



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: \_\_\_\_\_

Reporting Date: \_\_\_\_\_

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

\_\_\_\_\_

Mayor's First and Last Name: \_\_\_\_\_

Mayor's Email Address: \_\_\_\_\_

**PREPARER CONTACT INFORMATION:**

Preparer's First and Last Name: \_\_\_\_\_

Preparer's Title: \_\_\_\_\_

Preparer's Email Address: \_\_\_\_\_

Preparer's Telephone: \_\_\_\_\_ Extension: \_\_\_\_\_

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

\_\_\_\_\_

Link to moderate-income housing element on municipality website:

[https://sslc.com/uploads/departments/ComDevelopment/MIHP\\_Adopted\\_0816.pdf](https://sslc.com/uploads/departments/ComDevelopment/MIHP_Adopted_0816.pdf)

[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. \*\*\***

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

Increase housing opportunities for households earning below 50 percent of the City's Area Median Income (AMI) and for households with critical needs

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

Providing 100 new housing units for households earning less than 50 percent AMI, and another 100 units for low and moderate-income senior households.

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

Increased housing opportunities for the lowest income earners within the City.

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

Progress is monitored via entitlements, building permits, etc.

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.

1. Identify developers who are willing to provide affordable units as part of their development.
2. Identify incentives for providing affordable units
3. Approve development entitlements
4. Verify that units have been provided are indeed affordable and protected for those in the stated categories.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

1. Community Development Staff
2. Community Development Staff
3. Planning Commission/Community Development Staff
4. Community Development Staff

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

Deadline for all is end of year 2021

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

All have been completed. South Salt Lake has increased available housing opportunities by 200 units.

- e. 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. Largest barrier is finding developers wanting to participate or finding the best incentives to foster participation.

- f. (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.

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

Increase housing opportunities for 50 – 80% AMI households

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

Provide 200 new housing units for households at this target income level

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

Increased housing opportunities for the moderate income earners within the City.

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

Progress is monitored via entitlements, building permits, etc.

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.

1. Identify developers who are willing to provide affordable units as part of their development.
2. Identify incentives for providing affordable units
3. Approve development entitlements
4. Verify that units have been provided are indeed affordable and protected for those in the stated categories.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

1. Community Development Staff

2. Community Development Staff
3. Planning Commission/Community Development Staff
4. Community Development Staff

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

Deadline for all is end of year 2021

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

All have been completed. South Salt Lake has increased available housing opportunities by 235 units.

e. 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. Largest barrier is finding developers wanting to participate or finding the best incentives to foster participation.

a. (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.

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

Increase housing opportunities for 80 – 100% AMI households

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

Provide 200 new housing units for households at this target income level

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

Increased housing opportunities for the top range of moderate income earners within the City.

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

Progress is monitored via entitlements, building permits, etc.

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.

1. Identify developers who are willing to provide affordable units as part of their development.
2. Identify incentives for providing affordable units
3. Approve development entitlements
4. Verify that units have been provided are indeed affordable and protected for those in the

stated categories.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
1. Community Development Staff
  2. Community Development Staff
  3. Planning Commission/Community Development Staff
  4. Community Development Staff
- c. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Deadline for all is end of year 2021

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

Not yet completed. South Salt Lake has decreased available housing opportunities by 100 units.

- e. 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?

Working to address where loss of units stems from.

- f. (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.

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

Increase opportunities for affordable housing through rehabilitation and neighborhood revitalization

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

Continuing and expanding existing programs and partnerships to provide grants and loans for revitalization, Healthy Home initiatives, and home repair.

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

Increased housing opportunities utilizing existing housing stock.

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

Progress is monitored via entitlements, building permits, etc.

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.
    1. Identify developers who are willing to provide affordable units as part of their development.
    2. Identify incentives for providing affordable units
    3. Approve development entitlements
    4. Verify that units have been provided are indeed affordable and protected for those in the stated categories.
  - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
    1. Community Development Staff
    2. Community Development Staff
    3. Planning Commission/Community Development Staff
    4. Community Development Staff
  - c. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Deadline for all is end of year 2021
  - d. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Not yet complete. Ongoing process to maintain existing programs.
  - e. 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?

Working to maintain and continue existing housing programs and funding.
  - f. (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.

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

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

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

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?

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.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

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 \_\_\_\_\_
  - 50% of the county’s adjusted median family income \_\_\_\_\_
  - 30% of the county’s adjusted median family income \_\_\_\_\_

**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/>

**Submission Guidelines:**

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
  - An updated estimate of the municipality’s 5-year moderate-income housing needs
  - A findings report of the annual moderate-income housing element review
  - The most current version of the moderate-income housing element of the municipality’s general plan
    - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
  - (a) DOC or PDF
4. Emails MUST be addressed to: [dfields@utah.gov](mailto:dfields@utah.gov).

**AOG Contact Information:**

<p><b>Bear River AOG</b> 170 N Main Logan, Utah 84321 Phone (435) 752-7242</p>	<p><b>Six County AOG</b> 250 North Main Street, Richfield, Utah Phone: (435) 893-0712</p>	<p><b>Uintah Basin AOG</b> 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518</p>
<p><b>Five County AOG</b> 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548</p>	<p><b>Southeastern Utah AOG</b> 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444</p>	<p><b>Wasatch Front Regional Council</b> 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250</p>
<p><b>Mountainland AOG</b> 586 E 800 N Orem, UT 84097 Phone: 801-229-3800</p>		

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**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:

<b>2020 Shortage</b>	Renter Households	Affordable Rental	Available Rental	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,195	5,235	4,300	1,040	105
≤ 50% HAMFI	2,940	3,250	2,220	310	-720
≤ 30% HAMFI	1,605	480	325	-1,125	-1,280

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:

<b>2016 Shortage</b>	Renter Households	Affordable Rental	Available Rental	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	4,225	5,295	4,435	1,070	210
≤ 50% HAMFI	2,985	3,125	2,030	140	-955
≤ 30% HAMFI	1,770	480	290	-1,290	-1,480

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

<b>PROGRESS</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-30	-60	-135	-30	-105
≤ 50% HAMFI	-45	125	190	170	235
≤ 30% HAMFI	-165	0	35	165	200

**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:	417	Subsidized by Utah's OWHLF multi-family program
Federal Government:	400	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:

417
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