



**WORKFORCE  
SERVICES**  
HOUSING & COMMUNITY  
DEVELOPMENT

# Moderate Income Housing (MIH)

## 2025 Report Walkthrough





# SUBMISSION DEADLINE

## May 1

MIH annual report opened and **Qualtrics links sent to each municipality/county required to report.** If you did not receive the link on May 1<sup>st</sup>, please reach out to us at [mih@utah.gov](mailto:mih@utah.gov).

## August 1st @ 11:59 pm

MIH annual report due. **Late reports will not be accepted.**





# MIH STRATEGIES

**Municipalities:** Utah Code [10-9a-403](#), Section (2)(b)(iii) lists the MIH strategies available to municipalities.

**Counties:** Utah Code [17-27a-403](#), Section (2)(b)(ii) lists the MIH strategies available to counties.





# MIH STRATEGIES

## Recent Legislative Changes

[House Bill \(HB\) 37 - Utah Housing Amendments](#) adds new MIH “submenu” strategies promoting affordable homeownership that offer the following advantages:

- If a municipality without fixed guideway stations uses one of the new strategies, it counts as three normal MIH strategies, and the municipality shall be considered compliant for the base year AND two subsequent reporting years.
- If a municipality with fixed guideway stations uses one of the new strategies, 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:** for municipalities, refer to Utah Code [10-9a-403](#), Section (2)(b)(iii); for counties, refer to Utah Code [17-27a-403](#), Section (2)(b)(ii):

- Create a housing and transit reinvestment zone (HTRZ).
- Create a home ownership promotion zone (HOPZ).
- Create a first home investment zone (FHIZ).
- Approve a project that receives funding from, or qualifies to receive funding from the Utah Homes Investment Program.
- Adopt or approve a qualifying affordable home ownership density bonus for single-family residential units.
- Adopt or approve a qualifying affordable home ownership density bonus for multi-family residential units.

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# MIH STRATEGIES

## How many MIH strategies does my report need?

USING CURRENT STRATEGIES		# STRATEGIES	
		COMPLY	PRIORITY
County		3	5
Municipality without	Fixed Guideway	3	5
Municipality with	Transit Stations	5	6
USING NEW STRATEGIES			
County		1	5
Municipality without	Fixed Guideway	1	5
Municipality with	Transit Stations	3	6

**Fixed Guideway Transit Station:** public transit facilities that use rail for public transit or a separate right-of-way for public transit, such as bus rapid transit systems (TRAX, Frontrunner, etc.)

**Priority Consideration:** if a community surpasses the minimum number of strategies in their general plan element and annual progress report, they will receive priority consideration for certain state transit funds. For details, go to [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting).

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## Department of Workforce Services 2025 Moderate Income Housing Report Form

This report can be saved and revised if a responder accesses the report from the emailed link, using the same browser and computer.

If you access the report from the Housing and Community Development (HCD) website or use another browser or computer to complete it, the report will need to be submitted in the same session.

**Each time you hit the "Next" button, your progress will save.**

All materials must be received by HCD no later than 11:59:59 PM on **August 1, 2025**.

Late submissions will not be accepted.

*Please direct any questions to [mih@utah.gov](mailto:mih@utah.gov).*

To Get Started, Please Select Your County or Municipality

Next

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Who is filling out this report?

Preparer's Name

Preparer's Job Title

Preparer's Email

Preparer's Phone



Email will need it to be in a valid @ format



Phone number must be in XXX-XXX-XXXX format

Back

Next



County or Municipality Mailing Address

Legislative Body's email (either one central council or commission email, or emails for each council member or commissioner)

Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)





Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

Link to general plan, moderate income housing element:

Back

Next



**You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point.**



### **TYPE OF REPORT**

Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.

- This is our FIRST year of reporting on our moderate income housing plan.
- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.
- We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

[Back](#)

[Next](#)



🕒 This is our FIRST year of reporting on our moderate income housing plan.



## STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element.

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities, and Section [17-27a-403](#) for counties)*



# PATH #1

 This is our FIRST year of reporting on our moderate income housing plan.

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

Would you like to submit an additional strategy?  
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

No

Next



If you need to submit more than one strategy, clicking 'Yes' will take you BACK to the previous question in the report, where you will enter another strategy and its benchmarks and implementation timeline. You can go through this loop as many times as you need, depending on how many strategies you are reporting on.

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# PATH #1

🕒 This is our FIRST year of reporting on our moderate income housing plan.



If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

- 1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.
- 2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to [mih@utah.gov](mailto:mih@utah.gov).

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

Clicking the "Next" button at the bottom of the form will submit your report.



Only applies to municipalities; for more information, refer to Utah Code [10-9a-403.1](#), Section 10.

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# PATH #1

🕒 This is our FIRST year of reporting on our moderate income housing plan.



Thank you for completing this report.

Your response has been submitted. A copy of your submission has been sent to [test@utah.gov](mailto:test@utah.gov).

The Housing & Community Development Division will now have 90 days to review your report and determine compliance or non-compliance. We will be in contact once your report has been reviewed.

For more information, go to [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or email [mih@utah.gov](mailto:mih@utah.gov).

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- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## 2-5 YEAR REPORTING

The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

You will enter the following information in this section:

- 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs)
- 2) Your community's MIH strategies (including changes to strategies - if applicable)
- 3) Feedback and recommendation regarding the MIH program

Next

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We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## ZONING MAP

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

**Please be aware that zoning data submitted will be shared with the [Utah Geospatial Resource Center](#).**

Shapefiles (.shp) must be uploaded using this [link](#). After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact [mih@utah.gov](mailto:mih@utah.gov).

When did the last zoning map or text amendment occur?

Back

Next



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## Sign in to get started

### New to Secure Share?

Account creation not required.

Sign in with an existing email account to send and receive secure files and messages.



 Sign in with Google

 Sign in with Outlook

 Sign in with Office365

Use Single Sign-on (SSO)

Or to request a one-time verification link,  
enter your email address:

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# PATH #2

- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## Securely Share

Your files and message will be encrypted and securely shared. Recipients can securely respond to you, too.

- 1 Upload Files
- 2 Secure
- 3 Share

### Upload Files

Files will be automatically encrypted.



ADD FILES ▾

NEXT

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# PATH #2

- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## Securely Share

Your files and message will be encrypted and securely shared. Recipients can securely respond to you, too.

- ✓ Upload Files
- 2 Secure
- 3 Share

### Secure

Your data is automatically encrypted. Here you can choose optional security settings.

⌚ Expiration Date

📄 Watermarking

🔒 Persistent File Protection

### Security Configuration

Your organization has enabled the following security settings.

🔒 Persistent File Protection Off

PREVIOUS

NEXT



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## Securely Share

Your files and message will be encrypted and securely shared. Recipients can securely respond to you, too.

> Share

Request

History

Upload Files —————  Secure —————  3 Share

### Share

From  
tmandersen@utah.gov

Recipients  
mih@utah.gov

Message

Encrypt Message

PREVIOUS

Upload complete

SHARE

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# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## Message Summary

Recipients have been notified via email. You will also receive a confirmation email, as well as be notified when recipients access the content.

- > Share
- Request
- ⌚ History



Your content was successfully sent.

Shared on May 15, 2025 at 9:15 AM

### Message Information



REVOKE ACCESS

#### Security Settings

Encrypted Never Expires Watermark Off Persistent File Protection Off

#### Recipients

mih@utah.gov

#### Message

test message

1 File

#### Message History

View your [message history](#) at any time. Any future replies to this message will show in this area.



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## ZONING MAP

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

**Please be aware that zoning data submitted will be shared with the [Utah Geospatial Resource Center](#).**

Shapefiles (.shp) must be uploaded using this [link](#). After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact [mih@utah.gov](mailto:mih@utah.gov).

When did the last zoning map or text amendment occur?

Back

Next





We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## ENTITLED UNITS

The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025.

Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.*

If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Back

Next

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# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



**\*REQUIRED**

Provide a count of entitled residential units (as defined above) that have NOT received a building permit.

**OPTIONAL**

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

**OPTIONAL**

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

**OPTIONAL**

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

**OPTIONAL**

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

**OPTIONAL**

Provide any notes or explanations for the data entered above (e.g., upcoming developments, clarifying data, context, etc.).

Back

Next



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units?  
(select one)

Count of building permits issued

Count of business licenses or permits to rent issued

Count of conditional use permits issued

Other

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 (if applicable, please provide the count and type of permit or license issued)

Back

Next



- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

[Back](#)

[Next](#)



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.

(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.

4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.





We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.

4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

### Question #3 Example (Strategy E- ADUs)

*“Since the notice of compliance was issued, City staff have researched best practices & model ordinances for external accessory dwelling units, identified parking capacities needed to accommodate ADUs, and drafted an ordinance to present to Council. A copy of the meeting minutes are attached.”*

### Question #4 Example (Strategy E- ADUs)

*“Planning Commission recommended an ordinance to the City Council, which was presented on April 20, 2024. The Council passed ordinance 2024-06 allowing external and detached accessory dwelling units in June 2024.*

*The ordinance reduces regulations by allowing additional types of ADUs in the city. Internal units were the only type of ADU allowed before the ordinance. A copy of the ordinance is attached.”*





We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).

### Question #5 Example (Strategy E- ADUs)

*"Members of the public and some council members expressed concern about the parking capacity due to ADUs."*

### Question #6 Example (Strategy H – Parking Requirement Reduction)

*"The barriers to seeing steps being taken in the private market are based on available land and increased construction costs. The City is seeing slower development than in the past, and we believe this has resulted in a slower market response to the parking reduction."*



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

7. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

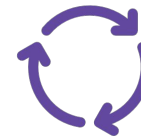
Drop files or click here to upload

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

No



If you need to submit more than one strategy, clicking 'Yes' will take you BACK to the previous question in the report, where you will enter another strategy and its benchmarks and implementation timeline. You can go through this loop as many times as you need, depending on how many strategies you are reporting on.

Back

Next

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We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



## FEEDBACK & RECOMMENDATIONS

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

- Housing supply data
- Housing needs data
- Planning technical assistance
- Model ordinances.
- Case studies for strategies
- Staff resources
- Reporting technical assistance
- Guidebooks for planning and reporting
- Education on partnering with nonprofit organizations or housing authorities
- Other (Please specify)



- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? (If none, please write N/A)

Back

Next



# PATH #2



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

- 1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.
- 2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to [mih@utah.gov](mailto:mih@utah.gov).

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

Clicking the "Next" button at the bottom of the form will submit your report.



Only applies to municipalities; for more information, refer to Utah Code [10-9a-403.1](#), Section 10.

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# PATH #2

- We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.



Thank you for completing this report.

Your response has been submitted. A copy of your submission has been sent to [test@utah.gov](mailto:test@utah.gov).

The Housing & Community Development Division will now have 90 days to review your report and determine compliance or non-compliance. We will be in contact once your report has been reviewed.

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[jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting)



We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## 2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS

The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies.

*Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

Next

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# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element.

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities, and Section [17-27a-403](#) for counties)*



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were  updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

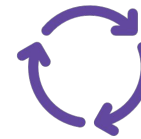
For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

Would you like to submit an additional strategy?  
(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

No

Next



If you need to submit more than one NEW strategy, clicking 'Yes' will take you BACK to the previous question in the report, where you will enter another strategy and its benchmarks and implementation timeline. You can go through this loop as many times as you need, depending on how many strategies you are reporting on.



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## ZONING MAP

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

**Please be aware that zoning data submitted will be shared with the [Utah Geospatial Resource Center](#).**

Shapefiles (.shp) must be uploaded using this [link](#). After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact [mih@utah.gov](mailto:mih@utah.gov).

When did the last zoning map or text amendment occur?

Back

Next



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## ENTITLED UNITS

The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025.

Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.*

If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

Back

Next

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# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



**\*REQUIRED** Provide a count of entitled residential units (as defined above) that have NOT received a building permit.

**OPTIONAL**

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

**OPTIONAL**

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

**OPTIONAL**

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

**OPTIONAL**

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

**OPTIONAL**

Provide any notes or explanations for the data entered above (e.g., upcoming developments, clarifying data, context, etc.).

Back

Next



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units?  
(select one)

Count of building permits issued

Count of business licenses or permits to rent issued

Count of conditional use permits issued

Other

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 (if applicable, please provide the count and type of permit or license issued)

Back

Next



# PATH #3

- We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

[Back](#)

[Next](#)

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# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.

(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.

4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

### Question #3 Example (Strategy E- ADUs)

*“Since the notice of compliance was issued, City staff have researched best practices & model ordinances for external accessory dwelling units, identified parking capacities needed to accommodate ADUs, and drafted an ordinance to present to Council. A copy of the meeting minutes are attached.”*

### Question #4 Example (Strategy E- ADUs)

*“Planning Commission recommended an ordinance to the City Council, which was presented on April 20, 2024. The Council passed ordinance 2024-06 allowing external and detached accessory dwelling units in June 2024.*

*The ordinance reduces regulations by allowing additional types of ADUs in the city. Internal units were the only type of ADU allowed before the ordinance. A copy of the ordinance is attached.”*



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).

## Question #5 Example (Strategy E- ADUs)

*"Members of the public and some council members expressed concern about the parking capacity due to ADUs."*

## Question #6 Example (Strategy H – Parking Requirement Reduction)

*"The barriers to seeing steps being taken in the private market are based on available land and increased construction costs. The City is seeing slower development than in the past, and we believe this has resulted in a slower market response to the parking reduction."*



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

7. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Drop files or click here to upload

Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes

No

Back

Next



If you need to submit more than one OLD strategy, clicking 'Yes' will take you BACK to the previous question in the report, where you will enter another strategy and its benchmarks and implementation timeline. You can go through this loop as many times as you need, depending on how many strategies you are reporting on.



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



## FEEDBACK & RECOMMENDATIONS

What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

- Housing supply data
- Housing needs data
- Planning technical assistance
- Model ordinances.
- Case studies for strategies
- Staff resources
- Reporting technical assistance
- Guidebooks for planning and reporting
- Education on partnering with nonprofit organizations or housing authorities
- Other (Please specify)



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were  updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? (If none, please write N/A)

[Back](#)

[Next](#)



# PATH #3

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

- 1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.
- 2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to [mih@utah.gov](mailto:mih@utah.gov).

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

Clicking the "Next" button at the bottom of the form will submit your report.



Only applies to municipalities; for more information, refer to Utah Code [10-9a-403.1](#), Section 10.

[jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting)



# PATH #3

- We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.



Thank you for completing this report.

Your response has been submitted. A copy of your submission has been sent to [test@utah.gov](mailto:test@utah.gov).

The Housing & Community Development Division will now have 90 days to review your report and determine compliance or non-compliance. We will be in contact once your report has been reviewed.

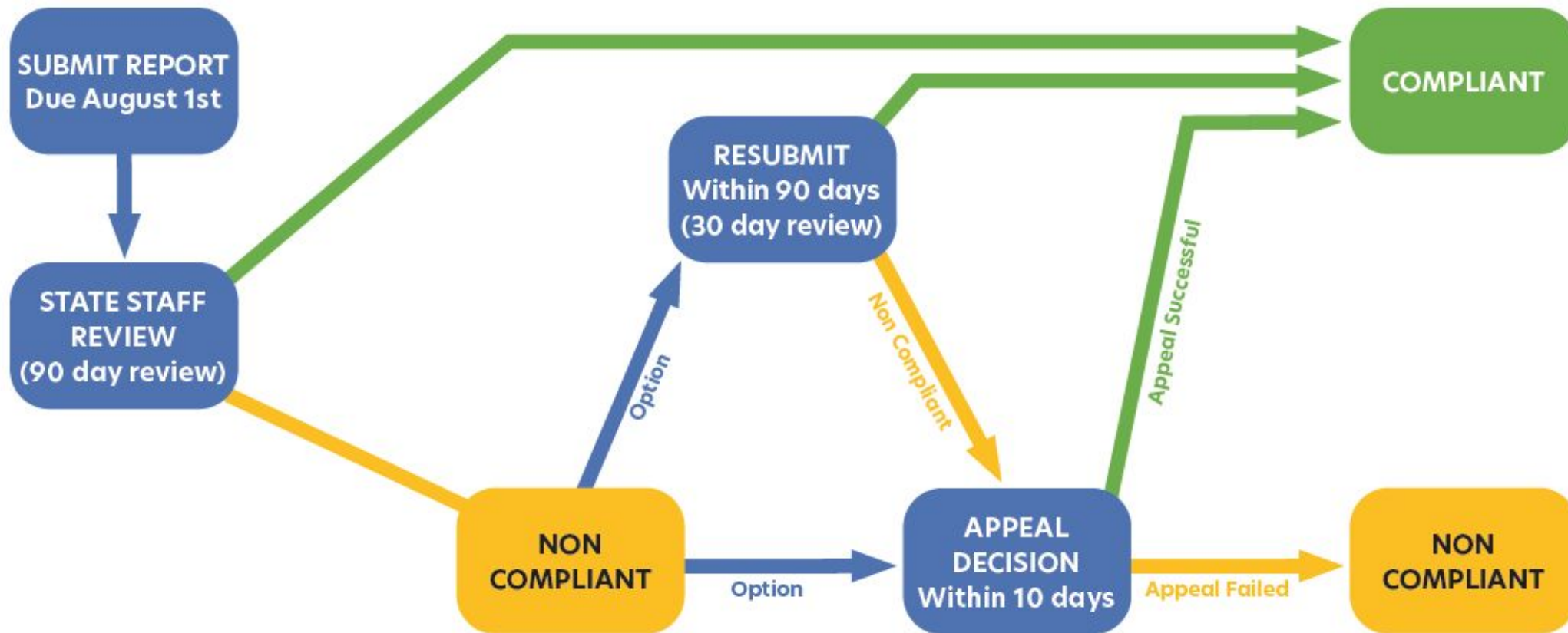
For more information, go to [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or email [mih@utah.gov](mailto:mih@utah.gov).

[jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting)



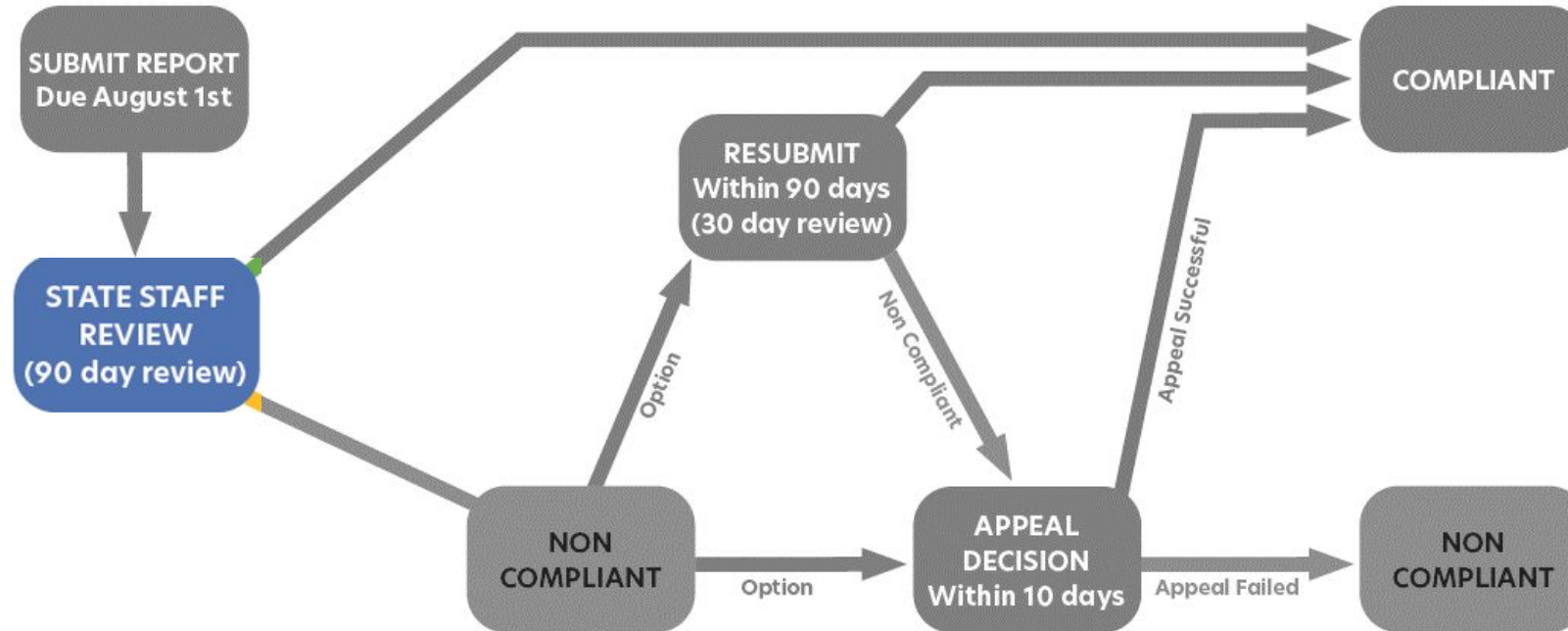


# REPORTING REVIEW & APPEAL PROCESS





# REPORTING REVIEW & APPEAL PROCESS



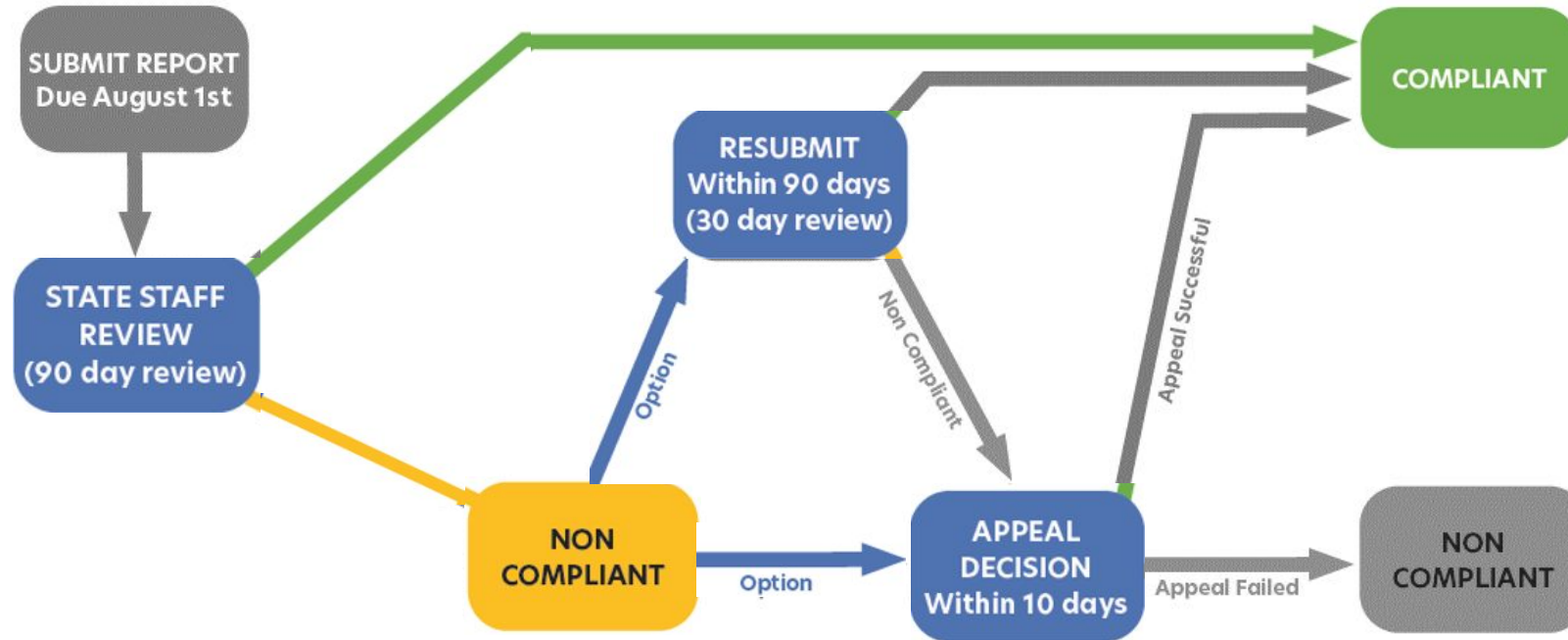
## STATE STAFF REVIEW

The [Housing & Community Development Division](#) will then have **90 days** to review the report. The division will review and determine if the report is compliant or non-compliant. After reviewing a report, the division will provide notice as provided in Section [10-9a-408](#) or [17-27a-408](#) of Utah Code.





# REPORTING REVIEW & APPEAL PROCESS



## IF COMPLIANT

The community can continue working towards the goals in their plan and report the next year (unless they used one of the new strategies, upon which they wouldn't need to report for two additional years).

## IF NON-COMPLIANT

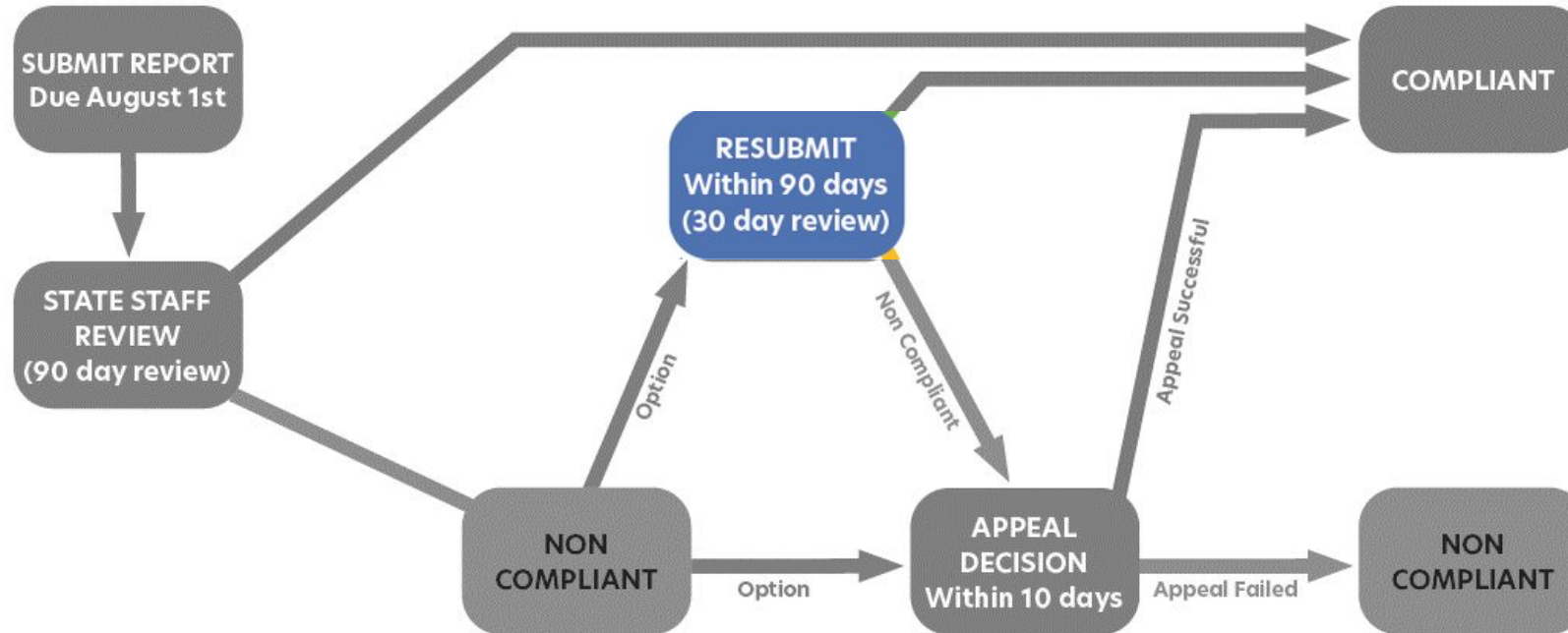
If the report is non-compliant, the reporting entity may either submit a corrected report or request an appeal of the determination.

[jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting)





# REPORTING REVIEW & APPEAL PROCESS



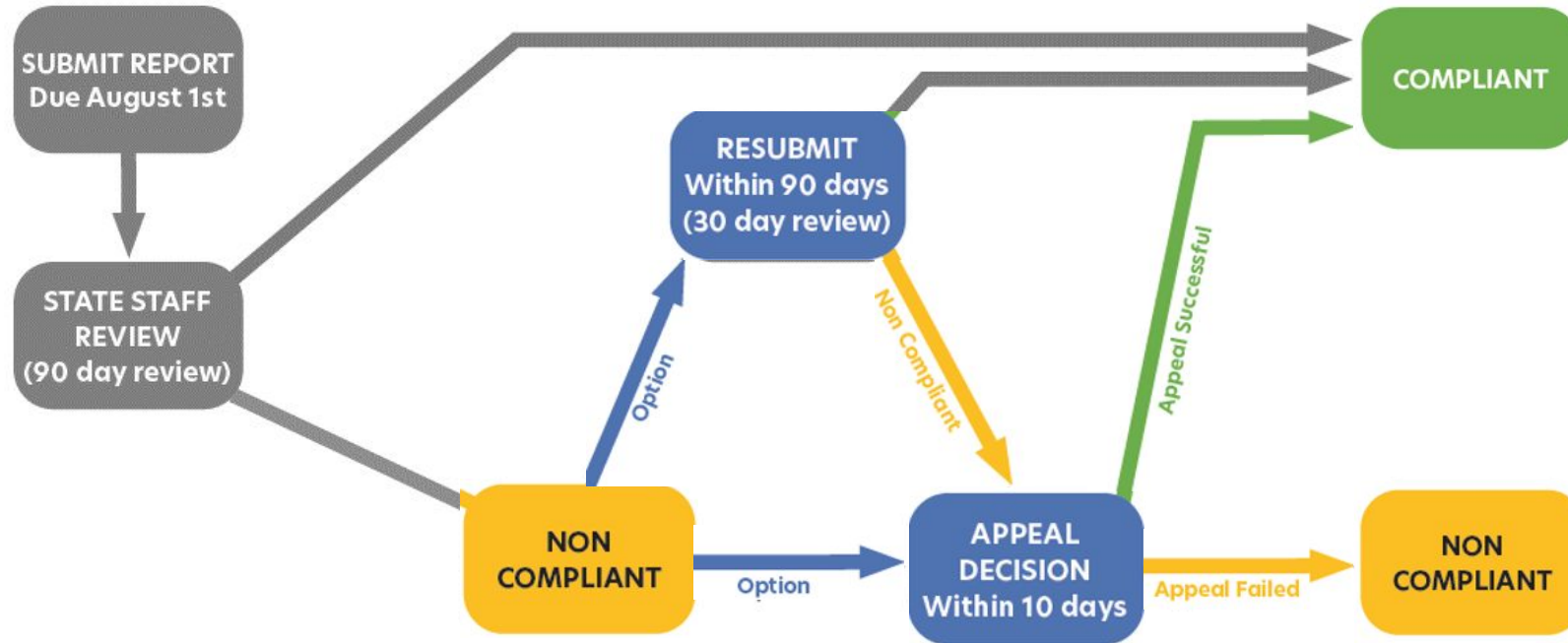
## RESUBMIT

If they choose to submit a corrected report, it must happen within **90 days** from when the notice is sent. You can receive technical assistance from HCD staff if you need help with your resubmission. The division will review the corrected report within **30 days** after the report is received.





# REPORTING REVIEW & APPEAL PROCESS



## APPEAL

If your community wants to appeal a notice of non-compliance, you must send a written request within **10 days** of when the notice was sent. The appeal must include your community's name, a representative's signature, and the reason for the appeal. You can send it by email, fax, mail, courier, or hand-delivery.

Once the appeal is received, the division will work with other organizations to form an appeal board. You can submit more information or arguments within 15 calendar days of your appeal, but it must relate to either the 12-month reporting period or your compliance strategy. If you decide to cancel the appeal, you must send a written notice at least seven days before the appeal board's first meeting. If you withdraw, your community will still need to fix the issue within the original 90-day correction period.





## PENALTIES FOR NON-COMPLIANCE

Communities that do not submit their MIH report 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](#).
- Non-compliant communities pay a **\$250/day** penalty fee and **\$500/day** for a second consecutive year of non-compliance (*Utah Code [10-9a-408](#) and [17-27a-408](#)*)





# PLANNING & DATA RESOURCES

## State

[Land Use Strategies to Bring Housing Back Within Reach](#) - A 2024 report by Envision Utah on best practices to reform zoning and housing regulations, with the ultimate goal of increasing housing attainability and affordability in Utah.



['How Do We Make Housing Affordable?'](#) - a 9-minute video produced by Envision Utah describing land use and construction regulation barriers to affordable housing and recommendations for potential changes to facilitate more affordable housing.



[Moderate Income Housing \(MIH\) Element Model Resolution](#) - a model resolution that communities can use to amend and adopt a moderate-income housing element in their General Plan.

## Federal

[The American Community Survey \(ACS\)](#) - an extensive annual household survey produced by the U.S. Census Bureau which provides several tables of demographic and housing data on its website.

[Comprehensive Housing Affordability Strategy \(CHAS\)](#) – datasets from the U.S. Department of Housing & Urban Development (HUD) that organize housing needs according to household income and program eligibility limits.

[jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting)



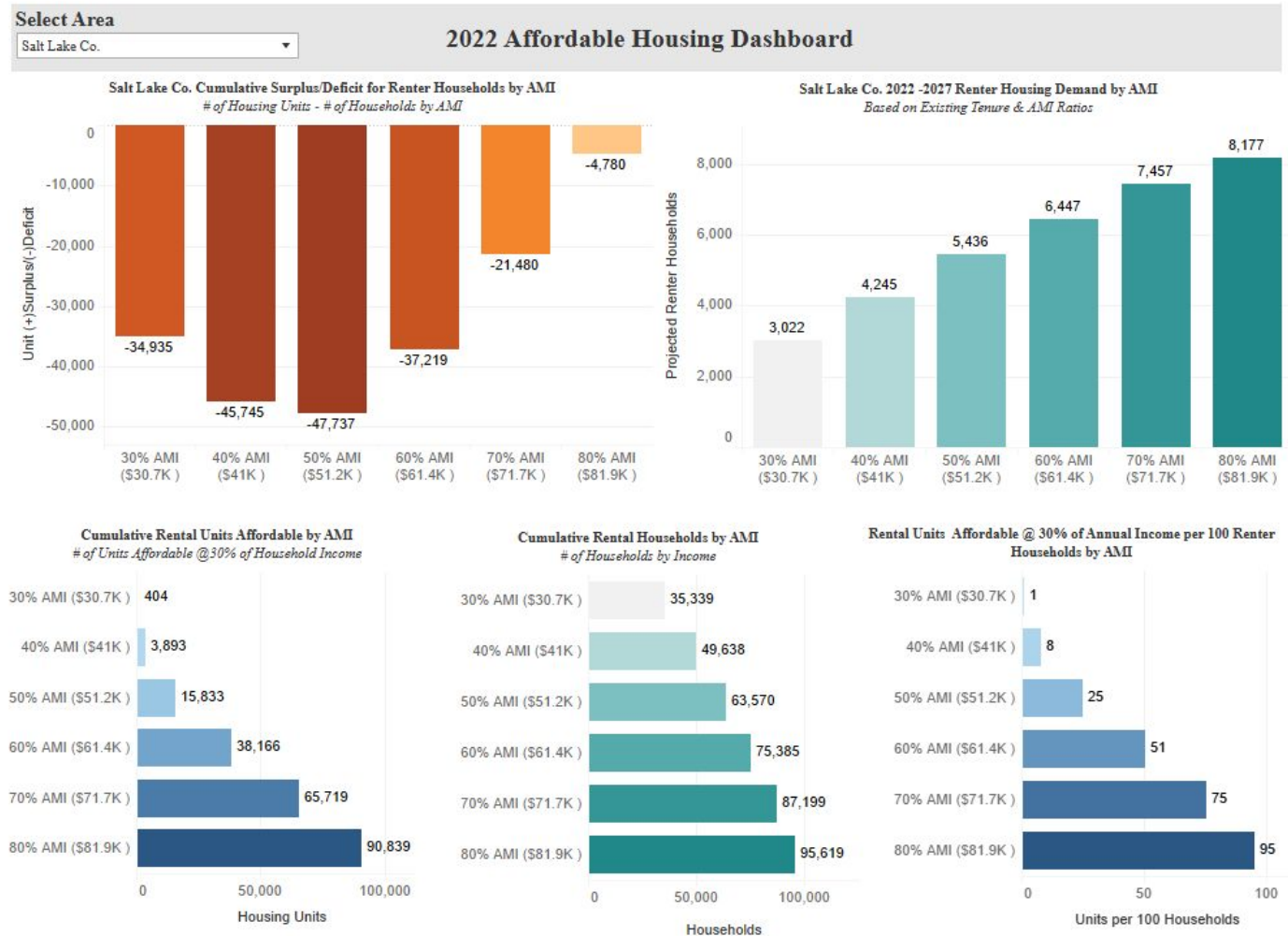


# PLANNING & DATA RESOURCES

## The Utah Housing Affordability Dashboard

In collaboration with the **Kem C. Gardner Policy Institute**, a Utah Housing Affordability Dashboard has been created which identifies:

- moderate and affordable housing needs, supply
- 5-year projection across Utah communities with populations greater than 5,000 people.





# PLANNING & DATA RESOURCES

## Prior Reports

SB 34 Municipal Progress Summaries

2022 Submitted Reports

2023 Submitted Reports

2024 Submitted Reports

## Moderate Income Housing Program

### 2024 Annual Report Submissions



REPORTING PERIOD AUGUST 1, 2023 TO JULY 31, 2024

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

## Want access to previous years' MIH reports?

- Go to [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) and go to the *Prior Reports* section at the bottom of the page.
- Reports from 2022-2024 are available for all reporting municipalities/counties.

[jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting)





# QUESTIONS & SUPPORT

If you need any assistance submitting your MIH report or have questions about MIH reporting requirements,

- Visit our [Frequently Asked Questions \(FAQs\)](#) page.
- Look at this [Informational Flyer](#).
- Email [mih@utah.gov](mailto:mih@utah.gov).
- Call Todd Andersen (*MIH Program Specialist*) at (385) 290-9717.

For other assistance, contact Meg Ryan from Utah League of Cities and Towns (ULCT) at [mryan@ulct.org](mailto:mryan@ulct.org).





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DEVELOPMENT**

