



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality’s website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

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

For additional moderate-income housing planning resources:

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

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Cedar City Corporation

Reporting Date: December 12, 2021

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Donald Boudreau

Mayor's First and Last Name: Maile Wilson Edwards

Mayor's Email Address: Mayorwilson@cedarcity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Donald Boudreau

Preparer's Title: City Planner

Preparer's Email Address: bdonald@cedarcity.org

Preparer's Telephone: 435-383-2330

Extension: 5140

When did the municipality last adopt moderate-income housing element of their general plan?

The City's general Plan was last updated in 2012, with the City's Moderate Income Housing Plan adopted in 2017.

Link to moderate-income housing element on municipality website:

<https://www.cedarcity.org/364/General-Plan>

[UCA 10-9a-403 \(2\)\(b\)\(iii\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)](#) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under [10-9a-403 \(2\)\(b\)\(iii\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)](#), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in [10-9a-403 \(2\)\(b\)\(iii\)\(G\) or \(H\)](#) and [17-27a-403 \(2\)\(b\)\(ii\)\(G\) or \(H\)](#). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

Part 1 Strategy 1:

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Cedar City General Plan Goal 8-3: Facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life:

Cedar City General Plan Objective 8.3-3: Continue to address the variety of housing opportunities, with a balance of housing styles and price points. This might be accomplished through expansion of zoning categories, or through the zoning ordinance for greater flexibility in design, including lot sizes and setbacks. Density Incentives might also be considered when based on quality development patterns.

Cedar City 2017 Affordable Housing Plan Goal 2, Objective 3: Review and revise Zoning Ordinance and Land Use Map to ensure that there is sufficient opportunity to develop affordable housing.

These goals and objectives coincide with the following State strategy:

(A) Rezone for densities necessary to assure the production of moderate-income housing;

2. Please state the municipality's goal(s) associated with the strategy.

Allow for opportunities for higher density housing.

3. What are the specific outcomes that the strategy intends to accomplish?

The goal of this strategy is to provide for a varying range of housing types within Cedar City which are affordable.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City tracks the approval of all zone changes and General Plan amendments. From December 2020 to date, the city has approved thirteen zone changes and associated amendments to the City's General Plan to a higher density zone.

The City also tracks the number of residential building permits issued by the City Building Division by the type of housing.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2
a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

- The City will continue to review proposed changes to the proposed general plan and zoning map. Zoning Ordinances will need to be updated to implement the goals of the general plan.
- The City is currently pursuing a comprehensive update to the City's General Plan which will encompass all State required elements, including an update to the City's Moderate-Income Housing Section. Opportunities for additional high-density designations on the map is a part of the process. The city anticipates the first public hearings associated with the update in January of 2022.

b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Cedar City Staff, Planning Commission, City Council, and associated consultants as needed.

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Staff, Planning Commission and City Council time are required to complete any changes to the land use and zoning map. Staff time is required to manage the City's consultant Rural Community Consultants to draft the new General Plan.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Changes to the land use and zoning map are ongoing. It is anticipated that the General Plan update

will be completed within two months.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- Multiple changes to the zoning map have allowed for the permitting and or completion of higher density projects within Cedar City. Please note the following data per housing category as referenced by the number of units:

| Year | Single Family | Duplex | Twin Home (Attached Separate Ownership) | Townhomes (Attached and Detached) | Multi-Family (Apartment Units) |
|--------------|---------------|--------|---|-----------------------------------|--------------------------------|
| 2017 | 138 | 14 | 46 | 106 | 70 |
| 2018 | 150 | 14 | 37 | 131 | 243 |
| 2019 | 111 | 6 | 60 | 188 | 88 |
| 2020 | 184 | 24 | 82 | 252 | 69 |
| To Date-2021 | 244 | 0 | 38 | 232 | 74 |

Recent Changes since December of 2020 have led to the following results:

| Approved Change | Location | Density Changes Existing | Approved | Results |
|---|--|--|--|--|
| General Plan: Low to Medium Density Zone Change: AT to R2-1 and R2-2 | Approximately 1000 North and 3900 West | Lot Size 10,000 sq. ft. minimum. | Lot Size 7,000 sq. ft. minimum. Duplex and twin-home potential. | Construction docs are under review for a proposed subdivision which includes 39 twin-home lots and 139 single family lots with reduced lot widths. |
| General Plan: Commercial to High Density Zone Change: CC to R3-M | Approximately 2258 North 75 East | CC Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | 40 bed assisted living facility under construction. |
| General Plan: Mixed Use to Student Housing: Zone Change: from CC to SHD | 600-700 West 200 North | HS Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | SHD has no density restrictions, reduced setbacks along street right of way. | Proposed mixed-use development including student housing to accommodate 77 students. |
| General Plan: Central Commercial to High Density Zone Change: CC to R3-M | 250 East Altamira | CC Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | Conceptual plan for 20 apartment units. |
| General Plan: Medium Density to High Density Zone Change: R2-2 to R3-M | 820 south and Sunset Drive | Lot Size 7,000 sq. ft. minimum. Duplex and twin-home potential. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | No Plans Submitted |
| General Plan: Low Density to Medium: Zone Change: AT to CC and | 2700 South Tipple Road | Lots Size 10,000 sq. ft. minimum. | Lot Size 7,000 sq. ft. minimum. Duplex and twin-home potential. | Development agreement for 132 single-family homes with reduced lot sizes. |

| | | | | |
|---|---|---|---|--|
| R2-1 | | | | |
| General Plan: Central Commercial to High Density Zone Change: from CC to R3-M | 1500 North Main Street | CC Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | Lot Size 6,000 sq. ft. minimum. Duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | No plans to date |
| General Plan: Low Density to Medium Zone Change: AT to R2-1 | 2901 South Tipple Road | Lots Size 10,000 sq. ft. minimum. | Lot Size 7,000 sq. ft. minimum. Duplex and twin-home potential. | Development agreement for Single Family Homes. Zone Change results- smaller lot sizes. |
| Zone Change CC to R3-M | 298 East Fiddlers Canyon Road | CC Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | Additional bedrooms proposed and significant remodel to an existing low-income multi-family apartment complex. |
| Zone Change from R3-M to SHD | 392 S 300 West | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | No Density restrictions. Reduced setbacks and increased height of building allowed | No plans to Date |
| General Plan: Central Commercial to High Density Zone Change: CC to R3-M | 2620 N Commerce Center Drive | CC Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | Preliminary plans for a high-density apartment complex. Final unit count is unknown. |
| General Plan: Central Commercial to High Density Zone Change: CC to R3-M | 200 East Canyon Commercial Drive | CC Zone only allows residential at a maximum of 50 percent of the land area or above a commercial use. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | Preliminary plans indicate the potential for approximately 200 apartment units. |
| General Plan: High Density to Student Housing Zone Change: R3-M to SHD | Southeast corner of 1025 west and 200 South | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | No Density restrictions. Reduced setbacks and increased height of building allowed | Housing for 70 plus students proposed. |
| General Plan: Medium Density to Student Housing Zone Change from R2-2 to SHD | 227 and 231 1025 West | Lot Size 7,000 sq. ft. minimum. Duplex and twin-home potential. | No Density restrictions. Reduced setbacks and increased height of building allowed | Housing for 70 plus students proposed. |
| General Plan: Medium Density to High Density Zone Change: from MPD to R3-3 | 4400 West | Lot Size 7,000 sq. ft. Minimum- twin home potential. | Lot Size 6,000 sq. ft. minimum. duplex, twin-home, and large multi-family potential at 24 units per acre maximum. | Conceptual plan received for 25 twin-home lots and 113 townhomes. |

On August 2, 2021 the City passed Ordinance No. 0728-21-7 which approved an amendment to the General Plan creating a new land use designation, and associated land use regulations for a new zone implementing the new land use category. The approved amendment to the General Plan is as follows:

SECTION VII-2-B Residential Land Use Classifications – notwithstanding the maximum densities for each residential land use classification, owner-occupied detached single-family housing is an asset to our community. Therefore, regardless of traditional density standards, a Residential Neighborhood Zone which is characterized by residential subdivisions of detached single-family housing and which zone uses owner-occupancy covenants and transitional standards when bordering lower-density residential subdivisions shall be considered in agreement with this general plan for land designated as Medium Density Residential and High Density Residential.

A new zoning designation was also established to implement the proposed language called the Residential neighborhood Zone. In summary, the new zone allows for the elimination of density

requirements, the reduction of setbacks, and the allowance for smaller lot sizes for single family residences associated within the medium and high-density land use categories.

There have been no units developed under the new ordinance as of this date.

In addition, on August 26, 2021 the City passed Ordinance No. 0825-21-3 which allowed for internal accessory dwelling units.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No deviation to outcomes. Some public resistance to higher density land use changes have been encountered.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

NA

Part 1 Strategy 2:

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Goal 2: The City should work with public and private entities to increase Affordable Rental Opportunities to Provide Housing for Very Low (50% AMI) and Extremely Low Income (30% AMI) Households (2 units per year for the next 5 years. Objective 1 - Support and work with the Cedar City Housing Authority's efforts to build and acquire affordable rental units in the City. This goal coincides with the following State Strategy:

(R) Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.

2. Please state the municipality's goal(s) associated with the strategy.

To build and or acquire affordable rental units in Cedar City by supporting the Cedar City Housing Authority's CBDG applications.

3. What are the specific outcomes that the strategy intends to accomplish?

The creation of more affordable housing by allowing CDBG funds to be utilized by the Cedar City Housing Authority

- 4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Cedar City verifies that CDBG funds have been appropriated to acquire low- and moderate-income housing

- 5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item

Support and monitor the use of City CDBG funds by the Cedar City Housing Authority to achieve the stated goal.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

City Manager
Cedar Housing Authority Executive Director
Finance Director

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Staff and City Council time.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Deadlines coincide with individual grant deadlines. Grants are typically 1 year from the date of the grant award.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The support of CDBG applications for low-income housing has included the purchase of two townhomes to date. An additional 4 plex is currently being pursued.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the

course of implementation of said goals?

No deviation to outcomes. Barriers to the Cedar City Housing authority are increasing cost.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

NA

Part 1 Strategy 3:

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Goal 3: The City should work with public and private entities to rehabilitate and Weatherize Existing Housing to Increase Rental Properties, Homeownership, and Reinvestment in Cedar City (16-20 Units over the next 5 years).

Coincides with the following State strategy:

(K) Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.

2. Please state the municipality’s goal(s) associated with the strategy.

Preserve and maintain Cedar City’s existing housing stock for low- and moderate-income households.

3. What are the specific outcomes that the strategy intends to accomplish?

Support the Cedar City Housing Authority to obtain funding to acquire and rehabilitate existing low-income housing in Cedar City. This process is also funded by Cedar City’s CDBG funds allocated to the Cedar City Housing Authority.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Cedar City works with the Cedar City Housing Authority on an ongoing basis to verify funds have been appropriated to appropriately to meet the intended goals.

- 5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item

Support and monitor the use of City CDBG funds by the Cedar City Housing Authority to achieve the stated goal.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

City Manager
Cedar Housing Authority Executive Director
Finance Director

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Staff and City Council time.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Coincides with grant deadlines.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

As units become available the Housing Authority pursues these units for purchase, and the units are rehabilitated as needed in compliance with funding requirements. Units have not been available this year.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No deviation to outcomes.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development

and renewal agency within your community.

Cedar City allocates a portion of Port 15 income to the Cedar City Housing Authority. This funding has been used in a variety of ways to address affordable housing including the purchase of single-family homes, partial funding of multi-family housing, retention of USDA very low-income housing, and capital improvements for low and moderate-income families.

Part 2

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(i): *(data should be from validated sources, like US Census, with verified methodologies)*

- A current estimate of the city's rental housing needs for the following income limits:

| | |
|---|---------------------|
| ○ 80% of the county's adjusted median family income | 60 % not affordable |
| ○ 50% of the county's adjusted median family income | 70% not affordable |
| ○ 30% of the county's adjusted median family income | 87% not affordable |

UCA 10-9a-103(41)(b): *(data should be from validated sources, like US Census, with verified methodologies)*

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Section 1: Population by tenure in Cedar City

| Table B01003 Table B25008 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|--|--------------------------------|--------------------------------|----------------------|----------------------|----------------------------|-----------------|----------------------------------|
| Total Population: (ACS Table B01003) | 27,277 | 32,067 | 26,867 | 324 | 412 | 34,287 | 2,220 |
| Total Population in occupied housing units (ACS Table B25008) | 26,225 | 31,529 | 25,430 | 288 | 500 | 34,429 | 2,900 |
| Total Population in owner-occupied housing (ACS Table B25008) | 15,020 | 17,092 | 15,225 | 319 | 150 | 17,922 | 830 |
| Total Population in renter-occupied housing (ACS Table B25008) | 11,205 | 14,437 | 10,205 | 393 | 350 | 16,507 | 2,070 |

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 Cedar City

| Table B25001 Table B25032 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|---|--------------------------------|--------------------------------|----------------------|----------------------|----------------------------|-----------------|----------------------------------|
| TOTAL HOUSING UNITS (ACS Table B25001) | 10,383 | 11,994 | 10,345 | 246 | 117 | 12,458 | 464 |
| Total occupied units (ACS Table B25032) | 9,305 | 10,959 | 9,254 | 351 | 97 | 11,000 | 41 |
| Owner-occupied structures (ACS Table B25032) | 4,955 | 5,738 | 4,893 | 151 | 54 | 5,869 | 131 |
| 1 unit, detached | 4,242 | 4,936 | 4,026 | 174 | 61 | 5,126 | 190 |
| 1 unit, attached | 300 | 432 | 347 | 47 | 9 | 517 | 85 |
| 2 units | 0 | 74 | 46 | 26 | 2 | 77 | 3 |
| 3 or 4 units | 45 | 60 | 43 | 8 | 2 | 88 | 28 |
| 5 to 9 units | 37 | 10 | 94 | 24 | -7 | -30 | -40 |
| 10 to 19 units | 0 | 54 | -24 | 18 | 8 | 111 | 57 |
| 20 to 49 units | 18 | 7 | 15 | 6 | -2 | -14 | -21 |
| 50 or more units | 0 | 0 | 0 | 4 | 1 | 13 | 13 |
| Mobile homes | 313 | 165 | 345 | 35 | -20 | -20 | -185 |
| Boat, RV, van, etc. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Renter-occupied structures (ACS Table B25032) | 4,350 | 5,221 | 4,361 | 223 | 43 | 5,131 | -90 |
| 1 unit, detached | 894 | 1,315 | 755 | 89 | 42 | 1,513 | 198 |
| 1 unit, attached | 385 | 881 | 370 | 55 | 41 | 1,106 | 225 |

| | | | | | | | |
|---------------------|-----|-----|-------|-----|-----|-------|------|
| 2 units | 649 | 416 | 1,006 | 174 | -60 | -82 | -498 |
| 3 or 4 units | 526 | 614 | 569 | 110 | -12 | 354 | -260 |
| 5 to 9 units | 578 | 773 | 548 | 72 | 27 | 1,035 | 262 |
| 10 to 19 units | 518 | 553 | 505 | 83 | -8 | 358 | -195 |
| 20 to 49 units | 482 | 231 | 448 | 32 | -22 | 53 | -178 |
| 50 or more units | 184 | 312 | 56 | 67 | 20 | 422 | 110 |
| Mobile homes | 134 | 126 | 105 | 85 | 15 | 373 | 247 |
| Boat, RV, van, etc. | 0 | 0 | 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 Cedar City

| Table B25003 Table B25081 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|---|--------------------------------------|---|-------------------------|----------------------------|-------------------------------------|--------------------|---|
| Total households in occupied housing units (ACS Table B25003) | 9,305 | 10,959 | 9,254 | 351 | 97 | 11,000 | 41 |
| Total households in owner-occupied housing (ACS Table B25003) | 4,955 | 5,738 | 4,893 | 151 | 54 | 5,869 | 131 |
| With a Mortgage (ACS Table B25081) | 3,200 | 3,888 | 3,335 | 132 | 38 | 4,024 | 136 |
| Without a Mortgage (ACS Table B25081) | 1,755 | 1,850 | 1,558 | 114 | 16 | 1,845 | -5 |
| Total households in renter-occupied housing (ACS Table B25003) | 4,350 | 5,221 | 4,361 | 223 | 43 | 5,131 | -90 |

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 Cedar City

| Table B25004 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|---|--------------------------------------|---|-------------------------|----------------------------|-------------------------------------|--------------------|---|
| Total vacant units (ACS Table B25004) | 1,078 | 1,035 | 1,091 | 135 | 20 | 1,458 | 423 |
| For rent (ACS Table B25004) | 319 | 465 | 478 | 98 | 6 | 591 | 126 |
| Rented, not occupied (ACS Table B25004) | 65 | 101 | 70 | 25 | 1 | 87 | -14 |
| For sale only (ACS Table B25004) | 111 | 0 | 188 | 73 | -8 | 47 | 47 |

| | | | | | | | |
|---|-----|-----|-----|-----|----|-----|-----|
| Sold, not occupied (ACS Table B25004) | 34 | 67 | -12 | 29 | 10 | 173 | 106 |
| For seasonal, recreational, or occasional use (ACS Table B25004) | 206 | 145 | 163 | 57 | 6 | 264 | 119 |
| For migrant workers (ACS Table B25004) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other vacant (ACS Table B25004) | 343 | 257 | 203 | 100 | 5 | 297 | 40 |

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

Section 5: Average household size in Cedar City

| Table B25010 | 2009 American Community Survey | 2019 American Community Survey | 2026 Projection |
|---|--------------------------------|--------------------------------|-----------------|
| Average Household Size (ACS Table B25010) | 2.82 | 2.88 | 3.13 |
| Average Owner Household Size (ACS Table B25010) | 3.03 | 2.98 | 3.05 |
| Average Renter Household Size (ACS Table B25010) | 2.58 | 2.77 | 3.22 |

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 Cedar City

| Table B25088 Table B25064 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|---|--------------------------------|--------------------------------|----------------------|----------------------|----------------------------|-----------------|----------------------------------|
| Total owner-occupied housing unit costs (ACS Table B25088) | \$941 | \$951 | \$1,010 | 36 | -\$6 | \$900 | \$ (51) |
| Units with a mortgage (ACS Table B25088) | \$1,261 | \$1,251 | \$1,291 | 18 | -\$5 | \$1,210 | \$ (41) |
| Units without a mortgage (ACS Table B25088) | \$347 | \$342 | \$333 | 8 | \$0 | \$336 | \$ (6) |
| Median gross rent (ACS Table B25064) | \$602 | \$794 | \$572 | 35 | \$14 | \$830 | \$ 36 |

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

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

Section 7: Median household income in Cedar City

| Table B25119 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|--|--------------------------------|--------------------------------|----------------------|----------------------|----------------------------|-----------------|----------------------------------|
| Median household income (ACS Table B25119) | \$40,366 | \$48,346 | \$38,485 | 1,774 | \$548 | \$48,344 | \$ (2) |
| Owner-occupied income (ACS Table B25119) | \$54,757 | \$69,954 | \$51,795 | 1,297 | \$1,608 | \$80,733 | \$ 10,779 |
| Renter-occupied income (ACS Table B25119) | \$27,718 | \$31,468 | \$27,261 | 2,599 | -\$56 | \$26,254 | \$ (5,214) |

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

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

| Table B19019 Table B19119 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection | Difference between 2019 and 2026 |
|--|--------------------------------|--------------------------------|----------------------|----------------------|----------------------------|-----------------|----------------------------------|
| Median HOUSEHOLD income (ACS Table B19019) | \$0 | \$48,346 | \$25,366 | 11,258 | \$2,393 | \$68,440 | \$ 20,094 |
| 1-person household | \$23,539 | \$23,064 | \$22,883 | 1,167 | -\$96 | \$21,160 | \$ (1,904) |
| 2-person household | \$38,281 | \$57,931 | \$35,840 | 1,819 | \$1,670 | \$65,909 | \$ 7,978 |
| 3-person household | \$53,126 | \$48,012 | \$50,497 | 4,870 | -\$887 | \$34,531 | \$ (13,481) |
| 4-person household | \$47,790 | \$55,948 | \$48,720 | 3,159 | \$431 | \$56,474 | \$ 526 |
| 5-person household | \$52,504 | \$85,263 | \$46,828 | 3,553 | \$3,076 | \$102,191 | \$ 16,928 |
| 6-person household | \$49,371 | \$73,333 | \$48,024 | 6,412 | \$1,415 | \$73,503 | \$ 170 |
| ≥ 7-person household | \$43,553 | \$120,909 | \$27,100 | 12,575 | \$6,428 | \$142,807 | \$ 21,898 |
| Median FAMILY income (ACS Table B19119) | \$45,746 | \$62,658 | \$43,413 | 1,372 | \$1,457 | \$69,639 | \$ 6,981 |
| 2-person family | \$40,868 | \$58,630 | \$38,310 | 2,428 | \$1,412 | \$63,733 | \$ 5,103 |
| 3-person family | \$46,788 | \$54,529 | \$48,450 | 3,639 | \$93 | \$50,124 | \$ (4,405) |
| 4-person family | \$45,750 | \$61,314 | \$44,638 | 3,110 | \$1,161 | \$65,538 | \$ 4,224 |
| 5-person family | \$55,711 | \$87,105 | \$48,627 | 3,402 | \$3,094 | \$104,313 | \$ 17,208 |
| 6-person family | \$58,565 | \$72,679 | \$50,628 | 5,712 | \$1,022 | \$69,026 | \$ (3,653) |
| ≥ 7-person family | \$46,306 | \$125,500 | \$30,282 | 13,964 | \$6,165 | \$141,251 | \$ 15,751 |

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.

The estimates below are provided for informational purposes only.
You are not required to report the data below this line.

| Table B01003 Table B25008 | 2009 American Community Survey | 2019 American Community Survey | Baseline (Intercept) | Standard Error (s.e) | Annual Growth Rate (Slope) | 2026 Projection |
|--|--------------------------------|--------------------------------|----------------------|----------------------|----------------------------|-----------------|
| Population living in group housing, homeless, or other living arrangements | 1,052 | | -5,138 | 8,817 | 1,886 | 28,807 |

Annual Vacancy Rates

| Table B25003 Table B25004 | 2009 American Community Survey | | 2026 Projection |
|--------------------------------------|--------------------------------|--|-----------------|
| Total Vacancy Rate | 9.4% | | 10.5% |
| Homeowner Vacancy Rate | 2.2% | | 0.8% |
| Rental Vacancy Rate | 6.8% | | 10.3% |

NOTE: The cost burden ratios presented below are estimates of the TYPICAL household in the municipality. The severity of a household's cost burden increases as its income declines.

Average Housing Cost Burden Ratio

| Table B25064 Table B25088 Table B25119 | 2009 American Community Survey | | 2026 Projection |
|---|--------------------------------|--|-----------------|
| Ratio of the municipality's median rent to the median RENTER household income in the municipality | 26.1% | | 38.0% |
| Ratio of the municipality's median mortgage costs to median OWNER household income in the municipality | 27.6% | | 18.0% |

Ratios greater than 30% indicate that the average renter/owner household in the municipality is burdened by housing costs. Ratios greater than 50% indicate that the average renter/owner household in the municipality is severely burdened by housing costs

Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household

| Table B25088 Table B19019 | 2009 American Community Survey | | 2026 Projection |
|---|--------------------------------|--|-----------------|
| Ratio of median rent in the municipality to 100% of the median income of a family of 4 in the county | 15.8% | | 15.2% |

| | |
|--|-------|
| Ratio of median rent in the municipality to 80% of the median income of a family of 4 in the county | 19.7% |
| Ratio of median rent in the municipality to 50% of the median income of a family of 4 in the county | 31.6% |
| Ratio of median rent in the municipality to 30% of the median income of a family of 4 in the county | 52.6% |

| |
|-------|
| 19.0% |
| 30.4% |
| 50.7% |

Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.

