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# ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

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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: **CENTERVILLE CITY**

Reporting Date: **NOVEMBER 04, 2020**

## MUNICIPAL GOVERNMENT CONTACT INFORMATION:

**Centerville City**

**250 North Main Street**

**Centerville, UT 84014**

Mayor's First and Last Name: **Clark Wilkinson**

Mayor's Email Address: **clark@centervilleut.com**

## PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: **Corvin Snyder**

Preparer's Title: **Community Development Director**

When did the municipality last adopt moderate-income housing element of their general plan? **November 09,2019**

Link to moderate-income housing element on municipality website: <http://centervilleut.net/file/2020/02/12-490-moderate-income-housing-amd1-adopted-cln.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**

[State Statue Strategy Reporting]

### **Strategy 1**

1. State strategy municipality included in the moderate-income housing element of its general plan below.
  - ✓ ***Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.***
2. Please state the municipality's goal(s) associated with the strategy  
**Consider adopting an owner-occupied accessory dwelling ordinance.**
3. What are the specific outcomes that the strategy intends to accomplish?  
**Due to housing market demand, the approval and construction of multi-family dwelling has not resulted in development of moderate-income housing. Market rents are significantly higher. Thus, it is the desire of the City to allow for the potential development of accessory dwellings that may help create market rents that may more closely match persons and families with incomes at a moderate level.**
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
**The adoption of the City's 2020 Transportation Element update has set a goal of encouraging the development and use of accessory dwellings along select transportation corridors of the City.**

### **Strategy 2**

1. State strategy municipality included in the moderate-income housing element of its general plan below.
  - ✓ **Preserve existing moderate-income housing.**
2. Please state the municipality's goal(s) associated with the strategy  
**When and where possible the City has and will use RDA funds that are specifically set aside for the preservation of housing stock that serves existing moderate-income persons and families.**
3. What are the specific outcomes that the strategy intends to accomplish?  
**Such funds have been and are made available for storm-water management, private roadway re-surfacing, and other utility improvements.**
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
**As funds become available, the City's RDA monitors and distributes funding as the need arises.**

### Strategy 3

1. State strategy municipality included in the moderate-income housing element of its general plan below.
  - ✓ **Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.**
2. Please state the municipality's goal(s) associated with the strategy  
**Centerville City's Moderate-Income Housing Element identifies an additional four (4) strategies to help encourage the potential development of needed housing. The City has specific objectives describing the expected outcomes.**
3. What are the specific outcomes that the strategy intends to accomplish?  
**There are several outcomes such as developing mixed-use areas, evaluation of housing supply yields, further balancing of zoning districts and housing types, etc.**
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
**In addition to the state required MIH Annual Report, each year prior to the City's budget session in early Spring, the Planning Commission and City Council set planning goals for the coming fiscal year. The Planning Commission now tracks the progress for the selected goals for that year on every meeting agenda.**

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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.  
**Strategy #1 – ULTC is working on creating unified provisions for developing ADU's. The City has been monitoring their progress; The City has developed a draft Accessory Dwelling Ordinance. However, the adoption of an ADU Ordinance is still pending; The City will then need to implement a ADU Ordinance and any associated approval procedures.**

**Strategy #2 – Annual Tax Increment Assessment, Project Need Identification, and Redevelopment Agency Distribution Approval**

**Strategy #3 – Annual Planning Goal Assignment, Annual Goal Programming, Planning Commission Recommendations and Ordinance Adoption by City Council**

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

**Strategy #1 – Planning & City Staff, Planning Commission, and City Council**

**Strategy #2 – County Collection of Increment Tax, Distribution of Collected Tax, RDA Staff and Redevelopment Agency**

**Strategy #3 – Planning and City Staff, Planning Commission, and City Council**

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

**Strategy #1 – Budget Allocation, Planning & City Staff Research and Evaluation**

**Strategy #2 – RDA Staff Research and Evaluation of Available Funds and Project Eligibility**

**Strategy #3 – Budget Allocation, Planning & City Staff Research and Evaluation**

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.  
**There are no specific deadlines lines for task completion.**

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?  
**Strategy #1 – Initial ADU Draft Developed; Building Codes may require costs that inhibit ADU affordability; ULCT working on creating unified ADU provisions.**

**Strategy #2 – Ongoing budgeting for tax increment expenditures**

**Strategy #3 –For 2020, several new Transportation Element Strategies has been identified to use ADU's and Accessory Apartments; Additionally, a Flexible Lot Overlay allowance along specified transportation corridors has been identified.**

- 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?  
**Generally, market driven pricing in Centerville and surrounding communities frequently keeps rents and housing costs (both single-family and multi-family housing units) well above persons and families with moderate incomes. Consequently, such persons and families are spending above 30% of their income for housing needs, more specifically for those with incomes 50% and 30% of adjusted gross income. Additionally, small communities like Centerville have limited staff and resources to develop and implement a municipal sponsored housing program.**

Nonetheless, the City will continue forward with these goals in hopes that the housing market will at some point respond to and construct housing that targets the moderate income needs as wages continue to lag behind current sales and rent trends.

- 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. **Not Currently**

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 = **69 available units**
- 50% of the County's Adjusted Median Family Income = **131 additional units needed**
- 30% of the County's Adjusted Median Family Income = **240 additional units needed**

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

An updated projection of 5-year affordable housing needs, which includes:

- 2025 Projected Growth of Households (*housing demand*):  
**6,874 Total Households / 897 New Households Projected**
  - ✓ 20.02% at 80% MIH = 181 New Households
  - ✓ 32.3% at 50% MIH = 289 New Households
  - ✓ 50.6% at 30% MIH = 454 New Households
- 2025 Projected Housing Stock (*housing supply*):  
**6,874 Total Housing Units / 897 Total Future Housing Units Needed**
  - ✓ 80% MIH = 260 Needed Housing Units
  - ✓ 50% MIH = 419 Needed Housing Units
  - ✓ 30% MIH = 698 Needed Housing Units
- 2025 Projected median housing costs:  
**\$1,047 per Month / \$12,561 Annually** (est. 2.9-person household)
  - ✓ Cost Burdened at 80% MIH = 20.2% of the Projected Households
  - ✓ Cost Burdened at 50% MIH = 32.3% of the Projected Households
  - ✓ Cost Burdened at 30% MIH = 53.8% of the Projected Households
- 2025 Projected median household income:  
**\$80,859 for Centerville City / \$94,657 for Davis County** (est. 2.9-person household)
  - ✓ 80% MIH = \$64,687 City / \$75,725 County
  - ✓ 50%MIH = \$40,429 City / \$47,329 County
  - ✓ 30% MIH = \$24,258 City / \$28,397 County

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:**

Moderate-income housing review reports are due on **December 1, 2019 and annually thereafter.**

1. 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.
2. Acceptable electronic document formats include:
  - (a) DOC or PDF
3. Emails **MUST** be addressed to: [dfields@utah.gov](mailto:dfields@utah.gov)