



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: Tooele City

Reporting Date: November 16, 2021

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

90 North Main Street, Tooele, UT 84074

Mayor's First and Last Name: Debbie Winn

Mayor's Email Address: dwinn@tooelecity.org

**PREPARER CONTACT INFORMATION:**

Preparer's First and Last Name: Andrew Aagard

Preparer's Title: Planner

Preparer's Email Address: andrewa@tooelecity.org

Preparer's Telephone: 435-843-2167

Extension: 167

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

November 6, 2019

Link to moderate-income housing element on municipality website:

<https://tooelecity.org/wp-content/uploads/2020/12/Moderate-Income-Housing-Report-2020.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

**\*\*\* 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.

Rezone for densities necessary to assure the production of moderate income housing.

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

To support the construction of a wide variety of housing.

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

Ensure a wide variety of housing is constructed throughout the City to ensure housing for all stages of life

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

Tooele City accepts all applications to rezone properties and gives due consideration to all requests.

- 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. Submittal of Rezoning applications.
- 2. Noticing for public hearings.
- 3. Public Hearing with Planning Commission and City Council.
- 4. City Council renders a decision on requested zoning.

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

- 1. Tooele City Staff, namely the Community Development Department.
- 2. Tooele City Administration.
- 3. Tooele City Planning Commission
- 4. Tooele City Council.

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

Public noticing deadlines, usually occurring 15 days prior to a public hearing to consider a zoning map amendment.

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

Public noticing deadlines, usually occurring 15 days prior to a public hearing to consider a zoning map amendment.

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

All of them. Tooele City has regularly considered applications to rezone to various housing densities throughout the year of 2021.

- 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?

There were no deviations from the desired outcome.

- 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)l(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 See attached study.
  - 50% of the county’s adjusted median family income See attached study.
  - 30% of the county’s adjusted median family income See attached study.

**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](mailto:dfields@utah.gov).

**AOG Contact Information:**

<p><b>Bear River AOG</b> 170 N Main Logan, Utah 84321 Phone (435) 752-7242</p>	<p><b>Six County AOG</b> 250 North Main Street, Richfield, Utah Phone: (435) 893-0712</p>	<p><b>Uintah Basin AOG</b> 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518</p>
<p><b>Five County AOG</b> 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548</p>	<p><b>Southeastern Utah AOG</b> 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444</p>	<p><b>Wasatch Front Regional Council</b> 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250</p>
<p><b>Mountainland AOG</b> 586 E 800 N Orem, UT 84097 Phone: 801-229-3800</p>		

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## Annual Moderate Income Housing Reporting Form (Additional Information Document)

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

*Encourage higher density or moderate-income residential development near major transit investment corridors.*

2. Please state the municipality's goal(s) associated with the strategy.  
*To ensure higher density developments have greater access to major transportation corridors and public transit systems that are available on those corridors.*

3. What are the specific outcomes that the strategy intends to accomplish?  
*Created a new zoning district to allow a density of up to 25 dwelling units per acre, over the previous maximum of 16. Tooele City has approved the use of this new district for two projects.*

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

*Tooele City has approved and is implementing a new General Plan. The land use element of the General Plan encourages higher density residential zones near or along major transit investment corridors. Tooele City Staff regularly participate in regional studies involving UDOT, UTA and other entities regarding future transit solutions for Tooele County.*

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.

*Identify major transit investment corridors and address these areas in the General Plan.*

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

*Tooele City Administration and Community Development Staff in conjunction with UDOT and UTA planning officials.*

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

*Staff time and compensation and financial contributions by the City to regional studies and organizations tasked with conducting these studies.*

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

*There are no specific deadlines, it is an ongoing process. However, the City does hope to have its General Plan approved by the end of 2020.*

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

*This is an on-going process and 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?

*There are not any detectable barriers to this goal at this time. As described the General Plan is being completed and will clearly indicate these areas which will assist in zoning map assignments in the future.*

- 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.

## Annual Moderate Income Housing Reporting Form (Additional Information Document)

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.  
*To allow the construction of smaller dwelling units on the same property as an existing dwelling unit.*
3. What are the specific outcomes that the strategy intends to accomplish?  
*Provide additional housing options on the same property where infrastructure is already established and to provide additional housing options to existing property owners without having to move to another property.*
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
*The ordinance has been approved and is in place. Tooele City actively provides information regarding the construction of ADUs to the general public as requested. ADUs are actively constructed in new homes throughout Tooele City according to this ordinance. Tooele City has made no changes to the ordinance and permits those who qualify for ADUs full entitlement through a standard building permit process.*
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.  
*Approve the ordinance and development standards to construct an accessory unit.*
  - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.  
*Tooele City Community Development Staff and City Attorney*
  - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.  
*Staff time and compensation.*
  - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.  
*There are no specific deadlines, it is an ongoing process and the ordinance and standards are in place.*
  - e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?  
*The ordinance is complete and is in place. The results have not yielded as many ADUs as we had hoped it would. Many property owners have*

*inquired but there have not been any permit applications submitted to construct ADUs.*

- 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?

*There are not any detectable barriers to this goal at this time. Qualifying property owners are free to construct ADUs.*

- 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.

## Annual Moderate Income Housing Reporting Form (Additional Information Document)

1. State strategy municipality included in the moderate-income housing element of its general plan below.  
*Apply for or partner with an entity that applies for State or Federal Funds or tax incentives to promote the construction of moderate income housing.*
2. Please state the municipality's goal(s) associated with the strategy.  
*Provide incentives that will help promote the construction of moderate-income housing.*
3. What are the specific outcomes that the strategy intends to accomplish?  
*More housing options for those of moderate income housing.*
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
*Tooele City partnered with the Utah Housing Corporation and the Tooele County Housing Authority to entitle two small subdivisions, totaling 12 lots, with appropriate deed-restricted moderate-income housing protections. Tooele City allowed a 75% impact fee reduction for all of the lots. Building permits have been issued for these lots and the homes are currently under construction.*
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.  
*We have only had the instances mentioned in #4 where an applicant has wanted to come forward and work on such a request.*
  - b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.  
*City Staff, Utah Housing Corporation and the Tooele County Housing Authority.*
  - c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.  
*A 75% impact fee reduction in impact fees.*
  - d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.  
*There are none. It is applicant dependent.*
  - e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?  
*Just that mentioned in #4.*
  - 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?  
*There are no deviations or barriers encountered at this time.*

- 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.

## Annual Moderate Income Housing Reporting Form (Additional Information Document)

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

*Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing.*

2. Please state the municipality's goal(s) associated with the strategy.  
*Using existing infrastructure to encourage the construction of moderate income housing.*

3. What are the specific outcomes that the strategy intends to accomplish?  
*The construction of moderate income housing.*

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
*Tooele City has worked with a developer to demolish existing blighted buildings to replace them with higher-density housing. The City's assistance has included preparing the City Council approval text amendments to reduce on-site parking requirements, reduce multi-family housing design standards, and allow higher densities. The City has also supported the project with CDBG grant support and RDA tax increment financing offers, depending on need and performance.*

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.

*Tooele City has an ongoing sewer and water modeling study to identify areas of capacity and need to help guide land use decisions*

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

*Tooele City Staff and contract engineering firms.*

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

*Costs associated with fees charged by the engineering firms conducting the study and modeling.*

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

*There are no deadlines, the study is ongoing.*

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

*Some of the modeling has 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?

*There are no deviations or barriers detected at this time.*

- 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.

## Annual Moderate Income Housing Reporting Form (Additional Information Document)

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

*Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city.*

2. Please state the municipality's goal(s) associated with the strategy.  
*Reduce the cost of construction for moderate income housing.*
3. What are the specific outcomes that the strategy intends to accomplish?  
*Reduce the cost of construction of moderate income housing.*
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).  
*Tooele City has reduced impact fees, water rights, design standards, and development standards for in-fill developments, affordable housing projects and accessory dwelling units.*
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.

*Tooele City passed a code text amendment to increase impact fee waivers for affordable housing.*

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

*Tooele City Staff and City Administration*

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

*Impact fee waivers are compensated for by the City's General Fund.*

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

*There are no deadlines.*

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

*The ordinance has been approved and amended.*

- 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?

*There are no deviations or barriers to implementation at this time.*

- 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.



## Annual Moderate Income Housing Reporting Form (Additional Information Document)

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

*Reduce impact fees related to low and moderate income housing.*

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

*Reduce the cost of construction for moderate income housing.*

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

*Reduce the cost of construction of moderate income housing.*

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

*Tooele City allows impact fee waivers and reductions for qualifying affordable housing projects and accessory dwelling units.*

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.

*Tooele City passed a code text amendment to increase impact fee waivers for affordable housing.*

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

*Tooele City Staff and City Administration.*

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

*Impact fee waivers are compensated for by the City's General Fund.*

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

*There are no deadlines.*

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

*The ordinance has been approved and amended.*

- 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?

*There are no deviations or barriers to implementation at this time.*

- 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.

