

Resolution No. 2021-1168

RESOLUTION APPROVING UTAH COUNTY’S 2021 ANNUAL MODERATE INCOME HOUSING REPORT FOR THE UNINCORPORATED AREAS OF UTAH COUNTY

WHEREAS, pursuant to Utah Code Section 17-27a-408, the Board of County Commissioners of Utah County, Utah is required to review the moderate income housing plan element of the County's general plan and implementation of that element of the general plan;

WHEREAS, pursuant to Utah Code Section 17-27a-408, the Board of County Commissioners of Utah County, Utah is required to prepare a report on the findings of that review;

WHEREAS, the Board of County Commissioners of Utah County, Utah, desires to approve and adopt Utah County’s 2021 Annual Moderate Income Housing Report for the unincorporated areas of Utah County, pursuant to Utah Code Section 17-27a-408; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of County Commissioners of Utah County, Utah, does hereby approve and adopt Utah County’s 2021 Annual Moderate Income Housing Report for the unincorporated areas of Utah County and directs the Community Development Department to post the Report on the County's website.

APPROVED AND ADOPTED this 22nd day of December, 2021.

BOARD OF COUNTY COMMISSIONERS OF
UTAH COUNTY, UTAH

DocuSigned by:
William C. Lee
WILLIAM C. LEE, Chair

ATTEST:
JOSH DANIELS
Utah County Clerk/Auditor

APPROVED AS TO FORM AND LEGALITY:
DAVID O. LEAVITT
Utah County Attorney

By: *Alice Black*
Deputy

By: *Robert J Moore*
Deputy County Attorney

BOARD OF COUNTY COMMISSIONERS, UTAH
COUNTY, UTAH

	VOTE	
	YEA	NAY
WILLIAM C. LEE, CHAIR	<u> X </u>	_____
THOMAS V. SAKIEVICH, COMMISSIONER	<u> X </u>	_____
AMELIA POWERS GARDNER, COMMISSIONER	<u> X </u>	_____



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>		

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Name of County: Utah	Reporting Form Questions:									
L	1. State strategy County included in the moderate-income housing element of its general plan below. Utah Code 17-27a-403(2)(b)(ii)	2. Please state the County's goal(s) associated with the strategy. Utah County General Plan 4.10.B	3. What are the specific outcomes that the strategy intends to accomplish?	4. Please describe how the County 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 County 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 County addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the County encountered during the course of implementation of said goals?
	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity; S) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;	<u>Sponsorship of the Utah County Housing Authority.</u> Continue to work with the Utah County Housing Authority when opportunities for migrant agricultural worker housing or other housing arise	Provide for higher density of dwellings for moderate income housing for migrant agricultural housing	Make any appropriate land use ordinance updates. Compiling all permits	Process permit application and work with applicants	Staff/Utah County Housing Authority	Time, staff, budget	Staff works with applicant to verify property is eligible for desired use. This time frame will vary for each applicant due to property's status as a qualifying property. Upon submittal of a complete building permit application, each application is processed in approximately 2 weeks for initial plan review.	Land use ordinance allows the use; no applications in 2021	The key policy of Utah County's general plan is for residential development to generally be directed into the incorporated municipalities that can provide adequate governmental infrastructure, public health, emergency services, and other community services. As unincorporated Utah County does not generally provide all of these services, housing types associated with agricultural production should be emphasized in unincorporated areas.
	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;	<u>Allow for, or reduce regulations related to, accessory dwellings units in residential and agricultural zones.</u> Continue to permit ADUs in residential and agriculture zones (ADUs added to the Utah County Land Use Ordinance in November of 2019)	Provide opportunities for the creation of accessory dwelling units, including for those residents with various income levels	Land Use Ordinance amendment, Ordinance 2021-450, was approved to be consistent with State statute, detached ADU's may be located on minimum area of 1 acre and attached ADU's have no maximum floor area. Compile all permits for new ADU's.	Process permit applications and work with applicants	Staff	Time, staff, budget	Staff works with applicant to verify property is eligible for desired use. This time frame will vary for each applicant due to property's status as a qualifying property. Upon submittal of a complete building permit application, each application is processed in approximately 2 weeks for initial plan review.	Eight(8) ADU Permits have been processed and issued as of Dec. 1, 2021.	See above. Additional dwelling units on a parcel or lot may require additional on-site water and sewage disposal facilities, which is required of the property owner. Land use ordinance was amended to eliminate certain floor area requirements as per State Code to expand potential utilization of ADU's. ADU process appears to be working well but staff continues to review ordinance for suggested improvements.
	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;	<u>Allow for higher density or moderate income residential development in commercial and mixed-use zones, including the provisions for caretaker dwelling units.</u> Continue to allow higher density for migrant agricultural worker housing; continue to allow caretaker dwellings and ADUs	Provide opportunities for the creation of more dwelling units for various income levels	Make any appropriate land use ordinance updates. Compile all permits for applicable structures/uses.	Process permit applications and work with applicants. Review ordinance for any needed modifications.	Staff/Planning Commission/County Commission	Time, staff, budget	Each application is processed in approximately 2-4 weeks; Planning Commission applications 1 month, followed by 2-4 weeks County Commission approval.	Land use ordinance allows the use; <u>no applications as of Dec. 1, 2021.</u> Staff currently working with applicant to amend ordinance to allow for greater utilization of caretaker dwellings, particularly in the more remote areas of unincorporated Utah County.	See above for land use policy of encouraging residential development within municipalities where essential services are located. Continue monitoring and updating ordinance as needed for appropriate types of residential development in unincorporated areas.

	(T) 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;	<u>Apply for, or partner with, an entity that applies for programs administered by Mountainland Association of Governments providing technical planning assistance.</u> Continue to work with Mountainland Association of Governments (MAG)	Work with MAG for technical planning assistance and refer applicants to MAG. Also potential updates to land use ordinance/general plan as needed.	Staff is available to work with MAG and refer applicants to MAG.	Refer applicants to MAG ; process applicable applications	Staff and MAG	Time, staff, budget	Depending on the applicable program staff may need to process an application	Continuing to work with MAG	See above for land use policy of encouraging residential development within municipalities where essential services are located. Continue to work with MAG on regional projects where applicable.
	(G) encourage higher density or moderate income residential development near major transit investment corridors;	<u>Promote the location of new moderate income housing units within incorporated municipalities near essential services including employment, transportation options, commerce, education, and health care.</u> Continue to work with MAG and other applicable entities to support regional plans that encourage higher density housing in areas where services are available, including municipalities.	Work with MAG and other applicable entities for technical planning assistance and coordination. Also potential updates to land use ordinance/general plan as needed.	Staff is available to work with MAG and refer applicants to MAG.	Process permit application and work with applicants. Review ordinance for any needed modifications.	Staff, Planning Commission, County Commission, MAG, other entities, including municipalities	Time, staff, budget	Each application is processing in approximately 2-4 weeks; Planning Commission applications 1 month, followed by 2-4 weeks County Commission approval.	Continuing to work with MAG and other applicable entities, including municipalities	See above for land use policy of encouraging residential development in appropriate areas where services are available. Continue to work with MAG to ensure Transportation Element Map of the Utah County General Plan is consistent with planned transportation corridors, including transit corridors.