



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:

[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.

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

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

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

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.

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

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.

AOG Contact Information:

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

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SLCo Moderate Income Housing Findings Report - December 1, 2021

MIH Reporting Strategy:	SLCo MIH Response
DWS Reporting Form Question	
1. State strategy municipality included in the moderate-income housing element of its general plan below.	F - Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2. Please state the municipality's goal(s) associated with the strategy	<p>The goal is to update the Planned Community (PC) zone to allow for, and encourage, mixed-use centers with higher densities to create walkable centers with all types of housing.</p> <p>In addition, SLCo previously rezoned a large parcel for the PC zone. In 2021 the Olympia project (formerly known as Olympia Hills) completed the annexation process into Herriman City, which is official January 2022. This project was part of the Moderate Income Housing (MIH) Plan (MIH) however due to annexation it will no longer be part of the SLCo MIH Plan.</p>
3. What are the specific outcomes that the strategy intends to accomplish?	The intended outcome is to have a PC ordinance which will create higher densities in mixed-use and walkable town centers.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	The County has monitored land use applications and talked with landowners. No large PC applicants are currently expected. The County is currently developing the West General Plan for the west side of SLCo, and it is expected that ordinance updates will follow.
5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	SLCo should consider ordinance updates following the completion of the West General Plan (in process). An updated PC ordinance should include higher residential densities in the town centers and mixed-use zones.
5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	The Greater Salt Lake Municipal Services District (GSLMSD), SLCo Regional Development, SLCo Planning Commission and County Council would participate in this process.
5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	For the ordinance update it will require time and effort from staff, SLCo Planning Commission and County Council.
5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	The adoption of the SLCo West General Plan by the County Council is anticipated for early 2022. The County should consider updating the Planned Community ordinance following the adoption of the West General Plan.
5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	The West General Plan has been drafted and in process for recommendation by the Planning Commission and potential adoption by the County Council.
5f. 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?	<p>As mentioned above, a large mixed-use development was rezoned in 2020 and annexed in 2021. This mixed-use project will now be part of Herriman City.</p> <p>Potential PC ordinance updates zones would need to follow the adoption of the West General Plan.</p>

SLCo Moderate Income Housing Findings Report - December 1, 2021

MIH Reporting Strategy: DWS Reporting Form Question	SLCo MIH Response
1. State strategy municipality included in the moderate-income housing element of its general plan below.	J - Implement zoning incentives for low to moderate income units in new developments
2. Please state the municipality's goal(s) associated with the strategy	The goal is to review and update the PC zone to implement moderate incomes housing as part of the community
3. What are the specific outcomes that the strategy intends to accomplish?	The intended outcome is for a specific percentage of new units in the PC zone to provide for affordable housing for those making 0-80% of the Area Median Income (AMI).
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	The County has reviewed current ordinances and it is not part of the ordinances for development.
5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	SLCo should consider ordinance updates following the completion of the West General Plan (in process). An updated PC ordinance should include incentives for low to moderate income units as part of future development.
5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	The Greater Salt Lake Municipal Services District (GSLMSD), SLCo Regional Development, SLCo Planning Commission and County Council would participate in this process
5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	For the ordinance update it will require time and effort from staff, SLCo Planning Commission and County Council.
5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	The adoption of the SLCo West General Plan by the County Council is anticipated for early 2022. The County should consider updating the Planned Community ordinance following
5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	The West General Plan has been drafted and in process for recommendation by the Planning Commission and potential adoption by the County Council.
5f. 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?	As mentioned on the previous page, a large mixed-use project was rezoned in 2020 and annexed in 2021. The Olympia Hills Master Development Agreement did include inclusionary requirements for affordable housing. This mixed-use project will now be part of Herriman City. Potential PC ordinance updates zones would need to follow the adoption of the West General Plan

SLCo Moderate Income Housing Findings Report - December 1, 2021

MIH Reporting Strategy: DWS Reporting Form Question	SLCo MIH Response
1. State strategy municipality included in the moderate-income housing element of its general plan below.	L - Preserve existing Moderate-Income (MIH) housing
2. Please state the municipality's goal(s) associated with the strategy	The goal is to preserve current MIH units
3. What are the specific outcomes that the strategy intends to accomplish?	Intended outcomes include the following: <ul style="list-style-type: none"> • Provide low-cost financing for current MIH units through County programs. • SLCo Housing Community Development (HCD) to continue to offer no cost assessments of housing deficiencies, which might have an impact on the health of a household member. From the assessment and input from the property owner at no charge, HCD will provides grants and loans as needed to fund the reduction and elimination of the deficiencies within the unit. Deficiencies may include lead-based paint hazards, radon gas hazards, energy deficiency, and asthma triggers. • This strategy is applicable to all communities within SLCo and is being implemented.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	Annually, (1) Salt Lake County (including Unincorporated Salt Lake County) uses HUD funding from rehabilitation programs as well as funding from Green and Healthy Homes initiatives, the Lead Hazard Control program, and Aging In Place programs to rehabilitate housing stock resulting in preservation of existing housing. Through solicitation of potential rehabilitation projects in Salt Lake County (including Unincorporated Salt Lake County), senior housing is rehabilitated and preserved using HUD funding. See page 6 of this document for number of units per program.
5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	Outreach to low to moderate income households and perform a housing assessment to determine needs to keep homes healthy, safe and functional.
5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	SLCo HCD manages the rehabilitation program with assistance of several for profit and non-profit construction contractors.
5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	Federal grant resources from HUD including private gap financing and tax credits.
5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	Deadlines are ongoing.
5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	Each year a number housing units received assistance from SLCo HCD. See report on page 6 of this document.
5f. 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?	There is a higher demand of requests than available resources.

SLCo Moderate Income Housing Findings Report - December 1, 2021

MIH Reporting Strategy: DWS Reporting Form Question	SLCo MIH Response
1. State strategy municipality included in the moderate-income housing element of its general plan below.	P - Apply for and or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing
2. Please state the municipality's goal(s) associated with the strategy	The goal is to provide incentives to developers to construct Moderate Income Housing (MIH) through tax incentives
3. What are the specific outcomes that the strategy intends to accomplish?	Desired outcomes for this strategy include: <ul style="list-style-type: none"> • Making developers aware that the County provides incentivized terms for MIH developments in the Unincorporated areas. • Fund at least one project with a minimum of 40 units every two years (for a project within Unincorporated or any of the municipalities). • Provide gap financing on a competitive basis to housing developers generally who have been awarded Federal Housing Tax Credits to support housing projects below fifty percent of area median income. Affordability standards apply and run with the land. This is based on resources and applications. • This strategy is applicable to all of Salt Lake County and is currently being implemented.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	HCD provides annual reports (see page 6).
5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	1 - SLCo HCD releases a solicitation for affordable housing projects which need financial assistance. 2- SLCo HCD makes an award and establishes a partnership to assist with gap financing for low to moderate income projects 3 - SLCo HCD monitors progress of projects to meet development and contractual agreements.
5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	1 - Private for profit and private non-profit developers, 2 - Lending institutions, 3 - Utah Tax Credit Administrator, 4 - SLCo HCD, and 5 – multiple gap financing lenders based on project needs and application
5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	SLCo HCD staff works with developers and lenders to carryout out projects
5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	Deadlines vary depending on the type of project and varying stages in which the project maybe in place at time of financial award.
5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	See SLCo HCD contributions for MIH units in 2020-2021 on page 6 of this document.
5f. 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?	Developers have encountered increase in construction costs and timeliness of municipality an approval for projects.

Permits for Unincorporated SLCo - data provided by the GSLMSD

The following residential building permits were issued for Unincorporated SLCo from 1-1-2021 through 11-21-2021:

1.	Approved Single Family	11
2.	Approved Multi Family	0
3.	Approved Townhome	0
4.	Approved Res Demolition	4

Large Residential Projects Approved

On November 10th 2021 the SLCo Planning Commission approved two Woodside Homes developments. One development was a single-family on the east side of U-111 and the other was a townhome development on the west side of U-111. The developments are located south of 6600 South on State route U-111.

Woodside Homes Sky Ranch

- Plat for 117 single family homes
- Townhome plat on 34.8 acres for 406 units

SALT LAKE COUNTY HOUSING AND COMMUNITY DEVELOPMENT (HCD)

The following report was provided by SLC HCD listing the number of units assisted by program.

Recording period: July 2020 – June 2021

Program	Units
Housing Rehabilitation: Provide renovations & repairs for homeowners that meet income criteria*	189
New Affordable Housing Construction: Provide funding to developers to build new affordable housing units for households who meet income criteria*	287
Emergency Home Repairs: Provide emergency home repairs for life safety or critical home repairs for homeowners that meet income criteria*	134
Home Ownership Down Payment Assistance: Provide down payment assistance to first time homeowners that meet income criteria*	14
Community Revitalization: Provide funding for community projects such as sidewalk repairs, improvements to parks and community spaces, etc.	26,981 Community Members Benefitted
Non-Profit Facility Improvements: Provide funding to non-profit organizations who serve vulnerable populations, for improvements to their facilities	649 People Served
Housing Stability Services: Provide funding to non-profit organizations who assist income qualified* clients achieve housing stability	1148 People Served
Emergency Shelter Services: Provide funding to support Homeless Shelters for emergency shelter services	3336 People Served
Emergency Rental Assistance: Provide rental assistance to households impacted by COVID-19	7,509 Households Assisted

*Income qualification requires clients/households to earn 80% or less of the Area Median Income

Five-year Moderate-Income Housing needs

At the time of this report no updated housing data was available for Unincorporated SLCo. The State provided data was only for all SLCo and not Unincorporated. The forecast from the 2019 MIH Plan is the most current. It should be noted that few new housing units in Unincorporated have been built since 2019.

Households by AMI	<30% AMI	30-50% AMI	50-80% AMI	Cumulative Total
All Unincorporated	276	319	117	712
Source: SLCo Assessor (October 2019) and Esri estimates from ACS 2012-2016				

Projected 2025 Affordable Housing Needs per SLCo 2019 MIH Plan