



MODERATE INCOME HOUSING REVIEW for 2022

Utah Code requires municipalities of certain sizes to update their moderate income housing report annually and to report the findings to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government and Metropolitan Planning Organization.

The Legislature has determined that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

The report shall include an analysis of how the city will provide a realistic opportunity for the development of moderate income housing within the planning horizon, including a recommendation to implement three or more of the moderate income housing strategies outlined in Utah Code 17-27a-403 (2)(b)(ii) which has 23 options.

The City of Saratoga Springs selected strategies A, E, F, G and W and have reviewed these strategies in the attached “2022 Review of Moderate Income Housing Strategies”. The City of Saratoga Springs includes different zoning options and a wide variety of housing options that aid in supplying moderate income housing options for residents.

Saratoga Springs, Utah
2022 Review of Moderate-Income Housing Strategies

UCA 10-9a-403(2)(b)(iii), Strategy A				
#	Item	Responsible Parties	Resources	Deadline/ Accomplished
1.	Rezone for densities necessary to facilitate the production of moderate-income housing.			
2.	State Saratoga Springs goals associated with the strategy:			
a.	Allow for a variety of housing types within the city and within the various neighborhoods including moderate income housing.			
3.	What are the specific outcomes that the strategy intends to accomplish?			
a.	Increase number of housing units affordable to moderate income households by allowing for a wide variety of housing options.			
4.	Describe how Saratoga Springs has monitored its annual progress toward achieving the goals:			
a.	The Planned Community zone was adopted in 2011 and the Mixed Residential zone adopted in 2018, allow for a variety of housing types and development standards.			
b.	Several large-scale developments have been approved using these zones since creation of the tools.			
c.	Development subsequent to approval is ongoing in many of the areas and includes a mix of housing types, sizes and price points.			
d.	There are several traditional residential zones in the city that allow for a variety of lot sizes and housing types.			
e.	Approved development applications for January through August 2022 included:			
i.	508 single family homes/lots of various sizes			
ii.	448 Multi-family units/projects			
f.	From January 1 through August 31, 2022, 321 new multi-family units and 722 new single family units have been issued certificates of occupancy in the city.			
5.	Outline the following objectives associated with the goals in Item 2.			
i.	Adopt zones to allow a variety of housing types and sizes.	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works 	<p>Accomplished</p> <p>A wide variety of lot sizes and housing types have been approved within the city's various zones.</p>

			<ul style="list-style-type: none"> • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	
ii.	Establish process for review and approval of developer proposed standards for lot sizes and width to encourage a variety of housing types and sizes	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> • Administration • Legal • Planning • Engineering • Building • Public Works • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	Accomplished A wide variety of lot sizes and housing types have been approved within the city's various zones.
iii.	Review, process, and approve applications meeting standards under the PC and MR zones	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council 	Accomplished A wide variety of lot sizes and housing types

	including small to large lots and a range of multi-family unit types.	<ul style="list-style-type: none"> ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	have been approved within the city's various zones.	
iv.	Review and approve development applications of 50 acres or less for a range of housing sizes in accordance with the city's traditional zoning.	<p>City Council has delegated final approval of subdivisions meeting criteria to staff</p>	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards 	Accomplished A wide variety of lot sizes and housing types have been approved within the city's various zones.

			<ul style="list-style-type: none"> <input type="radio"/> Capital Facility Plans <input type="radio"/> Impact Fee Facilities Plans 	
f.	How is Saratoga Springs 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 goals?			
	The results described in 5e are in line with the outcomes specific in 3. The city is not experiencing deviations from this goal.			
g.	Has Saratoga Springs considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency in the community?			
	Not at this time.			

UCA 10-9a-403(2)(b)(iii), Strategy E				
#	Item	Responsible Parties	Resources	Deadline/ Accomplished
a.	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.			
2.	State Saratoga Springs goals associated with the strategy:			
a.	Allow Internal Accessory Dwelling Units in Saratoga Springs			
3.	What are the specific outcomes that the strategy intends to accomplish?			
a.	Increase number of housing units affordable to moderate income households by allowing for a wide variety of housing options dispersed throughout the community.			
4.	Describe how Saratoga Springs has monitored its annual progress toward achieving the goals:			
a.	The Internal Accessory Dwelling Unit (IADU) ordinance allows new development to be considered for IADUs. There are several areas of the city where IADUs are allowed.			
b.	The new ordinance expanded the area in which IADUs are allowed from one area to the majority of the city.			
c.	Eleven IADU applications have been submitted.			
5.	Outline the following objectives associated with the goals in Item 2.			
i.	Identify the key tasks, parties responsible, resources, and deadlines of each stage needed to accomplish Goal 2a.			
	Adopt the IADU ordinance.	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> <input type="radio"/> Mayor <input type="radio"/> City Council <input type="radio"/> Planning Commission <input type="radio"/> City Staff: <ul style="list-style-type: none"> • Administration 	Accomplished IADUs may be considered for all new development in the city and are allowed in

			<ul style="list-style-type: none"> • Legal • Planning • Engineering • Building • Public Works • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	several existing neighborhoods.
ii.	Establish process for review and approval of IADU applications	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> • Administration • Legal • Planning • Engineering • Building • Public Works • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	Accomplished The city has received and approved applications for IADUs.

iii.	Review, process, and approve applications meeting standards under the IADU ordinance.	Staff	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	Accomplished Twelve IADU applications have been received
f.	How is Saratoga Springs 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 goals?			
	In some instances, the applications for IADUs are for existing units for which a building permit was not obtained. The building official works with applicants to identify a solution.			
g.	Has Saratoga Springs considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency in the community?			
	Not at this time.			

UCA 10-9a-403(2)(b)(iii), Strategy F	
1.	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
2.	State Saratoga Springs goals associated with the strategy:
a.	Saratoga Springs identified an area with access to Pioneer Crossing Boulevard and future access from Mountain View Corridor for development of a mixed-use town center including higher density residential development
3.	What are the specific outcomes that the strategy intends to accomplish?
a.	Increase number of housing units affordable to moderate income households by allowing for a wide variety of housing options dispersed throughout the community.

4.	Describe how Saratoga Springs has monitored its annual progress toward achieving the goals:			
a.	The 2022 General Plan Update includes goals and strategies to allow for a mixed-use town center development with higher-density housing			
b.	The Future Land Use Map was amended through the 2022 General Plan Update process to identify the mixed-use town center development area.			
c.	The city has initiated a small area planning process for the mixed-use town center development area to identify connectivity needs and refine areas for anticipated land uses including higher-density housing.			
5.	Outline the following objectives associated with the goals in Item 2.			
#	Item	Responsible Parties	Resources	Deadline/ Accomplished
a. b. c. d. e.	Identify the key tasks, parties responsible, resources, and deadlines of each stage needed to accomplish Goal 2a.			
i.	Include the mixed use town center area as a goal and strategy with related actions in the 2022 General Plan Update	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	<p>Accomplished</p> <p>The mixed-use town center area is included in the 2022 General Plan Update</p>
ii.	Include the mixed-use town center area on the	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor 	<p>Accomplished</p> <p>The mixed-use town center</p>

	updated Future Land Use Map		<ul style="list-style-type: none"> ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	area is identified on the Future Land Use map
iii.	Complete a small area plan identifying configuration, connectivity, timing and land uses for the mixed-use town center area	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards 	<p>Underway</p> <p>The city has received and is evaluating proposals to complete the small area plan process.</p> <p>Anticipated plan adoption: 3Q 2023</p>

			<ul style="list-style-type: none"> ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	
iv.	Update ordinances as needed to implement Town Center small area plan	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	Anticipated: 3Q 2023
v.	Work with landowner and developer(s) to implement Town Center small area plan	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works 	Underway: Ongoing until build out

		<ul style="list-style-type: none"> • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	
f.	How is Saratoga Springs 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 goals?		
	The results described in 5e are in line with the outcomes specific in 3. The city is not experiencing deviations from this goal.		
g.	Has Saratoga Springs considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency in the community?		
	Not at this time.		

UCA 10-9a-403(2)(b)(iii), Strategy G				
#	Item	Responsible Parties	Resources	Deadline/ Accomplished
1.	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors			
2.	State Saratoga Springs goals associated with the strategy:			
a.	Saratoga Springs identified the Pony Express right-of-way as a future transit corridor, either BRT or LRT. The strategy encourages the development of higher density or moderate income residential development for households that rely on transit.			
3.	What are the specific outcomes that the strategy intends to accomplish?			
a.	Increase number of housing units affordable to moderate income households along transit investment corridors.			
4.	Describe how Saratoga Springs has monitored its annual progress toward achieving the goals:			
a.	The 2022 General Plan Update includes goals and strategies to allow for a higher density or moderate-income housing along major transit investment corridors.			
b.	The city approved the Northshore development in 2019. The development has significant frontage along Pony Express. Development of higher density housing has occurred and continues to occur within this development.			
c.	The 2022 General Plan Update includes strategies to increase bus service and pursue transit service in the city.			
5.	Outline the following objectives associated with the goals in Item 2.			

a. b. c. d. e.	Identify the key tasks, parties responsible, resources, and deadlines of each stage needed to accomplish Goal 2a.			
i.	Include opportunities for higher density and moderate income areas along major transportation investment corridors in the General Plan and zoning codes.	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	<p>Accomplished</p> <p>The General Plan has identified higher density development adjacent to major transportation investment corridors. The PC and MR zones allow higher densities. Developments using these zones have been approved along major transportation corridors.</p>
ii.	Include opportunities for higher density development adjacent to major transportation corridors on the updated Future Land Use Map	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire 	<p>Accomplished</p> <p>The Future Land Use Map includes opportunities to apply higher density development adjacent to major transportation corridors.</p>

			<ul style="list-style-type: none"> Police <p>Guiding documents:</p> <ul style="list-style-type: none"> General Plan Land Development Code Engineering Standards Capital Facility Plans Impact Fee Facilities Plans 	
iii.	Continue to work closely with Mountainland Association of Governments and UTA to identify opportunities to bring transit to Saratoga Springs	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> Mayor City Council Planning Commission City Staff: <ul style="list-style-type: none"> Administration Legal Planning Engineering Building Public Works Fire Police <p>Guiding documents:</p> <ul style="list-style-type: none"> General Plan Land Development Code Engineering Standards Capital Facility Plans Impact Fee Facilities Plans 	<p>Underway</p> <p>The General Plan includes a goal and strategy to pursue a transit corridors evaluation through MAG and UTA.</p>
iv.	Continue to implement approved developments along major transportation corridors.	Planning Staff	<p>Time and availability of:</p> <ul style="list-style-type: none"> Mayor City Council 	Ongoing

		<ul style="list-style-type: none"> ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	
f.	How is Saratoga Springs 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 goals?		
	The results described in 5e are in line with the outcomes specific in 3. The city is not experiencing deviations from this goal.		
g.	Has Saratoga Springs considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency in the community?		
	Not at this time.		

UCA 10-9a-403(2)(b)(iii), Strategy W	
1.	Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones
2.	State Saratoga Springs goals associated with the strategy:
a.	The PC and MR zones currently allow developer-initiated adjustments to densities and housing types as incentives for open space, trails and similar community amenities.
3.	What are the specific outcomes that the strategy intends to accomplish?
a.	Increase number of housing units affordable to moderate income households by allowing for a wide variety of housing options dispersed throughout the community.
4.	Describe how Saratoga Springs has monitored its annual progress toward achieving the goals:
a.	The PC and MR zones encourage a mix of housing types and sizes within walkable communities.

b.	Saratoga Springs has approved, and developers are in the process of implementing several large scale planned communities that include a mix of housing types and price points within walkable, connected communities.			
5.	Outline the following objectives associated with the goals in Item 2.			
#	Item	Responsible Parties	Resources	Deadline/ Accomplished
a. b. c. d. e.	Identify the key tasks, parties responsible, resources, and deadlines of each stage needed to accomplish Goal 2a.			
i.	Adopt zones to allow a variety of housing types and sizes.	City Council	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration ● Legal ● Planning ● Engineering ● Building ● Public Works ● Fire ● Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	<p>Accomplished</p> <p>A wide variety of lot sizes and housing types have been approved within the city's various zones.</p>
ii.	Establish process for review and approval of developer proposed standards for lot sizes and width to encourage a variety of housing types and sizes	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> ● Administration 	<p>Accomplished</p> <p>A wide variety of lot sizes and housing types have been approved within the city's various zones.</p>

			<ul style="list-style-type: none"> • Legal • Planning • Engineering • Building • Public Works • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	
iii.	Review, process, and approve applications meeting standards under the PC and MR zones including small to large lots and a range of multi-family unit types.	Staff/Planning Commission/City Council/Mayor	<p>Time and availability of:</p> <ul style="list-style-type: none"> ○ Mayor ○ City Council ○ Planning Commission ○ City Staff: <ul style="list-style-type: none"> • Administration • Legal • Planning • Engineering • Building • Public Works • Fire • Police <p>Guiding documents:</p> <ul style="list-style-type: none"> ○ General Plan ○ Land Development Code ○ Engineering Standards ○ Capital Facility Plans ○ Impact Fee Facilities Plans 	Accomplished A wide variety of lot sizes and housing types have been approved within the city's various zones.

f.	How is Saratoga Springs 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 goals?			
	The results described in 5e are in line with the outcomes specific in 3. The city is not experiencing deviations from this goal.			
g.	Has Saratoga Springs considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency in the community?			
	Not at this time.			

Saratoga Springs continues to explore additional strategies to address the need for moderate-income housing in the community.

Saratoga Springs, Utah
2022 Moderate-Income Housing Tables

Section 1: Population by Tenure

	2017		Annual	2027	
2017 ACS Table B01003	American	2020 ACS	Growth	Projected	
2020 Census	Community	Estimates	Rate	Population	
2020 ACS Estimates B25008	Survey		(Slope)	(AARG)	
Total Population	25,671	31,288	7%	49,647	18,359
Total Population in Occupied Housing Units	25,651	31,253	7%	49,552	18,299
Total Population in Owner-Occupied Housing Units	21,563	26,728	7%	44,113	17,385
Total Population in Renter-Occupied Housing Units	4,088	4,525	3%	5,735	1,210

Sources: 2017 ACS Table B01003, Mountainland Association of Governments, 2020 ACS Estimates B25008

Section 2: Supply of Housing Units by Structure Type

	2017 ACS 5-Year Estimates	2020 ACS 5-Year Estimates	Annual Growth Rate (Slope)	Projected Units (AARG)	2020-2027 Difference
Table CP04					
Table DP04					
Table B25032					
Total Housing Units	6,410	7,791	7%	12,283	4,492
Total occupied units	6,058	7,521	7%	12,459	4,938
Owner-Occupied Structures	4,976	6,274	8%	10,775	4,501
1, detached	4,251	5,276	7%	8,734	3,458
1, attached	432	739	20%	2,586	1,847
2	0	3		3	0
3 or 4	44	60	11%	124	64
5 to 9	133	90	-12%	36	-54
10 to 19	116	106	-3%	86	-20
20 to 49	0	0		0	0
50 or more	0	0		0	0
Mobile home	0	0		0	0
Boat, RV, van, etc.	0	0		0	0
Renter-Occupied Structures	1,082	1,247	5%	1,737	490
1, detached	506	669	10%	1,284	615
1, attached	102	171	19%	571	400
2	63	32	-20%	7	-25
3 or 4	0	0		0	0
5 to 9	133	40	-33%	2	-38
10 to 19	138	265	24%	1,215	950
20 to 49	52	12	-39%	0	-12

50 or more	88	58	-13%	22	-36
Mobile home	0	0		0	0
Boat, RV, van, etc.	0	0		0	0

Sources: 2017 ACS Tables CP04, DP04, B25032, 2020 ACS Tables CP04, DP04, B25032

Section 3: Housing Occupancy

Table B25003 Table B25081	2009 ACS 5- Year Estimate	2017 ACS 5-Year Estimates	2020 ACS 5-Year Estimates	Annual Growth (Slope)	2027 Projected Units (AARG)	2020- 2027 Difference
Total Households in Occupied Housing Units	2,786	6,058	7,521	7%	12,459	4,938
Total Households in Owner-Occupied Housing	2,537	4,976	6,274	8%	10,775	4,501
With a Mortgage	2,309	4,271	5,319	8%	8,876	3,557
Without a Mortgage	228	705	955	11%	1,939	984
Total Households in Renter-Occupied Housing	249	1,082	1,247	5%	1,737	490

Sources: 2017 ACS Tables B25003 B25081, 2020 ACS Tables B25003 2B25081

Section 4: Housing Vacancy

Table B25004	2017 ACS 5-Year Estimates	2020 ACS 5-Year Estimates	Annual Growth (Slope)	2027 Projected Units (AARG)	2020- 2027 Difference
Total Vacant Units	82	270	49%	4,355	4,085
For rent	0	34		548	514
Rented, not occupied	0	0		0	0
For sale only	0	47		758	711
Sold, not occupied	0	101		1,629	1,528
For seasonal, recreational, or occasional use	82	88	2%	104	16
For migrant workers	0	0		0	0
Other vacant	0	0		0	0

Sources: 2017 ACS Tables B25004, 2020 ACS Tables B25004

Section 5: Average Household Size

Table B25010	2017 ACS		2020 ACS	2027 Projected
	5-Year Estimates	5-Year Estimates	2027 Projected	
Average Household Size	4.23	4.16	4.16	
Average Owner-Occupied Household Size	4.33	4.26	4.26	
Average Renter-Occupied Household Size	3.78	3.63	3.63	

Sources: 2017 ACS Table B25010, 2020 ACS Table B25010

Section 6: Monthly Housing Costs

Table B25088	2017 ACS		2020 ACS	Annual Growth	2027	Difference
	5-Year Estimates	5-Year Estimates	2027 Projected (AARG)	2020- 2027		
Total Owner-Occupied Housing Unit Costs	1,592	1,771	4%	2,271	500	
Units With a Mortgage	1,683	1,890	4%	2,477	587	
Units Without a Mortgage	420	459	3%	565	106	
Median Gross Rent	1,417	1,603	4%	2,138	535	

Section 7: Saratoga Springs Median Household Income

Table B25119	2017 ACS		2020 ACS	Annual Growth	2027	Difference
	5-Year Estimates	5-Year Estimates	2027 Projected (AARG)	2020-2027		
Median Household Income	88,804	101,592	5%	139,056	37,464	
Owner-Occupied Income	91,750	105,169	5%	144,614	39,445	
Renter-Occupied Income	72,917	68,523	-2%	59,273	-9,250	

Sources: 2017 ACS Table B25119, 2020 ACS Table B25119

Section 8: Utah County Median Income

Table B19019 Table B19119	2017 ACS		2020 ACS	Annual Growth	2027	Differenc
	5-Year Estimates	5-Year Estimates	2027 Projected (AARG)	2020- 2027		
Median HOUSEHOLD Income	67,042	77,057	5%	106,634	29,577	
1-person households	30,846	34,698	4%	45,662	10,964	
2-person households	56,697	65,014	5%	89,478	24,464	
3-person households	66,940	79,372	6%	118,111	38,739	
4-person households	78,937	89,276	4%	118,976	29,700	

5-person households	83,880	99,634	6%	148,875	49,241
6-person households	88,642	101,629	5%	139,819	38,190
7-or-more-person households	102,132	117,457	5%	162,762	45,305
Median FAMILY Income	73,543	83,938	5%	114,270	30,332
2-person families	56,153	64,616	5%	89,660	25,044
3-person families	69,217	81,996	6%	121,753	39,757
4-person families	80,998	91,703	4%	122,510	30,807
5-person families	84,583	99,486	6%	145,282	45,796
6-person families	90,425	104,115	5%	144,668	40,553
7-or-more-person families	101,546	114,031	4%	149,462	35,431

Sources: 2017 ACS Table B19019 & B19119, 2020 ACS Table B19019 & B19119

NOTE: AMI is Calculated at the COUNTY level

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

Calculate Saratoga Springs housing gap for the current year by entering the number of moderate income renter households, affordable and available rental units from CHAS Tables 14B, 15C and 18C.

Current Year	Renter Households	Affordable	Available	Affordable	Available
		Rental Units	Rental Units	Units - Renter Households	Units - Renter Households
Greater than 80% HAMFI	895	625	0	-270	-895
≤ 50% - ≥ 80% HAMFI	320	525	0	205	-320
≤ 30% - ≥ 50% HAMFI	15	30	0	15	-15
≥ 30% HAMFI	15	65	0	50	-15

Sources: CHAS Tables 18C, 14B & 15C

Calculate Saratoga Springs housing gap for the prior year by entering the number of moderate income renter households, affordable and available rental units from CHAS Tables 14B, 15C, and 18C.

Prior Year	Renter Households	Affordable	Available	Affordable	Available
		Rental Units	Rental Units	Units - Renter Households	Units - Renter Households
Greater than 80% HAMFI	755	470	0	-285	-755
≤ 50% - ≥ 80% HAMFI	275	555	0	280	-275
≤ 30% - ≥ 50% HAMFI	35	20	0	-15	-35
≥ 30% HAMFI	15	40	0	25	-15

Sources: CHAS Tables 18C, 14B & 15C

Subtract Prior Year from Current Year to estimate progress in providing moderate income housing.

Progress	Renter Households	Affordable	Available	Affordable	Available
		Rental Units	Rental Units	Units - Renter Households	Units - Renter Households
Greater than 80% HAMFI	140	155	0	15	-140
≤ 50% - ≥ 80% HAMFI	45	-30	0	-75	-45
≤ 30% - ≥ 50% HAMFI	-20	10	0	30	20
≥ 30% HAMFI	0	25	0	25	0

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

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

Municipal Government:	0	Subsidized by Saratoga Springs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	0	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 Saratoga Springs that are currently deed-restricted for moderate-income households:

0