

Moderate Income Housing Reporting Overview



Each year, certain cities and counties must report on the moderate income housing (MIH) part of their general plan. In the first year, they submit an initial report that updates this part of the plan and includes strategies and steps for putting them into action. In the years after that, they submit follow-up reports showing the progress they've made on those strategies.

Is my community required to submit an MIH Report?

Required: All **cities** over 10,000 and cities over 5,000 in counties with at least 40,000 in population. **Counties** over 40,000 with at least 5,000 in unincorporated population. For a list, visit jobs.utah.gov/mihreporting

When is the MIH report due?

August 1st @ 11:59 pm

How do we report?

The reporting form will open on **May 1st** at jobs.utah.gov/mihreporting

What if we don't submit a report?

Non-compliant communities:

- Are ineligible for Transportation Investment Fund of 2005 & the Transit Transportation Investment Fund; State Tax Commission Distribution of Sales and Use Tax to fund Highways
- Pay a \$250/day penalty fee and \$500/day for a second non-compliant year.

What are the main elements of the MIH Report?

Initial Report: required the first year a community is required to report AND any year that a community changes their MIH strategies or ways they implement them. Initial reports should include:

- Each strategy the community will implement.
- How they plan to implement each strategy.

Subsequent Progress Report:

- How the community has progressed their strategies in the previous 12 months.
- Land use regulations/decisions made in the previous 12 months to implement strategies.
- Barriers encountered in the previous 12 months to implement strategies.
- Number of internal & detached Accessory Dwelling Units (ADUs).
- Number of residential dwelling units that have been entitled but have not received a building permit as of the report's submission date.
- Shapefiles or links to current zoning maps/tables.
- How the market has responded to strategies, including the number of entitled MIH units.

How many MIH strategies does my report need?

USING CURRENT STRATEGIES	# STRATEGIES	
	COMPLY	PRIORITY
County	3	5
Municipality without	3	5
Municipality with	5	6

USING NEW STRATEGIES

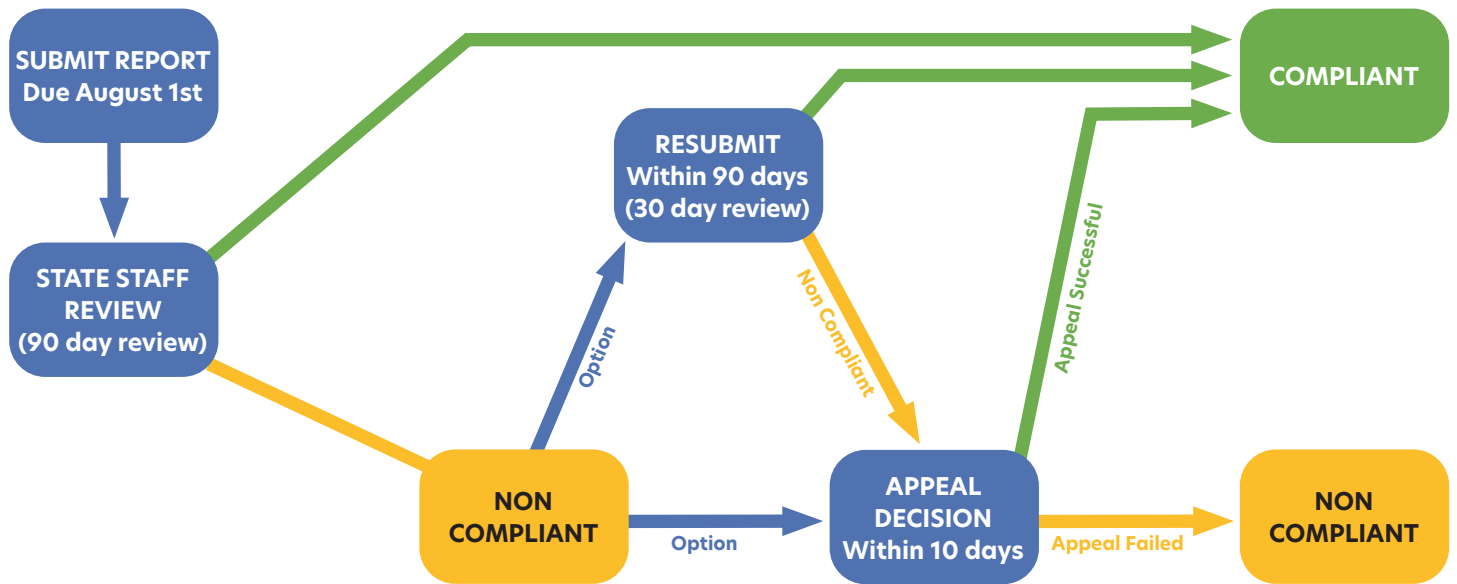
County	1	5
Municipality without	1	5
Municipality with	3	6

What is Priority Consideration?

Priority consideration for the Transportation Investment Fund of 2005 and the Transit Transportation Investment Fund is available for communities surpassing the minimum number of strategies in their general plan element and annual progress report (see above).

What happens if we submit a non-compliant MIH report?

The below graphic shows the review process.



What bills passed in the 2025 Utah Legislative Session that changed MIH Reporting?

HB37 (Utah Housing Amendments) adds new MIH “submenu” strategies for affordable homeownership that offer the following advantages:

- If a municipality without fixed guideway stations uses a new strategy, it **counts as three** normal MIH strategies, and they will be considered compliant for that year AND two subsequent reporting years.
- If a municipality with fixed guideway stations uses a new strategy, they can implement at least three strategies to achieve compliance instead of five.
- If a county uses one of the new strategies, they can implement at least one strategy to achieve compliance instead of three. Also, the county shall be considered compliant for the base year AND two subsequent reporting years.

New MIH strategies: Housing & Transit Reinvestment Zone, Home Ownership Promotion Zone, First Home Investment Zone, Utah Homes Investment Program, Affordable Homeownership Density Bonus

What part of state code deals with MIH Reporting?

For municipalities: Utah Code 10-9a-408 explains the required contents of MIH reports, and Utah Code 10-9a-403 explains MIH elements needed in a General Plan and lists MIH strategies.

For counties: Utah Code 17-27a-408 explains the required contents of MIH reports, and Utah Code 17-27a-403 explains MIH elements needed in a General Plan and lists MIH strategies.

Questions?

If you need any assistance submitting your MIH report or have questions about the requirements:

- Visit the MIH website: jobs.utah.gov/mihreporting
- Email mih@utah.gov
- Call Todd Andersen (MIH Program Specialist) at (385) 290-9717.



MIH Website

jobs.utah.gov/mihreporting



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