

## Tooele County General Plan – Moderate-Income Housing Element

Adopted on June 21, 2016

MIH Implementation Strategies Adopted on December 3, 2019

Community	Address	City	Units
Oquirrh View Apartment	586 North 270 East	Park Tooele	16
Orchard Park	Country Haven Lane	Grantsville	63
Remington Park (Senior)	500 Utah Avenue	Tooele	72
South Willow Apartments	211 South Hale	Grantsville	
Sumerset Gardens (Senior)	143 North 400 West	Tooele	28
Tooele CROWN*	Various Locations	Tooele	11
Tooele Gateway Apartments*	232 Fenwick Lane	Tooele	130
Valley Meadows*	600 North 600 West	Tooele	40
Westwood Mesa	780 West 770 South	Tooele	22
Willow Creek (Senior)	236 West Plum	Grantsville	83
<b>Total</b>			<b>843<sup>1</sup></b>

*\*Tax credit Section 42 program rents are not subsidized*

Year Structure Built	Tooele County	Tooele City	Grantsville
1940 to 1949	4.5%	4.9%	5.8%
1939 or earlier	5.8%	5.9%	8.1%

## HOUSING CONDITIONS

### YEAR BUILT

Thirty-one percent of all homes in Tooele County were built since 2000, with another 22 percent built between 1990 and 1999.

**Table 3-4: Residential by Year Built**  
(Source: ACS 2013)

Year Structure Built	Tooele County	Tooele City	Grantsville
2010 or later	0.7%	0.6%	0.9%
2000 to 2009	30.0%	26.4%	32.2%
1990 to 1999	22.3%	27.0%	15.8%
1980 to 1989	7.7%	5.2%	7.9%
1970 to 1979	13.2%	11.7%	16.1%
1960 to 1969	7.7%	9.4%	7.8%
1950 to 1959	8.0%	8.9%	5.5%

<sup>1</sup> The number of low-income units listed by the County Assessor's Office differs from the Utah Affordable Housing Database, likely because there are some affordable units that are not identified as low-income by the Assessor's Office.

## MEDIAN VALUE

The median home value in Tooele County is \$159,507. Median home values in the Tooele Valley are similar to those in the County at \$157,093, while the median home value for homes in municipalities outside of the Valley is significantly lower, at \$93,602.<sup>2</sup> Lower home values result in higher affordability rates in the County, as is analyzed further in the following affordability analysis.

**Table 3-5: Median Home Values**  
(Source: Tooele County Assessor's Office; ZBPF)

Location	Median Home Value
<b>Tooele Valley</b>	<b>\$157,093</b>
Grantsville	\$197,628
Lake Point	\$245,535
Stansbury Park	\$211,888
Stockton	\$112,105
Tooele City	\$135,118
<b>Remaining County</b>	<b>\$93,602</b>
Ophir	\$109,274
Rush Valley	\$104,477
Vernon	\$100,988
Wendover	\$57,230
<b>Unincorporated County</b>	<b>\$259,042</b>
<b>Tooele County</b>	<b>\$159,507</b>

The median home value varies significantly by the year the home was built. Homes built during the 1990s have a median value of \$164,420, which is approximately \$30,000 less than homes built between 2000 and 2009, and nearly \$80,000 less than homes built in the last 5 years.

<sup>2</sup> Tooele Valley includes the following municipalities or communities: Grantsville, Lake Point, Stansbury Park, Stockton, and Tooele City.

**Table 3-6: Median Home Value by Decade Built**  
(Source: Tooele County Assessor's Office; ZBPF)

Median Home Values by Decade	
No Year	\$94,699
Pre 1900	\$109,575
1900-1949	\$104,669
1950-1959	\$110,400
1960-1969	\$128,969
1970-1979	\$138,739
1980-1989	\$168,504
1990-1999	\$164,420
2000-2009	\$195,680
2010-2015	\$249,480

## VACANCY RATE

Tooele County has an overall vacancy rate of 7.1 percent, which is lower than the State vacancy rate of 10.3 percent. A low vacancy rate is an indication for demand in Tooele County. The average vacancy rate for municipalities in the Tooele Valley is about 6 percent, compared to 19 percent for municipalities outside of the Valley.<sup>3</sup> The vacancy rate in unincorporated areas is 9 percent.

**Table 3-7: Tooele County Vacancy Rates**  
(Source: ACS 5-year Estimate, 2013)

	Total Housing Units	Occupied Housing Units	Vacant Rate
<b>Tooele Valley</b>	<b>14,069</b>	<b>13,266</b>	<b>5.71%</b>
Grantsville	3,050	2,861	6.20%
Stockton	253	247	2.37%
Tooele City	10,766	10,158	5.65%
<b>Remaining County</b>	<b>879</b>	<b>714</b>	<b>18.77%</b>
Ophir	35	5	85.71%

<sup>3</sup> Does not include homes in unincorporated areas.



Based on the average persons per household for each of the communities and the County, about 19,553 additional households will be created between 2015 and 2040, or an average of 782 households per year. Determinations will need to be made on how to best accommodate this growth if it occurs.

**Table 3-10: Household Growth Projections**  
(Source: ZBPF)

	Average Household Size (ACS 2013)	2015-2020	2020-2030	2030-2040
<b>Tooele Valley</b>		<b>2,605</b>	<b>6,269</b>	<b>8,198</b>
Grantsville	3.2	499	1,382	1,851
Lake Point	3.2	42	73	77
Stansbury Park	3.54	42	41	70
Stockton	2.87	24	51	55
Tooele City	3.11	1,438	3,221	4,286
Unincorporated Tooele Valley	3.2	561	1,502	1,859
<b>Remaining County</b>		<b>288</b>	<b>735</b>	<b>1,458</b>
Ophir	3.2	0	1	2
Rush Valley	2.57	2	8	10
Vernon	3.03	2	5	17
Wendover	2.76	74	167	209
Remaining Tooele County	3.2	210	553	1,221
<b>TOTAL</b>		<b>2,893</b>	<b>7,004</b>	<b>9,656</b>

Growth in Stansbury Park and Lake Point seem to be quite low compared to the significant growth that has occurred in these areas in recent years. This is a result of the boundaries which are used in the analysis, which uses proposed boundaries if these areas were to incorporate. Much of the projected growth near Stansbury Park and Lake Point is outside of these proposed boundaries; therefore, it is not reflected in the projections. Because there are no fixed boundaries for these areas at this time, actual growth could differ based on future boundaries.

**Table 3-11: Average Annual Household Growth Projections**  
(Source: ACS 5-year Estimate; ZBPF; UDOT)

	2015-2020	2020-2030	2030-2040
<b>Tooele Valley</b>	<b>521</b>	<b>627</b>	<b>820</b>
Grantsville	100	138	185
Lake Point	8	7	8
Stansbury Park	8	4	7
Stockton	5	5	5
Tooele City	288	322	429
Unincorporated Tooele Valley	112	150	186
<b>Remaining County</b>	<b>58</b>	<b>73</b>	<b>146</b>
Ophir	0	0	0
Rush Valley	0	1	1
Vernon	0	1	2
Wendover	15	17	21
Remaining Tooele County	42	55	122
<b>TOTAL</b>	<b>579</b>	<b>700</b>	<b>966</b>



## HOUSING PERMITS

Table 3-12 shows the number of residential building permits issued per year between 2005 and 2014. Construction decreased significantly during the recession of 2009 and 2010, and although building permits have not returned to pre-recession levels, the number per year has increased during the past three years. Population projections indicate that the number of permits will continue to rise.

**Table 3-12: Average Residential Building Permits  
(Source: BEBR)**

	2005-2014	2005-2009	2009-2014	2012-2014
Grantsville	90	113	66	60
Stockton	0	0	0	0
Tooele City	122	153	91	102
Wendover	1	1	1	1
Other Tooele County	170	213	126	144
<b>Total</b>	<b>382</b>	<b>480</b>	<b>285</b>	<b>307</b>

## LIFECYCLE HOUSING

It is important to ensure housing suitable for different stages of life, such as units for singles and young couples, townhomes for retirees, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Such an approach creates opportunities for people to live and grow in the same community. It also enables young couples, families, and the elderly to live near relatives

Tooele County has a range of housing options for different demographics. Tooele County has eight assisted living facilities for a total of 376 units. There are approximately 1,821 multi-family units in Tooele County, which help to provide housing options for entry-level households. Furthermore, the general affordability of homes in Tooele County, which will be discussed in greater detail in the

Affordability Analysis, suggests that there are ample housing alternatives for households of various sizes, ages, and incomes; however, there is a lack of affordable housing opportunities for households in Tooele County below 30 percent AMI. Future housing development should seek to increase the number of affordable units to households with very low income.

2013 ACS data shows that 2,776 of 18,281 householders, or 15 percent, are at least 65 years old, and 36 percent are between 45 and 64, indicating that the number of householders over 65 will continue to increase through 2040. Townhomes in the community can help independent retirees live in the City without the maintenance needs of a detached house.

**Table 3-13: Assisted Living Facilities in Tooele County**

Name	Location	Number of Units
Diamond Jane's Assisted Living	Grantsville	16
Cottage Glen	Tooele	56
Magnolia House Assisted Living	Tooele	16
Canyon Cove	Tooele	21
Remington Park	Tooele	72
Somerset Gardens	Tooele	28
Willow Creek	Grantsville	83
Rocky Mountain Care	Tooele	84
<b>Total</b>		<b>376</b>

## TOOELE COUNTY HOUSING AFFORDABILITY

Utah State Code (Section 17-27a-403iii) requires counties to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a county to facilitate a “reasonable opportunity” for those households with moderate income to live within the county. **This plan meets the requirements for low- and moderate-income housing as set forth in Section 17-27a-403iii.**

Moderate-income housing is defined by HUD as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” This study uses Area Median Income (AMI) in Tooele County as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size by the American Community Survey (ACS) to determine moderate income thresholds for an average household.

### AREA MEDIAN INCOMES

In order to determine the availability of affordable housing, or the opportunity for low- to moderate-income households to live in the County, this section defines what is affordable for the targeted income groups at 80 percent, 50 percent, and 30 percent of the Area Median Income. The FY2015 HUD AMI<sup>6</sup> for a household of 3 persons

<sup>6</sup> The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. This study uses the HUD AMI for this comparability and industry standard. If household income were to be used instead of family

in Tooele County is \$64,833. Given this AMI, the targeted income group cut-offs are shown in the Table 3-16 below.

**Table 3-16: Income Thresholds for Targeted Income Groups**

	30% of AMI	50% of AMI	80% of AMI
Household Income	\$19,450	\$32,417	\$51,867

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance. Table 3-17 below shows affordable monthly allowances for each of the targeted income group levels. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household at the 80 percent AMI threshold has a monthly housing allowance of \$1,297. If utilities are \$250, the family can afford a rent or mortgage payment of \$1,047 per month.

**Table 3-17: Affordable Monthly Housing Allowances for Targeted Income Groups**

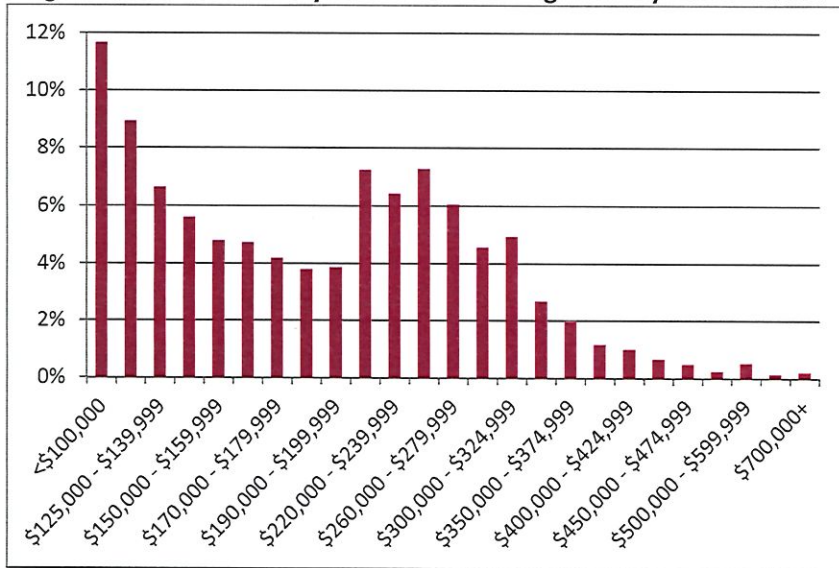
Family Income Level	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (Including Utilities)	\$486	\$810	\$1,297
Monthly Housing Payment Allowance (not including \$250 in Utilities)	\$236	\$560	\$1,047

income to compare to affordable housing units, the County would find less affordable units within the County.



Home Value Range	# of Units	% Total	Cumulative % of Total
\$375,000 - \$399,999	135	1%	98%
\$400,000 - \$424,999	91	1%	98%
\$425,000 - \$449,999	66	0%	99%
\$450,000 - \$474,999	47	0%	99%
\$475,000 - \$499,999	28	0%	99%
\$500,000 - \$599,999	80	0%	100%
\$600,000 - \$699,999	33	0%	100%
\$700,000+	23	0%	100%
<b>Total</b>	<b>17,440</b>		

Figure 3-2: Tooele County Distribution of Single Family Home Values



### Multi-Family Residential

The ACS estimates the median gross rent in Tooele County to be \$821, which is slightly above the monthly housing allowance for households at 50 percent AMI. Table 3-20 shows the percent of

renter-occupied units by gross rent according to the ACS. The percent is then multiplied by the total number of MFR units as listed by the County Assessor's Office to estimate the number of units by gross rent. Assuming the same distribution of units by gross rent as determined by the ACS, more than 81 percent of MFR units are below the monthly housing allowance of \$1,297 for households below 80 percent AMI.

Table 3-20: Percent of Units by Gross Rent  
(Source: ACS 5-year Estimate; ZBPF)

Minimum	Maximum	Percent (ACS)	Cumulative Percent (ACS)	Estimated Number of Units (Tooele County Assessor's Office)
\$0	\$99	0.9%	0.9%	17
\$100	\$149	0.3%	1.2%	5
\$150	\$199	3.0%	4.2%	55
\$200	\$249	1.2%	5.4%	21
\$250	\$299	1.0%	6.4%	18
\$300	\$349	1.3%	7.7%	24
\$350	\$399	1.0%	8.7%	18
\$400	\$449	2.8%	11.5%	51
\$450	\$499	3.6%	15.1%	66
\$500	\$549	5.3%	20.4%	96
\$550	\$599	4.2%	24.7%	77
\$600	\$649	4.9%	29.6%	90
\$650	\$699	7.7%	37.3%	141
\$700	\$749	6.6%	43.9%	120
\$750	\$799	4.5%	48.4%	81
\$800	\$899	7.9%	56.3%	143
\$900	\$999	7.4%	63.7%	135
\$1,000	\$1,249	16.8%	80.5%	307
\$1,250	\$1,499	13.5%	94.1%	246
\$1,500	\$1,999	4.8%	98.8%	87



**Table 3-24: Housing Affordability Comparison – Tooele County, Tooele City and Grantsville**

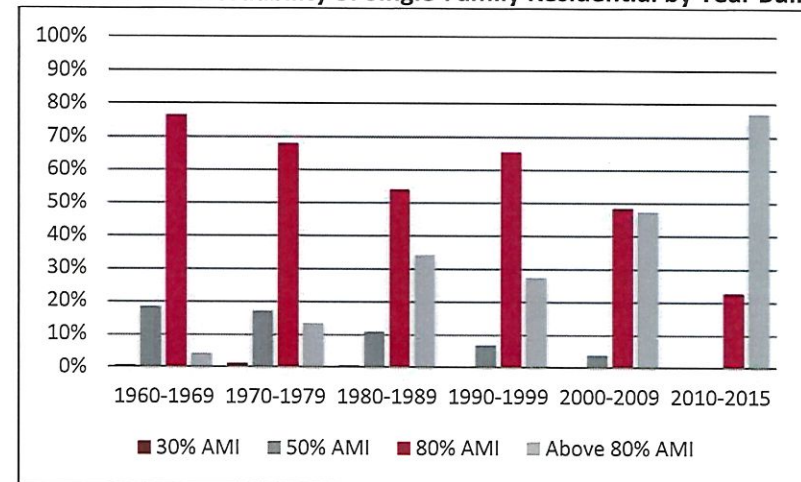
Household Income Level	Income Range	Tooele County Affordability (5% Mortgage)	Tooele City Affordability (5% Mortgage)	Grantsville Affordability (5% Mortgage)
< 30% of AMI	< \$19,450	5.82%	5.06%	8.50%
30% to 50% of AMI	\$19,450 - \$32,417	22.76%	21.65%	15.20%
50% to 80% of AMI	\$32,417 - \$51,867	72.29%	85.35%	50.77%

The affordability of single-family homes in Tooele County differs significantly based on the year the home was built. Table 3-25 and Figure 3-3 show the percent of affordable homes by the year built. Most homes built before 2000 are affordable to households below 80 percent AMI; however, after 2000 the number of homes affordable to households below 80 percent AMI decreases significantly, with only 23 percent of homes affordable to households below 80 percent AMI after 2010.

**Table 3-25: Affordable SFR Units by Year Built (Source: Tooele County Assessor’s Office; ZBPF)**

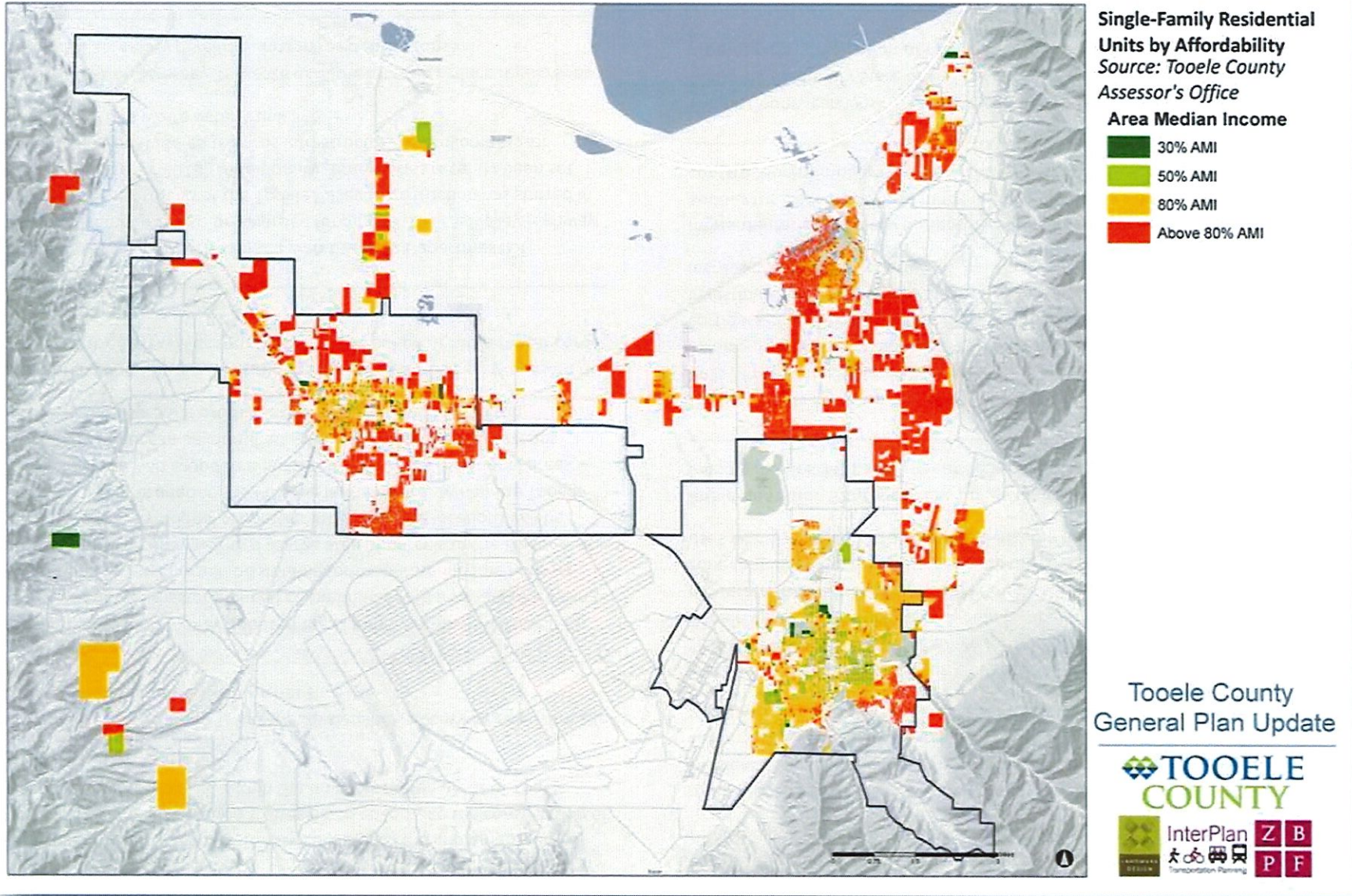
Row Labels	30% AMI	50% AMI	80% AMI	Above 80% AMI	Grand Total
No Year	68%	20%	9%	3%	100%
Pre 1900	4%	43%	46%	8%	100%
1900-1949	2%	55%	40%	3%	100%
1950-1959	1%	48%	49%	3%	100%
1960-1969	1%	19%	77%	4%	100%
1970-1979	1%	17%	68%	13%	100%
1980-1989	1%	11%	54%	34%	100%
1990-1999	0%	7%	65%	28%	100%
2000-2009	0%	4%	48%	47%	100%
2010-2015	0%	0%	23%	77%	100%
Overall	5%	15%	51%	29%	100%

**Table 3-3: Affordability of Single-Family Residential by Year Built**



Maps 3-3 and 3-4 provide a visual comparison between the location of homes based on year built and affordability. Comparing the location of affordable units to the location of units by year built shows that homes that are above the 80 percent AMI threshold are typically found in the same location as homes that were built after 2015, most notably in the Stansbury Park and Lake Point areas, as well as outside the city centers of Grantsville and Tooele. Although the vast majority of homes in the County are affordable to moderate-income households, it is important that a portion of new homes constructed in the future also be affordable to low-income households.

Map 3-4: Single-Family Residential Units by Affordability





**Implementation Strategy 7: Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization**

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Tooele County has an established partnership with the Wasatch Front Regional Council (WFRC). The County can work with WFRC to identify programs and additional funding that would support the construction of moderate-income housing.



## Section 1: Population by tenure in Tooele County

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	54,473	63,357	1,083	70,838	7,481
Total Population in occupied housing units (ACS Table B25008)	52,943	62,989	1,185	71,288	8,299
Total Population in owner- occupied housing (ACS Table B25008)	41,794	51,695	1,219	59,550	7,855
Total Population in renter- occupied housing (ACS Table B25008)	11,149	11,294	-33	11,738	444

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 Tooele County

<b>Table B25001 Table B25032</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	18,094	20,985	311	23,062	2,077
Total occupied units (ACS Table B25032)	16,854	19,562	271	21,290	1,728
Owner-occupied structures (ACS Table B25032)	12,938	15,499	275	17,012	1,513
1 unit, detached	11,912	14,064	225	15,280	1,216
1 unit, attached	448	509	-3	374	-135
2 units	31	38	-2	22	-16
3 or 4 units	69	28	-1	16	-12
5 to 9 units	0	0	0	0	0
10 to 19 units	0	13	2	26	13
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	467	847	56	1,297	450
Boat, RV, van, etc.	11	0	-2	-4	-4
Renter-occupied structures (ACS Table B25032)	3,916	4,063	-3	4,279	216
1 unit, detached	1,625	1,719	-6	1,857	138
1 unit, attached	369	480	6	502	22
2 units	441	147	-47	-237	-384
3 or 4 units	490	457	5	568	111
5 to 9 units	254	272	4	351	79
10 to 19 units	274	296	4	314	18
20 to 49 units	96	314	33	583	269
50 or more units	37	46	0	21	-25
Mobile homes	330	332	-2	321	-11



<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.14	3.22	3.35
Average Owner Household Size (ACS Table B25010)	3.23	3.34	3.5
Average Renter Household Size (ACS Table B25010)	2.85	2.78	2.74

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 Tooele County

<b>Table B25088 Table B25064</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,173	\$1,185	-\$6	\$1,133	\$ (52)
Units with a mortgage (ACS Table B25088)	\$1,288	\$1,329	\$0	\$1,335	\$ 6
Units without a mortgage (ACS Table B25088)	\$309	\$348	\$6	\$394	\$ 46
Median gross rent (ACS Table B25064)	\$729	\$871	\$16	\$980	\$ 109

Community Survey.

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

### Section 7: Median household income in Tooele County

<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$60,236	\$66,542	\$628	\$69,657	\$ 3,115
Owner-occupied income (ACS Table B25119)	\$66,234	\$73,471	\$578	\$76,184	\$ 2,713
Renter-occupied income (ACS Table B25119)	\$37,151	\$38,554	\$296	\$42,482	\$ 3,928

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

### Section 8: Tooele County Area Median Income (AMI)\*

<b>Table B19019 Table B19119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
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**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:

<b>2020 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	2,470	4,495	2,900	2,025	430
≤ 50% HAMFI	1,735	2,530	1,550	795	-185
≤ 30% HAMFI	965	820	460	-145	-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:

<b>2016 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	2,575	4,565	2,955	1,990	380
≤ 50% HAMFI	1,675	2,230	1,355	555	-320
≤ 30% HAMFI	945	835	405	-110	-540

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

<b>PROGRESS</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-105	-70	-55	35	50
≤ 50% HAMFI	60	300	195	240	135
≤ 30% HAMFI	20	-15	55	-35	35

**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:	451	Subsidized by Utah's OWHLF multi-family program
Federal Government:	774	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:

774





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 County

Reporting Date: 12/1/2020

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

Jeff Miller

435-843-3160 or jcmiller@tooeleco.org

Mayor's First and Last Name: N/A

Mayor's Email Address: N/A

**PREPARER CONTACT INFORMATION:**

Preparer's First and Last Name: Jeff Miller

Preparer's Title: County Planner/Zoning Administrator

Preparer's Email Address: jcmiller@tooeleco.org

Preparer's Telephone: 435-843-3160

Extension: \_\_\_\_\_

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

Officially adopted in 2016, amended in 2019 with new requirements for selected strategies.

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

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

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

We had a rezone request submitted to our planned community zone by Suburban Land Reserve in 2020, which would have included a temple by the Church of Jesus Christ of Latter-day Saints in Erda. Due to public disputes, the applicant withdrew their request.

- 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?

The County Commission is moving forward with officially withdrawing the approved P-C rezone stated above, and other rezones that were overturned by referendum. Referendums for proposed master planned development has become a barrier in our community.

- 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): (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	18.1 %
○ 50% of the county's adjusted median family income	29.0%
○ 30% of the county's adjusted median family income	48.3%



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

The County has been awarded funding for UDOT improvements for SR-36, I-80 and the Midvalley Highway. UTA has made recent improvements to their transit routes.

- 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?

The County recently cancelled a sewer trunk line in Erda, because a large economic development project incorporated into Grantsville City.

- 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.

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  - 50% of the county's adjusted median family income \_\_\_\_\_
  - 30% of the county's adjusted median family income \_\_\_\_\_



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

Staff has reviewed various ADUs in 2020, and they have been forwarded to the Planning Commission for approval.

- 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?

The County hasn't encountered any barriers this year with 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.

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

County Staff has discussed new mixed-use zones, but hasn't moved any ordinance update towards approval. The County processed a P-C rezone that could have allowed for some MIH, but was ultimately withdrawn by the applicant due to public response.

- 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?

The County hasn't been able to allocate sufficient time in 2020 to accommodate this goal, since we have been working on getting other large ordinance updates approved.

- 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.

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The general plan update is in progress and should identify appropriate centers for growth along the major transit corridors.

- 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?

In general, the County has had a significant amount of referendums for master planned communities along our major transit corridors. Additional public education should be prioritized during the general plan update to identify appropriate areas for MIH.

- 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.

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

The County hasn't been able to allocate time towards accomplishing this goal in 2020.

- 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?

The County should prioritize time to seek out opportunities for grant funding for MIH.

- 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.

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

In 2020, The County has obtained a grant from WFRC for our general plan update, which is in progress. This should encourage MIH in appropriate locations throughout the County.

- 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?

As we move forward with the general plan update, it will be a difficult task to get public support for identifying appropriate locations for MIH or higher density housing.

- 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.

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## MIH Strategies (5c & 5d)

The form had an error with the fields for 5c & 5d in duplicating the information that was entered in. Below is the following information for these fields for Tooele County's 7 Implementation Strategies for MIH:

### Strategy 1:

- 5c: The County should allocate time during our general plan update to identify areas that could be supportive of rezones to accommodate MIH or identify areas that the County should initiate rezones to allow for MIH.
- 5d: By the end of the general plan update that County should have these areas identified according to 5c.

### Strategy 2:

- 5c: The County should work towards allocating time and money to support the expansion and improvement of existing transportation and water and sewer infrastructure.
- 5d: The County has identified various transportation projects that will be funded in 2021, some of which could allow for MIH, once constructed.

### Strategy 3:

- 5c: The County should allocate additional time to research additional code updates for ADUs beyond what has already been put into code.
- 5d: The County has codes in place for ADUs and the Planning Commission has approved various ADUs in 2020. The County could work towards additional code updates for ADUs in 2021, as appropriate, or further identify with the general plan update areas where ADUs should be encouraged.

### Strategy 4:

- 5c: The County needs to allocate time to make code updates for new mixed-use zones. The general plan update should help to accomplish this goal.
- 5d: The County should establish a goal to create a mixed-use zone in 2021, and finalize the general plan update, which identify appropriate areas for centers of growth.