



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: Pleasant View City

Reporting Date: \_\_\_\_\_

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

Jill Hunt - 801-782-8529 520 W Elberta Dr.

Laurie Hellsrom - 801-782-8529 Pleasant View, UT 84414

Mayor's First and Last Name: Leonard Call

Mayor's Email Address: lcall@pleasantviewcity.com

**PREPARER CONTACT INFORMATION:**

Preparer's First and Last Name: Jill Hunt

Preparer's Title: Planner

Preparer's Email Address: jhunt@pleasantviewcity.com

Preparer's Telephone: 801-782-8529 Extension: 4660

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

October 4, 2017



Link to moderate-income housing element on municipality website:

<https://www.pleasantviewcity.com/our-city/2017-updated-general-plan>

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## 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.

Create allow for, and reduce regulations related to accessory dwelling units in residential areas.

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

Increase both public involvement and housing.

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

Have the public be part of the solution and increase the number of housing units with little cost and less infrastructure.

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

Through our application process we are able to track how many units the city has and compare where we can improve with the 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.

Putting information in our newsletter and website helps the residents know and apply.

The process goes through an inspection along with Planning Commission. then it is recorded to the owner of the property with the county.

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

• Residents • Inspector • Planning Commission.  
• Planning Department

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

time of the planning Commission, planner, and inspector.  
advertising in news letter and website.

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

Each application is handled separately. Once an application is turned in and ready for an inspection, one would be scheduled within 24hrs - 7 days. once that is complete, it is set for the next Planning Commission agenda.

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

Each application is handled separately and on going.  
We have one registered already this year.

- 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?

We are continually looking to improve the process.  
The idea has had a negative view with the public so we are looking to revisit how it is advertised.

- 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.

We already have 3 condo subdivisions, 3 trailer Parks, 2 large phases of apartments, and 3 large phases of low-income town homes.

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)

\$ 64,636

- A current estimate of the city's rental housing needs for the following income limits:

o 80% of the county's adjusted median family income	51,708.80
o 50% of the county's adjusted median family income	32,318.00
o 30% of the county's adjusted median family income	19,390.80



**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:

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    - 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:

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<b>Mountainland AOG</b> 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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October 4, 2019

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## 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.

Preserve existing moderate income housing - 970 units

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

Maintain existing moderate income housing units.

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

To maintain the amount of existing moderate income housing units.

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

We monitor the number of units through utilities and development as projects come in.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
  - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

To make sure these units are maintained or if development changes we would revisit the plan.

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

• Mayor  
• City administrator  
• Planner



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

We are allocating time to review.

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

There is no deadline

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

nothing has changed. The 970 units are still here in the city.

- 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 outcome is what the city wanted.

- 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.

We have 970 units of moderate income housing.

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\$64,636

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## STRATEGIES

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

Implement mortgage assistance program for employees or contracted employers.

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

give opportunity for housing where you work.

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

To give the opportunity to employees and contracted employers to live where or closer to where they work.

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

The process and tracking of this item is currently being reviewed.

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.

The process is currently being reviewed.

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

• city council      • mayor  
• finance Director/recorder



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

this is currently being reviewed

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

currently being reviewed

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

currently being reviewed

- 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?

At this time it is negotiable and we would have to amend the budget.

- 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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## EXHIBIT A

### AMENDED GENERAL PLAN SECTION ON HOUSING AFFORDABILITY

#### *Housing Affordability*

In compliance with state laws, Pleasant View will continue to provide adequate moderate income housing for its residents. Utah State Code requires that municipalities consider the State Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing. Specifically, the City is required to meet the needs of people desiring to live within the City and to allow persons with moderate incomes to benefit from and fully participate in all aspects of the neighborhood and community life.

State Code further delineates specific policies and procedures that may be implemented in order to achieve this requirement:

- 1) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

Pleasant View City already allows Attached Accessory Apartments in all residential zones. The City will review associated regulations to ensure that they are following the best practices and procedures to allow for Attached Accessory Apartments.

- 2) Preserve existing Moderate Income Housing.

The City currently has over 600 multi-family units, including duplexes, townhomes, and apartments. The City also has hundreds of manufactured homes in two separate mobile home parks, and provision is made for long-term lease/rental of hundreds of spaces in the Wasatch View Trailer Park. While the City has master planned the Wasatch View Trailer Park for future development, it is anticipated that multi-family units will be an integral part of any development that takes place at that location.

- 3) Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

The City values its employees and would like to extend every opportunity to each employee to move to Pleasant View, as appropriate. The City should implement a relocation assistance program, allocating a certain amount every year in the City's budget to help with closing costs associated with relocation to the City.

It is the intent of the City to pursue any and all applicable avenues that will lead to equitable housing choice for all its residents. The recent construction of the Cove and the Station at Pleasant View apartment complexes, as well as other housing developments and opportunities in the City, reflect this ongoing intent. The City is

committed to ensuring that all feel welcome within the City, including through housing choice and availability of moderately priced housing. The City will use all means available to pursue this intent. However, because the City's budget is limited, it is not anticipated that the City will provide subsidies or other incentives to moderate income housing unless there is an attendant commercial or retail component to the proposed development, such as with a mixed-use development.



DATED this 24<sup>th</sup> day of September, 2019.

PLEASANT VIEW CITY, UTAH

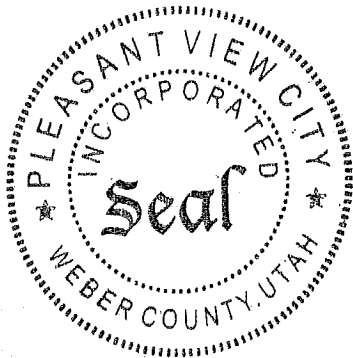
Leonard M. Call  
Leonard M. Call, Mayor

Attest:

Laurie Hellstrom  
Laurie Hellstrom, City Recorder

442 October  
Posted this 27<sup>th</sup> day of September 2019

This ordinance has been approved by the following vote of the Pleasant View City Council:



Yes Councilmember Burns

Yes Councilmember Francis

Yes Councilmember Gibson

Yes Councilmember Hansen

Yes Councilmember Urry

**ORDINANCE NO. 2019-04**

**AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE GENERAL PLAN OF THE CITY OF PLEASANT VIEW, AND OTHER MATTERS PROPERLY RELATED THERETO.**

**WHEREAS**, Pleasant View City finds that periodic updates to the purposes and intents of the General Plan are needed to support new development meet or exceed minimum service capacity standards; and

**WHEREAS**, Pleasant View City finds that a uniform procedure for the updates to the General Plan have been established; and

**WHEREAS** Pleasant View City has conducted public outreach, public meetings, and public hearings related to the proposed updates to the General Plan, receiving and incorporating meaningful input from City residents, property owners, and other stakeholders; and

**WHEREAS**, Pleasant View City finds that such an amendment is in the best interest of the City; and

**WHEREAS**, Section 18.56.090 of the Pleasant View City Code, and Sections 10-9a-403 and 10-9a-404 of the Utah Municipal Code provides for the amendment of the General Plan after receiving a recommendation from the Planning Commission; and,

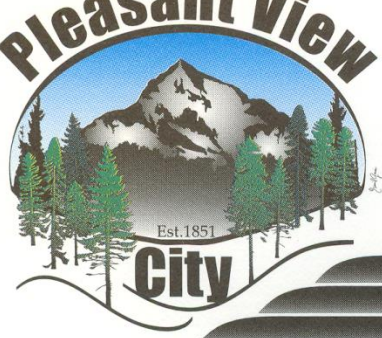
**WHEREAS**, The Pleasant View City Planning Commission has made a positive recommendation of the proposed amendment;

**NOW THEREFORE**, Be it hereby ordained that:

**SECTION ONE:** The Pleasant View City General Plan shall be and hereby be amended as noted and provided in the updated General Plan, which is attached by reference as EXHIBIT "A".

**SECTION TWO:** This ordinance shall take effect immediately upon approval.





520 W. Elberta Dr.  
Pleasant View, Ut 84414  
Main Office (801) 782-8529  
Police Dept. (801) 782-6736

Pleasant View has 698 more units that fit the Moderate-Income Housing other than just what ACS shows "The Station" which is 272 units. Pleasant View should show a grand total of 970 units.

**Trailer Parks has a total of 366 units**

*Evergreen Village, 2491 N Hwy 89 = 238 units*

*Willowbrook Village, 2243 N Hwy 89 = 52 units*

*Wasatch View, 1700 W 2700 N = 76 units*

**PRUDs has a total of 188 units**

*Cheerywood PRUD, 3550 N 1000 W = 24 units*

*Pleasant Meadows PRUD, Hillsborough Dr & Pleasant View Dr = 86 units*

*The White Barn, White Barn Dr & Pleasant View Dr = 78 units*

**High Density Housing/Town Homes has a total of 144**

*The Cove, 255 W 2700 N = 144*

## Section 1: Population by tenure in Pleasant View city

<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)	6,720	9,375	288	11,332	1,957
Total Population in occupied housing units (ACS Table B25008)	6,720	9,375	288	11,332	1,957
Total Population in owner- occupied housing (ACS Table B25008)	5,702	8,099	246	9,957	1,858
Total Population in renter- occupied housing (ACS Table B25008)	1,018	1,276	43	1,374	98

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 Pleasant View city

<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)	2,305	2,707	53	3,183	476
Total occupied units (ACS Table B25032)	2,205	2,613	54	3,044	431
Owner-occupied structures (ACS Table B25032)	1,857	2,294	50	2,781	487
1 unit, detached	1,399	1,946	60	2,459	513
1 unit, attached	161	151	2	195	44
2 units	0	16	2	29	13
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	283	163	-15	74	-89
Boat, RV, van, etc.	14	18	1	24	6
Renter-occupied structures (ACS Table B25032)	348	319	4	263	-56
1 unit, detached	94	108	3	126	18
1 unit, attached	8	36	1	45	9
2 units	39	26	-3	-25	-51
3 or 4 units	0	29	2	24	-5
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	50	8	102	52
Mobile homes	207	43	-10	-47	-90



Boat, RV, van, etc.	0	27	3	38	11
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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 Pleasant View city

<b>Table B25003 Table B25081</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	2,205	2,613	54	3,044	431
Total households in owner-occupied housing (ACS Table B25003)	1,857	2,294	50	2,781	487
With a Mortgage (ACS Table B25081)	1,237	1,642	38	1,915	273
Without a Mortgage (ACS Table B25081)	620	652	13	866	214
Total households in renter-occupied housing (ACS Table B25003)	348	319	4	263	-56

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 Pleasant View city

<b>Table B25004</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	100	94	-1	139	45
For rent (ACS Table B25004)	0	16	2	34	18
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	88	0	-12	-94	-94
Sold, not occupied (ACS Table B25004)	0	20	1	45	25
For seasonal, recreational, or occasional use (ACS Table B25004)	0	58	6	110	52
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	12	0	2	45	45

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

### Section 5: Average household size in

<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.05	3.59	3.72
Average Owner Household Size (ACS Table B25010)	3.07	3.53	3.58
Average Renter Household Size (ACS Table B25010)	2.93	4.00	5.23

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 Pleasant View city

<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)	\$1,151	\$1,431	\$20	\$1,445	\$ 14
Units with a mortgage (ACS Table B25088)	\$1,628	\$1,819	\$20	\$1,913	\$ 94
Units without a mortgage (ACS Table B25088)	\$391	\$474	\$11	\$594	\$ 120
Median gross rent (ACS Table B25064)	\$898	\$1,040	-\$1	\$994	\$ (46)

Source 1: U.S. Census Bureau. Table B25088: Median monthly owner costs (rent plus mortgage) by mortgage status. American Community Survey.

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

## Section 7: Median household income in Pleasant View city

<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)	\$76,781	\$90,802	\$1,155	\$97,337	\$ 6,535
Owner-occupied income (ACS Table B25119)	\$86,211	\$96,667	\$862	\$98,466	\$ 1,799
Renter-occupied income (ACS Table B25119)	\$23,750	\$46,397	\$2,824	\$91,389	\$ 44,992

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

## Section 8: Weber 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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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$62,036	\$4,500	\$99,847	\$ 37,811
1-person household	\$29,772	\$28,665	-\$210	\$26,425	\$ (2,240)
2-person household	\$55,725	\$64,626	\$946	\$69,465	\$ 4,839
3-person household	\$57,433	\$69,135	\$1,406	\$78,377	\$ 9,242
4-person household	\$64,729	\$80,555	\$1,854	\$92,211	\$ 11,656
5-person household	\$64,762	\$77,672	\$1,438	\$85,860	\$ 8,188
6-person household	\$68,473	\$78,549	\$858	\$80,271	\$ 1,722
≥ 7-person household	\$70,172	\$87,625	\$1,999	\$99,665	\$ 12,040
Median FAMILY income (ACS Table B19119)	\$60,433	\$71,359	\$1,223	\$77,763	\$ 6,404
2-person family	\$55,622	\$64,191	\$920	\$68,702	\$ 4,511
3-person family	\$60,830	\$69,204	\$1,073	\$73,734	\$ 4,530
4-person family	\$62,119	\$78,984	\$1,869	\$91,897	\$ 12,913
5-person family	\$65,619	\$77,441	\$1,370	\$85,161	\$ 7,720
6-person family	\$67,933	\$80,688	\$1,243	\$85,712	\$ 5,024
≥ 7-person family	\$67,674	\$87,992	\$2,465	\$103,626	\$ 15,634

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

Community Survey.

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

Survey.

\*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:

<b>2020 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	95	235	95	140	0
≤ 50% HAMFI	45	185	45	140	0
≤ 30% HAMFI	10	10	0	0	-10

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	85	180	100	95	15
≤ 50% HAMFI	25	45	25	20	0
≤ 30% HAMFI	10	0	0	-10	-10

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	10	55	-5	45	-15
≤ 50% HAMFI	20	140	20	120	0
≤ 30% HAMFI	0	10	0	10	0

**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:	256	Subsidized by Utah's OWHLF multi-family program
Federal Government:	256	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:

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