



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, 2021

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: Whittney Black

Preparer's Title: City Recorder

Preparer's Email Address: admin@hoopercity.com

Preparer's Telephone: 801-732-1064 Extension: 102

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:

<https://www.hoopercity.com/comdev/page/hooper-city-general-plan>

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 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 landowners 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 House 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, 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 was due December 10, 2020	Second Open House was in October 2021
First Open House was in December 2020	Updated General Plan anticipated to be completed Spring 2022
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
 Surveys have been completed
 Multiple open house events have been held

- 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 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

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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