



November 24, 2020

OFFICE: (801) 763-3000
FAX: (801) 763-3033
WEB: www.americanfork.gov

51 E. Main St.
American Fork, UT 84003

Dear Mr. Fields:

I am happy to approve the attached Moderate Income Housing reporting documentation for 2020.

American Fork City has diligently sought to implement the legislature's intent to provide for Moderate Income Housing for every Utahn and our report shows continual progress towards that goal, especially in the Transit Oriented Development Area.

Despite adverse market conditions American Fork has been successful in incentivizing development of approximately 2700 high density housing units in the Transit Oriented Development Area most of which are currently in the approval and development process with some projects nearing completion and others already offering new housing for our residents.

Kind regards,

A handwritten signature in blue ink, appearing to read "Brad Frost".

Brad Frost, Mayor

Section 1: Population by tenure in American Fork city

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)	26,627	28,507	342	30,768	2,261
Total Population in occupied housing units (ACS Table B25008)	26,007	28,204	365	30,681	2,477
Total Population in owner- occupied housing (ACS Table B25008)	20,974	21,587	26	21,072	-515
Total Population in renter- occupied housing (ACS Table B25008)	5,033	6,617	339	9,608	2,991

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 American Fork city

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)	7,362	8,147	78	8,641	494
Total occupied units (ACS Table B25032)	7,098	7,931	97	8,543	612
Owner-occupied structures (ACS Table B25032)	5,498	6,013	32	5,984	-29
1 unit, detached	4,933	5,116	-2	4,818	-298
1 unit, attached	336	561	11	633	72
2 units	55	47	1	42	-5
3 or 4 units	17	15	0	39	24
5 to 9 units	0	116	21	300	184
10 to 19 units	17	0	-2	-18	-18
20 to 49 units	9	8	0	9	1
50 or more units	0	0	0	0	0
Mobile homes	131	150	4	161	11
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	1,600	1,918	65	2,558	640
1 unit, detached	691	665	6	755	90
1 unit, attached	203	165	0	250	85
2 units	229	488	51	943	455
3 or 4 units	318	389	1	288	-101
5 to 9 units	124	80	-7	29	-51
10 to 19 units	0	49	3	64	15
20 to 49 units	25	37	4	124	87
50 or more units	0	8	1	16	8

Mobile homes	10	37	5	89	52
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 American Fork city

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)	7,098	7,931	97	8,543	612
Total households in owner-occupied housing (ACS Table B25003)	5,498	6,013	32	5,984	-29
With a Mortgage (ACS Table B25081)	3,870	4,414	40	4,547	133
Without a Mortgage (ACS Table B25081)	1,628	1,599	-8	1,437	-162
Total households in renter-occupied housing (ACS Table B25003)	1,600	1,918	65	2,558	640

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 American Fork city

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)	264	216	-19	99	-117
For rent (ACS Table B25004)	49	26	0	11	-15
Rented, not occupied (ACS Table B25004)	35	17	-2	10	-7
For sale only (ACS Table B25004)	63	31	-10	-40	-71
Sold, not occupied (ACS Table B25004)	31	0	-5	-39	-39
For seasonal, recreational, or occasional use (ACS Table B25004)	0	56	8	113	57
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	86	86	-11	43	-43

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

Section 5: Average household size in American

Table B25010	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.66	3.56	3.59
Average Owner Household Size (ACS Table B25010)	3.81	3.59	3.52
Average Renter Household Size (ACS Table B25010)	3.15	3.45	3.76

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 American Fork city

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)	\$1,223	\$1,262	-\$2	\$1,242	\$ (20)
Units with a mortgage (ACS Table B25088)	\$1,448	\$1,503	-\$3	\$1,447	\$ (56)
Units without a mortgage (ACS Table B25088)	\$338	\$412	\$10	\$477	\$ 65
Median gross rent (ACS Table B25064)	\$794	\$1,023	\$36	\$1,344	\$ 321

Community Survey.

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

Section 7: Median household income in American Fork city

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)	\$67,124	\$70,926	\$152	\$69,597	\$ (1,329)
Owner-occupied income (ACS Table B25119)	\$74,760	\$79,718	\$521	\$83,033	\$ 3,315
Renter-occupied income (ACS Table B25119)	\$41,316	\$45,756	\$645	\$51,131	\$ 5,375

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

Section 8: Utah 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	\$67,042	\$4,950	\$108,972	\$ 41,930
1-person household	\$27,923	\$30,846	\$262	\$31,581	\$ 735
2-person household	\$49,796	\$56,697	\$811	\$61,817	\$ 5,120
3-person household	\$53,462	\$66,940	\$1,579	\$76,861	\$ 9,921
4-person household	\$63,469	\$78,937	\$1,453	\$83,981	\$ 5,044
5-person household	\$70,657	\$83,880	\$1,489	\$92,553	\$ 8,673
6-person household	\$75,407	\$88,642	\$1,465	\$96,881	\$ 8,239
≥ 7-person household	\$80,546	\$102,132	\$2,389	\$115,554	\$ 13,422
Median FAMILY income (ACS Table B19119)	\$63,310	\$73,543	\$1,175	\$79,481	\$ 5,938
2-person family	\$47,865	\$56,153	\$949	\$62,245	\$ 6,092
3-person family	\$59,984	\$69,217	\$1,221	\$75,713	\$ 6,496
4-person family	\$69,900	\$80,998	\$1,210	\$84,275	\$ 3,277
5-person family	\$75,311	\$84,583	\$1,178	\$90,205	\$ 5,622
6-person family	\$78,293	\$90,425	\$1,260	\$97,505	\$ 7,080
≥ 7-person family	\$80,854	\$101,546	\$2,302	\$114,580	\$ 13,034

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	1,105	1,765	980	660	-125
≤ 50% HAMFI	700	465	205	-235	-495
≤ 30% HAMFI	410	200	45	-210	-365

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	960	1,275	750	315	-210
≤ 50% HAMFI	590	340	110	-250	-480
≤ 30% HAMFI	245	200	40	-45	-205

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	145	490	230	345	85
≤ 50% HAMFI	110	125	95	15	-15
≤ 30% HAMFI	165	0	5	-165	-160

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:	30	Subsidized by Utah's OWHLF multi-family program
Federal Government:	30	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:

30
