

# Moderate Income Housing

## ANNUAL REPORT



# 2022 Moderate Income Housing Annual Report

HB 462 made significant revisions to the moderate income housing element in the state code. Through this legislation, greater clarity as well as new strategies were outlined as options to be used within moderate income housing plans. The requirement for such an element as well as the reporting of progress on moderate income housing was also amended.

Under the Utah Code, the legislative body for certain jurisdictions must annually submit a report that includes:

1. A description of each moderate income housing strategy selected by the jurisdiction for implementation; and
2. An implementation plan.

In accordance with UCA 10-9a-408 and 17-27a-408, the following jurisdictions must have a moderate income housing element with implementation plan in their general plan and report annually:

#### Cities

- Of the first, second, third, or fourth class, or
- Cities of the fifth class with at least 5,000 in population (and within a first, second, or third class county)

#### Metro Townships

- A population of at least 5,000

#### Counties

- Of the first, second, or third class, and
- A population of at least 5,000 within the unincorporated portion of the county

#### SCHEDULE

For the 2022 annual report:

\*\* By Oct 1, 2022, jurisdictions that fall under this requirement must adopt/amend their general plan to utilize the new strategy options in their moderate income housing element and include an implementation plan

\*\* By Oct 1, 2022, jurisdictions that fall under this requirement must submit their annual report (using this form)

\*\* Within 90 days of report submission, the Housing and Community Development Division will review the annual report for compliance and potential priority funding consideration.

 [sparkinson@royutah.org](mailto:sparkinson@royutah.org) (not shared) [Switch account](#)



\* Required

Preparer's Contact Information

Preparer's Name \*

First and Last Name

Steve Parkinson

Preparer's Job Title \*

City Planner

Preparer's Email \*

sparkinson@royutah.org

Preparer's Phone \*

(801) 774-1027

Type of Jurisdiction \*

County

Municipality (City, Town, Metro Township)

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## Municipalities

To verify if your municipality (city, town, metro township) is required to have a moderate income housing element in the general plan and submit an annual report, answer the following question.

Name of Municipality \*

Roy

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## Municipal Annual Report - Roy

### Municipal Government Contact Information

We have the following contact information on file for your municipality.

Mayor Robert Dandoy  
(801) 300-6320  
[rdandoy@royutah.org](mailto:rdandoy@royutah.org)

### Update of Information Listed Above

Use the field below to update any of the information above.

Your answer

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### Moderate Income Housing Element

Based on your municipality's population and classification, the city is required to include at least four strategies in the moderate income housing element out of the options provided in UCA 10-9a-403(2)(b)(iii).

Population: 39,559  
Classification: 3rd Class Municipality

Data Source: 2020 American Community Survey, Revised (July)

#### TRANSIT

As your municipality has a fixed guideway public transit station, one of the city's four required strategies must include strategy (V) "Develop and adopt a station area plan in accordance with Section 10-9a-403.1", as well as either strategies (G), (H), or (Q).

Has the municipality adopted a moderate income housing element in the General Plan? \*

Yes

No

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## Municipal Annual Report - General Plan

When did the municipality last adopt or amend the moderate income housing element of the General Plan? \*

Date

02/07/2023 

Provide the link to the ordinance to adopt/amend the General Plan related to the moderate income housing element. \*

<https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/2023%20Roy%20General%20Plan.pdf>

Provide the link to the General Plan (or if the moderate income housing element is a separate file, to that element). \*

<https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/2023%20Roy%20General%20Plan.pdf>

What page of the linked file does the moderate income housing element begin on? \*

Ordinance of adoption is on page "v"

What page of the linked file does the implementation plan for the moderate income housing element begin on? \*

Strategies, Actions & Implementations starts on page 110

If the municipality has created any special moderate income housing pages on its website, please include those here.

Separate each link with a semicolon (;).

Your answer

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## Municipal Annual Report - Strategies

Based on your municipality's population and classification, the municipality is required to include at least three\* strategies in the moderate income housing element out of the options provided in UCA 10-9a-403(2)(b)(iii).

If your municipality has a fixed guideway public transit station, a minimum of four strategies are required from the options provided in UCA. The strategy (V) "Develop and adopt a station area plan in accordance with Section 10-9a-403.1" must be one of the four strategies, as well as either strategies (G), (H), or (Q).

NOTE - the strategy included in the General Plan must match the phrasing of the strategy as outlined in UCA 10-9a-403(2)(b)(iii).

Select the Strategies that have been included in the municipality's moderate income housing element.

	Yes
(A) Rezone for densities necessary to facilitate the production of moderate income housing	<input checked="" type="checkbox"/>
(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing	<input type="checkbox"/>
(C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing	<input type="checkbox"/>
(D) Identify and utilize general fund subsidies or other sources of revenue to waive construction-related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing	<input type="checkbox"/>
(E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones	<input checked="" type="checkbox"/>
(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers	<input checked="" type="checkbox"/>
(G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors	<input checked="" type="checkbox"/>



<p>(H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities</p>	<input checked="" type="checkbox"/>
<p>(I) Amend land use regulations to allow for single room occupancy developments</p>	<input type="checkbox"/>
<p>(J) Implement zoning incentives for moderate income units in new developments</p>	<input type="checkbox"/>
<p>(K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund</p>	<input type="checkbox"/>
<p>(L) Reduce, waive, or eliminate impact fees related to moderate income housing</p>	<input type="checkbox"/>
<p>(M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing</p>	<input type="checkbox"/>
<p>(N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality</p>	<input type="checkbox"/>
<p>(O) 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, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing</p>	<input type="checkbox"/>
<p>(P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing</p>	<input checked="" type="checkbox"/>

(Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

(R) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

(S) Create a program to transfer development rights for moderate income housing

(T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing

(U) Develop a moderate income housing project for residents who are disabled or 55 years old or older

(V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1

(W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

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## Preparation for 2023 Reporting and Beyond

This information is provided to assist you with future report submissions, but is not required for this current annual report submission.

Starting with the 2023 annual reporting period, jurisdictions that fall under the moderate income housing requirement will also need to provide the following in their annual report submission.

1. A description of each moderate income housing strategy selected by the jurisdiction for implementation;
2. An implementation plan;
3. A description of each action, whether one-time or ongoing, taken by the jurisdiction during the previous fiscal year to implement the moderate income housing strategies selected by the jurisdiction for implementation;
4. A description of each land use regulation or land use decision made by the jurisdiction during the previous fiscal year to implement the moderate income housing strategies, including an explanation of how the land use regulation or land use decision supports the jurisdiction's efforts to implement the moderate income housing strategies;
5. A description of any barriers encountered by the jurisdiction in the previous fiscal year in implementing the moderate income housing strategies;
6. Information regarding the number of internal and external or detached accessory dwelling units located within the jurisdiction for which the jurisdiction: A) issued a building permit to construct, or B) issued a business license to rent;
7. A description of how the market has responded to the selected moderate income housing strategies, including the number of entitled moderate income housing units or other relevant data; and
8. Any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies.

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### Equal Opportunity Employer/Program

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.

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# 2022 Moderate Income Housing Annual Report

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