



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 CITY: 2021 MODERATE INCOME HOUSING ANNUAL REPORT

Herriman is a fast-growing community. We have included some additional data and documentation to reflect the mix of housing being permitted over the past year and what options are becoming available.

### 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.

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

#### 2. PLEASE STATE THE MUNICIPALITY'S GOAL(S) ASSOCIATED WITH THE STRATEGY.

*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 current and future, mixed-use, 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 annually, or 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.

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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.*

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

*Annually: Herriman will review and update as needed the zoning map if changes are consistent with the update to the city's General Plan.*

*Annually/As Needed: Herriman will review and make updates to the zoning map to be concurrent with approved master development agreements.*

*2022: Updates/modifications to zoning categories will be considered by the Planning Commission in 2022 after the city's General Plan update is finalized.*

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

*Herriman has rezoned many areas to allow for densities that support the production of moderate-income housing.*

*Herriman has updated the zoning map per master development agreements (MDAs); many MDAs include areas with densities that support the production of moderate-income housing.*

*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.*

*Herriman has adopted a new zoning category for Large Development Areas, which may include housing at a range of densities and thus, housing options affordable to moderate-income households.*

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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.*

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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.

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

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*

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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*

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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.

*Ongoing: Coordination with city's transportation & utilities master plans*

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

*Quarterly each year: Continue to attend regional transportation/growth committee meetings*

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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. Transportation and Utility master plans were adopted in 2020.*

*July 2021: Final Draft General Plan is reviewed by the Planning Commission; the update identifies areas in the future land use and development framework where multi-family development will be permitted to take advantage of existing and planned infrastructure*

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

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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.*



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.

*Menu Item 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.

*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 attached and detached accessory dwelling 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.*

*Adopt updates to ADU regulations for internal ADUs as permitted uses in agriculture and residential zones.*

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.*

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

*2021-2022: Herriman will finish evaluating updates to ADU regulations in 2021. Potential adoption of code updates in 2022.*

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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.*

*Herriman has made updates to allow internal ADUs as permitted uses in all agriculture and residential zones as per Utah State Code updates in 2021.*

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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 made updates to allow internal ADUs as permitted uses in all agriculture and residential zones as per Utah State Code updates in 2021.*

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.

*Menu Item: 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.

*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*

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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.*

*2022 -2023: Additional modifications and creation of new zoning categories will be considered as needed beginning in 2022, once the General Plan update is complete.*

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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.*

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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.*

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.

*Menu Item 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.

*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, which can help provide convenient access to the regional transit system and employment opportunities.*

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.

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.*

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

*Quarterly, ongoing: Continue to 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.*

*July 2021: Draft General Plan update identifies any changes to housing types and where types/mix of types are located.*

*2022 -2023: Additional modifications and creation of new zoning categories will be considered as needed beginning in 2022, once the General Plan update is complete.*

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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.*

*Areas near the SLCC Campus have been rezoned to allow for higher-density residential and/or mixed use.*

*July 2021: Final Draft General Plan is reviewed by the Planning Commission; The PC supports a range of housing options and the proposed locations for affordable housing types.*

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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.*

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.

Menu Item L: Preserve existing moderate-income housing.

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 currently 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. Consider changes to the FLU map on an annual basis or as needed.*

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.*

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

*July 2021: Final Draft General Plan update is reviewed by the Planning Commission; this identifies any changes to housing types and where types/mix of types are located.*

*2022 -2023: Additional modifications and creation of new zoning categories will be considered as needed beginning in 2022, once the General Plan update is complete.*

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

*Herriman City met with Salt Lake County regarding use of CDBG funding for housing affordability.*

*July 2021: Final Draft General Plan is reviewed by the Planning Commission; The PC supports a range of housing options and the proposed locations for affordable and “upsizing” options.*

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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?

*N/A*



### 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)	2026 Projection	Difference between 2017 and 2026
Total Population: (ACS Table B01003)	16,225	31,970	1,875	47,986	16,016
Total Population in occupied housing units (ACS Table B25008)	16,225	31,970	1,875	47,986	16,016
Total Population in owner- occupied housing (ACS Table B25008)	15,047	26,148	1,183	35,122	8,974
Total Population in renter- occupied housing (ACS Table B25008)	1,178	5,822	691	12,864	7,042

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)	2026 Projection	Difference between 2017 and 2026
<b>TOTAL HOUSING UNITS</b> (ACS Table B25001)	4,644	8,775	490	12,777	4,002
Total occupied units (ACS Table B25032)	4,371	8,180	447	11,797	3,617
Owner-occupied structures (ACS Table B25032)	4,032	6,541	254	8,230	1,689
1 unit, detached	3,699	5,790	206	7,219	1,429
1 unit, attached	300	532	23	610	78
2 units	0	25	4	60	35
3 or 4 units	11	176	21	338	162
5 to 9 units	0	0	0	0	0
10 to 19 units	0	18	2	32	14
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	22	0	-3	-28	-28
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	339	1,639	193	3,567	1,928
1 unit, detached	248	416	26	780	364
1 unit, attached	67	174	13	264	90
2 units	0	101	10	162	61
3 or 4 units	0	63	4	62	-1
5 to 9 units	0	33	3	51	18
10 to 19 units	7	253	37	587	334
20 to 49 units	8	353	65	1,098	745
50 or more units	9	246	36	572	326
Mobile homes	0	0	-1	-9	-9

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)	2026 Projection	Difference between 2017 and 2026
Total households in occupied housing units (ACS Table B25003)	4,371	8,180	447	11,797	3,617
Total households in owner-occupied housing (ACS Table B25003)	4,032	6,541	254	8,230	1,689
With a Mortgage (ACS Table B25081)	3,774	5,889	205	7,113	1,224
Without a Mortgage (ACS Table B25081)	258	652	48	1,117	465
Total households in renter-occupied housing (ACS Table B25003)	339	1,639	193	3,567	1,928

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)	2026 Projection	Difference between 2017 and 2026
Total vacant units (ACS Table B25004)	273	595	43	980	385
For rent (ACS Table B25004)	28	213	29	527	314
Rented, not occupied (ACS Table B25004)	0	43	7	99	56
For sale only (ACS Table B25004)	143	125	2	143	18
Sold, not occupied (ACS Table B25004)	28	37	-2	-15	-52
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	225	48

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

### Section 5: Average household size in Herriman

<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	3.71	3.91	4.07
Average Owner Household Size (ACS Table B25010)	3.73	4	4.27
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)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,783	\$1,736	-\$22	\$1,515	\$ (221)
Units with a mortgage (ACS Table B25088)	\$1,848	\$1,802	-\$22	\$1,595	\$ (207)
Units without a mortgage (ACS Table B25088)	\$444	\$534	\$8	\$592	\$ 58
Median gross rent (ACS Table B25064)	\$1,671	\$1,197	-\$79	\$371	\$ (826)

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

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

### Section 7: Median household income in Herriman city

<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	\$76,509	\$94,837	\$1,474	\$98,617	\$ 3,780
Owner-occupied income (ACS Table B25119)	\$78,672	\$101,373	\$2,642	\$120,287	\$ 18,914
Renter-occupied income (ACS Table B25119)	\$54,441	\$63,602	\$638	\$65,449	\$ 1,847

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)	2026 Projection	Difference between 2017 and 2026
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,922	\$4,987	\$119,653	\$ 51,731
1-person household	\$29,347	\$35,234	\$680	\$40,760	\$ 5,526
2-person household	\$60,515	\$70,072	\$1,063	\$78,238	\$ 8,166
3-person household	\$66,549	\$79,895	\$1,452	\$90,661	\$ 10,766
4-person household	\$72,043	\$88,785	\$1,883	\$103,501	\$ 14,716
5-person household	\$72,151	\$87,250	\$1,461	\$95,843	\$ 8,593
6-person household	\$79,716	\$92,268	\$1,019	\$95,580	\$ 3,312
≥ 7-person household	\$81,746	\$96,814	\$1,165	\$99,640	\$ 2,826
Median FAMILY income (ACS Table B19119)	\$66,413	\$78,828	\$1,342	\$88,552	\$ 9,724
2-person family	\$59,252	\$68,991	\$973	\$76,145	\$ 7,154
3-person family	\$63,983	\$78,081	\$1,557	\$90,508	\$ 12,427
4-person family	\$72,222	\$88,255	\$1,877	\$102,835	\$ 14,580
5-person family	\$73,345	\$87,065	\$1,310	\$93,767	\$ 6,702
6-person family	\$80,836	\$92,594	\$1,006	\$95,655	\$ 3,061
≥ 7-person family	\$85,906	\$95,705	\$749	\$93,283	\$ (2,422)

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

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

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

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

**\*Data has been added in from more recent CHAS releases than is included in the workbook**

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>*Data from 2014-2018 CHAS (for 2021)</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	675	1,110	620	435	-55
≤ 50% HAMFI	245	100	25	-145	-220
≤ 30% HAMFI	0	0	0	0	0

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>*Previous Year Data from 2013-2017 CHAS (for 2020)</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	845	1,670	1,025	825	180
≤ 50% HAMFI	375	140	20	-235	-355
≤ 30% HAMFI	105	0	0	-105	-105

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	-170	-560	-405	-390	-235
≤ 50% HAMFI	-130	-40	5	90	135
≤ 30% HAMFI	-105	0	0	105	105

**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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## BUILDING DEPARTMENT PERMIT STATISTICS

### Dwelling Units - Permits Issued by Month - 2021

*The number listed is the number of individual units (i.e. 35 Townhomes could mean 7 buildings with 5 units per building)*

Definitions:

**SFD** = single family dwellings (1 unit w/separate walls)

**Duplexes** = 2 units per building

**Condos/Townhomes** = 3 or more units per building

**Apartments** = built as apartments but may be made into condos

2021	SFD	Duplex Units	Condo/ Townhome Units	Apartment Units	TOTAL
January	18	0	21	0	39
February	21	0	28	0	49
March	50	0	36	0	86
April	35	0	24	0	59
May	47	0	13	0	60
June	52	0	28	0	80
July	37	0	65	0	102
August	32	0	25	0	57
September	37	0	7	0	44
October	12	0	4	0	16
November	39	0	13	75	127
December					0
<b>TOTAL</b>	<b>380</b>	<b>0</b>	<b>264</b>	<b>75</b>	<b>719</b>

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: November 30, 2021

Data for: Herriman city, Utah

Year Selected: 2014-2018 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	175		175	
Household Income >30% to less-than or= 50% HAMFI	155	245	400	
Household Income >50% to less-than or= 80% HAMFI	755	430	1,185	
Household Income >80% to less-than or=100% HAMFI	745	280	1,025	
Household Income >100% HAMFI	5,925	455	6,380	
Total	7,750	1,410	9,160	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	1,755	540	2,295	
Household has none of 4 Housing Problems	6,000	870	6,870	
Cost burden not available, no other problems				
Total	7,750	1,410	9,160	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	545	295	840	
Household has none of 4 Severe Housing Problems	7,205	1,115	8,320	
Cost burden not available, no other problems				
Total	7,750	1,410	9,160	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	6,135	945	7,080	
Cost Burden >30% to less-than or= 50%	1,295	300	1,595	
Cost Burden >50%	319	165	484	
Cost Burden not available				
Total	7,750	1,410	9,160	
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	175			175

Household Income >30% to less-than or= 50% HAMFI	350	45		400
Household Income >50% to less-than or= 80% HAMFI	880	305		1,185
Household Income >80% to less-than or= 100% HAMFI	355	670		1,025
Household Income >100% HAMFI	530	5,845		
Total	2,295	6,870		9,160
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				
Household Income >30% to less-than or= 50% HAMFI	245			245
Household Income >50% to less-than or= 80% HAMFI	225	205		430
Household Income >80% to less-than or= 100% HAMFI	45	235		280
Household Income >100% HAMFI	25	430		455
Total	540	870		1,410
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	175			175
Household Income >30% to less-than or= 50% HAMFI	105	45		155
Household Income >50% to less-than or= 80% HAMFI	655	100		755
Household Income >80% to less-than or= 100% HAMFI	310	435		745
Household Income >100% HAMFI	505	5,415		5,925
Total	1,755	6,000		7,750
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	175	150	175	
Household Income >30% to less-than or= 50% HAMFI	350	270	400	
Household Income >50% to less-than or= 80% HAMFI	775	45	1,185	



Household Income >80% to less-than or= 100% HAMFI	350	15	1,025	
Household Income >100% HAMFI	424	4	6,380	
Total	2,074	484	9,160	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI				
Household Income >30% to less-than or= 50% HAMFI	245	165	245	
Household Income >50% to less-than or= 80% HAMFI	175		430	
Household Income >80% to less-than or= 100% HAMFI	45		280	
Household Income >100% HAMFI			455	
Total	465	165	1,410	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	175	150	175	
Household Income >30% to less-than or= 50% HAMFI	105	105	155	
Household Income >50% to less-than or= 80% HAMFI	600	45	755	
Household Income >80% to less-than or= 100% HAMFI	310	15	745	
Household Income >100% HAMFI	424	4	5,925	
Total	1,614	319	7,750	

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.