



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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B. Encourage higher density or moderate income residential development near major transit investment corridors.

2. Increase the number of moderate income housing units in proximity to bus routes
3. More housing units in walkable distances to bus stop locations.
4. The City tracks the number of building permits, including those related to multi-family housing.
5.
 - a. The City has identified areas that require updated zoning designations to encourage moderate income housing in proximity to Washington Blvd.
 - b. The General Plan Steering Committee has reviewed future land use areas that encourage mixed use and multi-family housing. The planning staff has worked on changes to documents to reflect recommendations and the Planning Commission and City Council will hold public hearings and ultimately consider which properties will qualify for increased densities.
 - c. Staff time is the vital resource
 - d. No deadlines have been established
 - e. Some properties have received rezoning as requested by property owners in areas already identified for additional units
 - f. We have not had any real deviations, just the pace of the change and progress has been slower than anticipated as public outreach has been increased. The City never anticipated this to be a quick process.
 - g. We have some resources with a CDA to help provide incentives and set asides for moderate income housing.

C. Implement zoning incentives for low to moderate income units in new developments; preserve existing moderate income housing.

2. Provide economic incentives to encourage existing developments to provide better housing variety.
3. Increase a mix of moderate income housing with other housing types to facility strong neighborhoods who can support the mix of income levels across the community.
4. The City is not currently monitoring progress in this area as far as a per unit count is considered. We are still exploring strategies and incentives to facility this type of MIH growth.
5.
 - a. Identify strategies
get community and council support on strategies
write program for incentives
select partners to begin the incentive program
 - b. General Plan Steering Committee has identified strategies and has recommended a future land use map to the Planning Commission and City Council for consideration
Planning Staff will work on language and program implementation
Planning staff will help select a developer to implement plans and changes.
 - c. Employee time and meeting resources

- d. No deadlines have been established.
- e. Initial discussions of policies
- f. No results have been realized. The GPSC has been somewhat overwhelmed and limited based on meeting schedules and multiple topics.

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

Upon further inquiry the City found that there are not currently any state or federally subsidized apartments in the boundaries of North Ogden City. The MIH plan will be amended to eliminate this goal.

O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

Upon further discussion it was decided that the City does not have the budget to support this program. Additionally, most employees who would qualify for this program live outside the community or already own a home which they purchased several years ago.

P-U Apply for or partner with outside agencies.

The City has not identified any partners for the recommended programs. Specifically, the City has been working with the County on MIH needs in the area but have not established any specific partners or goals associated with this program. Multiple city officials are participating in monthly meetings addressing the topic of MIH to help educate and coordinate ideas and plans moving forward.

Section 1: Population by tenure in North Ogden city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total Population: (ACS Table B01003)	17,146	18,525	205	19,864	1,339
Total Population in occupied housing units (ACS Table B25008)	17,146	18,505	203	19,831	1,326
Total Population in owner- occupied housing (ACS Table B25008)	15,662	15,832	4	15,312	-520
Total Population in renter- occupied housing (ACS Table B25008)	1,484	2,673	200	4,519	1,846

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 North Ogden city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	5,386	6,133	94	6,808	675
Total occupied units (ACS Table B25032)	5,117	5,777	83	6,371	594
Owner-occupied structures (ACS Table B25032)	4,574	4,955	48	5,234	279
1 unit, detached	4,290	4,583	40	4,830	247
1 unit, attached	192	278	8	338	60
2 units	12	5	0	11	6
3 or 4 units	47	53	0	38	-15
5 to 9 units	10	36	3	46	10
10 to 19 units	12	0	-2	-15	-15
20 to 49 units	0	0	0	0	0
50 or more units	11	0	-2	-14	-14
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	543	822	35	1,137	315
1 unit, detached	234	422	29	656	234
1 unit, attached	83	67	-4	56	-11
2 units	53	45	-1	26	-19
3 or 4 units	118	232	11	361	129
5 to 9 units	38	39	1	33	-6
10 to 19 units	17	17	-1	4	-13
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0

Boat, RV, van, etc.	0	0	0	0	0
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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 North Ogden city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total households in occupied housing units (ACS Table B25003)	5,117	5,777	83	6,371	594
Total households in owner-occupied housing (ACS Table B25003)	4,574	4,955	48	5,234	279
With a Mortgage (ACS Table B25081)	3,652	3,531	-24	3,265	-266
Without a Mortgage (ACS Table B25081)	922	1,424	71	1,969	545
Total households in renter-occupied housing (ACS Table B25003)	543	822	35	1,137	315

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 North Ogden city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total vacant units (ACS Table B25004)	269	356	11	437	81
For rent (ACS Table B25004)	55	40	3	64	24
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	160	130	-11	48	-82
Sold, not occupied (ACS Table B25004)	29	20	1	79	59
For seasonal, recreational, or occasional use (ACS Table B25004)	25	61	5	66	5
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	0	105	13	180	75

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

Section 5: Average household size in North

Table B25010	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	3.35	3.2	3.11
Average Owner Household Size (ACS Table B25010)	3.42	3.2	2.93
Average Renter Household Size (ACS Table B25010)	2.73	3.25	3.98

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

Section 6: Monthly housing costs in North Ogden city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,312	\$1,210	-\$18	\$1,054	\$ (156)
Units with a mortgage (ACS Table B25088)	\$1,465	\$1,418	-\$10	\$1,334	\$ (84)
Units without a mortgage (ACS Table B25088)	\$352	\$413	\$8	\$470	\$ 57
Median gross rent (ACS Table B25064)	\$831	\$1,026	\$30	\$1,272	\$ 246

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (rentals) 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 North Ogden city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	\$74,384	\$78,926	\$544	\$81,519	\$ 2,593
Owner-occupied income (ACS Table B25119)	\$76,799	\$83,138	\$659	\$86,068	\$ 2,930
Renter-occupied income (ACS Table B25119)	\$43,867	\$59,583	\$3,036	\$82,986	\$ 23,403

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

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

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$62,036	\$4,500	\$99,847	\$ 37,811
1-person household	\$29,772	\$28,665	-\$210	\$26,425	\$ (2,240)
2-person household	\$55,725	\$64,626	\$946	\$69,465	\$ 4,839
3-person household	\$57,433	\$69,135	\$1,406	\$78,377	\$ 9,242
4-person household	\$64,729	\$80,555	\$1,854	\$92,211	\$ 11,656
5-person household	\$64,762	\$77,672	\$1,438	\$85,860	\$ 8,188
6-person household	\$68,473	\$78,549	\$858	\$80,271	\$ 1,722
≥ 7-person household	\$70,172	\$87,625	\$1,999	\$99,665	\$ 12,040
Median FAMILY income (ACS Table B19119)	\$60,433	\$71,359	\$1,223	\$77,763	\$ 6,404
2-person family	\$55,622	\$64,191	\$920	\$68,702	\$ 4,511
3-person family	\$60,830	\$69,204	\$1,073	\$73,734	\$ 4,530
4-person family	\$62,119	\$78,984	\$1,869	\$91,897	\$ 12,913
5-person family	\$65,619	\$77,441	\$1,370	\$85,161	\$ 7,720
6-person family	\$67,933	\$80,688	\$1,243	\$85,712	\$ 5,024
≥ 7-person family	\$67,674	\$87,992	\$2,465	\$103,626	\$ 15,634

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

Survey.

*NOTE: AMI is calculated at the COUNTY level.

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:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	370	810	370	440	0
≤ 50% HAMFI	165	285	105	120	-60
≤ 30% HAMFI	50	60	15	10	-35

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:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	410	725	369	315	-41
≤ 50% HAMFI	165	225	119	60	-46
≤ 30% HAMFI	75	65	15	-10	-60

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

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-40	85	1	125	41
≤ 50% HAMFI	0	60	-14	60	-14
≤ 30% HAMFI	-25	-5	0	20	25

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:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	38	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:

38
