

RESOLUTION NO. 22-61

A RESOLUTION OF TREMONTON CITY CORPORATION APPROVING THE TREMONTON CITY & TREMONTON CITY RDA 2022 MODERATE INCOME HOUSING PLAN AS AN ELEMENT OF THE TREMONTON CITY GENERAL PLAN

WHEREAS, the Tremonton City Council and Tremonton City Redevelopment Agency are committed to facilitating a variety of housing options for the existing and future citizens of the City, which includes housing options that are affordable for low to moderate-income individuals and families; and

WHEREAS, Moderate Income Housing means housing occupied or reserved for occupancy by households with a gross household income of less than eighty percent (80%) of the Area Median Income (AMI) of the rural statistical area for households of the same size; and

WHEREAS, eighty percent (80%) of the Area Median Income (AMI) for Tremonton City, Box Elder County in 2022 is estimated to be \$59,700 per household (based upon a three-person household); and

WHEREAS, the State of Utah Legislature is also committed to facilitating affordable housing options for the citizens of Utah and, to this end, has statutory requirements contained in Utah Code 10-9a-403 and 10-9a-408 that require cities to adopt Moderate Income Housing Plans as an element of the City's General Plan and report on the City's progress in creating moderate income housing; and

WHEREAS, during the 2022 Legislative Session, HB 462, which became effective June 1, 2022, requires Tremonton City to update its Moderate Income Housing Plan by October 1, 2022, to comply with new legislation; and

WHEREAS, on July 5, 2022, the RDA approved Resolution RDA 22-05 approving a professional service agreement between the RDA and the Zions Public Finance, Inc (ZPFI) to "estimate of the need for the development of additional moderate-income housing within the City" as required in Utah Code; and

WHEREAS, on July 5, 2022, the RDA approved Resolution RDA 22-06 approving a professional service agreement between the RDA and Landmark Design to "select three or more of the moderate income housing strategies" as required in Utah Code; and

WHEREAS, since July 5, 2022, ZPFI, Landmark Design, and the Planning Commission has faithfully been working on preparing a Moderate Income Housing Plan; and

WHEREAS, the Planning Commission posted notice of a public hearing regarding the draft Moderate Income Housing Plan and conducted a public hearing on October 25, 2022, to take public input regarding the Tremonton City & Tremonton City RDA 2022 Moderate Income Housing Plan; and

WHEREAS, the Planning Commission has considered all written and oral statements made at the public hearing objecting to or supporting the Tremonton City & Tremonton City RDA 2022 Moderate Income Housing Plan; and

WHEREAS, the City Council has reviewed the final recommendation from the Planning Commission and, to the best of their ability, finds that the Tremonton City & Tremonton City RDA 2022 Moderate Income Housing Plan has been updated to meet the current and future moderate income housing needs of the City.

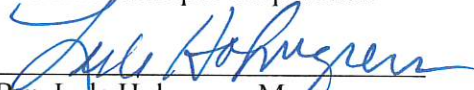
NOW THEREFORE BE IT RESOLVED that the Tremonton City Council hereby adopts the Tremonton City & Tremonton City RDA 2022 Moderate Income Housing Plan as attached in Exhibit "A" as part of the City's General Plan.

FURTHER, BE IT RESOLVED that an electronic copy of the Tremonton City & Tremonton City RDA 2022 Moderate Income Housing Plan is hereby ordered to be filed with the Bear River Association of Governments and the Housing and Community Development Division of the Utah Department of Workforce Services.

If any of the sections, sentences, clauses, or provisions of this General Plan shall, for any reason, be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Adopted and passed by the Tremonton City Council this 1st day of November 2022.

TREMONTON CITY
A Utah Municipal Corporation


By: Lyle Holmgren, Mayor

ATTEST:

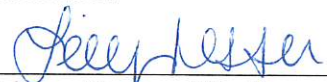

Linsey Nessen, City Recorder



EXHIBIT "A"



Tremonton City & Tremonton City RDA

2022 Moderate Income Housing Plan

October 2022



ZIONS PUBLIC FINANCE, INC.

Acknowledgments

The 2022 Moderate Income Housing Plan was developed as a cooperative effort between Zions Public Finance, Inc., Landmark Design, and Tremonton City. Zions provided technical analysis and was primarily responsible for drafting the text for the 2022 Moderate Income Housing Plan, along with being the principal entity to create maps contained within this Plan.

Landmark Design was primarily responsible for identifying and evaluating the required moderate income strategies from Utah Code 10-9a-403(2)(a)(iii). As a part of drafting the moderate income housing strategies, and as required by Utah Code 10-9a-403(2)(c)(i), Landmark Design established timelines for implementing each of the moderate income housing strategies.

Tremonton City participated in the creation of the 2022 Moderate Income Housing Plan through its citizens, Planning Commission, and City Staff providing input and recommendations associated with the Plan. The Tremonton City Council adopted the Plan and the accompanying strategies to improve moderate income housing for current and future residents.

Executive Summary

As a result of the rising statewide housing prices, the Utah State Legislature has passed laws stipulating that municipalities shall adopt a moderate income housing plan as part of the City's general Plan. The 2022 Moderate Income Housing Plan aims to outline Tremonton City's commitment to providing moderate income housing and meet the required statutory elements (See Utah State Code 10-9a-403 and 10-9a-408) for Tremonton's Moderate Income Housing Plan.

Further, this Plan calculates the current demand for affordable housing in Tremonton compared to the current affordable housing supply. Based on the difference between the demand and supply, the current shortage or surplus of affordable housing can then be measured for Tremonton City. The calculations within the document use 80% of the Area Median Income (A.M.I.) from the Department of Housing and Urban Development (H.U.D.) for Box Elder County as a measure of low to moderate income. Housing unit prices are then measured against the housing allowance for households with low to moderate incomes to find the number of housing units that fall within these income thresholds. Based on projected growth over the next five years, the housing shortage or surplus is projected to predict the affordable housing need in the City.

Based on the analysis in this Plan, the City identified a shortage of affordable housing units in the City. Tremonton City currently needs 775 affordable housing units for those under 80% of A.M.I. to meet the affordable housing demand. Eighty percent of the Area Median Income (A.M.I.) for Box Elder County in 2022 was \$59,700 per household (based upon a three-person household).

Based on future growth projections, the City predicts approximately 997 affordable housing units are needed by 2027 – an increase of 222 units. For more information, please reference Table 17: Affordable Housing Unit Availability by Income Threshold in Tremonton and Table 18: 5-Year Projection for Number of Housing Units Needed in Tremonton.

As part of the moderate income housing plan required by the State of Utah, the City is required to select three or more moderate income housing strategies from Utah Code 10-9a-403(2)(a)(iii). The City must also report annually on progress toward implementing the housing strategies. The City has selected the following strategies from Utah Code.

- Strategy B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.
- Strategy E: Create or allow for, and reduce regulations related to internal or detached accessory dwelling units in residential zones.
- Strategy N: Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.

A glossary is contained in Appendix A to assist the reader in understanding the terms used in the 2022 Moderate Income Housing Plan.

Housing Market Overview

Housing growth and affordability have been capturing headlines across the Country. The demand for new housing units is robust in Utah, where the population is projected to double in the next 25-30 years. The State's economy is strong, having an unemployment rate of 2%, while its annual total nonfarm employment increased by 56,000 jobs.¹

Utah's households are unique. The State has the lowest median age in the nation and the highest median household size, thereby influencing the type of housing product needed in the State. While Utah is showing signs of following national trends, with median age increasing and household size decreasing, demographics in Utah are still considerably different from that of the rest of the nation. However, as demographics change over time, housing products will also need to adapt to ensure that the needs of all age and income groups are met.

Utah is experiencing rapid growth, and house prices have increased even faster. This increasing gap between wages and home prices makes it ever more difficult for a first-time, or move-up, homebuyer to purchase real estate. In response to these economic conditions, many communities are considering strategies to reduce housing costs through various means, as discussed in this Plan.

While housing affordability is a concern in Box Elder County and other areas in Utah, home prices in Tremonton are still more affordable than in other economic centers in the West. The table below shows the ratio of average home prices to average household incomes.² Box Elder County has a ratio of 3.56. This means that the average home price in the County is 3.56 times the average household income, such as a home price of \$356,000 and a household income of \$100,000.

Table 1: Comparative Housing Affordability Index

Area	2000	2010	Current (as of 2020)
Tremonton		2.65	3.53
Box Elder County		2.94	3.56
Salt Lake County	3.26	3.31	4.36
Davis County	2.65	2.92	3.66
Weber County			3.49
Tooele County	2.22	2.45	3.08
State of Utah	2.99	3.13	4.12
Portland, OR			5.99
Phoenix, AZ			4.12
Denver, CO			5.88
San Francisco, CA			9.67

Source: American Community Survey (A.C.S.) 2020

¹ Zions Bank, *Economic Insights*

² American Community Survey (ACS) 2020

Tremonton has had constant growth over the past five years and is expected to continue this trend. With this growth, long-term planning is both a challenging and vital task to ensure that growth is beneficial to residents and businesses. Facilitating proper housing developments that are safe, efficient, and diverse in type and affordability can improve the economic performance in the City, promote a feeling of community, and enhance the quality of life. The type of residential development that occurs will be influenced by government regulations and policies, zoning, existing land uses, and market forces.

This plan provides all of the required elements of Utah Code 10-9a-403(2)(a)(iii) for housing elements of a General Plan.

Summary of Analysis & Findings

Tremonton has experienced a steady increase in population in recent years, creating demand for additional and differing housing needs based on household sizes, ages, incomes, etc. Thresholds of affordability are often used to measure demand based on the area median income (A.M.I.) in the County and are commonly calculated based on housing affordable to households making less than 30 percent of median income, less than 50 percent, and less than 80 percent of A.M.I. These income limits are adjusted for family size at each income threshold, allowing larger families to earn more and still be considered as low to moderate income.

While the City does have affordable housing units³ in each commonly defined threshold of affordability, there is a shortage of units needed to meet the County's A.M.I. in the 30%, 50%, and 80% thresholds of affordability. This means that people in the lower and higher thresholds of affordability may not have adequate housing opportunities in the City.

The analysis in this Plan uses the following steps to evaluate housing affordability in the City:

- Identifies the number of households in Box Elder County that fall within the following income categories:
 - 30% of A.M.I.
 - 50% of A.M.I.
 - 80% of A.M.I.
- Researches the number of housing units (“supply”) in the City that is affordable (based on H.U.D. guidelines) for each income category
- Calculates the surplus (shortage) of units in Tremonton for each income category

Based on these steps, the analysis concludes that the City has a shortage of 775 affordable units.³

As the City grows, it is anticipated that demand for affordable housing will increase proportionately to population growth. Over the next five years, it is projected that the City will grow by 487 households. This Plan predicts that there will need to be approximately 997 affordable housing units by 2027 – an increase of 222 units from the current shortage of 775 identified in 2022. The City will need to continue to consider this growth when planning the housing supply in the future.

³ Housing units are considered by HUD to be affordable when a household spends no more than 30 percent of its household income on housing and utilities.

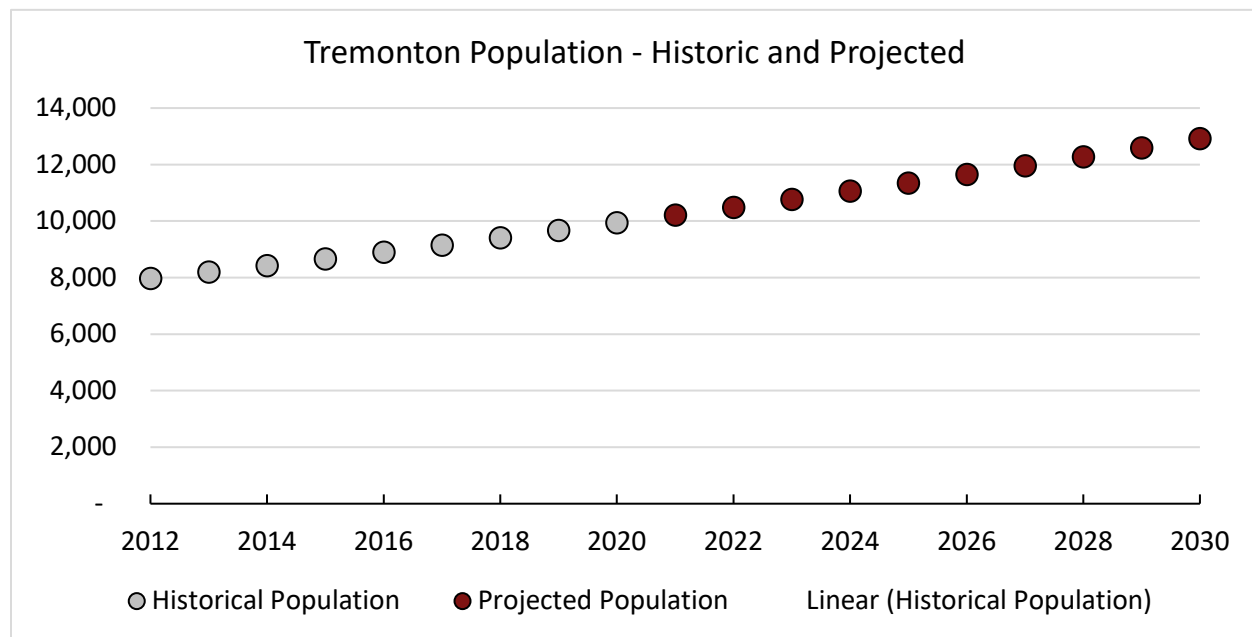
Demographics Overview

Demographic characteristics greatly influence housing demands within an area. Population & household growth, age & household size, income, and other characteristics of a city's population determine what types of housing are desired and needed. Various housing options are also essential to ensure that needs are met in all stages of the lifecycle. This section evaluates these factors in Tremonton that will affect demand for units now and in the future.

Population and Household Growth

The City's population was 7,979 in 2012 and 10,492 in 2022⁴ - a 31.49 percent increase in 10 years. This population makes up 3,386 households living within the City as of 2022. While Utah has had remarkable population growth statewide, the State's population growth at only 14.6 percent over the same time period was lower compared to Tremonton.

Tremonton's population is projected to be around 11,966, with 3,873 households by 2027. Population growth in the City has been largely linear since 2010, and the projection below is based on the expectation of the trend continuing. The graph below shows this projection based on historical Census data.



Household sizes have stayed constant and even decreased slightly over the years. From 2013 to 2020, the average household size went from 3.08 to 2.94, a difference of 0.14 persons per household.⁵ This plan assumes the household size will stay constant over the coming years. Therefore, the average household size for Tremonton is estimated to be 2.94 in 2027. The projected number of households is found by using the number of households for Tremonton in the Assessor's parcel database (2022) and then projecting the future number of households based on a historical growth rate based on building permit data⁶. This is then

⁴ Historical Population Provided by Tremonton City, see Appendix B

⁵ U.S. Census Bureau 2020 Census and ACS 2020 5-Year Estimates

⁶ University of Utah BEBR

used to calculate the number of future housing units needed in the City over the next five years. The number of 3,386 households will be used as the current number of households for the analysis in this Plan.

Table 2: Projected Population and Households

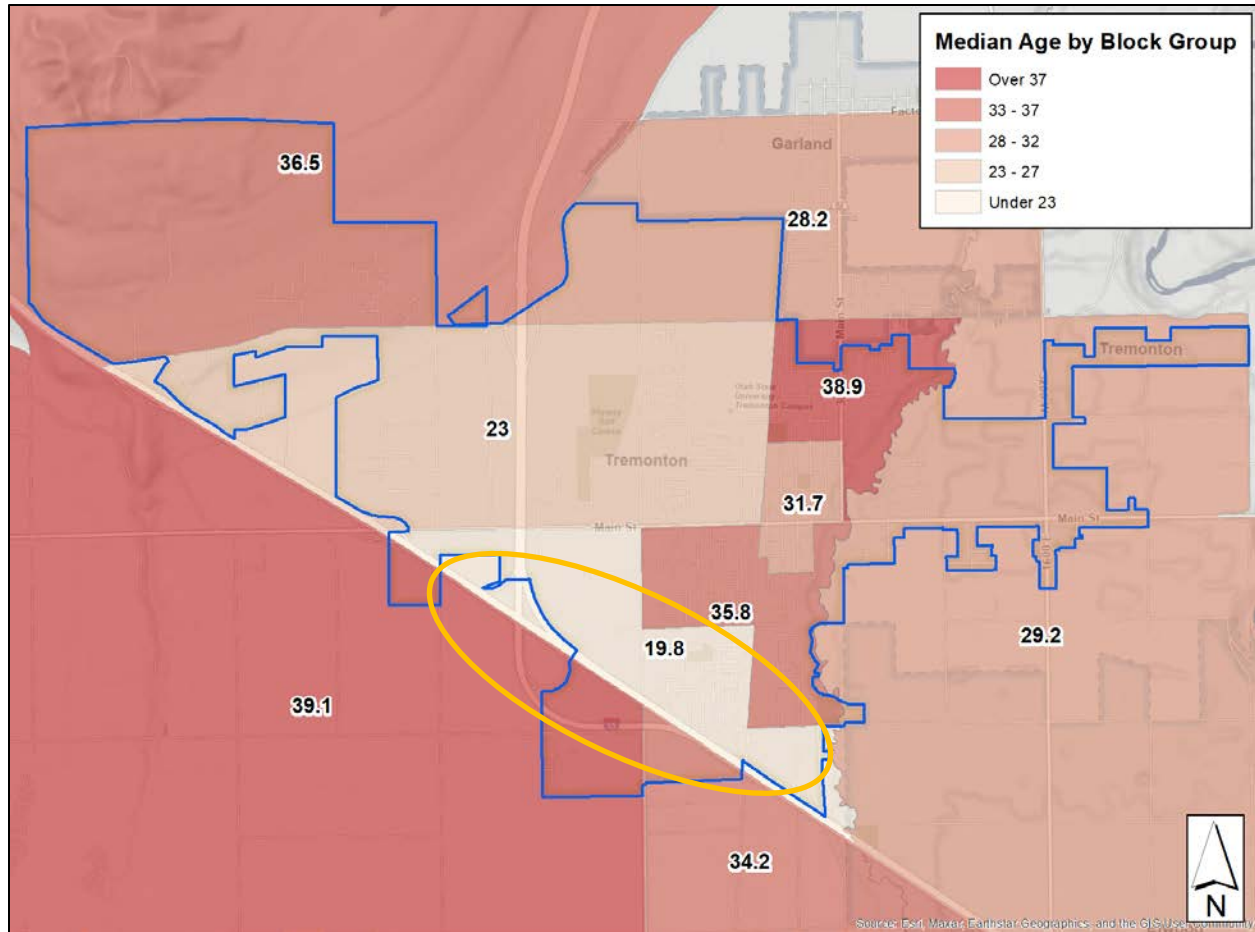
Year	Projected Population	Projected Household Size	Projected Households
2022	10,492	2.94	3,386
2023	10,775	2.94	3,483
2024	11,064	2.94	3,581
2025	11,358	2.94	3,678
2026	11,659	2.94	3,776
2027	11,966	2.94	3,873

Source: U.S. Census Bureau 2020 Census and A.C.S. 2020 5-Year Estimates and University of Utah BEBR – Tremonton Building Department

Age and Household Size

Tremonton has a median age of 31 years, slightly younger than the Box Elder County median of 32.9 years old and almost identical to the statewide median of 31.1. According to block group data provided by the U.S. Census, Tremonton's younger population is closer to the I-15 and I-84 interchange. Block Group 490039603002 has a median age of 19.8, the lowest of any block group with boundaries within the City.⁷ This area is circled in the map below.

⁷ U.S. Census Bureau ACS 2020 5-Year Estimate



Source: U.S. Census Bureau A.C.S. 2020 5-year Estimate, Utah AGRC

Tremonton has an average household size of 2.94 persons per household, with 43.4 percent of the current households containing children under 18 years old and 34.9 percent of the population being under the age of 18.

Table 3: Age and Household Characteristics in Tremonton

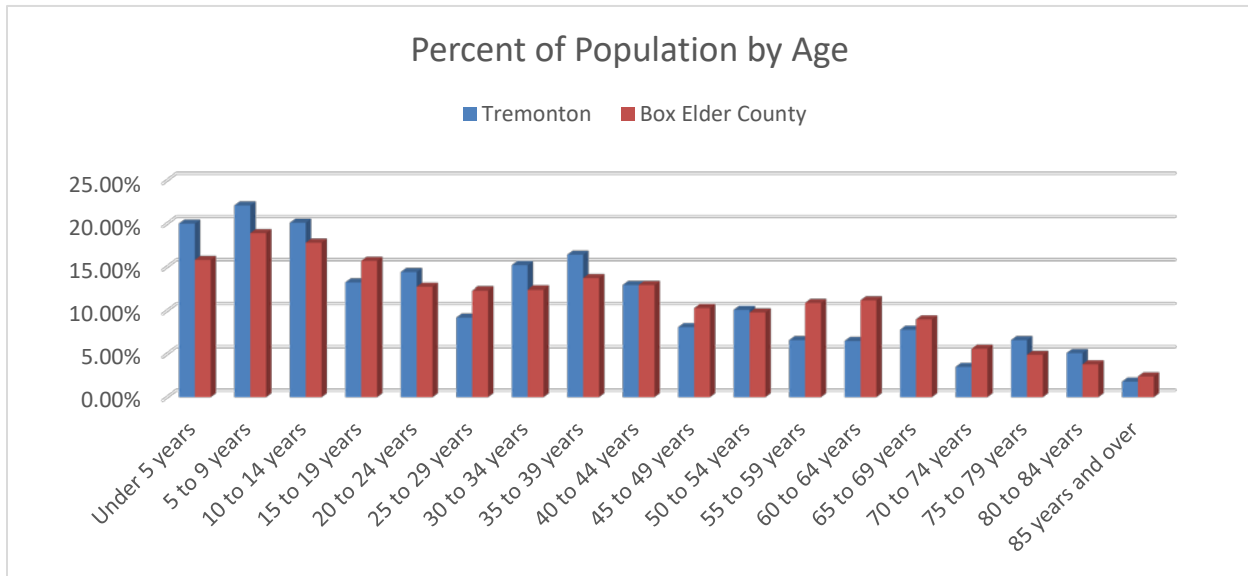
	Tremonton	Box Elder County	Utah
H.H. Size	2.94	3.06	3.09
Median Age	31.0	32.9	31.1
% of households with someone under 18	43.4%	42.3%	40.2%
% of total population under 18	34.9%	31.5%	29.4%
% of total population 65 and over	12.3%	12.8%	11.1%

Source: U.S. Census Bureau A.C.S. 2020 5-Year Estimate

The population chart below shows a detailed breakdown of age groups compared to Box Elder County. While Tremonton and Box Elder have a similar distribution, it should be noted that Tremonton seems to have a younger population distribution in comparison to Box Elder County. It can also be noted that Box Elder County has a higher distribution of its population in the 45-75 age range, while Tremonton has an

older population. This suggests that compared to Box Elder County, Tremonton may have a larger distribution of younger families and elderly adults who have been in the area for a long time.

Age Group Distribution



Source: U.S. Census Bureau A.C.S. 2020 5-Year Estimate

Income

Tremonton's median household income is \$59,488; this is \$4,085 lower than the County median income of \$63,573. The City's median income is comparable to nearby Ogden but much higher than Logan (student population) and much lower than North Ogden.⁸

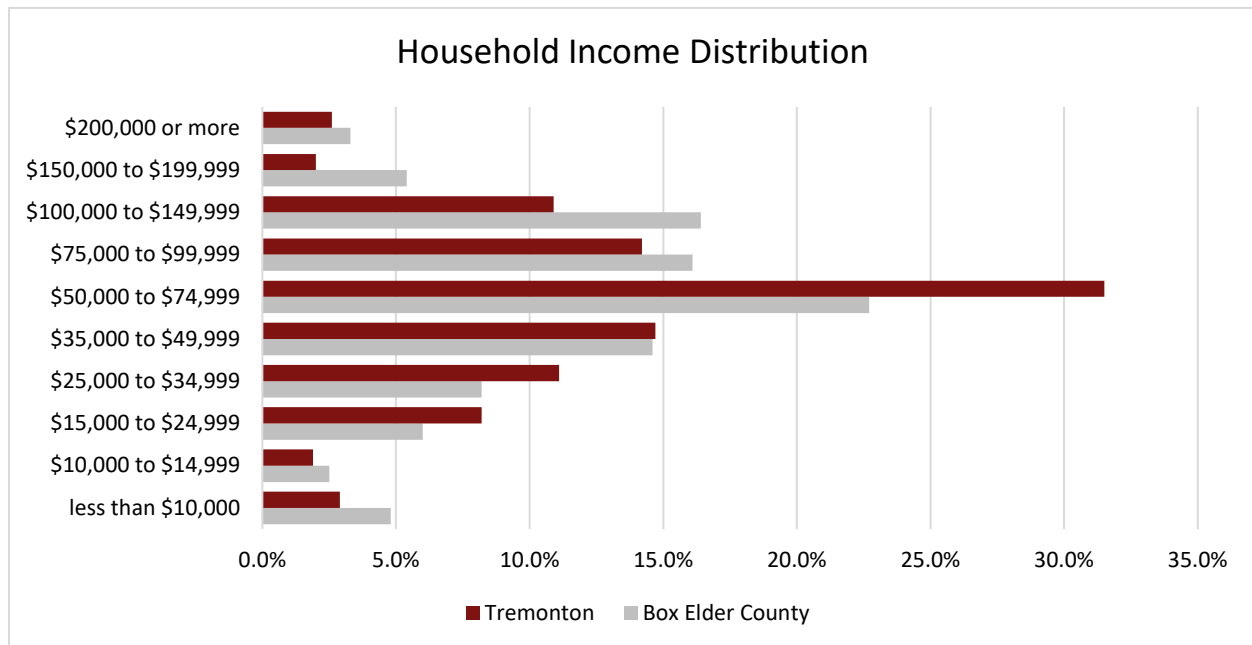
Table 4: Median Income

	Brigham City	Logan	North Ogden	Ogden	Roy	South Ogden	Tremonton	Box Elder County
Median Income	\$64,931	\$43,056	\$87,755	\$55,974	\$72,739	\$70,552	\$59,488	\$63,573

Source: U.S. Census Bureau A.C.S. 2020 5-year Estimate

Only 15.5 percent of the households in Tremonton make over \$100,000 per year, compared to 25.1 percent countywide. 24.1 percent of households live on less than \$35,000 in Tremonton, while 21.5 percent of households in Box Elder County live at this income level or less. The largest income category is \$50,000 to \$74,999, with 31.5 percent (almost one-third of the population) of the City's households in this income range.

⁸ U.S. Census Bureau ACS 2020 5-Year Estimate



Source: U.S. Census Bureau A.C.S. 2020 5-Year Estimates

Residential Market Conditions Overview

Residential markets in Tremonton and the State of Utah are experiencing rapidly-escalating housing prices. A gap persists between the rise in incomes and housing prices, with home prices rising faster than incomes. This results in a populace having difficulty moving through life cycle housing options and finding entry-level homes. Overall, there is optimism that housing prices will begin to plateau and eventually decrease, with Utah's year-over-year home price growth recently slowing to 19.5% and the median home price falling under \$575,000.⁹

Competitive Markets

While Tremonton has had consistent growth over the past five years, surrounding cities have had varying amounts of growth that have impacted Tremonton and other areas in Box Elder County. These varying amounts of growth combined with supply shortages have contributed to rapidly increasing home prices for many cities around Utah. To better understand Tremonton's current housing situation, it is important to understand the rising housing prices of surrounding areas to use as a comparison. The following table highlights data from the Salt Lake Tribune showing median home prices over the last five years in cities surrounding Tremonton.

⁹ Zions Bank, *Economic Insights*

Table 5: Comparative Housing Costs

Area	Year	Median Home Price	% Change
North Ogden	2018	\$280,000.00	1.8%
	2019	\$310,000.00	9.6%
	2020	\$332,500.00	5.6%
	2021	\$439,475.00	31.2%
	2022	\$565,600.00	29.4%
Marriott/Slaterville	2018	\$224,000.00	23.8%
	2019	\$225,000.00	1.2%
	2020	\$279,900.00	24.4%
	2021	\$312,000.00	11.5%
	2022	\$453,100.00	45.2%
Roy	2018	\$223,000.00	11.5%
	2019	\$253,000.00	13.5%
	2020	\$265,975.00	5.1%
	2021	\$330,000.00	24.5%
	2022	\$418,000.00	26.7%
Riverdale/Ogden	2018	\$224,800.00	6.0%
	2019	\$255,000.00	13.4%
	2020	\$267,500.00	4.7%
	2021	\$334,250.00	25.0%
	2022	\$458,068.00	37.0%

Source: Salt Lake Tribune Website

Current Housing Supply

The majority of housing units in Tremonton are owner-occupied, single-family residences. Tremonton currently has 3,386 housing units, according to Box Elder County Assessor's office. Approximately 82 percent of those units are categorized as single-family residences (SFRs). The median value for SFRs in Tremonton in 2022 is \$390,084, according to the County's assessed market values, and the average lot size is 0.29 acres.

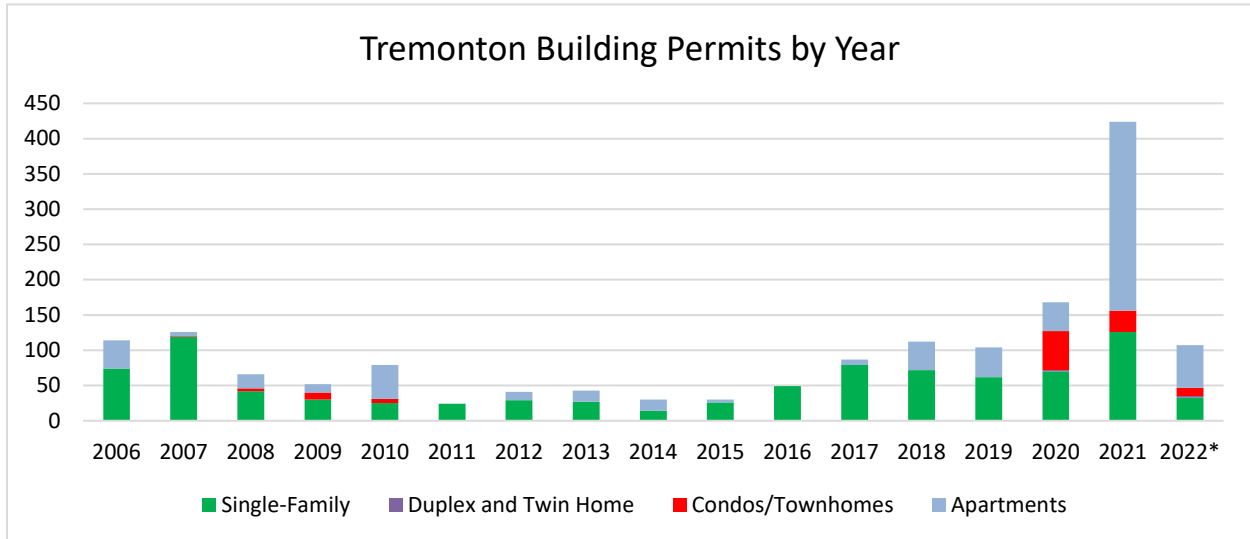
Table 6: Number of Parcels and Units by Housing Type in Tremonton*

Summary	Total Number of Housing Type	Percentage of Housing Type	Avg. Parcel Size (acres)	Median Value
Multi-Family Residential	606	17.9%	N.A.	Not available
Single-Family Residential	2,780	82.1%	0.29	\$390,084
TOTAL	3,386			

Source: Box Elder County Recorder and Assessor Offices

* Types are as categorized and grouped, determined by the parcel database.

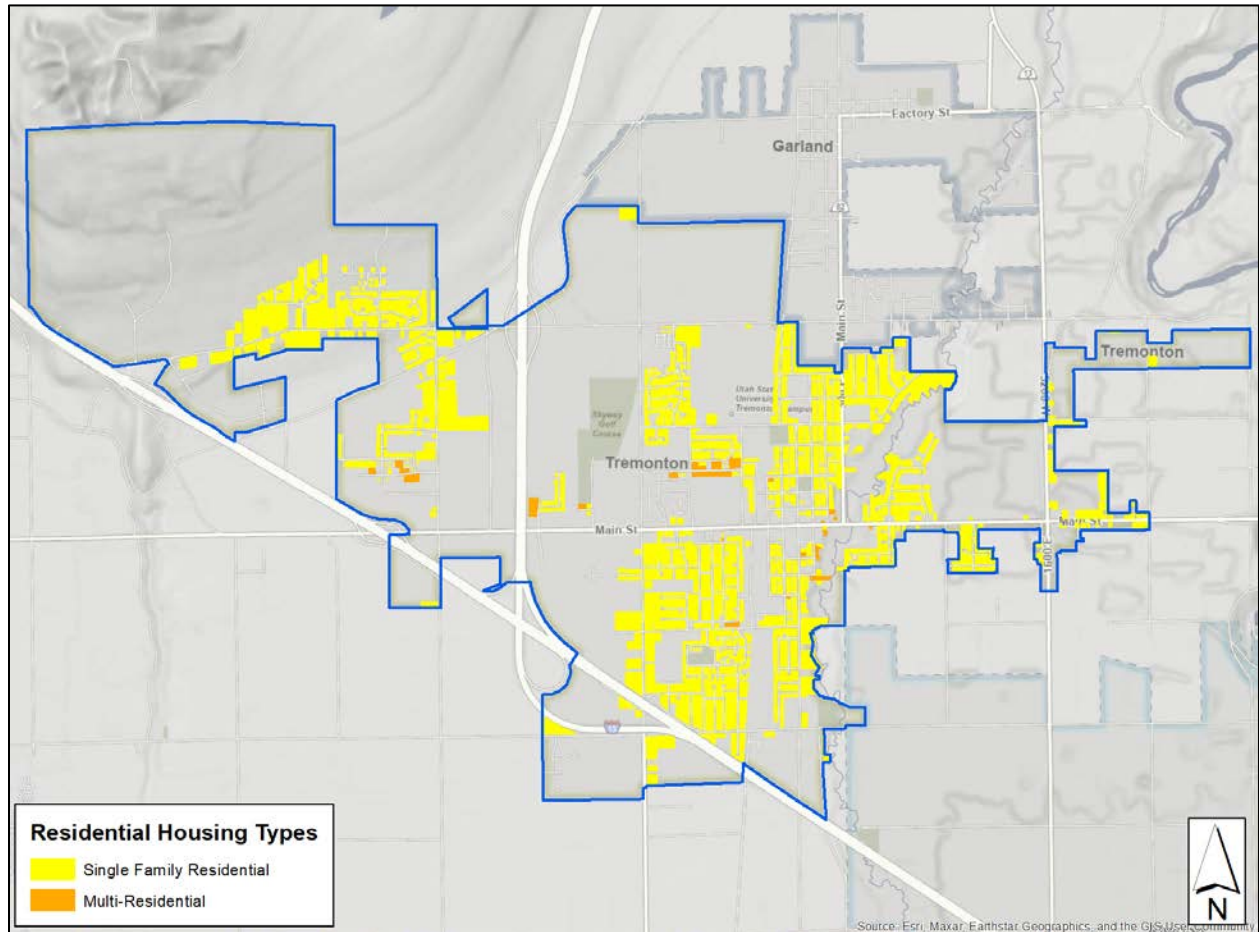
In addition to the 3,386 dwelling units already built and listed in the Assessor’s parcel database, an additional 107 building permits have been approved through June 2022.¹⁰ The following graph shows that the building single-family residences have been steady since the recession recovery. This corresponds with the consistent population growth in the City. The building permits also show the variety in housing types built each year, showing efforts by the City to provide more housing diversity.



Source: University of Utah BEBR – Tremonton Building Department
 *Through June 2022

¹⁰ University of Utah BEBR – Ivory-Boyer Construction Database; Tremonton City

The following map shows the geographic distribution of housing types in the City and visually shows the predominance of SFRs in the City.



Source: Box Elder County Assessor’s Office

There is a 17.9 percent rental rate for the City.¹¹ A comparison to other local communities shows that Tremonton is generally lower than average when compared to the renter-occupied percentages of most other local communities.

Table 7: Proportion of Units that are Renter-Occupied

	Brigham City	Logan	North Ogden	Ogden	Roy	South Ogden	Tremonton	Box Elder County
Percent of Units Renter-Occupied	25.4%	61.4%	12.9%	39.9%	15.9%	25.6%	17.9%	23.6%

Source: U.S. Census Bureau, A.C.S. 2020 5-Year Estimate

Most occupied units paying rent in Tremonton are under \$1,500 per month, with over 53 percent (322 units) of these units in the \$1,000 - \$1,499 price range. H.U.D. considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30

¹¹ U.S. Census Bureau, ACS 2020 5-Year Estimate

percent should include utilities and other housing costs such as mortgage and hazard insurance. A 3-person household at 80 percent of A.M.I. can afford a monthly allowance of \$1,493. Table 13 shows the monthly allowance by household size for A.M.I. thresholds. Table 13 provides some context regarding the affordability of rents listed in Table 9 being affordable to those making equal or less than 80 percent of the A.M.I.

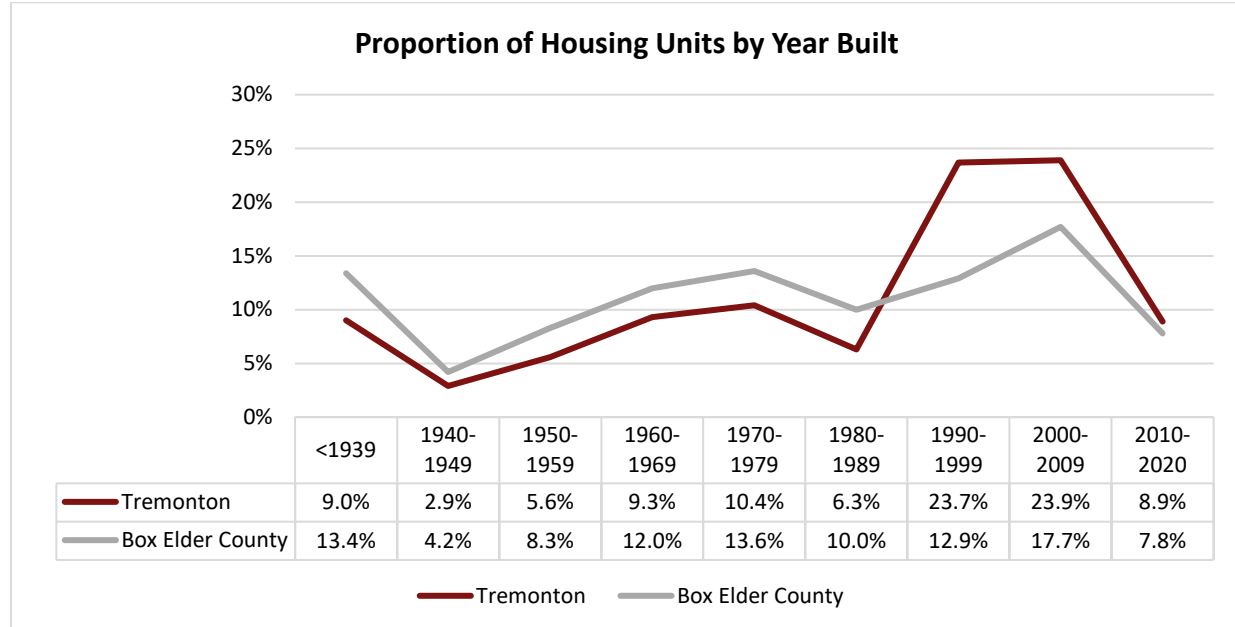
Table 8: Occupied Units Paying Rent in Tremonton

Gross Rent	Units
Occupied units paying rent	606
Less than \$500	12
\$500 to \$999	122
\$1,000 to \$1,499	322
\$1,500 to \$1,999	150
\$2,000 to \$2,499	0
\$2,500 to \$2,999	0
\$3,000 or more	0

Source: Property Managers in Tremonton City

Housing Conditions

47.6 percent of housing in Tremonton was built between 1990 and 2009, and 8.9 percent built in 2010 or after. While the City experienced some slowdown during the recession years around 2010, recent building permit data indicates that new home construction is close to the pre-recession levels of the mid-2000s.



Source: U.S. Census A.C.S. 2020 5-Year Estimate

Housing Affordability

Utah State Code and recent legislation require municipalities to include a plan for moderate income housing as part of a general plan. The City must outline a Plan to “facilitate a reasonable opportunity for a variety of housing that meets the needs of people of various income levels living, working, or desiring to live or work in the community.” The Plan must “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life.” This Plan is designed to meet these requirements.

Moderate income housing is defined by the U.S. Department of Housing and Urban Development (H.U.D.) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This Plan uses Area Median Income (A.M.I.) in the Box Elder County, UT MSA¹² as determined by H.U.D. and average household size to determine current moderate-income thresholds for income equal to or less than 80 percent of the median gross income within the City.

Area Median Income Levels

According to H.U.D., the Average Median Income (A.M.I. or M.F.I.)¹³ for 2022 in the Box Elder County is \$77,100. The Plan will estimate housing affordability as a percentage of this A.M.I. H.U.D. calculates the A.M.I. assuming 4 persons in a family; however, Tremonton’s average household size is closer to 3 persons in a household. As a result, this study will use the income limits for three persons in a family as provided by H.U.D. A “moderate income” household, at its most basic definition, is at 80% A.M.I. – an income of \$59,700 in Box Elder County for a household of 3. The Plan will also consider thresholds for those making 30% and 50% of A.M.I.

Table 9: Income Thresholds in Box Elder County H.U.D. (3-Person Household)

Area Median Income	30% of A.M.I.	50% of A.M.I.	80% of A.M.I.
\$77,100	\$23,030	\$37,350	\$59,700

Source: U.S. Department of Housing and Urban Development

The chart below shows the H.U.D. income limits for Box Elder County. These income limits are adjusted for family size at each income threshold and poverty definitions, allowing larger families to earn more and still be considered low to moderate income. H.U.D. does not always use 30 percent of A.M.I. as its lowest income level; poverty guidelines established by the Department of Health and Human Services are used if higher than 30 percent of A.M.I., as is the case for Utah County. Calculations in this Plan will use the simple 30 percent threshold, as this is the level indicated by Utah Code and legislative guidelines.

Table 10: Area Median Income Thresholds by Household Size

Household Size	30% of A.M.I. “Extremely Low Income.”	50% of A.M.I.	80% of A.M.I.
1 person	\$17,400	\$29,050	\$46,450
2 persons	\$19,900	\$33,200	\$53,050
3 persons	\$23,030	\$37,350	\$59,700
4 persons	\$27,750	\$41,450	\$66,300
5 persons	\$32,470	\$44,800	\$71,650
6 persons	\$37,190	\$48,100	\$76,950

¹² This area contains Tremonton, UT

¹³ Area Median Income (AMI) is more generally used in the industry. HUD considers the terms synonymous.

7 persons	\$41,910	\$51,400	\$82,250
8 persons	\$46,630	\$54,750	\$87,550

Source: U.S. Department of Housing and Urban Development

Using the H.U.D. income levels, Tremonton has 1,541 households in 2022 that are considered low- to moderate-income households earning under the 80 percent of A.M.I. threshold. A more comprehensive breakdown of this figure is detailed in the table below.

Table 11: Tremonton Low- and Moderate-Income Households

Affordability	Number of Households	Cumulative Number of Households
<30% of AMI	346	346
30% - 50% of AMI	451	797
50% - 80% of AMI	744	1,541

Source: A.C.S. 2020 5-Year Estimate, H.U.D., ZPFI

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

The table below shows affordable monthly allowances at different levels of income given above but using the 30 percent income level instead of poverty definitions. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for gross monthly costs that include either a mortgage or rental rate. A family choosing housing would need to consider utilities and other fees for a given housing unit within this affordable range. For example, a household of three at the 80 percent A.M.I. threshold has a gross monthly housing allowance of \$1,493. If utilities are \$300,¹⁴ the family can afford a rent or mortgage payment of \$1,193 per month, including taxes and interest if applicable.

Table 12: Monthly Housing Allowance by Household Size and A.M.I. Thresholds

Household Size	30% of A.M.I.	50% of A.M.I.	80% of A.M.I.
1 person	\$435	\$726	\$1,161
2 persons	\$498	\$830	\$1,326
3 persons	\$576	\$934	\$1,493
4 persons	\$694	\$1,036	\$1,658
5 persons	\$812	\$1,120	\$1,791
6 persons	\$930	\$1,203	\$1,924
7 persons	\$1,048	\$1,285	\$2,056
8 persons	\$1,166	\$1,369	\$2,189

Source: A.C.S. 2020 5-Year Estimate, H.U.D., ZPFI

Translating this moderate-income affordability level to home values, a 3-person household at 80 percent of A.M.I. can afford a home in Tremonton up to \$241,420 (see highlighted number in table 15). This assumes utility payments at \$300 per month, average City property tax rates, insurance, a four percent interest rate, a 30-year mortgage term, and a 10 percent down payment.

¹⁴Utilities include water, sewer, storm drain, gas, electric, and garbage. This is an estimated amount; utilities vary widely based on house size, quality, season and usage.

Table 14 below shows the home price ranges affordable to household income categories at various interest rates; table 15 shows the ranges specific to targeted low- and moderate-income households. Note the significant changes in affordability due to mortgage interest rates. It should be noted that current interest rates are currently higher than a year ago, making housing much less affordable.

Table 13: Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range	Home Price Range Affordability					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
Less than \$14,999	\$0	\$15,179	\$0	\$13,718	\$0	\$12,447
\$15,000 to \$24,999	\$15,184	\$65,791	\$13,722	\$59,458	\$12,451	\$53,952
\$25,000 to \$34,999	\$65,796	\$116,403	\$59,462	\$105,198	\$53,956	\$95,456
\$35,000 to \$49,999	\$116,408	\$192,321	\$105,203	\$173,809	\$95,460	\$157,713
\$50,000 to \$74,999	\$192,327	\$318,852	\$173,813	\$288,159	\$157,717	\$261,474
\$75,000 to \$99,999	\$318,857	\$445,383	\$288,164	\$402,510	\$261,478	\$365,235
\$100,000 to \$149,999	\$445,388	\$698,444	\$402,515	\$631,211	\$365,239	\$572,757
\$150,000 to \$199,999	\$698,449	\$951,505	\$631,216	\$859,913	\$572,761	\$780,279
\$200,000 or more	\$951,510		\$859,917		\$780,283	

Source: ZPFI

Table 14: Affordable Price Ranges by Targeted Group and Interest Rate (3-Person Household)

Household Income Range	Home Price Range Affordability							
			4% Mortgage		5% Mortgage		6% Mortgage	
	Income Range - Low	Income Range - High	Low	High	Low	High	Low	High
< 30% of A.M.I.	\$0	\$23,030	\$0	\$55,825	\$0	\$50,452	\$0	\$45,779
30% to 50% of A.M.I.	\$23,030	\$37,350	\$55,825	\$128,302	\$50,452	\$115,952	\$45,779	\$105,214
50% to 80% of A.M.I.	\$37,350	\$59,700	\$128,302	\$241,420	\$115,952	\$218,181	\$105,214	\$197,976

Source: ZPFI

Housing Unit Pricing and Affordability

In considering affordability, there are two options for housing: the costs to purchase (and likely pay a mortgage) or the cost to rent. For purposes of analyzing housing costs, SFR, Condo, Townhome, and Duplex units will be analyzed on their market value since they can be bought and sold by individual owners and are primarily owner-occupied. The affordability of these units is analyzed based on their market value as assessed by the County.

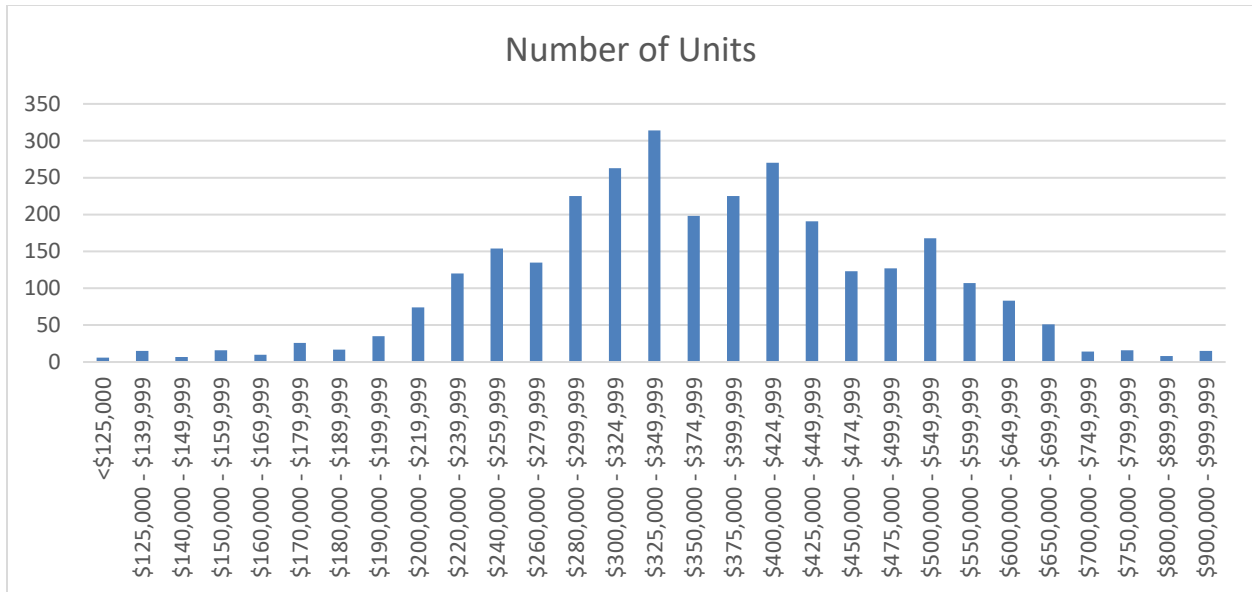
Market Value Properties

The table and chart below show the distribution of the number of housing units categorized in home value ranges in 2022. The home value range with the highest percentage of units is the \$325,000 - \$349,999 category, with 314 units. It can be noted that there are very few units under \$220,000 in home value.

Table 15: Residential Unit Values

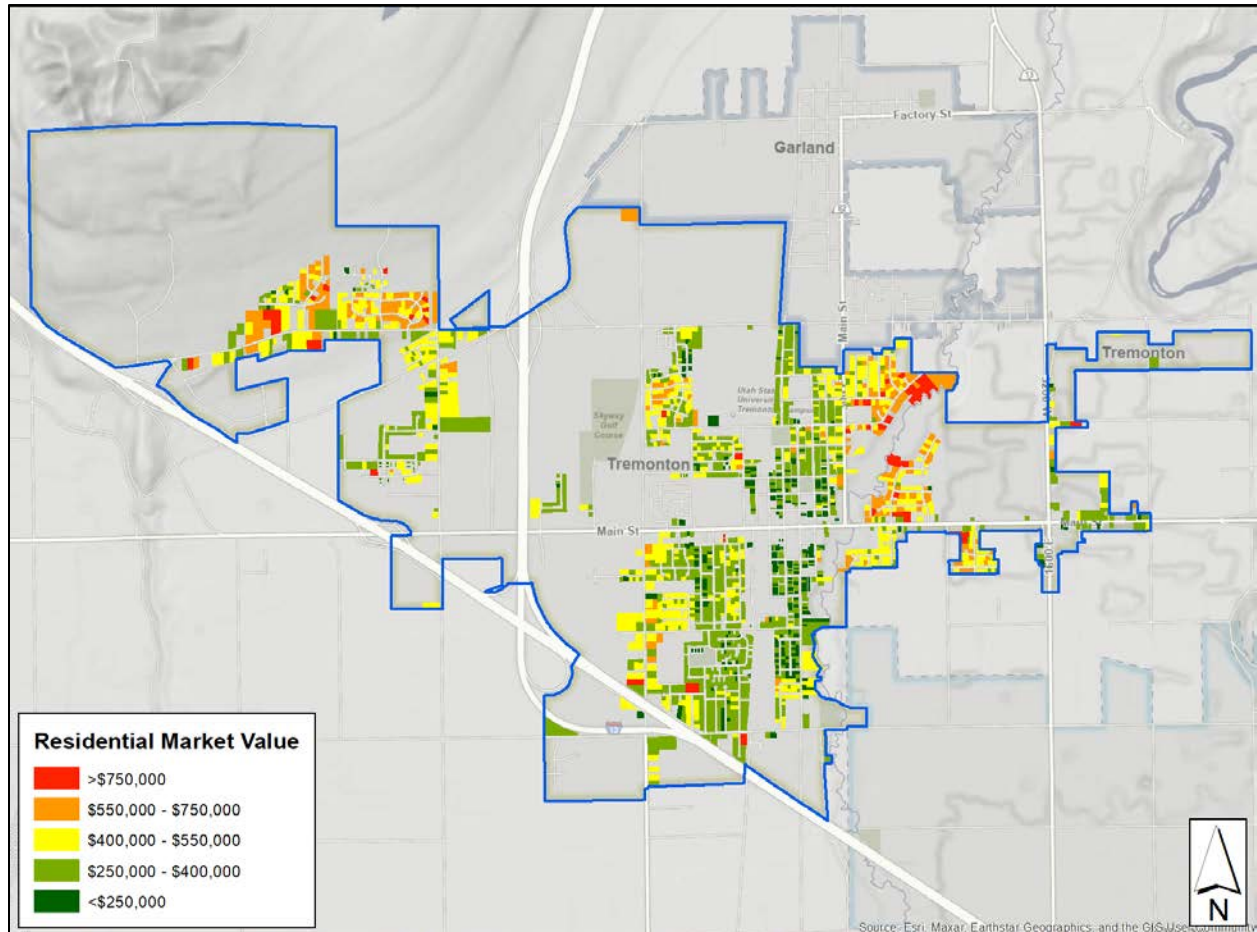
Home Value Ranges	# of Units	% of Total	Cumulative % Total
<\$125,000	6	0.20%	0.20%
\$125,000 - \$139,999	15	0.49%	0.69%
\$140,000 - \$149,999	7	0.23%	0.92%
\$150,000 - \$159,999	16	0.52%	1.44%
\$160,000 - \$169,999	10	0.33%	1.76%
\$170,000 - \$179,999	26	0.85%	2.61%
\$180,000 - \$189,999	17	0.56%	3.17%
\$190,000 - \$199,999	35	1.14%	4.31%
\$200,000 - \$219,999	74	2.42%	6.73%
\$220,000 - \$239,999	120	3.92%	10.65%
\$240,000 - \$259,999	154	5.03%	15.69%
\$260,000 - \$279,999	135	4.41%	20.10%
\$280,000 - \$299,999	225	7.35%	27.45%
\$300,000 - \$324,999	263	8.59%	36.05%
\$325,000 - \$349,999	314	10.26%	46.31%
\$350,000 - \$374,999	198	6.47%	52.78%
\$375,000 - \$399,999	225	7.35%	60.13%
\$400,000 - \$424,999	270	8.82%	68.95%
\$425,000 - \$449,999	191	6.24%	75.20%
\$450,000 - \$474,999	123	4.02%	79.22%
\$475,000 - \$499,999	127	4.15%	83.37%
\$500,000 - \$549,999	168	5.49%	88.86%
\$550,000 - \$599,999	107	3.50%	92.35%
\$600,000 - \$649,999	83	2.71%	95.07%
\$650,000 - \$699,999	51	1.67%	96.73%
\$700,000 - \$749,999	14	0.46%	97.19%
\$750,000 - \$799,999	16	0.52%	97.71%
\$800,000 - \$899,999	8	0.26%	97.97%
\$900,000 - \$999,999	15	0.49%	98.46%

Source: Box Elder County Parcel Database, ZPFI



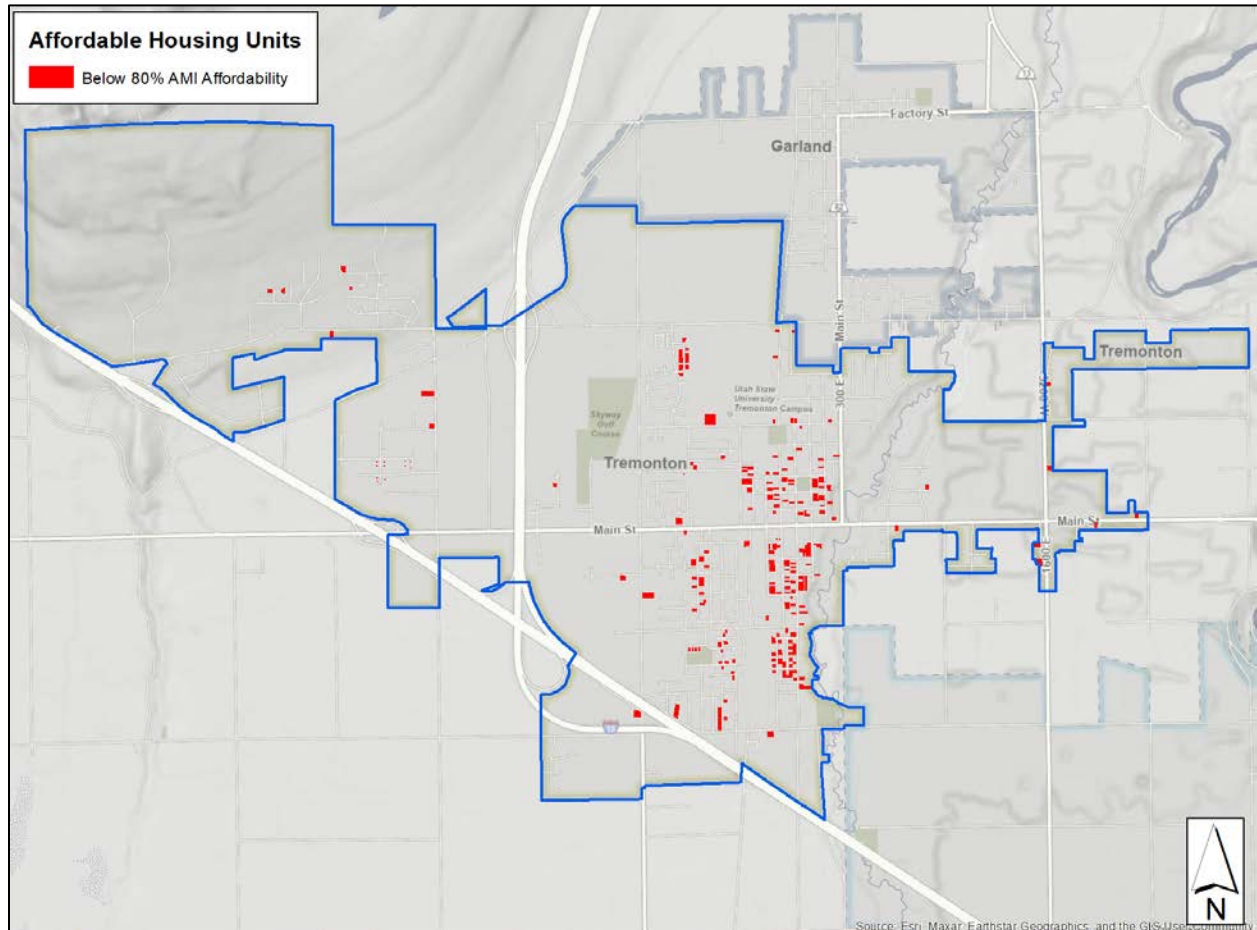
Source: Box Elder County Parcel Database 2022, ZPFI

The map below shows the value of the residential parcels in Tremonton. It shows that housing prices tend to be highest to the east of Main Street, with most properties assessed at over \$400,000 in value and pockets or neighborhoods valued at over \$550,000. Most of the lower-valued homes are smaller parcels in the City's central part.



Source: Box Elder County Assessor's Offices, Utah AGRC, ZPFI

The next map shows the locations of the units affordable at 80 percent A.M.I. or below throughout the City and indicates that there are affordable units spread throughout the entire City.



Source: Box Elder County Assessor's Offices, Utah AGRC, ZPFI

Rental Properties – Multi-Family Complexes

Rental rates in Tremonton place most of the current units in the affordability range, with almost 50% of these units in the upper threshold of affordability. This means that while there are still some available units for households under 50% of A.M.I., many still do not have access to affordable rental units. These rental units are important for households that do not have down payment savings, would have trouble with loan approval, or simply for those not wishing to make a large commitment to purchasing a home. Households that are 50% of A.M.I. are often those with the highest need for affordable housing.

Combined Supply and Demand

The table below shows the estimated number of cumulative units at each affordability threshold of all housing types – SFR, Condo, Duplex, and Apartments – and how those units match up with the current demand of households within the City. This is done by first showing the total number of affordable units within the City and then comparing those units with the number of households within each A.M.I. threshold. The difference shows the shortage (or surplus) of units needed within the City. There is a total of 766 affordable units and 1,541 low- to moderate-income households. There is not an adequate supply of housing for those making less than 80 percent of A.M.I.

Table 16: Affordable Housing Unit Availability by Income Threshold in Tremonton

Affordability	Cumulative Total Affordable Housing Units Available	Cumulative Percentage of Affordable Units	Cumulative Number of Households at Income Level	Cumulative Percentage of Households at Income Level	Current Cumulative Surplus (Shortage)
30% of A.M.I.	86	2.54%	346	10.21%	(260)
50% of AMI	146	4.31%	797	23.53%	(651)
80% of AMI	766	22.62%	1,541	45.51%	(775)

Tremonton currently has a shortage of 775 housing units that are affordable to those making less than 80% of A.M.I. With expected growth over the next five years in the City, there will be an increased need for affordable housing units. Table 18 shows the 5-year projection for the number of total households compared to the projected total number of low to moderate income households in Tremonton. The difference in these numbers indicates a projected need for a total of 997 additional affordable low to moderate income housing units, with 775 units associated with the shortage estimated in 2022 and 222 additional units for the projected need in the City by 2027.

Table 17: 5-Year Projection for Number of Housing Units Needed in Tremonton

Year	Projected Total Households	Projected Total Moderate-Income Households	Surplus of Affordable Units (Deficit)
2022	3,386	1,541	(775)
2023	3,483	1,585	(819)
2024	3,581	1,630	(864)
2025	3,678	1,674	(908)
2026	3,776	1,718	(952)
2027	3,873	1,763	(997)

Financial Resources

Listed below are various funding resources associated with affordable housing development. They are from a variety of state, federal, and local sources.

State Sources

Critical Needs Housing

The Critical Needs Housing Fund's most useful application to the City of this appropriation is grants to be matched against other funding sources for accessibility design and down payment assistance. These funds must be used to serve those with income at or below 125 percent of the federal poverty guideline.

Olene Walker Housing Loan Fund

The Olene Walker Housing Loan Fund (OWHLF) is the State's primary source of housing assistance, providing funding for the rehabilitation and development of affordable and special needs housing. Funds are available for individual use for very low-income, low-income, and moderate-income persons as defined by H.U.D. There are several programs within this fund of special interest to the City:

1. The Community Driven Housing Fund within the Olene Walker Housing Fund is specifically intended to help cities develop affordable and special needs housing. This program helps set up partnerships with developers, guides the development process, and can assist with gap financing to make affordable housing more feasible to developers. The City can use this program in direct development assistance for needs identified in this plan.
2. The HomeChoice program helps low and moderate-income households or households with a disabled member buy affordable housing. The program funds 30 percent of the purchase price through a second mortgage with a one percent interest rate. This makes monthly payments much more affordable, reducing the housing cost burden.
3. The Multi-family program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental housing of five or more units.

Utah Housing Corporation

Created in 1975, the Utah Housing Corporation (UHC) was created through the Legislature to provide a supply of money to make mortgage loans and reasonable interest rates. The UHC also partners with developers and investors to use State and Federal Tax Credits and bond financing on multifamily projects for low-income families, senior citizens, and more. Additionally, UHC administers Low Income Housing Tax Credits. These credits are a dollar-for-dollar reduction of tax liability for owners and investors of low-income housing for ten years. The amount of the credit is based on the costs of the project and the number of units that will be reserved for low-income households.¹⁵

Federal Sources

Community Development Block Grant Program (CDBG)

The Community Development Block Grant Program (CDBG) is a federal program that provides communities with resources to address a wide range of community development needs, including housing projects. Tremonton City is a non-entitlement city for these funds and as such has to apply to the Bear River Association of Governments through a competitive grant process.

Low-income Housing Tax Credit Program (LIHTC)

The Low-income Housing Tax Credit Program (LIHTC) federal program can assist housing developers in the development of affordable rental projects for low- and moderate-income households. The City can assist in partnerships with developers in receiving these grants.

Section 8 Certificates and Vouchers

The Section 8 Certificates and Vouchers program provides assistance to individual households to subsidize housing costs where housing would otherwise be unaffordable. This program provides diversity and distribution of low-income households rather than segregation and concentration in dedicated housing developments.

HOME Investment Partnership Program Allocations

The HOME Investment Partnership Program Allocations is federal money appropriated through the State and county consortiums through the Utah Department of Housing and Community Development. At the State level, this program performs competitive funding rounds where developers can submit applications for assistance for affordable housing projects.

¹⁵ <https://utahhousingcorp.org/about/programs>

H.U.D. Section 811 – Supportive Housing for Persons with Disabilities

The H.U.D. Section 811 – Supportive Housing for Persons with Disabilities program provides funding to develop and subsidize rental housing with the availability of supportive services for low-income adults with disabilities. Assistance through this program comes in two forms: 1) Capital Advances and 2) Project Rental Assistance.

Capital Advances are interest-free capital advances to nonprofit sponsors to finance the development of rental housing. It can finance the construction, rehabilitation, or acquisition of a property. The advance does not have to be repaid if the property remains available to low-income persons with disabilities for 40 years. While the property should provide services such as case management, independent living training, and employment assistance, use of these services is not required as a condition of occupancy.

Rental assistance contracts cover the difference between the H.U.D. approved operating cost and the amount the residents pay – usually 30 percent of adjusted income. The initial term of these contracts is three years and can be renewed if funds are available.

H.U.D. Section 202 – Supportive Housing for the Elderly

Much like the Section 811 program, Section 202 – Supportive Housing for the Elderly provided capital advances for the construction, rehabilitation, or acquisition for low-income elderly, including the frail elderly. Terms and options are also similar to Section 811 with capital advances and rental assistance.

Local Sources

Tax Increment- for Moderate Income Housing.

The Tremonton City Redevelopment Agency (R.D.A.) created the West Liberty Foods (W.L.F.) Project Area. At the time of creating the W.L.F. Project Area, Title 17C of Utah Code required the allocation of 20% of tax increment generated from the West Liberty Foods Project Area, to be dedicated to the creation and preservation of moderate income housing. The Tremonton City R.D.A. targets the 20% of tax increment generated from the West Liberty Foods Project Area to be dedicated to the creation and preservation of housing within the incorporated limits of Tremonton City.

The West Liberty Foods Project Area has ended with the receipt of the 2017 tax increment and the Tremonton City R.D.A. is no longer receiving tax increment dedicated to the creation and preservation of moderate income housing. The City does have some remaining funding that can be used to implement the strategies identified in this Plan.

Other Sources Available to Individuals and Households

There are hundreds of other programs available to individuals and households needing assistance with affordability or special needs. While these programs are not available for direct involvement or use by the City, they are available to help individuals and households close the affordability gap or find funding for special needs in housing. Some of these programs include:

- Utah Technology Assistive Foundation
- Emergency Shelter Grants Program
- H.U.D.'s 203K Rehabilitation Program
- Programs through the Community Development Corporation of Utah

- Utah Affordable Housing Database
- Making Home Affordable Program
- Utah Nonprofit Housing Association
- HomeChoice Loan Program
- Home Energy Assistance Target Program
- Community Development Corporation of Utah
- NeighborWorks
- Bear River Association of Government (BRAG)
- Utah Community Reinvestment Corporation
- National Association of Homebuilders
- Homebuilder Association of Utah
- Many other nonprofit agencies through Utah and the Country

Moderate Income Housing Strategies

As a result of the rising statewide housing prices, the Utah State Legislature passed HB462 in the 2022 Legislative Session stipulating actions that municipalities shall take to encourage and facilitate moderate income housing. More specifically, HB462 required Tremonton City to update its moderate income housing plan and, as part of this planning process, required Tremonton City to select three or more moderate income strategies from Utah Code 10-9a-403(2)(a)(iii). As stated in Utah Code 10-9a-408 (5), if a municipality chooses five or more moderate income housing strategies and shows demonstrated progress towards implementing the strategies, the municipality qualifies for priority consideration for funding from the State of Utah for transportation projects and COVID-19 Local Assistance Matching Grant Program. Tremonton City has elected to choose five moderate income housing strategies to be eligible for consideration for priority funding.

As a part of drafting the moderate income housing strategies, Utah Code 10-9a-403(2)(c)(i) requires the Tremonton City Planning Commission to establish a timeline for implementing each of the moderate income housing strategies selected by the City for implementation. More concisely, the timeline shall identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing.

Utah Code 10-9a-408 (2) requires that the City Council, on or before October 1st of each calendar year submit a written moderate income housing report to the Housing and Community Development Division within the Department of Workforce Services (hereafter “Division.” The purpose of the annual report is for Tremonton City to demonstrate to the Division that the City has implemented the City’s selected moderate income housing strategies.

The following are the three moderate income housing strategies that Tremonton City has selected from Utah code 10-9a-403(2)(a)(iii) and along with the identify specific measures and benchmarks for implementation.

Strategy B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Unlike most cities on the Wasatch Front, which are approaching build-out, Tremonton still has a significant amount of open land which may be utilized for residential construction, either within current City boundaries or the declared annexation area. To assist in the creation of moderate-income housing, the City could extend utilities to these undeveloped areas as an incentive for developers to construct moderate income housing. In return, developers would be expected to set aside a minimum of 10-percent of new units as moderate-income housing.

Implementation Measures:

- Identify strategic undeveloped areas of land to extend sewer and other utilities in order to facilitate the creation of residential neighborhoods. **(Anticipated completion: end-2023 also see Appendix E)**
- Utilize R.D.A. funds to construct utility extensions to planned areas. **(Anticipated completion: end-2024)**
- Create and adopt a new ordinance requiring new developments utilizing the utility extensions to construct 10-percent of units as moderate-income housing. **(Anticipated completion: mid-2024)**
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). **(Annually between July 1st and October 1st).**

Strategy E: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Tremonton does not currently have an ordinance to regulate Accessory Dwelling Units. This strategy aims to create a new ordinance that will provide options and specific controls and regulations for A.D.U.s in the City, both for internal and detached units.

Implementation Measures:

- Draft and adopt a new ordinance for Accessory Dwelling Units, both internal and detached. **(Anticipated completion: end-2023)**
- Reduce regulations by designating A.D.U.s as conditional use to be approved by the Zoning Administrator. **(Anticipated completion: end-2023)**
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). **(Annually between July 1st and October 1st).**

Strategy N: Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.

The City values the role of essential public employees, including firefighters, police officers, teachers, public work employees, administrative staff, and others. To assist with essential public employee recruitment and retention, a mortgage assistance program will be developed to help qualifying moderate-income public employees to secure housing in Tremonton. This program would 1) give priority to public employees seeking a first-time home buyer loan through the local housing authority and 2) task the City's R.D.A. to construct and/or support the construction of moderate-income housing

units specifically reserved for purchase by public employees. Employees would be eligible to participate in a waitlist/lottery process to receive prioritization for purchasing these housing units. These units would be deed restricted, returning equity gained from the sale back to the City's R.D.A. with earmarks on developing additional moderate-income units for other qualifying public employees.

Implementation Measures:

- Partner with Bear River Association of Governments Housing Authority or create and establish a local housing authority tasked with administering a mortgage assistance program for public employees of the City or School District residing in Tremonton. **(Anticipated completion: end of 2023)**
- Charge the housing authority with the tasks of administering developer fee-in-lieu payments and offering moderate income housing assistance such as loans to first-time home buyers, giving priority to public employees. **(Anticipated completion: on-going)**
- Charge the City's R.D.A. with constructing or supporting the construction of moderate-income, deed restricted housing units specifically reserved for purchase by public employees as part of a prioritization by waitlist/lottery process. **(Anticipated completion: on-going)**
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code Utah Code 10-9a-403(2)(c)(ii)(B). **(Annually between July 1st and October 1st).**

Appendix A

Affordable Housing. For purposes of the *2022 Moderate Income Housing Plan*, “Affordable Housing” means the same and is synonymous with the definition of “Moderate Income Housing.”

American Community Survey (A.C.S.). The [American Community Survey](#) or A.C.S. means an ongoing survey facilitated by the U.S. Census that provides vital information on a yearly basis about the U.S. and its people. It is the premier source for detailed population and housing information for the United States and public officials and planners use this information to assess the past and plan the future.

Accessory Dwelling Unit (A.D.U.). “Accessory Dwelling Unit” or A.D.U.” means a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot.

Area Median Income (A.M.I.). “Area Median Income” or “A.M.I.” means the median total household income per year for a particular area, such as Box Elder County. Percentages of A.M.I. are often used by H.U.D. and other government entities to determine eligibility for various government programs. For example, many programs require applicants to make 80% or less of A.M.I. in order to qualify for their respective programs. Eighty percent of the Area Median Income (A.M.I.) for Box Elder County in 2022 was \$59,700 per household (based upon a three-person household).

Apartments. “Apartments” mean a group of attached dwelling units that are located on the same lot and owned and managed by the same individual or company.

Condominium. “Condominium” means the ownership of a single dwelling unit in a multi-unit project, with the dwelling unit attached to multiple other dwelling units by a common horizontal ceiling/floor.

Duplex. “Duplex” means a dwelling unit attached to one other dwelling unit by a common vertical wall, where each dwelling unit may or may not be located on a separate lot.

Household. “Household” means all the people who occupy a single housing unit, regardless of their relationship to one another.

Housing and Urban Development (H.U.D.). “H.U.D.” means the United States Department of Housing and Urban Development (H.U.D.) is one of the executive departments of the U.S. federal government. It administers federal housing and urban development laws and programs.

https://en.wikipedia.org/wiki/United_States_Department_of_Housing_and_Urban_Development

Moderate Income Housing. “Moderate Income Housing” means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.

Multi-Family Residential (M.F.R.). “Multi-Family Residential” means a condominium, duplex, or townhome.

Townhome. “Townhome” means a dwelling unit attached to multiple other dwelling units by a common vertical wall, where each dwelling unit may or may not be located on a separate lot. A townhome is configured with the dwelling unit’s side-by-side as opposed to one on top of the other.

Single Family Residential (SFR). “Single Family Residential” means a detached dwelling unit on a separate lot.

Tax Increment. For purposes of the *2022 Moderate Income Housing Plan*, “West Liberty Foods Tax Increment” means property tax that the Tremonton City Redevelopment Agency receives to address moderate income housing. For an official definition of Tax Increment see Utah Code 17C-1-102.

Tremonton City R.D.A. or Tremonton City Redevelopment Agency. “Tremonton City Redevelopment Agency” or “Tremonton City R.D.A.” means a separate body corporate and politic, created under Section 17C-1-201 of Utah Code that is created to undertake or promote urban renewal, economic development, or community development, or any combination of them, and whose geographic boundaries are coterminous with Tremonton City.

West Liberty Foods Project Area. For purposes of the *2022 Moderate Income Housing Plan*, “West Liberty Foods Project Area” means the geographic area in which tax increment is generated from the taxable value that is within the geographic area.

Appendix B

Appendix C

Table C-1: Multi-Family Units in Tremonton

Apartments	Address	Number of Units	Square Feet	Rent Avg.	Income Level
Ashfield Apartments	2711 West 450 North				
2 Bedrooms		24	1,176	\$550	30% A.M.I.
3 Bedrooms		24	1,664	\$580	50% A.M.I.
Tremonton Terrace	2696 West 450 North				
2 Bedrooms		8		\$450	30% AMI
3 Bedrooms		4		\$550	30% A.M.I.
Crown Village Apartments	300 North 270 West				
1 Bedroom		4		\$450	30% AMI
2 Bedrooms		12		\$525	30% AMI
3 Bedrooms		8		\$570	30% A.M.I.
Tremonton Village	730 West 960 South				
1 Bedroom		8		N/A	
2 Bedrooms		16		N/A	
Bear River Valley Apartments	717 West 600 South				
1 Bedroom		8		\$567	30% AMI
2 Bedrooms		24		\$669	50% A.M.I.
Riverview Apartments	153 South 100 East				
1 Bedroom		18		\$570	30% A.M.I.
Crown Homes	300 North 400 West				
3 Bedrooms					
4 Bedrooms					
Matheson Apartments	245 North 400 West				
1 Bedroom		76		\$1,199	50% AMI
2 Bedrooms		120		\$1,299	50% AMI
3 Bedrooms		36		\$1,499	80% AMI
952 N 920 W					
Townhomes		5		\$1,400	50% A.M.I.
3 Bedrooms (townhomes)		150		\$1500-\$2000	80% AMI
Tremonton Pines					
2 Bedrooms		30		\$1,080	50% AMI
3 Bedrooms		55		\$1,210	50% A.M.I.

Appendix D

This appendix summarizes the subsidized moderate income apartment complexes constructed within Tremonton City. Additionally, the appendix summarizes a manufactured housing park.

ASHFIELD APARTMENTS

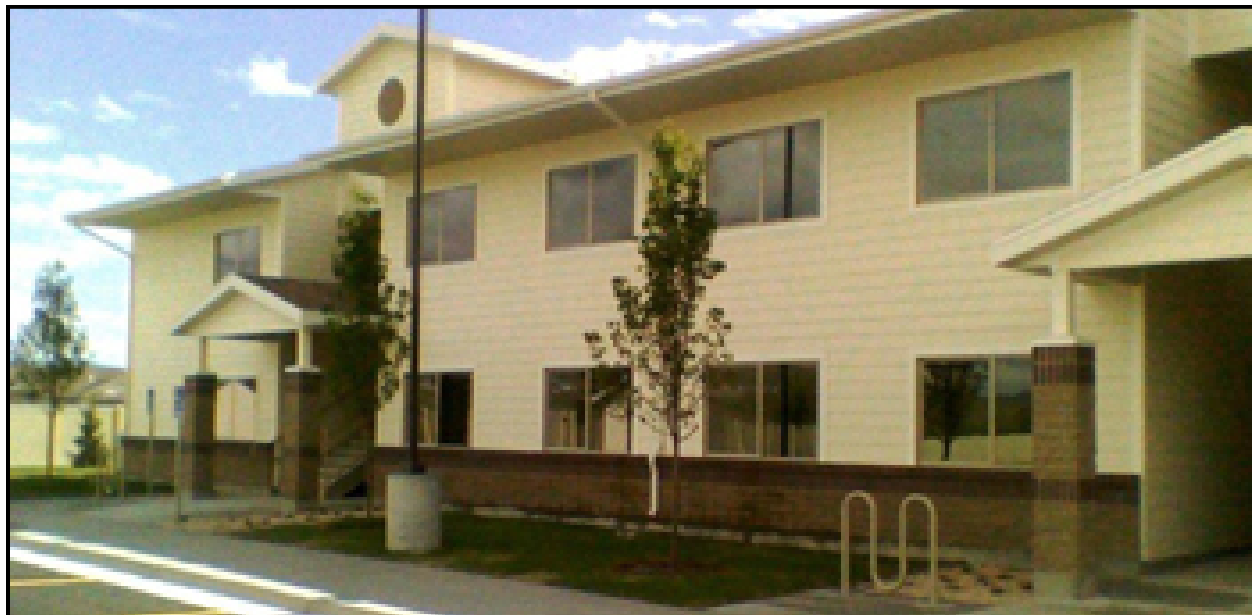


Ashfield Apartments, located at 2711 West 450 North, is a multi-family subsidized moderate income housing complex. Built in 2010 the unit rents are set by the owner, but the rent cannot be over the maximum allowed by the A.M.I. % of the tenant. For example if the tenant qualifies at 45% A.M.I., then the rent is set accordingly based upon that 45% of the A.M.I. Complex amenities include covered parking, balconies, dishwasher, washer and dryer hooks, and a community building with a workout room and laundry room, and playground. Apartments are Energy Star Certified for low monthly utility costs. The Ashfield Apartment Complex is comprised of the following units:

- 24 Units - 2 bedrooms
- 24 Units - 3 bedrooms
- 48 Units - Total Units

Data Source: Michael Bair, Finance Manager for Sellers Management & Development

TREMONTON TERRACE APARTMENTS



Tremonton Terrace, located at 2696 West 450 North is a multi-family subsidized moderate income housing complex. Built in 2009 the complex is for families with a targeted income of 50% to 80% of A.M.I. or lower. The two apartment buildings are designed as two-level garden style apartments, with parking located between the two buildings. There is an on-site laundry room and washer and dryer hook-ups available in each unit. Apartments are Energy Star Certified for low monthly utility costs. This property started out with a specific goal of housing agriculture workers but was amended with Rural Development to allow a broader range of qualifications. Tremonton Terrace Apartment Complex is comprised of the following units:

- 8 Units - 2 bedrooms
- 4 Units - 3 bedrooms
- 12 Units - Total Units

Data Source: http://nnhc.net/affordable_rental.html and Michael Bair, Finance Manager for Sellers Management & Development

CROWN VILLAGE APARTMENTS

Crown Village Apartments, located at 300 North 270 West, is a multi-family subsidized moderate income housing complex. Built in 2006 the complex is for families with a targeted income of 48% to 51% of A.M.I. or lower. The Crown Village Apartment Complex is comprised of the following units:

- 4 Units - 1 bedrooms
- 12 Units - 2 bedrooms
- 8 Units - 3 bedrooms
- 24 Units - Total Units

Data Source: Jeff Kearnl, Bear River Association of Governments

TREMONTON VILLAGE APARTMENTS



Tremonton Village Apartments, located at 730 West 960 South is a multi-family subsidized moderate income housing complex. Built in 1982 the complex is for families with a targeted income of 50% of A.M.I. or lower. There is an on-site laundry and playground. The Tremonton Village Apartment Complex is comprised of the following units:

- 8 Units - 1 bedrooms
- 16 Units - 2 bedrooms
- 24 Units - Total Units

BEAR RIVER VALLEY APARTMENTS



Bear River Valley Apartments, located at 717 West 600 South is a multi-family subsidized moderate income housing complex. Built in 1979, the complex is for families with a targeted income of 35% to 44% of A.M.I. or lower. The rent is based upon 30% of adjusted monthly income. There is an on-site laundry room and playground. The Bear River Valley Apartment Complex is comprised of the following units:

- 8 Units- 1 bedrooms
- 24 Units - 2 bedrooms
- 32 Units - Total Units

Data Source: Michael Bair, Finance Manager for Sellers Management & Development

RIVERVIEW APARTMENTS



Riverview Apartments, located at 153 South 100 East is a multi-family subsidized moderate income housing complex. Built in 1981 the complex is for elderly individuals with a targeted income of 50% of A.M.I. or lower. The rent is based upon 30% of adjusted monthly income. The River View Apartment Complex is comprised of the following units:

- 18 Units - 1 bedrooms
- 18 Units - Total Units

Data Source: Michael Bair, Finance Manager for Sellers Management & Development

TOWN & COUNTRY

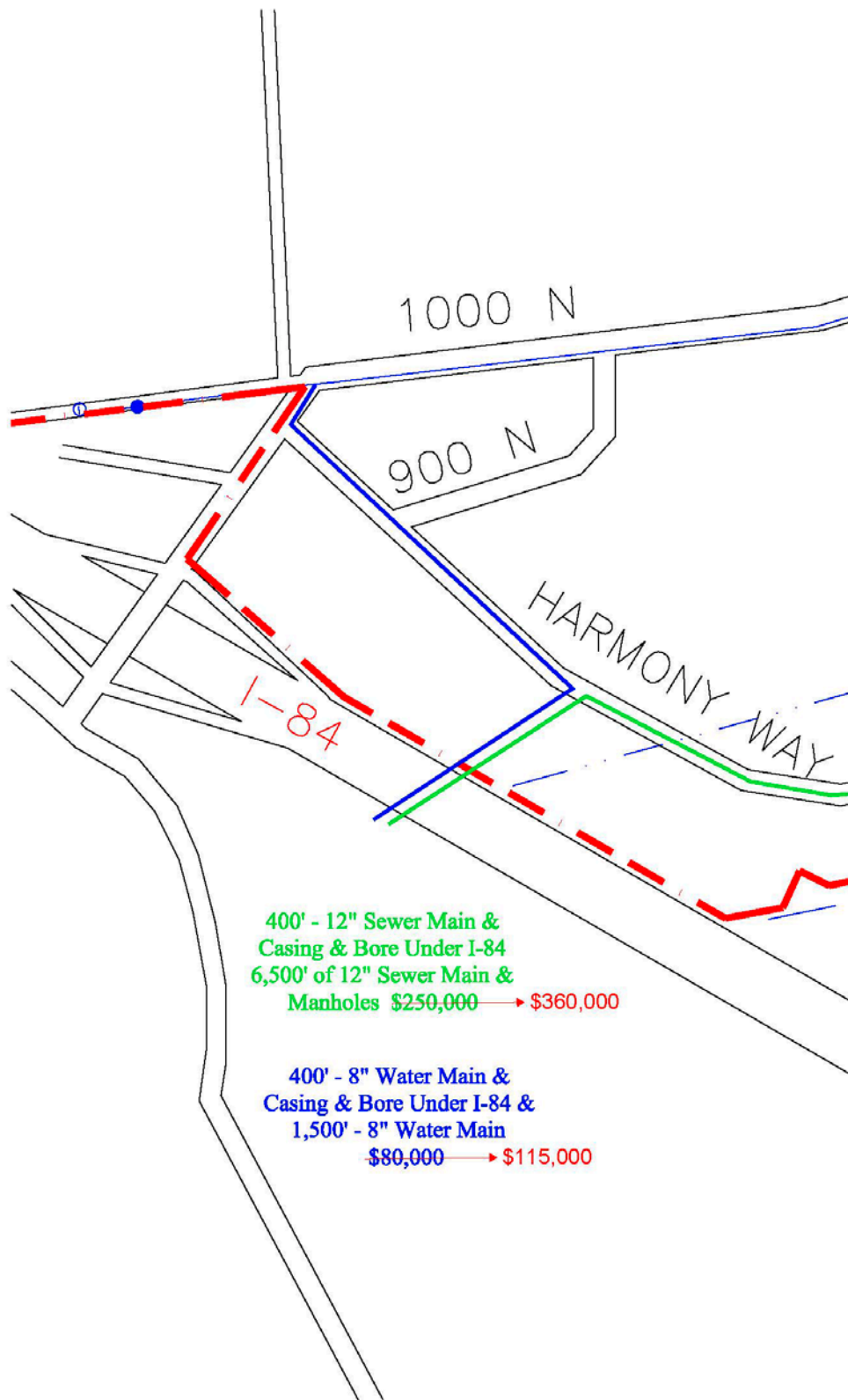


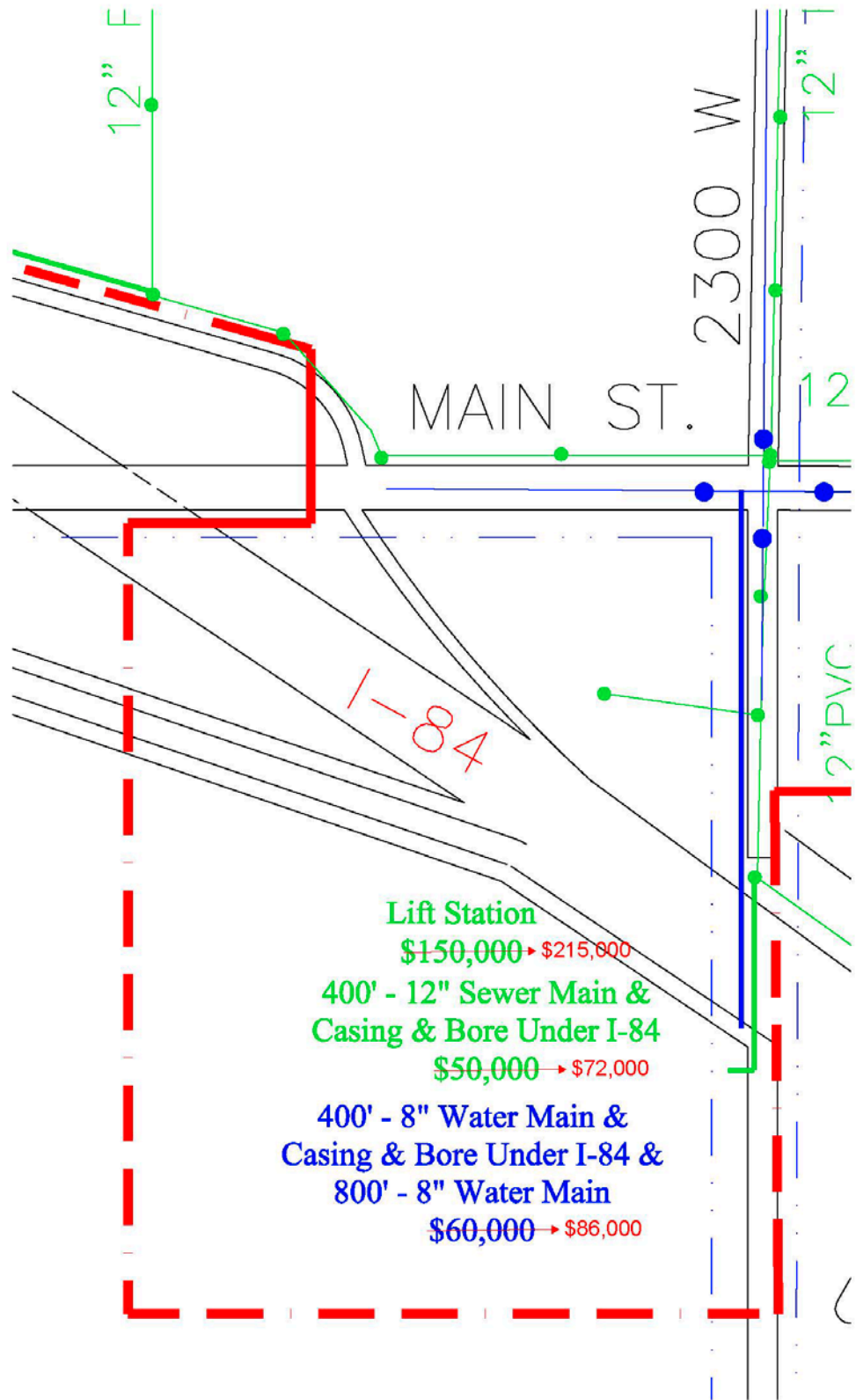
The Town & Country Manufactured Housing Park is located at approximately 900 West Main Street. There are 128 spaces for manufactured homes. Homeowners can purchase a new or used manufactured home, and thereafter, the homeowner leases space to place their home in the Park.

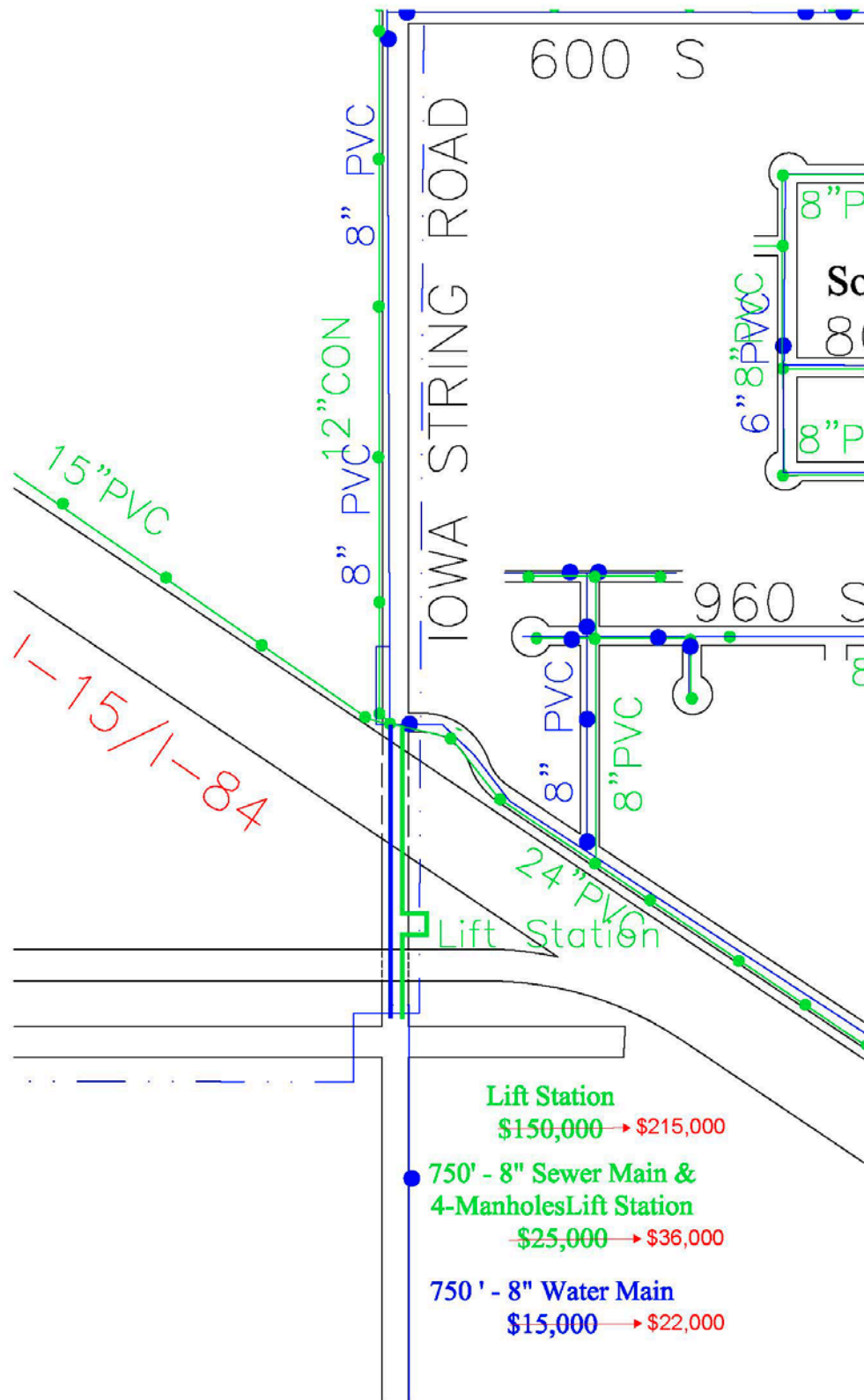
Appendix E

Strategy B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Tremonton City has previously identified extending infrastructure under Interstate 15 and Interstate 84. The south side of Interstate 15 and the west side of Interstate 84 are emerging areas that are planned for to have a mix of land uses that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated. This emerging area of the City will have the following benefits: greater housing variety and density; reduced distances between housing, workplaces, retail businesses, and other destinations; stronger neighborhood character; and pedestrian and bicycle-friendly environments.

Below are schematic of connection points for extending utilities on the other side of Interstate 15 and Interstate 84. The previous cost estimates were done in 2012, and were a part of the 2021 Moderate Income Housing Plan. The Tremonton City Engineer used the Engineering News-Record Construction Cost Index to update the 2012 cost estimates. It is estimated the cost to extend the utilities under Interstate 15 and Interstate 84 has increased by 43.6% cost increase since 2012. The 2012 cost estimates and 2022 estimated are noted on the schematics below. Please note that the City will evaluate other areas of the City to potentially extend the infrastructure to facilitate the creation of moderate income housing.







Appendix F

If the County's income distributions were applied to the current number of Tremonton's households, the demand for housing units would change. The table below explores this would-be distribution, as well as how the currently affordable units compare to that hypothesized figure. The high threshold (households at 50-80 percent) is where most of the City's current affordable housing is found but would still not be sufficient to meet the demand for affordable housing at that level of income. The lower and middle thresholds (30 percent and 50 percent) would also have a shortage of units needed to meet county proportions (314 units for 30% of A.M.I. and 304 units for 30%-50% of A.M.I.). In total, the City needs to provide 715 more units to meet its "fair share" in the County.

Table F-1: Hypothetical Number of Affordable Units to Meet County Income Proportions¹⁶

	30% of	30% to 50% of A.M.I.	50% to 80% of A.M.I.	Total
Income Level for 3 person HH (County A.M.I.)	\$23,030	\$37,350	\$59,700	
Affordable Housing Price	\$55,825	\$128,302	\$241,420	
Countywide H.H.'s	2,106	1,917	3,771	
% of All H.H.s Countywide	11.83%	10.76%	21.17%	
Tremonton Proportionate Ratio Based on Countywide Income Distribution	400	364	717	1,481
Tremonton Actual H.H.'s	346	451	744	1,541
Difference Between County Proportion and Tremonton Actual H.H.s	54	(87)	(27)	(60)
Total Affordable Units in Tremonton	86	60	620	766
Surplus (Shortage) of Units Needed to Meet County Proportions	(314)	(304)	(97)	(715)

Source: U.S. Census Bureau, ACS 2020 5-Year Estimate, ZPFI

¹⁶ Calculation Example – The 2016-2020 American Community Survey (ACS) estimates that there are 17,811 households in Box Elder County. 2,106 of those households, or 11.83 percent, are below the 30 percent AMI threshold. Therefore, the Tremonton fair share calculation is the ACS's estimated total number of Tremonton households multiplied by that same percentage: (3,386 * .1183 = 400)

Appendix G

The following are moderate income housing strategies from Utah code 10-9a-403(2)(a)(iii), along with the suggested benchmarks for implementation. These strategies were discussed with the Planning Commission but were not adopted in the plan. These strategies are contained in this Appendix in the event the Planning Commission or City Council desires to reconsider the selection and implementation of these strategies.

Strategy F: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Tremonton has been in the process of creating an updated land use plan known as the Tremonton Integrated Land Use Plan, which supports increased densities in or adjacent to commercial and mixed-use centers within the City, particularly the Highway Commercial districts. The adoption of the new land use plan will be followed by ordinance revisions aimed toward this end.

Implementation Measures:

- Adopt the Tremonton Integrated Land Use Plan to establish increased density in and around commercial centers as an official policy. (Anticipated completion: _____)
- Rezone areas in commercial centers to allow for increased residential density per recommendations contained in the Integrated Land Use Plan. As part of the rezoning of property considered requiring 10-percent of units to be reserved for low to moderate income households. (Anticipated completion: _____)
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B).
-

Strategy X: Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Significant future growth is anticipated in Tremonton, adding new neighborhoods through large-scale residential development. To distribute affordable housing throughout the City equitably, this strategy aims to set aside moderate-income housing units in larger greenfield developments. With the use of this strategy, new developments larger than a certain number of acres and/or a certain number of units would be required to provide a minimum of 10-percent of new units as moderate-income housing or pay a fee-in-lieu equal to the cost of those units. Fee-in-lieu payments would be managed by a local housing authority and used to offer moderate income housing assistance such as loans to first-time home buyers or support to housing nonprofits.

Implementation Measures:

- Partner with Bear River Association of Governments Housing Authority or create and establish a local housing authority tasked with administering a local fund for moderate income housing assistance. (Anticipated completion: _____)
- Create and adopt a new ordinance requiring new developments larger developments to construct 10 percent of units as moderate-income housing or to pay fee-in-lieu to the housing authority. (Anticipated completion: _____)

- Charge the housing authority with the tasks of administering fee-in-lieu payments and offering moderate income housing assistance such as loans to first-time home buyers and nonprofit support such as Habitat for Humanity. **(Anticipated completion: on-going)**
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B).