State of Utah

Moderate-Income Housing Reporting Form

A form for reporting the findings of a biennial moderate-income housing element review.
Revised: March 2018

WORKFORCE SERVICES
HOUSING & COMMUNITY DEVELOPMENT

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MODERATE-INCOME HOUSING REPORTING FORM

General purpose municipal governments, other than towns, are required to include a 5-year moderate-income housing element in their comprehensive general plan. The following are obligated municipal governments:

- All cities of the first, second, third, and fourth class.
- 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.

In addition, every two years the legislative body of obligated municipal governments are to:

- Conduct a thorough review of the moderate-income housing element and its implementation; and
- Revise its 5-year moderate-income housing needs estimates; and
- Report the findings of the biennial review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services no later than December 31st; and
- Post the findings report on their municipality's website.

NOTE: Completion of this form only partially satisfies each municipality's obligations to ensure an adequate supply of moderate-income housing within their geographic jurisdiction. It is also incumbent upon each municipality to stay apprised of pertinent state and federal housing-related legislation, administrative rules, regulatory procedures, and reporting deadlines.

When did the municipality last adopt a new moderate-income housing element? 06/05/2007

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: West Bountiful City

Reporting Date: 12/04/2018

General Plan's Web Address: http://www.wbcity.org/planning-and-zoning-documents.htm

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mailing Address: 550 N 800 West P.O. Box:

City: West Bountiful , UT Zip Code: 84087

Mayor's First and Last Name: Mayor Kenneth Romney

Mayor's Email Address: KenR@Gramoll.com

PREPARER INFORMATION:

Preparer's First and Last Name: Ben White

Preparer's Title: City Engineer

Preparer's Email Address: BWhite@wbcity.org

Preparer's Telephone: (801) 292-4486 Extension:

INSTRUCTIONS (1 OF 3):

Download the electronic version of this form at:

https://jobs.utah.gov/housing/affordable/moderate/index.html#biennialreporting

Only save the electronic version of this form in its original "fillable" PDF format.

The legislative body of each municipal government is to review the sections of the Utah Code cited below. Municipal governments must then prepare a report of their biennial review's findings in accordance with these sections of Utah Code. They may utilize the Moderate-Income Housing Reporting Form in the following pages to report the findings of their biennial reviews. Municipal governments opting to use this form are to respond directly to questions in the appropriate boxes, but may need to attach additional pages for longer responses.

MODERATE-INCOME HOUSING REPORTING CRITERIA IN THE UTAH CODE

(Updated: March 2018)

UCA 10-9a-103(34):

"Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

UCA 10-9a-103(41):

"Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

(a) an estimate of the existing supply of moderate income housing located within the city;
(b) an estimate of the need for moderate income housing in the city for the next five years as revised biennially;
(c) a survey of total residential land use;
(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
(e) a description of the city's program to encourage an adequate supply of moderate income housing.

UCA 10-9a-401(3):

(3)(a) The general plan of a municipality, other than a town, shall plan for moderate income housing growth.

(3)(b) On or before July 1, 2019, each of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):

(i) a city of the first, second, third, or fourth class;
(ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class;
(iii) a metro township with a population of 5,000 or more; and
(iv) a metro township with a population of less than 5,000, if the metro township is located within a county of the first, second, or third class.

(3)(c) The population figures described in Subsections (3)(b)(ii), (iii), and (iv) shall be derived from:

(i) the most recent official census or census estimate of the United States Census Bureau; or
(ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Estimates Committee.

UCA 10-9a-403(2):

(2)(a)(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.

(2)(b) In drafting the moderate income housing element, the planning commission:

- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
  - (A) to meet the needs of people desiring to live in the community; and
  - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
- (ii) for a town, may include, and for other municipalities, shall include, an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the next five years, which means or techniques may include a recommendation to:
  - (A) rezone for densities necessary to assure the production of moderate income housing;
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
  - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
  - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city; construction of moderate income housing;
  - (E) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;
  - (F) consider utilization of affordable housing programs administered by the Department of Workforce Services; and
  - (G) consider utilization of programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.

UCA 10-9a-408

(1) The legislative body of a municipality described in Subsection 10-9a-401(3)(b) shall biennially:

- (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;
- (b) prepare a report on the findings of the review described in Subsection (1)(a); and
- (c) post the report described in Subsection (1)(b) on the municipality's website.

(2) The report described in Subsection (1) shall include a description of:

- (a) efforts made by the municipality to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the municipality to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on:
  - (i) the number of housing units in the municipality that are at or below:
    - (A) 80% of the adjusted median income for the municipality;
    - (B) 50% of the adjusted median income for the municipality; and
    - (C) 30% of the adjusted median income for the municipality;
  - (ii) the number of housing units in the municipality that are subsidized by the municipality, the state, or the federal government; and
  - (iii) the number of housing units in the municipality that are deed-restricted;
- (d) all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- (e) all efforts made by the municipality to utilize a moderate income housing set-aside from a redevelopment agency, a community development agency, or an economic development agency;
- (f) money expended by the municipality to pay or waive construction-related fees required by the municipality; and
- (g) programs of the Utah Housing Corporation that were utilized by the municipality.

(3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.

(4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(5)(c), a plaintiff may not recover damages but may be awarded injunctive or other equitable relief.

INSTRUCTIONS (2 0F 3):

The following pages contain two (2) parts that pertain to UCA 10-9a-103(b) and UCA 10-9a-408. Part I consists of eight (8) sections that require the report's preparer to revise 5-year estimates of the municipality's housing needs. The report's preparer will need to download data from the U.S. Census Bureau's FactFinder website to complete this part of the form. Part II consists of seven (7) sections that will require the preparer to review city ordinances, existing plans, and compile records from multiple sources, including: The municipality's various departments, affiliated development agencies, interlocal cooperatives, associations of government, public housing authorities, and/or county assessors.

NOTE: Reporting the findings of a biennial moderate-income housing review is a time intensive process. Municipalities should set-aside sufficient time to prepare an adequate report. The Utah Housing and Community Development Division has developed this form to assist municipal governments with their biennial reporting obligations. Nonetheless, a preparer of the biennial report is expected to have a basic knowledge of planning principles, a familiarity with demographic methods, and an understanding of state laws governing moderate-income housing as well as applicable municipal ordinances.

PART I: REVISED ESTIMATES OF 5-YEAR MODERATE-INCOME HOUSING NEEDS

In accordance with UCA 10-9a-103(b), please complete the tables in the following sections to revise estimates of the municipality's 5-year moderate-income housing needs.

The report's preparer should use the advanced search functions of the U.S. Census Bureau's American FactFinder website to look up tabulated values from the American Community Survey (ACS). Specific ACS tables are listed in each table to aid searches. FactFinder tutorials are widely available on the internet, including HCDD's website: https://jobs.utah.gov/housing/affordable/moderate/index.html. Municipalities should use 5-year ACS estimates, but they may determine for themselves whether to use 3-year or 1-year estimates if available and appropriate. Alternatively, municipalities may use the most recent estimates and projections generated by the Utah Population Estimates Committee. Municipalities may use compound annual growth rate, average annual growth rate, trend analysis, or a more sophisticated estimating technique of their choice to estimate their 5-year moderate-income housing needs.

www.factfinder.census.gov

SECTION 1: Population by tenure in the municipality

Table B01003 **Table B25008**	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total Population: (ACS Table B01003)	5265	5650		6070
Total Population in occupied housing units (ACS Table B25008)	5265			6070
Total Population in owner-occupied housing units (ACS Table B25008)	4799			

Total Population in renter-occupied housing units (ACS Table B25008)	466			
Subtract the total population living in occupied housing units from the total population to estimate the total population with limited housing.	0			0

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 the municipality

Table B25001 Table B25032	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
TOTAL HOUSING UNITS (ACS Table B25001)	1622	1677		1800
Total occupied units (ACS Table B25032)	1584	1610		
Owner-occupied structures (ACS Table B25032)	1437	1470		
1 unit, detached		1415		
1 unit, attached		24		
2 units				
3 or 4 units				
5 to 9 units				
10 to 19 units				
20 to 49 units				
50 or more units				
Mobile homes		31		
Boat, RV, van, etc.				
Renter-occupied structures (ACS Table B25032)	147	140		
1 unit, detached		79		
1 unit, attached		17		
2 units		33		
3 or 4 units				
5 to 9 units				
10 to 19 units				
20 to 49 units				
50 or more units				
Mobile homes		11		
Boat, RV, van, etc.				

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 the municipality

Table B25003 Table B25081	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total households in occupied housing units (ACS Table B25003)	1584			
Total households in owner-occupied housing (ACS Table B25003)				
With a Mortgage (ACS Table B25081)	1178	1065		
Without a Mortgage (ACS Table B25081)	259	405		
Total households in renter-occupied housing (ACS Table B25003)	147	140		

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 the municipality

Table B25004	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total vacant units (ACS Table B25004)	38	67		
For rent (ACS Table B25004)	11	21		
Rented, not occupied (ACS Table B25004)	0			
For sale only (ACS Table B25004)	6	46		
Sold, not occupied (ACS Table B25004)	3			
For seasonal, recreational, or occasional use (ACS Table B25004)	1			
For migrant workers (ACS Table B25004)				
Other vacant (ACS Table B25004)	17			

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

SECTION 5: Average household size of the municipality

Table B25010	2010 American Community Survey	Most Recent American Community Survey
Average Household Size (ACS Table B25010)		
Average Owner Household Size (ACS Table B25010)	3.34	3.40
Average Renter Household Size (ACS Table B25010)	3.17	3.13

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

SECTION 6: Monthly median housing costs in the municipality

Table B25088 Table B25064	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Total median owner-occupied housing costs (ACS Table B25088)				
Units with a mortgage (ACS Table B25088)		1065		
Units without a mortgage (ACS Table B25088)		405		
Median gross rent (ACS Table B25064)		844		

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 the municipality

Table B25119	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Median household income (ACS Table B25119)	69,403	84,784		
Owner-occupied income (ACS Table B25119)				
Renter-occupied income (ACS Table B25119)				

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

SECTION 8: "COUNTY-LEVEL" Area Median Income (AMI)*

Table B19019 **Table B19119**	2010 American Community Survey	Most Recent American Community Survey	Growth Rate	5-Year Projection
Median HOUSEHOLD income (ACS Table B19019)	69,403	84,784		
1-person household				
2-person household				
3-person household				
4-person household				
5-person household				
6-person household				
≥ 7-person household				
Median FAMILY income (ACS Table B19119)	75,758	85,893		
2-person family				
3-person family				
4-person family				
5-person family				
6-person family				
≥ 7-person family				

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 always calculated at the **COUNTY-LEVEL**.

Using the calculations above, explain the municipality's current and projected housing needs.

Figures from the most recent American Community Survey and current projections show that there is a variety of moderate income housing options in West Bountiful, and this should be sufficient for the city's needs over the next five years. This stems from the city's older housing stock, available affordable rental units, and a mobile home park.

PART II: FINDINGS OF THE MODERATE-INCOME HOUSING ELEMENT REVIEW

In accordance with UCA 10-9a-408, please complete the following sections to report the findings of the municipal legislative body's review of the moderate-income housing element of the general plan.

SECTION 1: Efforts made by the municipality to reduce, mitigate, or eliminate barriers to moderate income housing

The following questions were adapted from the U.S. Department of Housing and Urban Development's "Questionnaire for HUD's Initiative on Removal of Regulatory Barriers" (OMB approval no. 2535-0120).

1) ◉ Yes ○ No — Does the municipality's general plan include a moderate-income housing element that utilizes maps, illustrations, tables, and a detailed analysis of means and techniques to set forth goals, policies, and guidelines intended to direct the jurisdiction's present and future residential development?

2) ○ Yes ◉ No — Does the moderate-income housing element of the municipality's general plan take into account the anticipated growth of the region, for existing and future residents, including low-income, very low-income, and extremely low-income households for at least the next five years?

3) ○ Yes ◉ No — Does the municipality's zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding moderate-income housing needs by providing:

   a) Sufficient land use and density categories for multifamily housing, duplexes, small lot homes and other similar elements; and
   b) Sufficient land zoned or mapped "as-of-right" in these categories, that can permit the building of moderate-income housing addressing the needs identified in the plan?

4) ○ Yes ◉ No — Does the municipality's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?

5) ◉ Yes ○ No — If the municipality has development impact fees, are the fees specified and calculated under local and/or state statutory criteria?

6) ◉ Yes ○ No — Do the municipality's development impact fee statutes provide criteria that set standards for the allowable types of capital investments that have a direct relationship between the fee and the development, and a method for fee calculation?

7) ◉ Yes ○ No — If the municipality has impact fees or other significant fees, does it provide waivers of these fees for moderate-income housing?

8) ○ Yes ◉ No — Has the municipality adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings?

9) ◉ Yes ○ No Does the municipality use a recent version of a nationally recognized model building code, published within the last 5 years, without significant technical amendment or modification?

10) ◉ Yes ○ No Does the municipality's zoning ordinance or land use regulations permit manufactured housing "as-of-right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?

11) ○ Yes ◉ No Within the past five years, has a the municipality's legislative body conducted a comprehensive study of, public hearings for, or established a formal ongoing process to review residential development regulations and processes to assess their impact on its supply of moderate-income housing?

12) ○ Yes ◉ No Has the municipality implemented regulatory reforms consistent with the findings of a comprehensive housing study, public hearings, or periodic reviews in the last five years?

13) ○ Yes ◉ No Within the past five years, has the municipality modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?

14) ○ Yes ◉ No Does the municipality grant sufficient density bonuses to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of moderate-income housing?

15) ◉ Yes ○ No Has the municipality established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?

16) ○ Yes ◉ No Does the municipality provide for expedited permitting and approvals for all moderate-income housing projects?

17) ◉ Yes ○ No Has the municipality established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?

18) ◉ Yes ○ No Does the municipality allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as-of-right" in a majority of residential districts otherwise zoned for single-family housing?

19) ○ Yes ◉ No Does the municipality have an explicit policy that adjusts or waives existing parking requirements for all moderate-income housing developments?

20) ○ Yes ◉ No Does the municipality require moderate-income housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?

21) What other efforts has the municipality made to reduce, mitigate, or eliminate barriers to moderate-income housing?

West Bountiful City continues to review land use regulations to ensure a variety of housing development types are available. Recent work includes amending flag lot requirements and adopting a new planned unit development process.

SECTION 2: Report the municipality's actions to encourage the preservation of existing moderate-income housing and development of new moderate-income housing during the preceding biennium?

West Bountiful City has granted zone changes to higher densities; approved two planned unit developments that allowed for adjustments to standard land use regulations on lot sizes, setback, and density. West Bountiful City also absorbs many impacts from moderate income housing projects on the city's north, south, and eastern borders.

SECTION 3: Analyze the municipality's progress in providing moderate-income housing.

SUBSECTION 3.1:

Enter data from TABLE 1 and TABLE 2 at the end of this form into the tables below to calculate the municipality's progress in providing affordable and available moderate-income rental housing for the current and previous biennium. Subtract data in TABLE 2 from TABLE 1 to estimate the municipality's progress in providing moderate-income housing. Finally, in each table below subtract the number of affordable units from the number of renter households and then subtract the number of available units from the number of renter households to estimate the municipality's moderate-income housing gap.

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable rental units, and available rental units in the municipality from TABLE 1 below:

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	39	115	29		
≤ 50% HAMFI	35	60	15		
≤ 30% HAMFI	10	0	0		

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable rental units, and available rental units in the municipality from TABLE 2 below:

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	50	115	50		
≤ 50% HAMFI	35	65	35		
≤ 30% HAMFI	10	10	10		

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

	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-11	0	-21		
≤ 50% HAMFI	0	-5	-20		
≤ 30% HAMFI	0	0	-10		

SUBSECTION 3.2:

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government 0

State Government NA

Federal Government NA

SUBSECTION 3.3:

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

0

SECTION 4: Report all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act during the preceding biennium.

West Bountiful City actively participates with the Wasatch Front Regional Council in their regional planning efforts. The city has also provided input and coordination with the city of Centerville on their apartment complexes on the border of the two cities.

SECTION 5: Report the municipality's efforts to utilize the moderate income housing set-asides from redevelopment agencies, community development agencies, or economic development agencies by completing the following tables.

Project Area Name:	Commons Project Area
Agency type:	EDA
Start date:	01/01/2006
Expiration date:	12/31/2033
Initial value:	
Future value:	868,037
% Rate per yr.:	20% total
Amount collected:	0
Amount expended:	0

Description of moderate-income housing set-aside utilization:

West Bountiful City has not yet received projected set-asides from an on-going redevelopment project.

Project Area Name:	
Agency type:	
Start date:	
Expiration date:	
Initial value:	
Future value:	
% Rate per yr.:	
Amount collected:	
Amount expended:	

Description of moderate-income housing set-aside utilization:

Project Area Name:	
Agency type:	
Start date:	
Expiration date:	
Initial value:	
Future value:	
% Rate per yr.:	
Amount collected:	
Amount expended:	

Description of moderate-income housing set-aside utilization:

Project Area Name:	
Agency type:	
Start date:	
Expiration date:	
Initial value:	
Future value:	
% Rate per yr.:	
Amount collected:	
Amount expended:	

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

Project Area Name: _____

Agency type: _____

Start date: _____

Expiration date: _____

Initial value: _____

Future value: _____

% Rate per yr.: _____

Amount collected: _____

Amount expended: _____

Description of moderate-income housing set-aside utilization:

If necessary, duplicate this page to list all active project areas in the municipality.

SECTION 6: Report the money expended by the municipality to pay or waive construction-related fees required by the municipality during the preceding biennium.

West Bountiful City has received no requests related to waiving any fees related to moderate income housing during the preceding biennium.

SECTION 7: Provide a description of the programs of the Utah Housing Corporation that were utilized by the municipality during the preceding biennium.

NA

INSTRUCTIONS (3 OF 3):

SUBMISSION GUIDELINES:

1. **Biennial moderate-income housing review reports are due on December 31st of each year.**

2. Emails must include the following items as *separate* attachments:
   (a) A findings report of the biennial moderate-income housing element review
   (b) The most current version of the moderate-income housing element of the municipality's general plan
   (c) A copy of the resolution formally adopting the current moderate income housing element as part of the municipality's general plan
   (d) A link to the biennial report on the municipality's website

3. Acceptable electronic document formats include:
   (a) DOC, DOCX, RTF, OTD, and PDF

4. Emails MUST be addressed to:

biennialreporting@utah.gov

For additional moderate-income housing planning resources, please visit:

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

TABLE 1:
Moderate-income renter households, affordable rental units, and available rental units, 2011-2015

	Renter Households HAMFI			*Affordable Units HAMFI*			*Available Units HAMFI*		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Alpine	25	215	395	85	140	365	4	78	253
American Fork	410	700	1,105	200	465	1,765	45	205	980
Aurora	4	14	14	4	8	18	0	12	12
Bear River City	0	4	8	10	14	18	0	0	12
Beaver	25	130	190	125	270	325	30	165	240
Blanding	75	120	195	55	200	240	40	109	194
Bluffdale	55	120	260	25	140	340	0	70	245
Bountiful	580	1,180	2,380	535	1,750	3,600	270	735	2,340
Brigham City	425	835	1,410	380	1,420	1,975	235	875	1,575
Castle Dale	25	40	70	65	110	110	35	59	94
Cedar City	1,560	2,465	3,375	1,375	3,580	4,765	825	2,440	3,810
Cedar Hills	50	75	175	20	20	55	0	0	35
Centerville	260	405	525	50	365	855	20	274	594
Clearfield	1,095	2,270	3,240	340	2,115	4,430	225	1,270	3,290
Clinton	70	205	540	90	315	835	10	65	475
Coalville	35	85	100	45	105	125	10	64	94
Corinne	15	15	35	4	39	59	0	0	34
Cottonwood Heights	355	790	1,685	240	690	3,345	25	295	1,700
Delta	135	185	200	85	190	220	85	160	190
Draper	300	515	1,135	115	330	2,145	0	125	1,070
Duchesne	55	105	150	40	130	245	25	74	163
Eagle Mountain	60	155	410	50	65	680	25	50	355
East Carbon-Sunnyside	35	60	90	70	120	140	20	49	92
Elk Ridge	10	14	14	0	0	20	0	0	8
Enoch	35	65	95	15	85	180	0	15	95
Enterprise	30	34	38	10	65	100	10	49	53
Ephraim	300	465	740	340	770	940	115	425	760
Escalante	20	35	45	30	64	64	20	42	42
Eureka	15	19	23	15	19	39	4	12	30
Fairview	20	45	60	10	85	125	0	30	55
Farmington	130	190	605	115	365	910	25	110	570
Farr West	30	40	65	20	70	140	0	4	59
Ferron	45	55	59	40	70	70	25	48	56
Fillmore	50	125	165	80	210	220	35	125	165
Fountain Green	4	24	49	10	35	45	0	14	49
Fruit Heights	4	79	99	0	25	95	0	4	83
Garland	40	75	130	30	165	225	19	84	153
Grantsville	185	300	365	195	270	455	150	195	299
Green River	45	70	90	75	130	134	40	90	113
Gunnison	20	55	70	25	50	75	20	39	63
Harrisville	10	85	190	45	100	345	0	30	190
Heber	365	540	865	125	340	1,175	40	225	830

TABLE 1: *(Continued)*
Moderate-income renter households, affordable rental units, and available rental units, 2011-2015

	Renter Households HAMFI			*Affordable Units HAMFI*			*Available Units HAMFI*		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Payson	290	510	805	140	500	1,010	50	265	680
Plain City	0	0	15	0	0	0	0	0	0
Pleasant Grove	655	1,135	2,075	190	525	2,965	90	220	1,894
Pleasant View	10	45	95	10	185	235	0	45	95
Providence	35	100	245	30	85	350	10	29	239
Provo	5,600	10,160	14,410	3,695	9,230	17,810	1,485	5,645	13,905
Riverdale	90	390	575	90	620	990	65	445	700
Riverton	60	190	500	130	250	970	10	60	435
Roy	365	665	1,100	230	950	1,855	105	435	1,060
Salem	90	175	190	75	145	280	30	115	185
Salt Lake City	11,765	19,785	27,835	4,725	20,380	36,870	3,005	12,680	27,635
Sandy	1,030	2,205	3,590	545	1,405	5,595	225	770	3,310
Santa Clara	15	50	255	55	59	224	0	0	169
Santaquin	95	165	260	105	235	470	50	145	310
Saratoga Springs	20	30	230	10	25	570	0	0	155
Smithfield	45	95	210	60	125	365	15	75	198
South Jordan	340	570	1,225	300	510	2,170	65	150	1,205
South Ogden	355	810	1,425	155	1,150	2,115	35	675	1,495
South Salt Lake	1,605	2,940	4,195	480	3,250	5,235	325	2,220	4,300
South Weber	25	65	125	10	45	175	0	35	130
Spanish Fork	335	660	1,475	165	745	1,980	25	210	1,300
Springville	400	810	1,710	195	1,110	2,425	30	390	1,510
St. George	1,790	3,375	5,620	885	2,660	8,065	510	1,765	5,505
Sunset	195	280	385	50	350	475	4	208	383
Syracuse	50	130	285	45	80	435	20	49	249
Taylorsville	1,190	2,300	4,310	385	2,225	6,010	120	1,145	4,420
Tooele	605	1,100	1,570	345	1,345	2,675	195	915	1,810
Tremonton	275	340	495	180	495	570	160	315	490
Vernal	305	390	670	210	745	1,380	170	425	890
Washington	255	755	1,100	320	440	1,470	25	290	810
Washington Terrace	600	860	1,050	250	1,125	1,345	205	820	1,100
West Bountiful	10	35	39	0	60	115	0	15	29
West Haven	75	245	445	15	145	890	0	55	375
West Jordan	1,375	2,730	5,080	545	1,935	7,430	170	1,075	5,060
West Point	75	110	180	10	25	130	10	25	115
West Valley City	3,255	6,120	8,845	1,115	4,335	11,535	710	2,845	8,955
Woods Cross	135	270	455	35	370	535	0	195	455

Source: U.S. Dept. of Housing & Urban Development. (2018). Tables 8, 14B, & 15C: Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2006-2015 data

TABLE 2:
Moderate-income renter households, affordable rental units, and available rental units, 2009-2013

	Renter Households HAMFI			*Affordable Units HAMFI*			*Available Units HAMFI*		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Alpine	15	110	280	65	65	275	0	40	159
American Fork	245	590	960	200	340	1,275	40	110	750
Aurora	4	14	18	4	8	12	0	12	16
Bear River City	20	20	24	10	25	35	10	20	24
Beaver	45	165	230	110	270	335	30	180	275
Blanding	80	130	190	95	215	295	65	124	223
Bluffdale	50	130	235	35	120	325	15	60	240
Bountiful	600	1,265	2,180	475	1,665	3,544	200	760	2,084
Brigham City	325	685	1,120	355	1,195	1,750	230	700	1,310
Castle Dale	30	50	70	40	100	110	14	59	79
Cedar City	1,390	2,485	3,465	955	3,445	5,100	525	2,280	3,900
Cedar Hills	95	120	145	35	35	70	0	10	45
Centerville	165	255	400	100	200	660	60	140	430
Clearfield	1,060	2,060	3,095	465	2,110	4,475	305	1,360	3,240
Clinton	80	210	465	40	245	780	0	75	435
Coalville	55	105	135	60	165	175	40	100	134
Corinne	10	10	25	10	20	65	0	0	24
Cottonwood Heights	440	855	1,700	200	700	3,540	45	365	1,920
Delta	140	195	250	165	330	400	115	225	290
Draper	195	535	955	155	365	1,925	0	155	980
Duchesne	50	125	190	25	130	295	15	64	204
Eagle Mountain	95	105	360	60	60	410	0	0	315
East Carbon-Sunnyside	45	74	109	75	155	185	19	66	122
Elk Ridge	4	8	12	4	8	12	0	0	4
Enoch	10	70	115	55	85	170	10	25	129
Enterprise	4	8	28	14	49	109	4	23	45
Ephraim	230	405	505	280	570	725	105	360	510
Escalante	20	35	35	19	59	69	8	42	46
Eureka	15	30	40	14	18	48	4	12	44
Fairview	15	40	65	14	39	119	4	14	64
Farmington	145	210	545	120	465	845	25	80	480
Farr West	20	40	70	45	85	145	0	20	70
Ferron	30	34	34	25	50	80	20	38	53
Fillmore	35	95	110	130	190	200	65	134	149
Fountain Green	0	20	30	10	35	55	0	24	38
Fruit Heights	10	65	85	0	20	75	0	0	75
Garland	40	110	135	50	140	230	35	100	164
Grantsville	155	225	250	150	240	480	120	150	274
Green River	50	85	110	35	110	150	15	70	119
Gunnison	25	35	90	20	74	119	20	44	98
Harrisville	0	60	150	40	65	280	0	15	150
Heber	260	475	725	70	340	990	15	230	695

TABLE 2: *(Continued)*
Moderate-income renter households, affordable rental units, and available rental units, 2009-2013

	Renter Households HAMFI			*Affordable Units HAMFI*			*Available Units HAMFI*		
Municipality	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*	*≤ 30%*	*≤ 50%*	*≤ 80%*
Payson	285	435	765	110	445	1,140	25	155	730
Plain City	0	20	35	20	20	40	0	4	22
Pleasant Grove	345	855	1,635	140	370	2,340	10	100	1,365
Pleasant View	10	25	85	0	45	180	0	25	100
Providence	20	75	225	45	160	395	0	35	220
Provo	5,285	9,310	13,695	3,165	6,990	16,145	1,335	4,470	12,400
Riverdale	120	345	645	75	570	975	45	325	740
Riverton	55	340	615	65	155	1,245	4	38	673
Roy	300	650	1,085	250	1,045	1,990	65	440	1,130
Salem	65	145	180	90	150	255	25	75	179
Salt Lake City	10,815	18,305	26,405	4,645	18,660	35,860	3,125	11,955	26,895
Sandy	1,075	1,965	3,265	575	1,320	4,945	245	735	3,020
Santa Clara	15	30	190	85	89	189	0	0	159
Santaquin	80	115	250	65	140	405	25	90	290
Saratoga Springs	45	125	295	0	15	315	0	0	145
Smithfield	50	100	190	75	185	350	20	60	184
South Jordan	205	400	935	170	320	1,320	0	40	710
South Ogden	420	830	1,340	150	1,135	2,085	65	655	1,400
South Salt Lake	1,770	2,985	4,225	480	3,125	5,295	290	2,030	4,435
South Weber	30	70	125	10	60	210	10	50	115
Spanish Fork	200	520	995	180	550	1,624	30	195	824
Springville	330	690	1,335	180	820	2,185	55	310	1,305
St. George	1,655	3,355	5,325	965	2,005	7,455	420	1,390	5,045
Sunset	225	280	355	40	395	525	4	274	388
Syracuse	10	95	230	45	110	445	35	60	265
Taylorsville	1,125	2,300	3,960	350	2,010	5,505	150	1,350	4,150
Tooele	615	1,135	1,830	365	1,130	2,715	175	775	1,980
Tremonton	140	190	450	105	500	635	75	165	400
Vernal	365	485	830	150	590	1,185	100	390	840
Washington	330	745	1,135	225	460	1,050	20	385	695
Washington Terrace	530	780	1,040	160	1,035	1,355	140	695	1,070
West Bountiful	10	35	50	10	65	115	10	35	50
West Haven	75	235	470	20	125	830	4	83	483
West Jordan	1,435	2,665	4,575	530	1,395	6,775	175	775	4,610
West Point	50	115	175	20	35	230	4	19	124
West Valley City	3,380	6,160	9,095	1,085	4,135	11,845	630	2,740	9,265
Woods Cross	55	155	335	15	365	575	0	165	405

Source: U.S. Dept. of Housing & Urban Development. (2018). Tables 8, 14B, & 15C: Comprehensive Housing Affordability Strategy [Data]. Available at: https://www.huduser.gov/portal/datasets/cp.html#2006-2015 data