



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 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250</p>
<p>Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800</p>		

A proud partner of the  network

Equal Opportunity Employer/Program

Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

2020 Annual MIHR Spreadsheet

Name of Municipality: Heber City Corporation

Reporting Form Questions:

Menu items 10-9a-403.(3)(b) (iii)	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).	5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	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?
A - Rezone for densities necessary to assure the production of moderate income housing	Yes	Goal 1, policy e. Consider rezoning for densities necessary to assure the production of moderate income housing	To provide areas for the future development of moderate income housing and evaluate zone change requests on their merit of affordable housing	In 2019-2020 Heber City conducted a complete general plan update to address the projected growth and identified 5 centers where higher density and mixed use is applicable. The City is currently working code amendments to direct the growth and densities in those centers.	1. Gain a vision for the future growth and densities. 2. Revisit and revise ordinances to implement the vision and densities in the general plan. 3. Evaluate rezoning requests with consideration to the general plan and their merit on providing affordable housing.	Planning Staff, Planning Commission, City Council on all tasks	Task 1 is complete. Task 2 is requiring the contracting of consultants to aid in the analysis and rewrite of specific zones (under way). Task 3 requires significant staff, planning commission, and Council time to consider.	1. Complete 2. 2020-2021 3. Ongoing	Task 1 is complete. The outcome has been clear direction for future growth in the City, including the identifying of guiding densities. Task 3 is ever ongoing, but has seen requests to the City. Not all requests have been approved.	Heber City has frequently been receiving zone change requests for higher density. The Council is concerned with ensuring density in the correct areas of the city and is currently addressing this issue with the proposed zone text amendments and zone change requests.
B - Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing	Yes	Goal 1, Policy f. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;	The intention of the policy to invest in the down town areas where infrastructure is old and is in need of replacement in order to aid in the redevelopment of the area that would allow for affordable housing.	The City's Capital Improvement Plan (CIP) has identified funding and timing for ongoing upgrade and repairs in the down town area.	1. Identify the needs of the infrastructure systems. 2. Identify a yearly budget to complete work. 3. Identify and design yearly projects. 4. Bid out the projects for the year. 5. Construction.	The Engineering Department and Council identify the budget. The Engineering department facilitates the remaining tasks to ensure completion.	The City has programmed considerable funding to facilitate yearly projects. The City also utilizes the engineering, public works, and Engineering consultants in accomplishing the tasks.	1. Is complete 2. is complete for the next 5 years. 3. Is completed and revisited each year. 4. Is done during the winter so that tasks 5 can begin in the spring/summer.	All tasks are completed on identified projects each year.	Financial Constraints, ensuring a conservative fiscal budget requires time to accomplish all projects.

<p>C - Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing</p>	<p>Yes</p>	<p>Goal 1, Policy K. k) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;</p>	<p>The intention of the policy is to allow developers to rehabilitate housing stock in lieu of constructing units, and potentially invest money into rehabilitation.</p>	<p>Monitoring has been through affordable housing agreements with developers.</p>	<p>1. identify rehabilitation projects for developers or future investment. 2. Work with developers to consider rehabilitation. 3. Explore possible policies to use CRA funding for future rehabilitation projects.</p>	<p>City Council, staff, and Wasatch County Housing Authority will need to work together to carry out this goal.</p>	<p>The City has programmed considerable funding to facilitate yearly projects. The City also utilizes the engineering, public works, and Engineering consultants in accomplishing the tasks.</p>	<p>No deadlines have been established.</p>	<p>The affordable housing code allows developers to propose rehabilitation in lieu of construction.</p>	<p>All proposals have been to construct or pay a fee in lieu. The City Could work on identifying properties for consideration and recommending rehabilitation. The cost of land and construction have not been beneficial in regard to rehabilitation by developer.</p>
<p>D - Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city</p>	<p>Yes</p>	<p>Goal 2, Policy C. d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing</p>	<p>The intention of the policy is for the council to hear requests of fee reductions for affordable housing, including planning and building permit fees.</p>	<p>The Planning Department prepares requests and tracks the approved fee reductions and waivers</p>	<p>1. Zoning allows requests. 2. Take requests to Council. 3. Ensure coordination with department that assesses fees.</p>	<p>Planning Staff, City Council</p>	<p>All subsidies require additional funding of department work with the general fund.</p>	<p>No deadlines have been established. Requests are considered on a case by case basis</p>	<p>Task 1 is complete. Tasks 2 and 3 are dependant on requests. Task 3 is yet to be completed as the developer has not submitted for building permits. The City has waived ~ \$18k in building permit fees.</p>	<p>Every subsidy comes from the general fund. Future funding mechanisms, such as RDA or CRA may help in this effort.</p>
<p>E - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</p>	<p>Yes</p>	<p>Objective 7, 9. Promote ADU to provide 50% and 30% AMI Units</p>	<p>The Intention of this policy is to make ADU's more affordable for the property owner as well as more achievable by the property owner.</p>	<p>ADU's require a building permit and can be traced by the building department and Planning Department.</p>	<p>1. Draft code update. 2. Visit with Planning Commission. 3. Hold Public Hearing. 4. Council review and approval. 5. Record updated ADU Code.</p>	<p>Planning Staff, Planning Commission, City Council.</p>	<p>The planning department has lead the amendment of the ADU code, consulting with a planning consultant on revisions, held a public hearing, and is taking it to review by the City Council.</p>	<p>Completion by 2020 is the intended goal.</p>	<p>Tasks 1-3</p>	<p>Current workloads, including other high priorities, have slowed the process of the proposed code update.</p>
<p>F - Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</p>	<p>No, not in plan but in existing code.</p>	<p>To provide a mixture of housing types for the housing life cycle.</p>	<p>Increase in housing variety and price points</p>							
<p>G - Encourage higher density or moderate income residential development near major transit investment corridors</p>	<p>No</p>									
<p>H - Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities</p>	<p>No</p>									

I - Allow for single room occupancy developments	No, not in plan but in existing code.									
J - Implement zoning incentives for low to moderate income units in new developments	No, not in plan but in existing code.									
K - Utilize strategies that preserve subsidized low to moderate income units on a long-term basis	Yes	Goal 1, Policy i. i) promote the creation and retention of housing stock affordable to very low, low, moderate, and moderate to area median income (AMI) households;	The intent of this policy is to ensure affordable housing units remain in the housing stock	The Wasatch County Housing Authority is working with the City to monitor deed restricted housing.	1. Affordable housing agreement with developer. 2. Record Deed Restriction. 3. Clear buyers or tenants with Housing Authority.	Planning Staff, City Council, Housing Authority	The City contributes to the Housing Authority.	No deadlines set, on a case by case basis.	The Housing Authority is currently managing the past deed restricted properties.	The City is discussing future strategies with the Housing Authority.
L - Preserve existing moderate income housing	Yes	Goal 1, Policy i. i) promote the creation and retention of housing stock affordable to very low, low, moderate, and moderate to area median income (AMI) households;	The intent of this policy is to ensure affordable housing units remain in the housing stock	The Wasatch County Housing Authority is working with the City to monitor deed restricted housing.	1. Affordable housing agreement with developer. 2. Record Deed Restriction. 3. Clear buyers or tenants with Housing Authority.	Planning Staff, City Council, Housing Authority	The City contributes to the Housing Authority.	No deadlines set, on a case by case basis.	The Housing Authority is currently managing the past deed restricted properties.	The City is discussing future strategies with the Housing Authority.
M - Reduce impact fees as defined in Section 11-36a-102 related to low and moderate income housing	No, not in plan but in existing code.									
N - Participate in a community land trust program for low or moderate income housing	No									
O - Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	No, not in plan but is a current program of the housing authority, in which the city participates and allocates fee in lieu fees to.									
P - Apply for our partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing	Yes	Goal 2, Policy D. d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;	The intent of this policy is to work with a developer on subsidized housing to provide for the 50% and 30% households.	The City has not had any partners in this effort identified.	1. Identify a partner and project. 2. Approve project based on funding. 3. Apply for funding. 4. Construct project.	City Council, Staff, Housing Authority, developing partner	The City will have to allocate applicable zoning and time for applications.	No deadline identified	No tasks have been completed.	The City is open to potential developing partners
Q - Apply for our partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	Yes	Goal 2, Policy E. e) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;	The intent of this policy is to work with a developing partner or housing authority on implementation of available programs.	The City has not had any partners in this effort identified.	1. Identify a partner and project. 2. Approve project based on funding. 3. Apply for funding. 4. Construct project.	City Council, Staff, Housing Authority, developing partner	The City will have to allocate applicable zoning and time for applications.	No deadline identified	No tasks have been completed.	The City is open to potential developing partners

R - Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	Yes	Goal 2, Policy D. d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;	The intent of this policy is to work with a developer on subsidised housing to provide for the 50% and 30% households, including senior housing.	The City has made 1 agreement with a developer on a potential partnership.	1. Identify a partner and project. 2. Approve project based on funding. 3. Apply for funding. 4. Construct project.	City Council, Staff, Housing Authority, developing partner	The City will have to allowcate applicable zoning and time for applications.	No deadline identified	1-2 are complete. City has agreement to potentially partner based on getting money from the Olene Walker Foundation.	The City is open to potential developing partners. Time for the developer to get to the phase of development for the senior housing.
S - Apply for our partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act	No									
T- Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing	No									
U - Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	No									
V- Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	No									
W - Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	No									