

# 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<sup>st</sup>, 2019; the report on progress of said plan is due on December 1<sup>st</sup>, 2020, and annually after that.
- 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: South Salt Lake City

Reporting Date: December 1, 2019

## MUNICIPAL GOVERNMENT CONTACT INFORMATION:

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South Salt Lake City

84115

Mayor's First and Last Name: Cherie Wood

Mayor's Email Address: cwood@southsaltlakecity.com

## PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Jeff Attermann

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

August 11, 2016

## Link to moderate-income housing element on municipality website:

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

[UCA 10-9a-403 \(2\)\(b\)\(iii\) and 17-27a-403 \(2\)\(b\)\(ii\)](#) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under [10-9a-403 \(2\)\(b\)\(iii\) and 17-27a-403 \(2\)\(b\)\(ii\)](#), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in [10-9a-403 \(2\)\(b\)\(iii\)\(G\) or \(H\) and 17-27a-403 \(2\)\(b\)\(ii\)\(G\) or \(H\)](#). Municipalities shall annually progress on implementing these recommendations.

## STRATEGIES

\*\* Repeat questions 3 or more times

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

To plan for new housing in a manner that ensures that housing choice and opportunity is available to everyone. The City will update and expand goals and objectives of the Moderate Income Housing Plan as well as goals and objectives of the General Plan as needs and best strategies change. In 2020, the City will begin a general plan update that will reflect upon these principles.

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

The City's MIHP element of the General Plan contains four goals as summarized below:

Goal 1: Increase housing opportunities for households earning to 50% AMI by providing 100 new housing units for >50% AMI households and another 100 units for low and moderate income senior households.

Goal 2: Increase housing opportunities for 50 – 80% AMI households by providing 200 new housing units for households at this target income level and by promoting safety and quality of existing rental housing

Goal 3: Increase housing opportunities for 80 – 100% AMI households by providing 200 new housing units for that target income level and expanding the City's Housing Rehabilitation Program and supporting the County's down payment assistance program.

Goal 4: Increase opportunities for affordable housing through rehabilitation and neighborhood revitalization by continuing and expanding existing programs and partnerships to provide grants and loans for revitalization, Healthy Home initiatives, and home repair.

The City is also pursuing additional opportunities to allow for sustainable home ownership for existing residents. These efforts are to sustain value and equity among the aging housing stock of the City.

In addition to these goals, the City has also implemented TOD and Downtown districts to create opportunities for additional high density development in areas best served by frequent mass transit opportunities.

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

The City has seen approximately 3,000 units in various stages of development in last 5 years with a concentration of new units in the TOD and Downtown districts. A number of these projects have provided affordable housing with reduced rates serving a variety of income levels. The City is also working to help existing residents maintain their homes, many of which are more than 50 years old.

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

The main way the City monitors progress is through granted building permits and related valuation of projects throughout the City. The South Salt Lake Urban Livability Department provides a grant funded Community Connection program that serves existing homeowners that meet annual income restrictions. South Salt Lake tracks all new development, additions and property modifications.

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.

The key task of item 2 is to continue working with developers to build a variety of housing types accessible to a variety of income levels throughout the City and to concentrate dense, quality development in areas with access to frequent mass transit options. Urban Livability and Community Connections also have the task of continuing to work with existing income restricted homeowners each year to assist in upkeep of existing houses and neighborhoods.

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

The Community Development Department meters all planning applications from concept to building permit phase. The Urban Livability and Community Connections Department works with residents on issues related to existing homes and neighborhoods.

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

The City Council funds all City departments to allow for appropriate staffing and office resources for programs and functions of each department.

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

The goals found in the General Plan are on a timeline of approximately 10 years. The City evaluates previous goals and works to set new goals when a new General Plan is created. In 2020, South Salt Lake will begin a General Plan update.

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

All of the tasks from item 5a are a continual work in progress. The City has seen increasing results from these efforts and the number of units under development in transit-rich parts of the City have grown exponentially in the last 2-3 years. The results are an increasing variety of housing types in the City including an increasing number of affordable units located in key locations.

- 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?

South Salt Lake and surrounding cities have seen increasing demand for residential units. The consequence of increasing demand and low vacancy rates is that much of the existing housing stock in South Salt Lake, about 1/3 being single family residences, has seen unexpected rises in value over the past several years. The City is continually reviewing solutions to address the need for a variety of housing types within the community.

- 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.

South Salt Lake has a number of RDA properties that are actively pursued for redevelopment. South Salt Lake was also designated as part of the Opportunity Zone program. Due to these programs, rapid redevelopment is occurring in our transit oriented development areas.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

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Municipal legislative bodies are also required to review and submit the following:

**UCA 10-9a-408(2)(c)(i):**

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income Surplus 1,041 available affordable units
  - 50% of the county's adjusted median family income Surplus 310 available affordable units
  - 30% of the county's adjusted median family income Deficit 1,125 available affordable units

**UCA 10-9a-103(41)(b):**

- 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
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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/>

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**SUBMISSION GUIDELINES:**

1. Moderate-income housing review reports are due on **December 1, 2019 and annually thereafter.**
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 orPDF
4. Emails **MUST** be addressed to: dfields@utah.gov