

Section 1: Population by tenure in Tooele County

| Table B01003 Table B25008 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|---|---|---|----------------------------------|--------------------|--|
| Total Population: (ACS Table B01003) | 54,473 | 63,357 | 1,083 | 70,838 | 7,481 |
| Total Population in occupied housing units (ACS Table B25008) | 52,943 | 62,989 | 1,185 | 71,288 | 8,299 |
| Total Population in owner- occupied housing (ACS Table B25008) | 41,794 | 51,695 | 1,219 | 59,550 | 7,855 |
| Total Population in renter- occupied housing (ACS Table B25008) | 11,149 | 11,294 | -33 | 11,738 | 444 |

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Tooele County

| Table B25001 Table B25032 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|--|---|---|----------------------------------|--------------------|--|
| TOTAL HOUSING UNITS (ACS Table B25001) | 18,094 | 20,985 | 311 | 23,062 | 2,077 |
| Total occupied units (ACS Table B25032) | 16,854 | 19,562 | 271 | 21,290 | 1,728 |
| Owner-occupied structures (ACS Table B25032) | 12,938 | 15,499 | 275 | 17,012 | 1,513 |
| 1 unit, detached | 11,912 | 14,064 | 225 | 15,280 | 1,216 |
| 1 unit, attached | 448 | 509 | -3 | 374 | -135 |
| 2 units | 31 | 38 | -2 | 22 | -16 |
| 3 or 4 units | 69 | 28 | -1 | 16 | -12 |
| 5 to 9 units | 0 | 0 | 0 | 0 | 0 |
| 10 to 19 units | 0 | 13 | 2 | 26 | 13 |
| 20 to 49 units | 0 | 0 | 0 | 0 | 0 |
| 50 or more units | 0 | 0 | 0 | 0 | 0 |
| Mobile homes | 467 | 847 | 56 | 1,297 | 450 |
| Boat, RV, van, etc. | 11 | 0 | -2 | -4 | -4 |
| Renter-occupied structures (ACS Table B25032) | 3,916 | 4,063 | -3 | 4,279 | 216 |
| 1 unit, detached | 1,625 | 1,719 | -6 | 1,857 | 138 |
| 1 unit, attached | 369 | 480 | 6 | 502 | 22 |
| 2 units | 441 | 147 | -47 | -237 | -384 |
| 3 or 4 units | 490 | 457 | 5 | 568 | 111 |
| 5 to 9 units | 254 | 272 | 4 | 351 | 79 |
| 10 to 19 units | 274 | 296 | 4 | 314 | 18 |
| 20 to 49 units | 96 | 314 | 33 | 583 | 269 |
| 50 or more units | 37 | 46 | 0 | 21 | -25 |
| Mobile homes | 330 | 332 | -2 | 321 | -11 |

| | | | | | |
|---------------------|---|---|---|---|---|
| Boat, RV, van, etc. | 0 | 0 | 0 | 0 | 0 |
|---------------------|---|---|---|---|---|

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Tooele County

| Table B25003 Table B25081 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|--|---|---|----------------------------------|--------------------|--|
| Total households in occupied housing units (ACS Table B25003) | 16,854 | 19,562 | 271 | 21,290 | 1,728 |
| Total households in owner-occupied housing (ACS Table B25003) | 12,938 | 15,499 | 275 | 17,012 | 1,513 |
| With a Mortgage (ACS Table B25081) | 10,478 | 12,225 | 156 | 12,803 | 578 |
| Without a Mortgage (ACS Table B25081) | 2,460 | 3,274 | 119 | 4,209 | 935 |
| Total households in renter-occupied housing (ACS Table B25003) | 3,916 | 4,063 | -3 | 4,279 | 216 |

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

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Tooele County

| Table B25004 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|--|---|---|----------------------------------|--------------------|--|
| Total vacant units (ACS Table B25004) | 1,240 | 1,423 | 39 | 1,771 | 348 |
| For rent (ACS Table B25004) | 209 | 525 | 42 | 857 | 332 |
| Rented, not occupied (ACS Table B25004) | 22 | 0 | -4 | -31 | -31 |
| For sale only (ACS Table B25004) | 226 | 169 | -4 | 167 | -2 |
| Sold, not occupied (ACS Table B25004) | 21 | 0 | -2 | -22 | -22 |
| For seasonal, recreational, or occasional use (ACS Table B25004) | 170 | 262 | 8 | 264 | 2 |
| For migrant workers (ACS Table B25004) | 0 | 0 | 0 | 0 | 0 |
| Other vacant (ACS Table B25004) | 592 | 467 | -2 | 535 | 68 |

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

Section 5: Average household size in Tooele

| Table B25010 | 2009 American Community Survey | 2017 American Community Survey | 2025 Projection |
|--|---|---|--------------------|
| Average Household Size (ACS Table B25010) | 3.14 | 3.22 | 3.35 |
| Average Owner Household Size (ACS Table B25010) | 3.23 | 3.34 | 3.5 |
| Average Renter Household Size (ACS Table B25010) | 2.85 | 2.78 | 2.74 |

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Tooele County

| Table B25088 Table B25064 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|--|---|---|----------------------------------|--------------------|--|
| Total owner-occupied housing unit costs (ACS Table B25088) | \$1,173 | \$1,185 | -\$6 | \$1,133 | \$ (52) |
| Units with a mortgage (ACS Table B25088) | \$1,288 | \$1,329 | \$0 | \$1,335 | \$ 6 |
| Units without a mortgage (ACS Table B25088) | \$309 | \$348 | \$6 | \$394 | \$ 46 |
| Median gross rent (ACS Table B25064) | \$729 | \$871 | \$16 | \$980 | \$ 109 |

Community Survey.

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

Section 7: Median household income in Tooele County

| Table B25119 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|---|---|---|----------------------------------|--------------------|--|
| Median household income (ACS Table B25119) | \$60,236 | \$66,542 | \$628 | \$69,657 | \$ 3,115 |
| Owner-occupied income (ACS Table B25119) | \$66,234 | \$73,471 | \$578 | \$76,184 | \$ 2,713 |
| Renter-occupied income (ACS Table B25119) | \$37,151 | \$38,554 | \$296 | \$42,482 | \$ 3,928 |

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

Section 8: Tooele County Area Median Income (AMI)*

| Table B19019 Table B19119 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2025 Projection | Difference between 2017 and 2025 |
|--------------------------------------|---|---|----------------------------------|--------------------|--|
|--------------------------------------|---|---|----------------------------------|--------------------|--|

| | | | | | |
|---|----------|----------|---------|-----------|------------|
| Median HOUSEHOLD income (ACS Table B19019) | \$0 | \$66,542 | \$4,644 | \$107,137 | \$ 40,595 |
| 1-person household | \$31,022 | \$34,394 | \$285 | \$34,934 | \$ 540 |
| 2-person household | \$65,194 | \$64,808 | \$0 | \$65,328 | \$ 520 |
| 3-person household | \$67,571 | \$74,548 | \$191 | \$68,620 | \$ (5,928) |
| 4-person household | \$62,915 | \$73,622 | \$1,028 | \$77,504 | \$ 3,882 |
| 5-person household | \$67,635 | \$83,583 | \$3,030 | \$115,845 | \$ 32,262 |
| 6-person household | \$67,169 | \$87,705 | \$1,895 | \$93,802 | \$ 6,097 |
| ≥ 7-person household | \$86,382 | \$79,896 | \$421 | \$95,988 | \$ 16,092 |
| Median FAMILY income (ACS Table B19119) | \$64,713 | \$72,524 | \$756 | \$76,393 | \$ 3,869 |
| 2-person family | \$58,538 | \$61,940 | \$129 | \$64,589 | \$ 2,649 |
| 3-person family | \$67,982 | \$71,783 | -\$49 | \$64,316 | \$ (7,467) |
| 4-person family | \$63,147 | \$72,204 | \$788 | \$75,510 | \$ 3,306 |
| 5-person family | \$65,521 | \$83,283 | \$3,461 | \$120,490 | \$ 37,207 |
| 6-person family | \$64,572 | \$86,719 | \$2,212 | \$95,904 | \$ 9,185 |
| ≥ 7-person family | \$82,250 | \$80,156 | \$1,146 | \$104,478 | \$ 24,322 |

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

Community Survey

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

Survey

*NOTE: AMI is calculated at the COUNTY level.

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

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

| 2020 Shortage | Renter Households | Affordable Rental Units | Available Rental Units | Affordable Units - Renter Households | Available Units - Renter Households |
|----------------------|-------------------|-------------------------|------------------------|--------------------------------------|-------------------------------------|
| ≤ 80% HAMFI | 2,470 | 4,495 | 2,900 | 2,025 | 430 |
| ≤ 50% HAMFI | 1,735 | 2,530 | 1,550 | 795 | -185 |
| ≤ 30% HAMFI | 965 | 820 | 460 | -145 | -505 |

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

| 2016 Shortage | Renter Households | Affordable Rental Units | Available Rental Units | Affordable Units - Renter Households | Available Units - Renter Households |
|----------------------|-------------------|-------------------------|------------------------|--------------------------------------|-------------------------------------|
| ≤ 80% HAMFI | 2,575 | 4,565 | 2,955 | 1,990 | 380 |
| ≤ 50% HAMFI | 1,675 | 2,230 | 1,355 | 555 | -320 |
| ≤ 30% HAMFI | 945 | 835 | 405 | -110 | -540 |

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

| PROGRESS | Renter Households | Affordable Rental Units | Available Rental Units | Affordable Units - Renter Households | Available Units - Renter Households |
|-----------------|-------------------|-------------------------|------------------------|--------------------------------------|-------------------------------------|
| ≤ 80% HAMFI | -105 | -70 | -55 | 35 | 50 |
| ≤ 50% HAMFI | 60 | 300 | 195 | 240 | 135 |
| ≤ 30% HAMFI | 20 | -15 | 55 | -35 | 35 |

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

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

| | | |
|-----------------------|-----|---|
| Municipal Government: | 0 | Subsidized by municipal housing programs |
| State Government: | 451 | Subsidized by Utah's OWHLF multi-family program |
| Federal Government: | 774 | Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program |

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

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

| |
|-----|
| 774 |
|-----|