DWS-HCD 899
Rev. 11/2020

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: IVINS CITY

Reporting Date: NOVEMBER 19, 2021

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

DALE COULAM, CITY MANAGER | 85 N MAIN

IVINS CITY, UTAH | 84738

Mayor's First and Last Name: CHRIS HART

Mayor's Email Address: chart@ivins.com

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: DALE COULAM

Preparer's Title: CITY MANAGER

Preparer's Email Address: dcoulam@ivins.com

Preparer's Telephone: (435) 359-3608 Extension:

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

NOVEMBER, 2019

Link to moderate-income housing element on municipality website:

https://www.ivins.com/wp-content/uploads/2019/11/Updated-Moderate-Income-Affordable-Housing-P

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.

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

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

   Needed more high density areas where twinhomes and townhomes would be allowed.

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

   Rezoning to allow these higher density uses did occur resulting in an increase in multi-family permits/units which went from a total of 16 permits/ 56 units for all 12 months of 2020 to 20 permits/64 units for the first 11 months of 2021.

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

   Ivins City keeps data on building permit types, number of permits/units and valuation on an excel spreadsheet.

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.

      After adding zoning districts for Twinhome & Townhome multi-family types to avoid public sigma against just one multi-family zoning district, the City has rezoned several parcels to these new zoning districts resulting in a significant increase in multi-family permits & units.

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

      Developers &/or owners asking to rezone their parcels to multi-family; suggestions from Affordable Housing Task Force; the Planning Commission City Council to recommend/ approve more high density zoning districts despite public clamor against it.

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

This form automatically fills in the same response to 5.d. below, no matter which question is answered first. Therefore, please see the attached sheet of supplemental responses to these two questions.

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

This form automatically fills in the same response to 5.d. below, no matter which question is answered first. Therefore, please see the attached sheet of supplemental responses to these two questions.

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

Affordable Housing Task Force formed and holding meetings; Twinhome & Townhome zoning districts added. This has resulted in significant increase in rezoning requests to these new districts resulting in year to year increase in number of multi-family permits & units.

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?

Public clamor is always difficult but the most significant barrior currently is water scarcity after several drought years. The City is running out of water quickly. This is resulting in a reluctance to create more high density zoning until the a new water source is secured.

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)(i)(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 $60,405
  - 50% of the county's adjusted median family income $37,754
  - 30% of the county's adjusted median family income $22,652

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:

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

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Ivins City 2021 Annual Moderate Income Housing Report

(Continued)

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

   Strategy 1: See State form for Annual Moderate-Income Housing Report.

   Strategy 2: Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers or employment centers.

   Strategy 3: Implement zoning incentives for low to moderate income units in new developments.

   (Source: Ivins City 2019 Moderate Income Housing Plan)

2. Please state the municipality's goals associated with the strategy.

   Strategy 1: Encourage the strategic rezoning of parcels within those areas of the City that compatible development of moderate-income housing products can be easily and affordably constructed.

   Strategy 2: Encourage the development of higher density residential development of higher density residential development for workforce housing in those areas of the City that provide employment opportunities for low to moderate income workers.

   Strategy 3: Provide creative zoning incentives to developers of new developments to facilitate the construction of low to moderate income residential units within their projects.

   (Source: Ivins City 2019 Moderate Income Housing Plan)

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

   Strategy 1: Provide more moderate-income housing inventory citywide.

   In addition, rezoning to the newly created Twinhome and Townhome zoning districts resulted in an increase in multifamily permits/units which went from a total of 16 permits/56 units for all 12 months of 2020 to 20 permits/64 units for the first 11 months of 2021.

   Strategy 2: Encourage development of higher density housing throughout the city.

In additions, the Ivins City recently expanded rental of accessory dwelling units, not just for interior accessory dwelling units, but also for exterior dwelling units (such as casitas) if not specifically prohibited by CC&R's.

Strategy 3. Establish a formal Lan Use Authority to oversee development of moderate-income housing.

Note: This was previously misstated since what was intended and what was actually created was an informal Affordable Housing Task Force to provide ideas and recommendations to the Planning Commission to consider putting through the formal Land Use process.

4. Please describe how the municipality has monitored its annual progress toward achieving the goals.

   Strategy 1: Created an Affordable Housing Task Force and they have been holding meetings as allowed by COVID. We are also tracking on Excel spreadsheet the number of permits, units and valuation of all housing types, including moderate income housing.

   Strategy 2. Same as #1.

   Strategy 3. Same as #1.

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

   Time, budget and staff resources. The City is currently closely with the Washington County Water Conservancy District to secure a new reservoir site in Ivins City to provide the necessary water to accommodate continued growth – particularly if some of the new growth includes higher density Moderate Income Housing.

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

   Ivins City receives periodic updates and suggestions from the Affordable Housing Task Force and tries to timely update applicable changes to LUDMA by the State. Ivins City tries to implement the items set forth herein so that each annual report shows progress in the area of Moderate Income Housing or explanations of the barrios it has experienced to such progress.

Section 1: Population by tenure in Ivins city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total Population: (ACS Table B01003)	7,414	7,908	114	8,445	537
Total Population in occupied housing units (ACS Table B25008)	7,414	7,908	114	8,445	537
Total Population in owner-occupied housing (ACS Table B25008)	5,829	6,085	37	5,917	-168
Total Population in renter-occupied housing (ACS Table B25008)	1,585	1,823	77	2,528	705

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 Ivins city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	3,104	3,484	50	3,690	206
Total occupied units (ACS Table B25032)	2,741	2,956	39	3,127	171
Owner-occupied structures (ACS Table B25032)	2,173	2,375	22	2,368	-7
1 unit, detached	2,154	2,292	14	2,220	-72
1 unit, attached	9	29	2	42	13
2 units	0	0	0	0	0
3 or 4 units	0	0	0	0	0
5 to 9 units	0	0	0	0	0
10 to 19 units	0	0	0	0	0
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	10	54	6	106	52
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	568	581	17	759	178
1 unit, detached	479	503	20	676	173
1 unit, attached	13	0	-1	12	12
2 units	0	17	2	47	30
3 or 4 units	11	43	6	85	42
5 to 9 units	14	0	-2	-17	-17
10 to 19 units	0	0	0	0	0
20 to 49 units	0	0	0	0	0
50 or more units	17	0	-3	-20	-20
Mobile homes	34	18	-5	-24	-42

Boat, RV, van, etc.	0	0	0	0	0

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 Ivins city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total households in occupied housing units (ACS Table B25003)	2,741	2,956	39	3,127	171
Total households in owner-occupied housing (ACS Table B25003)	2,173	2,375	22	2,368	-7
With a Mortgage (ACS Table B25081)	1,525	1,479	-14	1,244	-235
Without a Mortgage (ACS Table B25081)	648	896	36	1,124	228
Total households in renter-occupied housing (ACS Table B25003)	568	581	17	759	178

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 Ivins city

Table B25004	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total vacant units (ACS Table B25004)	363	528	10	563	35
For rent (ACS Table B25004)	0	0	0	0	0
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	86	17	-10	-44	-61
Sold, not occupied (ACS Table B25004)	0	0	0	0	0
For seasonal, recreational, or occasional use (ACS Table B25004)	242	443	16	476	33
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	35	68	5	131	63

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

Section 5: Average household size in Ivins

Table B25010	2009 American Community Survey	2017 American Community Servey	2026 Projection
Average Household Size (ACS Table B25010)	2.7	2.68	2.7
Average Owner Household Size (ACS Table B25010)	2.68	2.56	2.5
Average Renter Household Size (ACS Table B25010)	2.79	3.14	3.33

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 Ivins city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	$1,112	$1,006	-$33	$777	$ (229)
Units with a mortgage (ACS Table B25088)	$1,420	$1,418	-$11	$1,368	$ (50)
Units without a mortgage (ACS Table B25088)	$346	$397	$7	$470	$ 73
Median gross rent (ACS Table B25064)	$1,187	$1,148	-$7	$1,096	$ (52)

Community Survey.

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

Section 7: Median household income in Ivins city

Table B25119	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	$49,728	$57,686	$681	$60,326	$ 2,640
Owner-occupied income (ACS Table B25119)	$58,422	$64,861	$576	$63,897	$ (964)
Renter-occupied income (ACS Table B25119)	$31,202	$44,653	$1,623	$55,049	$ 10,396

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community

Section 8: Washington County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Servey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026

Median HOUSEHOLD income (ACS Table B19019)	$0	$55,175	$3,841	$87,478	$ 32,303
1-person household	$24,388	$27,445	$225	$27,352	$ (93)
2-person household	$49,883	$60,388	$1,172	$67,088	$ 6,700
3-person household	$53,928	$64,807	$1,161	$70,821	$ 6,014
4-person household	$57,841	$68,688	$1,023	$72,306	$ 3,618
5-person household	$58,276	$61,581	$405	$64,329	$ 2,748
6-person household	$50,535	$75,742	$2,916	$93,650	$ 17,908
≥ 7-person household	$56,684	$84,830	$2,575	$92,789	$ 7,959
Median FAMILY income (ACS Table B19119)	$53,601	$62,732	$1,011	$68,076	$ 5,344
2-person family	$50,413	$59,975	$1,161	$66,834	$ 6,859
3-person family	$51,897	$63,862	$1,013	$67,691	$ 3,829
4-person family	$56,267	$66,862	$791	$69,135	$ 2,273
5-person family	$58,850	$62,445	$411	$64,360	$ 1,915
6-person family	$62,500	$73,438	$1,618	$80,029	$ 6,591
≥ 7-person family	$63,558	$84,318	$2,094	$88,215	$ 3,897

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

*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 Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	2,250	2,070	1,418	-180	-832
≤ 50% HAMFI	1,285	1,015	640	-270	-645
≤ 30% HAMFI	575	550	70	-25	-505

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:

2019 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	0	0	0	0	0
≤ 50% HAMFI	0	0	0	0	0
≤ 30% HAMFI	0	0	0	0	0

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	2,250	2,070	1,418	-180	-832
≤ 50% HAMFI	1,285	1,015	640	-270	-645
≤ 30% HAMFI	575	550	70	-25	-505

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:	0	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

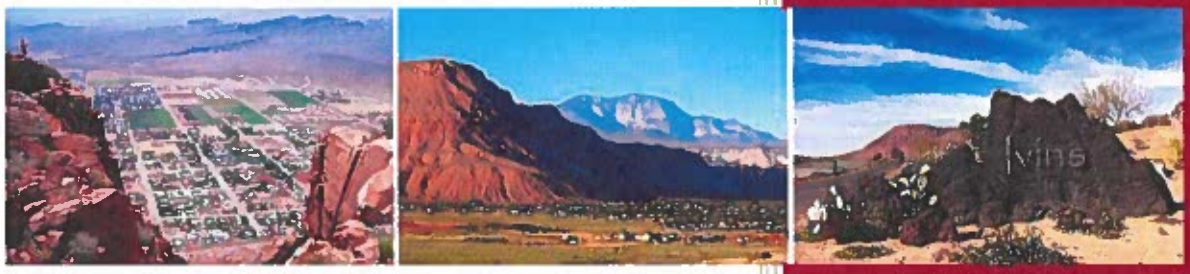
UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

0

2019

Ivins City Moderate Income and Affordable Housing Plan



Updated November, 2019 by the Ivins City Council


Ivins City 5-year projection calculator.p


Ivins City 5-year projection calculator


Ivins City Moderate Income and Affordabl

CHRIS HART, Mayor

DALE COULAM, City Manager