



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: Hooper City

Reporting Date: November 23, 2020

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: Dale Fowers

Mayor's Email Address: dfowers@hoopercity.com

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Dale Fowers

Preparer's Title: Mayor

Preparer's Email Address: dfowers@hoopercity.com

Preparer's Telephone: 385-423-7053 Extension: 107

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

2019-2020

Link to moderate-income housing element on municipality website:

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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.

The City Council and Planning Commission will consider rezoning to provide for densities more likely to assure the production of moderate income housing and a diversity of housing units within the City.

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

Our goal is to achieve a comprehensive balance, while carefully considering the voice of the people regarding increased density, availability and capacity of infrastructure and resources, and the implementation of steps needed to comply with State requirements.

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

- 1. Citizens of the community will have increased trust in local leadership knowing that their concerns have been listened to, and that the safety, financial well-being, and overall quality of life has been preserved through careful planning.
- 2. The City will meet State requirements.

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

Our General Plan has been opened and surveys have been distributed to every household. We are also holding several open houses and online meetings. The feedback from these resources will be tabulated and new zoning densities will be considered. In addition, the Planning Commission and City Council hear from citizens, developers, and land owners at regular meetings.

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.

- 1. Surveys and Open Houses to obtain citizen feedback
- 2. A PUD subdivision, allowing higher density, is under construction
- 3. 12 townhome apartment units have been completed

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

Hooper City Planning Commission, Advisory Committee, Hooper City Council, City Staff, and the Wasatch Front Regional Council

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

Cost of printing, mailing, and tabulating surveys. Time.

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

First survey is due December 10, 2020
 First Open House in December 1, 2020
 PUD is currently under construction.

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

Townhome apartments are complete and being rented.

- 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?

No deviating results have been experienced at this point. Covid-19 has created some barriers in being able to assemble in person, and as often as we would like to. This has been addressed through Zoom meetings, mailed out surveys, online surveys and the creation of a General Plan website.

- 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 \$49,629
 - 50% of the county's adjusted median family income \$31,018
 - 30% of the county's adjusted median family income \$18,611

Link to moderate-income housing element on municipality website:

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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.

The City Council will create ordinances and regulations that allow for more accessory dwelling units in existing and future residential zones.

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

Our goal is to provide an increased number of housing units available for moderate income tenants.

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

Citizens are able to legally have tenants living on their property in accessory dwellings. This is a beneficial situation for all involved. Moderate income housing is provided and because they are in close proximity to the current residence owner, these types of dwellings tend to be filled by tenants that have been carefully screened and who will help to improve and maintain the safety and quality of the community.

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

The City Staff will monitor the number of Cononational Use Permits and Inspections requested for accessory buildings to be built and basements to be finished into liveable space.

- 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.

1. A City ordinance has been ammended to allow accessory dwelling units in residential zones.
2. Dwelling units include both accessory building and finished basements.

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

Hooper City Planning Commission, Hooper City Council, Building Inspector, Property Owner

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

Planning Commission- time to review and approve CUPs
 City Inspector- time to inspect dwellings
 City Staff- to monitor number of CUP/accessory dwellings

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

The City ordinance has already been passed.

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

The City ordinance has been approved and accessory dwellings are being rented.

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?

To date, there has been no deviation from the desired outcome. These changes were well received by 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.

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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	\$49,629
○ 50% of the county's adjusted median family income	\$31,018
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STRATEGIES

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

The City Council and Planning Commission will create and implement zoning incentives to encourage the construction of low to moderate income units in new developments.

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

The goal is to create potential opportunities for moderate income housing by offering incentives to developers and land owners that will benefit the community.

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

Moderate income housing would be provided, land owners and developers would benefit, and community as a whole would benefit.

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

We are currently in the investigative stage of the process, researching options such as (TDR) Transfer of Developmental Rights. The City has also considered other requirements/incentives of developers such as smaller lots and additional lots in exchange for the addition of community parks and paths and trails.

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.

- 1. Comprehensive research of available options
- 2. Confering with cities similar to Hooper to find out which of these strategies have and haven't worked for them
- 3. Community input and feedback

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

Hooper City Planning Commission, Hooper City Council, Hooper City Staff

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

Time to research options.
Cost of printed materials to inform and gain feedback from the community.

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

Our General Plan is currently open and we are in the process of gathering feedback from community members. That feedback will help to further determine the direction we may move with this strategy.
The first survey is due December 10, 2020.
The first Open House is scheduled for December 1, 2020.

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

The first survey is due December 10, 2020.
The first Open House is scheduled for December 1, 2020.

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?

At this point outcomes cannot be measured.
Covid-19 has created some barriers in regard to meeting together in person and as often as we would like. We are addressing this with virtual meetings and online and physically mailed surveys.

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.

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STRATEGIES

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

The City will apply for, or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical assistance in preserving and creating moderate income housing.

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

Hooper City will partner with the Wasatch Front Regional Council (WFRC).

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

The WFRC will assist Hooper City through the process of conducting a comprehensive review of the General Plan and creating an amended General Plan that meets the needs and desires of Hooper City citizens and enables us to be in compliance with State moderate income housing requirements.

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

Hooper City has partnered with the Wasatch Front Regional Council (WFRC) and has been in contact with them throughout this process. Our General Plan is currently open and we are in the process of gathering feedback from community members.

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.

Hooper City has partnered with the Wasatch Front Regional Council (WFRC).

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

Hooper City Planning Commission, Advisory Committee, Hooper City Council, Hooper City Staff, Wasatch Front Regional Council

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

Time to meet and discuss questions, concerns, and strategies with WFRC.
 Cost of printed materials and resources needed to inform community members and obtain feedback.

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

The first survey is due December 10, 2020.
 The first Open House is scheduled for December 1, 2020.

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

Hooper City has partnered with the Wasatch Front Regional Council. Together we have designed a survey to gather community input, created a website where citizens can receive up to date information about the General Plan review process, and have scheduled several open houses and online meetings to provide a forum for community discussion and feedback. This partnership has been a good experience so far and we are receiving an encouraging number of completed surveys.

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?

So far, there have been no deviations from desired outcomes.
 Covid-19 has created some barriers in regard to meeting together in person and as often as we would like. We are addressing this with virtual meetings and online and physically mailed surveys.

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.

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