

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

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

Section 3: Housing occupancy in 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
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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
