman City attends regional transportation/growth committee meetings and has met with regional/state partners regarding infrastructure expansion. Changes to the regional transportation plan have impacted the intended vision and/or the timing for transit-oriented development in the Towne Center and SLCC campus. Proposed updates to the General Plan have been reviewed by Planning Commission. The PC supports a range of housing options and the proposed locations for affordable housing types.*

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?

*Herriman has invested in and approved higher density residential and moderate-income housing adjacent to previously proposed corridors, relying on planned infrastructure expansion to support these densities. Changes to the regional transportation plan, including the alignment, location, and types of transit corridors has led to a more uncertain and/or longer-term horizon for the anticipated infrastructure investments that will support the approved and built higher-density housing. This results in issues that are challenging to address retroactively after housing has been built.*

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.

## 6. Preserve existing moderate income housing. [Menu Item: L]

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

*Preserve existing moderate income housing. [Menu Item: L]*

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

*Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objectives of maintaining existing affordable housing to ensure residents can stay in Herriman through all stages of life and supporting housing options that address the needs of low to moderate income households.*

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

*Herriman will maintain existing Section 42 Housing to preserve affordable rental housing options.*

*Herriman will support the opportunity for a range of housing options, including options for households that can "upsized" and want to stay in Herriman. This can, in turn, potentially free up existing moderate-income housing occupied by households with incomes above 80% of AMI.*

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

*Herriman actively tracks the number, types, and mix of residential dwelling units. It receives estimates on housing costs and value to evaluate affordability. Currently, it is estimated that approximately 70% of multi-family housing units and 9% of single-family homes in Herriman are considered affordable for a moderate-income household.*

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 city participates in discussions with Salt Lake County regarding use of CDBG funding for housing affordability.*

*Evaluate FLU Map changes as part of the General Plan update to incorporate a range of housing options.*

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

*City Staff; Planning Commission; City Council*

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

*Herriman utilizes city staff time, funding, and political resources for moderate income housing planning needs. Herriman is addressing the location, distribution, and mix of housing options comprehensively as part of its General Plan update. Herriman allocated funding for its General Plan update.*

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

*December 2020: Draft General Plan update identifies any changes to housing types and where types/mix of types are located.*

*Updates/modifications to zoning categories will be considered by the Planning Commission in 2021 after the city's General Plan update is finalized.*

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

*Proposed updates to the General Plan have been reviewed by Planning Commission. The PC supports a range of housing options and the proposed locations for affordable and "upsizing" options.*

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?

*Herriman has encountered barriers on its proposed location, distribution, and mix of housing options based on approval of housing densities and infrastructure investments for some areas within its annexation declaration boundaries.*

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.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: December 1, 2020

Data for: Herriman city, Utah

Year Selected: 2013-2017 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	110	105	215	
Household Income >30% to less-than or= 50% HAMFI	175	270	445	
Household Income >50% to less-than or= 80% HAMFI	710	470	1,180	
Household Income >80% to less-than or=100% HAMFI	805	250	1,055	
Household Income >100% HAMFI	4,735	545	5,280	
Total	6,540	1,640	8,180	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	1,495	750	2,245	
Household has none of 4 Housing Problems	5,045	890	5,935	
Cost burden not available, no other problems				
Total	6,540	1,640	8,180	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	435	450	885	
Household has none of 4 Severe Housing Problems	6,110	1,185	7,295	
Cost burden not available, no other problems				
Total	6,540	1,640	8,180	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	5,120	960	6,080	
Cost Burden >30% to less-than or= 50%	1,135	365	1,500	
Cost Burden >50%	289	320	609	
Cost Burden not available				
Total	6,540	1,640	8,180	
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	215			215

Household Income >30% to less-than or= 50% HAMFI	425	25		445
Household Income >50% to less-than or= 80% HAMFI	865	315		1,180
Household Income >80% to less-than or= 100% HAMFI	330	725		1,055
Household Income >100% HAMFI	410	4,865		
Total	2,245	5,935		8,180
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	105			105
Household Income >30% to less-than or= 50% HAMFI	270			270
Household Income >50% to less-than or= 80% HAMFI	320	150		470
Household Income >80% to less-than or= 100% HAMFI	35	215		250
Household Income >100% HAMFI	20	520	0.0	545
Total	750	890		1,640
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	110			110
Household Income >30% to less-than or= 50% HAMFI	155	25		175
Household Income >50% to less-than or= 80% HAMFI	545	165		710
Household Income >80% to less-than or= 100% HAMFI	295	510		805
Household Income >100% HAMFI	390	4,345		4,735
Total	1,495	5,045		6,540
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	215	195	215	
Household Income >30% to less-than or= 50% HAMFI	425	290	445	
Household Income >50% to less-than or= 80% HAMFI	800	100	1,180	

Household Income >80% to less-than or= 100% HAMFI	330	20	1,055	
Household Income >100% HAMFI	339	4	5,280	
Total	2,109	609	8,180	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	105	105	105	
Household Income >30% to less-than or= 50% HAMFI	270	180	270	
Household Income >50% to less-than or= 80% HAMFI	275	35	470	
Household Income >80% to less-than or= 100% HAMFI	35		250	
Household Income >100% HAMFI			545	
Total	685	320	1,640	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	110	90	110	
Household Income >30% to less-than or= 50% HAMFI	155	110	175	
Household Income >50% to less-than or= 80% HAMFI	525	65	710	
Household Income >80% to less-than or= 100% HAMFI	295	20	805	
Household Income >100% HAMFI	339	4	4,735	
Total	1,424	289	6,540	

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.

## Section 1: Population by tenure in Herriman 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)	16,225	31,970	1,875	46,111	14,141
Total Population in occupied housing units (ACS Table B25008)	16,225	31,970	1,875	46,111	14,141
Total Population in owner- occupied housing (ACS Table B25008)	15,047	26,148	1,183	33,939	7,791
Total Population in renter- occupied housing (ACS Table B25008)	1,178	5,822	691	12,172	6,350

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 Herriman 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)	4,644	8,775	490	12,287	3,512
Total occupied units (ACS Table B25032)	4,371	8,180	447	11,350	3,170
Owner-occupied structures (ACS Table B25032)	4,032	6,541	254	7,977	1,436
1 unit, detached	3,699	5,790	206	7,013	1,223
1 unit, attached	300	532	23	586	54
2 units	0	25	4	56	31
3 or 4 units	11	176	21	317	141
5 to 9 units	0	0	0	0	0
10 to 19 units	0	18	2	30	12
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	22	0	-3	-25	-25
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	339	1,639	193	3,373	1,734
1 unit, detached	248	416	26	754	338
1 unit, attached	67	174	13	251	77
2 units	0	101	10	152	51
3 or 4 units	0	63	4	57	-6
5 to 9 units	0	33	3	48	15
10 to 19 units	7	253	37	550	297
20 to 49 units	8	353	65	1,034	681
50 or more units	9	246	36	536	290
Mobile homes	0	0	-1	-8	-8

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 Herriman 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)	4,371	8,180	447	11,350	3,170
Total households in owner-occupied housing (ACS Table B25003)	4,032	6,541	254	7,977	1,436
With a Mortgage (ACS Table B25081)	3,774	5,889	205	6,908	1,019
Without a Mortgage (ACS Table B25081)	258	652	48	1,069	417
Total households in renter-occupied housing (ACS Table B25003)	339	1,639	193	3,373	1,734

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 Herriman 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)	273	595	43	937	342
For rent (ACS Table B25004)	28	213	29	498	285
Rented, not occupied (ACS Table B25004)	0	43	7	93	50
For sale only (ACS Table B25004)	143	125	2	141	16
Sold, not occupied (ACS Table B25004)	28	37	-2	-12	-49
For seasonal, recreational, or occasional use (ACS Table B25004)	0	0	0	0	0
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	74	177	9	217	40

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

### Section 5: Average household size in

<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.71	3.91	4.06
Average Owner Household Size (ACS Table B25010)	3.73	4	4.25
Average Renter Household Size (ACS Table B25010)	3.47	3.55	3.61

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 Herriman 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)	\$1,783	\$1,736	-\$22	\$1,537	\$ (199)
Units with a mortgage (ACS Table B25088)	\$1,848	\$1,802	-\$22	\$1,617	\$ (185)
Units without a mortgage (ACS Table B25088)	\$444	\$534	\$8	\$583	\$ 49
Median gross rent (ACS Table B25064)	\$1,671	\$1,197	-\$79	\$450	\$ (747)

Community Survey.

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

### Section 7: Median household income in Herriman 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)	\$76,509	\$94,837	\$1,474	\$97,143	\$ 2,306
Owner-occupied income (ACS Table B25119)	\$78,672	\$101,373	\$2,642	\$117,645	\$ 16,272
Renter-occupied income (ACS Table B25119)	\$54,441	\$63,602	\$638	\$64,811	\$ 1,209

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

### Section 8: Salt Lake 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	\$67,922	\$4,987	\$114,666	\$ 46,744
1-person household	\$29,347	\$35,234	\$680	\$40,080	\$ 4,846
2-person household	\$60,515	\$70,072	\$1,063	\$77,175	\$ 7,103
3-person household	\$66,549	\$79,895	\$1,452	\$89,209	\$ 9,314
4-person household	\$72,043	\$88,785	\$1,883	\$101,618	\$ 12,833
5-person household	\$72,151	\$87,250	\$1,461	\$94,382	\$ 7,132
6-person household	\$79,716	\$92,268	\$1,019	\$94,560	\$ 2,292
≥ 7-person household	\$81,746	\$96,814	\$1,165	\$98,474	\$ 1,660
Median FAMILY income (ACS Table B19119)	\$66,413	\$78,828	\$1,342	\$87,210	\$ 8,382
2-person family	\$59,252	\$68,991	\$973	\$75,172	\$ 6,181
3-person family	\$63,983	\$78,081	\$1,557	\$88,951	\$ 10,870
4-person family	\$72,222	\$88,255	\$1,877	\$100,959	\$ 12,704
5-person family	\$73,345	\$87,065	\$1,310	\$92,457	\$ 5,392
6-person family	\$80,836	\$92,594	\$1,006	\$94,650	\$ 2,056
≥ 7-person family	\$85,906	\$95,705	\$749	\$92,534	\$ (3,171)

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

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

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

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

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

<b>2020 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	720	1,450	910	730	190
≤ 50% HAMFI	505	90	15	-415	-490
≤ 30% HAMFI	225	0	0	-225	-225

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	460	970	515	510	55
≤ 50% HAMFI	290	55	10	-235	-280
≤ 30% HAMFI	205	10	10	-195	-195

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	260	480	395	220	135
≤ 50% HAMFI	215	35	5	-180	-210
≤ 30% HAMFI	20	-10	-10	-30	-30

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

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	258	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:

258
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