



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: South Ogden City

Reporting Date: November 22, 2020

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: Russell L. Porter

Mayor's Email Address: rporter@southogdencity.com

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Leesa Kapetanov (South Ogden City) and Mark Vlastic (Landmark Design)

Preparer's Title: City Recorder/Planning Technician (Leesa Kapetanov); Planning Consultant (Mark Vlastic)

Preparer's Email Address: lkapetanov@southogdencity.com; markv@ldi-ut.com

Preparer's Telephone: 801.622.2709 (Leesa) 801.474.3300 (Mark) Extension:

**When did the municipality last adopt moderate-income housing element of their general plan?
2013**

Weber County 2012-2014 Plan; an update to City's 2008 MIHE (see attached Weber County Housing Assessment and Plan - adopted 2013.pdf)

Link to moderate-income housing element on municipality website:

https://www.southogdencity.gov/document_center/Planning%20&%20Zoning/Weber%20County%20Housing%20Assessment%20and%20Plan_adopted%202013.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

***** Questions 1-5 are repeated for each of three strategies listed. *****

STRATEGY #1

1. State strategy municipality included in the moderate-income housing element of its general plan below.
Rezone for densities necessary to assure the production of moderate income housing [Menu Item: A]

2. Please state the municipality’s goal(s) associated with the strategy
 - Include affordable housing goals in redevelopment planning.
 - Review all current ordinances in anticipation of including low-cost housing in new redevelopment efforts.

3. What are the specific outcomes that the strategy intends to accomplish?
 - Redevelop old neighborhoods and promote mixed-use development as indicated in the General Plan and form-based code (s).
 - Allow for areas where higher density residential development and mixed-use development can be integrated into the city through infill and redevelopment.
 - Allow for additional residential development and affordable housing types to be integrated into redeveloping areas of the city where there is access to opportunities (transportation, jobs, daily needs/services).

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
The city evaluates the number and mix of units and the anticipated price points that are included in redevelopment area projects, which allows for monitoring the goal of including affordable options as new housing is introduced into the city via redevelopment. The two projects below are housing projects approved in 2019 that are anticipated to begin implementation in 2021. The charts indicate that 95 units in the first project (approximately 68% of the total) are affordable based on 2019 data regarding AMI.

Fernwood Hilltop Apartments			
Type of unit	# of unit types in Project	Lease	
1 Bed	59	\$ 975.00	
1 Bed Lux	36	\$ 1,025.00	
2 Bed	25	\$ 1,125.00	
2 Lux	18	\$ 1,200.00	
Hilltop Gardens Townhomes			
Type of unit	# of unit types in Project	Lease	
3 Bed Townhome	7	\$ 1,250.00	to
		\$ 1,350.00	

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.
 - Review and update the zoning code and zoning map as needed to allow for higher density residential in redeveloping areas.
 - Create new zoning/modify existing zoning to allow for a mix of residential densities to support the production of moderate income housing in redeveloping areas.
 - Support recent and on-going zoning ordinance modifications in anticipation of redevelopment efforts and reinvestment in the city.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
City Staff; Planning Commission; City Council; Community Development & Renewal Agency (CDR)
- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
South Ogden utilizes planning, funding, and political resources for moderate income housing planning and needs.
- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
South Ogden evaluates progress toward completing key tasks as part of current/past MIH reporting. More specific deadlines will be considered during the General Plan update process the city is beginning.
- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
The South Ogden 2008 Update to the General Plan identified areas with commercial, mixed use, and residential redevelopment potential. New ordinances and development guidelines have been implemented and continue to be modified in anticipation of future redevelopment needs.
New form-based have been developed specifically to encourage a greater range of housing types as part of mixed use redevelopment in the city core and other targeted areas of the city. See Commercial Form-based Code adopted in 2017 (Title 10, Chapter 5.1, Article B) and City Center & 40th Street Corridor Form-based Code adopted in 2016 (Title 10, Chapter 5.1, Article A):
https://codelibrary.amlegal.com/codes/southogdenut/latest/southogden_ut/0-0-0-4754
Since the adoption of these codes several multi-family housing projects have been adopted or are currently being finalized, each having potential for helping to meet the city's moderate income needs.
- 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?
The city is holistically evaluating moderate-income housing as a key priority of the 2020 General Plan Update to ensure strategies are achieving the desired outcomes for affordable housing in South Ogden. The updated general plan will include a new Moderate-Income Housing Element, and is anticipated for completion in mid-2021.
- 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.

STRATEGIES

***** Questions 1-5 are repeated for each of three strategies listed. *****

STRATEGY #2

1. State strategy municipality included in the moderate-income housing element of its general plan below.
Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers [Menu Item: F]

2. Please state the municipality's goal(s) associated with the strategy
 - Include affordable housing goals in redevelopment planning.
 - Review all current ordinances in anticipation of including low-cost housing in new redevelopment efforts.

3. What are the specific outcomes that the strategy intends to accomplish?
 - Redevelop old neighborhoods and promote mixed-use development as indicated in the General Plan and form-based code (s).
 - Allow for areas where higher density residential development and mixed-use development can be integrated into the city through infill and redevelopment.
 - Allow for additional residential development and affordable housing types to be integrated into redeveloping areas of the city where there is access to opportunities (transportation, jobs, daily needs/services).

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
The city evaluates the number and mix of units and the anticipated price points that are included in redevelopment area projects, which allows for monitoring the goal of including affordable options as new housing is introduced into the city via redevelopment. The two projects below are housing projects approved in 2019 that are anticipated to begin implementation in 2021. The charts indicate that 95 units in the first project (approximately 68% of the total) are affordable based on 2019 data regarding AMI.

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Type of unit	# of unit types in Project	Lease	
3 Bed Townhome	7	\$ 1,250.00	to
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- 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.

STRATEGIES

***** Questions 1-5 are repeated for each of three strategies listed. *****

STRATEGY #3

1. State strategy municipality included in the moderate-income housing element of its general plan below.
Rezone for densities necessary to assure the production of moderate income housing [Menu Item: A]

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3. What are the specific outcomes that the strategy intends to accomplish?
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- n. (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:	
<u>UCA 10-9a-408(2)(i)</u> : (see attached Table 1_South Ogden.pdf)	
• A current estimate of the city’s rental housing needs for the following income limits:	
○ 80% of the county’s adjusted median family income	1,425 Households
○ 50% of the county’s adjusted median family income	810 Households
○ 30% of the county’s adjusted median family income	355 Households

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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Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

Section 1: Population by tenure in South Ogden city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	15,547	16,918	160	18,223	1,305
Total Population in occupied housing units (ACS Table B25008)	15,296	16,754	166	18,121	1,367
Total Population in owner- occupied housing (ACS Table B25008)	11,016	12,526	182	13,673	1,147
Total Population in renter- occupied housing (ACS Table B25008)	4,280	4,228	-16	4,448	220

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 South Ogden city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	6,293	6,828	54	7,145	317
Total occupied units (ACS Table B25032)	5,994	6,149	-1	6,197	48
Owner-occupied structures (ACS Table B25032)	4,326	4,417	-2	4,237	-180
1 unit, detached	3,495	3,591	4	3,481	-110
1 unit, attached	634	581	-9	438	-143
2 units	11	44	5	70	26
3 or 4 units	79	175	15	306	131
5 to 9 units	95	17	-15	-72	-89
10 to 19 units	0	0	0	2	2
20 to 49 units	12	9	-1	6	-3
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	6	6
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	1,668	1,732	1	1,960	228
1 unit, detached	389	319	-11	216	-103
1 unit, attached	125	75	-4	94	19
2 units	172	277	12	450	173
3 or 4 units	262	414	16	511	97
5 to 9 units	60	139	8	183	44
10 to 19 units	253	146	-27	-52	-198
20 to 49 units	218	310	19	556	246
50 or more units	87	52	-3	65	13
Mobile homes	102	0	-7	-63	-63

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 South Ogden city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	5,994	6,149	-1	6,197	48
Total households in owner-occupied housing (ACS Table B25003)	4,326	4,417	-2	4,237	-180
With a Mortgage (ACS Table B25081)	2,784	2,922	-10	2,657	-265
Without a Mortgage (ACS Table B25081)	1,542	1,495	8	1,580	85
Total households in renter-occupied housing (ACS Table B25003)	1,668	1,732	1	1,960	228

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 South Ogden city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	299	679	55	949	270
For rent (ACS Table B25004)	78	179	23	346	167
Rented, not occupied (ACS Table B25004)	0	66	10	154	88
For sale only (ACS Table B25004)	117	130	-4	42	-88
Sold, not occupied (ACS Table B25004)	69	43	-1	6	-37
For seasonal, recreational, or occasional use (ACS Table B25004)	0	0	0	7	7
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	35	261	27	393	132

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

Section 5: Average household size in South

Table B25010	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	2.55	2.72	2.92
Average Owner Household Size (ACS Table B25010)	2.55	2.84	3.23
Average Renter Household Size (ACS Table B25010)	2.57	2.44	2.27

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 South Ogden city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$946	\$924	-\$10	\$856	\$ (68)
Units with a mortgage (ACS Table B25088)	\$1,202	\$1,169	-\$5	\$1,208	\$ 39
Units without a mortgage (ACS Table B25088)	\$363	\$420	\$7	\$458	\$ 38
Median gross rent (ACS Table B25064)	\$742	\$889	\$18	\$988	\$ 99

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in South Ogden city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$53,650	\$63,055	\$1,104	\$67,632	\$ 4,577
Owner-occupied income (ACS Table B25119)	\$63,846	\$70,582	\$997	\$76,098	\$ 5,516
Renter-occupied income (ACS Table B25119)	\$40,000	\$42,528	\$105	\$39,682	\$ (2,846)

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)	2025 Projection	Difference between 2017 and 2025
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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	Available Rental	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,425	2,115	1,495	690	70
≤ 50% HAMFI	810	1,150	675	340	-135
≤ 30% HAMFI	355	155	35	-200	-320

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	Available Rental	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	1,340	2,085	1,400	745	60
≤ 50% HAMFI	830	1,135	655	305	-175
≤ 30% HAMFI	420	150	65	-270	-355

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	85	30	95	-55	10
≤ 50% HAMFI	-20	15	20	35	40
≤ 30% HAMFI	-65	5	-30	70	35

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:	186	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:

186
