

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 of the review 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 1st, 2019; and
- 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: Magna Metro Township

Reporting Date: 1 December 2019

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: Dan Peay

Mayor's Email Address: Dan.peay@magnacity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Mikala Jordan

Preparer's Title: Long Range Planner

Preparer's Email Address: mjordan@msd.utah.gov

Preparer's Telephone: 385.468.6714

Extension: _____



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

This is the first adoption.

Link to moderate-income housing element on municipality website:

<https://www.magnametrotownship.org/documents>

[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 3 or more times

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

K: Utilize strategies that preserve subsidized low to moderate-income units on a long-term basis.

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

Goal 1: Preserve current affordable and moderate-income housing on a long-term basis.

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

Magna Metro Township desires to keep its current moderate-income housing safe and affordable. To do so, Magna will identify the specific locations of current MIH. Magna will also establish a good landlord program and achieve code enforcement.

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

Magna will utilize the DWS biennial reporting form and record new moderate-income units, housing improvements, walkability improvements, and grant wins. Regular data analysis of cost-burdened housing and available housing units at various income levels will also be monitored.

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.

To preserve MIH, where MIH is located within the metro will be identified first. Patterns in the spatial distribution of MIH will be noted and analyzed. The identification of MIH will guide specific next steps.

There is some concern regarding blight and housing disrepair. Such conditions can bring down property values near the property in disrepair, which can be economically detrimental to moderate-income households in the vicinity. Achieving more regular code enforcement will help protect housing and prevent housing conditions from deteriorating. Additionally, the creation of a good landlord program can incentivize landlords to maintain safe and comfortable housing. This is important in preventing the creation of slumlords who provide unsafe housing to vulnerable households without facing consequences.

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

Planning staff is responsible for identifying and analyzing MIH.
Planning staff is responsible for code enforcement.
Magna Metro Township Council is responsible for approving a good landlord program.

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

Magna must allocate planning staff, planning commissioners, metro township council members, time, and adequate funds to complete key tasks.

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

Planning staff will identify MIH by April 1, 2020.
Planning staff is already engaging in enhanced code enforcement and will continue to do so.
A good landlord program can be put in place by July 1, 2020.

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

Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to increase capacity.

- 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?

It is too soon to see how the various tasks will impact Magna.

- 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.

No.

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

E: Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

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

Goal 2: Create more moderate-income housing options.

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

Magna intends to produce more housing that is affordable to residents at 30, 50, and 80 percent AMI. To do so, Magna will adopt an ADU ordinance.

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

Magna will utilize the DWS biennial reporting form and record new moderate-income units, housing improvements, walkability improvements, and grant wins. Regular data analysis of cost-burdened housing and available housing units at various income levels will also be monitored. Additionally, whether an ADU ordinance is passed will be recorded.

10. 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.

The above strategy works to make MIH units where there are none currently by allowing ADUs. ADUs can become a second source of income for desiring families. ADUs are also typically more affordable places to live than traditional housing. Magna must write and adopt an ADU Ordinance, which will include a public process where ADUs will be carefully defined and the type of ADUs allowed, and where, will be considered. Discussion of ADU specifications will occur at public meetings and throughout the general plan process.

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

Planning staff will provide information on ADUs to the planning commission and metro township council. Planning staff will work with the planning commission and metro township council to write the ordinance. The planning commission will recommend approval, and the metro township council will approve the ordinance.

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

Magna must allocate planning staff, planning commissioners, metro township council members, time, and adequate funds to complete key tasks.

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

Planning staff will provide ADU information to planning commissioners and metro township council members by March 1, 2020. Planning staff will help community members identify good places for ADU allowance by May 1, 2020. Magna officials will approve a community-driven, Magna's need-specific ADU ordinance by August 1, 2020. Planning staff will continue the General Plan process for Magna through 2020. At general plan steering committee meetings and an open house, public feedback will be gathered regarding good places for ADUs and how best to allow them.

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

Some information regarding ADUs has been provided to Magna officials. This was provided at the Housing Element Open House and during discussion at planning commission meetings. Information was well-received.

- 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?

It is too soon to see how the various tasks will impact Magna.

- 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.

No.

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

B, C, P, and W

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

Goal 3: Support measures and efforts that contribute to neighborhood stabilization.

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

Magna will identify and apply for grants and funding opportunities that do so, such as the *Green and Healthy Homes Initiative*, the *Utah Weatherization Assistance Program*, among others. The purpose of this action is to acquire the funding necessary to support safe residences for moderate-income households. This action also works to prevent blight and improves Magna's redevelopment area. The strategy also intends to identify infrastructure investments, such as fixing sidewalk gaps, that further facilitate MIH and the success of MIH families.

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

Magna will utilize the DWS biennial reporting form and record new moderate-income units, housing improvements, walkability improvements, and grant wins.

15. 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.

Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total).
Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing.
Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements.
Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income.
Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs.
Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops. Coordinate with UTA about needs and possibilities.
Conduct and use a sidewalk inventory, and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners.
Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones. Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.

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

Planning staff, planning commissioners, and the metro township council are responsible for disseminating funding information to the public and applying for grants.
Planning staff and engineers are responsible for conducting and acting upon the sidewalk inventory.

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

Magna must allocate planning staff, planning commissioners, metro township council members, time, and adequate funds to complete key tasks.

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

Grant applications will be ongoing throughout 2020 as different deadlines arise.
The sidewalk inventory should be completed by October 1, 2020.

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

This task has not been completed.

- 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?

It is too soon to see how the various tasks will impact Magna.

- 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.

No.

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

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 Sufficient Units (+66)
 - 50% of the county's adjusted median family income Sufficient Units (+100)
 - 30% of the county's adjusted median family income Need 154 units

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

- 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, 2020 and annually thereafter.**
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 orPDF
4. Emails **MUST** be addressed to: dfields@utah.gov