

Midway City Council  
19 November 2019  
Regular Meeting

General Plan /  
Review Affordable Housing  
Chapter

# Memo



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Date: November 19, 2019  
To: Midway City Council  
From: Michael Henke  
Re: Review of Moderate-Income Housing Element of the General Plan

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The purpose of this memo and supporting documents is to explain recently adopted State law regarding affordable housing and to discuss the plans and ordinances that Midway currently has in place for affordable housing. This year the State approved Senate Bill 34 which requires counties and cities to create an affordable housing plan and then to report back to the State each year on progress made on implementing the plan. The requirement for mandatory participation is if a City has a permanent population of 5,000 or more. Midway made the list with an estimated population of 5,093.

Midway developed an affordable housing plan in 2011 and it was later readopted in the 2017. This plan is found in the City's General Plan and is attached to this report. One of the requirements of SB 34 is that each City adopt three items from a list of 23 into the affordable housing plan. Staff has reviewed the list and has found the City already has four of the 23 items included in the land use code and in the General Plan. The four are the following:

(A) rezone for densities necessary to assure the production of MIH

*In 2015 the City Council amended the C-2 and C-3 zones to allow up to 20 units per acre as part of a mixed-use development. One of the reasons for that change was to assure the production of MIH.*

(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers

*The City Code allows for higher density mixed use developments in our commercial zones.*

I) allow for single room occupancy developments

*The most recent proposal to amend The Homestead master plan included work force housing that had single room occupancy (SRO).*

(J) implement zoning incentives for low to moderate income units in new developments

*The City adopted voluntary inclusionary zoning in 2014 to promote the creation of smaller affordable lots. Developers may voluntarily include inclusionary zoning lots in a standard subdivision which will be limited to a maximum of 5% of the total lots. To use this option there must be at least 20 lots in a subdivision to have one inclusionary zoning lot.*

With the current code the City has had some success. We have had development of mixed-use projects that allow up to 20 dwellings per acre. Two projects have been constructed in recent years. The first is Mountain Goat apartments that include four small apartments. The second is The Granary that includes 14 apartments that range from 1-3 bedrooms. We also have an 11-lot duplex (22 units) subdivision called Alder Meadows that has been approved and the infrastructure has been installed, though it is unknown if the units will qualify as affordable housing. The City does allow duplexes in two residential zones to help create affordable housing and the R-1-7 zones allows for lots down to 7,000 square feet that may also help create affordable housing.

There may be more the City can do regarding affordable housing that the City Council may consider. One option to participate with Wasatch County and Heber by gather funds for the Wasatch County Housing Authority. Recently, both Heber and Wasatch County amended their codes to require a fee-in-lieu for developments. The money collected is used to give low interest loans, for those who qualify, for down payments to purchase a home. The money is also used to secure housing for those who qualify. Again, this is something that the City Council may think about as an option for further consideration.

Please contact me with any questions.



# Moderate Income Housing

Midway City 2017 General Plan

## Introduction

Utah law requires that municipalities, through the general plan process, include a plan for moderate income housing addressing the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised bi-annually.
3. A survey of total residential zoning.
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing.
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.



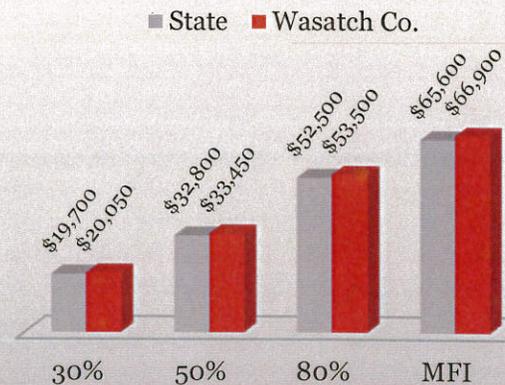
## Moderate Income Housing Defined

Moderate income housing is defined as "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (county) for households of the same size". The 2010 moderate income level for Wasatch County is \$53,500 for a family of four. The inventories below are based on an affordable housing model and the 2010 moderate income level of Wasatch County.

## The Current Inventory

- MI Households = approximately 350
- 2010 Census Housing Units = 1982
- Percent of available MI Housing in 2013 = 18%

### 2010 HUD Income Data





# Moderate Income Housing

Midway City 2017 General Plan

## Survey of Residential Zoning

The City has six zoning classifications which allow for residential uses. Minimum lot sizes range from 7,000 square feet to one acre. Multi-family dwellings are allowed in the R-1-7 and R-1-9 zones. There is also existing R-1-7 residential use and mixed use development in the C-2 and C-3 zones. Due to its environment and history, most of the homes within Midway are single family dwellings. The Land Use Element of this plan describes the various land use designations as well as the amount of developable land within each designation and the total land area of the City.

## Evaluation of Zoning's Effect on Housing Opportunities

The Midway Planning Commission and City Council hold one of the many keys to providing housing opportunities for persons of moderate income. The key the City holds is zoning. Midway allows a variety of lot sizes that can lead to different housing opportunities. However, market conditions and supply and demand have the most significant impacts on affordability. With such a high quality of life, Midway has become a very desirable place to live. Recreational opportunities have drawn many to purchase second homes within the City. Condominium Resort Zone developments, Planned Unit Development Townhomes and smaller houses (including duplexes) in the R-1-7 and R-1 9 residential zones comprise the majority of the Moderate Income Housing available in Midway.

## Program to Encourage Moderate Income Housing

Wasatch County and Midway City have recognized that Moderate Income Housing is a significant issue in the area. In order to meet that demand, the City has adopted a voluntary Moderate Income Housing ordinance. The ordinance provides up to a 5% density bonus for developers who choose to participate.

### Midway's Moderate Income Housing Ordinance.

Below are the methods of contribution preferred by the City.

1. Naturally occurring small lots/houses (including duplexes) in the R-1-7 and R-1-9 zones
2. Mixed use development in the C-2 and C-3 zones
3. Voluntary inclusionary zoning



# Moderate Income Housing

Midway City 2017 General Plan

## Moderate Income Housing Goals and Guidelines

**Goal 1:** Assure that options for Moderate Income Housing are available in the City.

**Objective 1:** Work with property owners and developers to encourage voluntary development of the amount and type of housing that accomplishes the community's diverse housing needs.

**Guideline 1:** Apply the density bonus provisions in the Development Code for additional dwelling units. If density bonuses are approved, they should be allowed only when they supply housing for clearly expressed community needs.

**Guideline 2:** Provide mechanisms to permit flexibility and innovation in residential project design, to promote land use efficiency and environmental protection.

**Guideline 3:** Support voluntary inclusionary zoning in all subdivisions.

**Objective 2:** Mitigate the impact of commercial developments upon the current housing needs of the City.

**Guideline 1:** Encourage mixed-use developments in appropriate locations in commercial centers.

**Guideline 2:** Examine land use regulations to explore options for additional mitigation measures to obtain adequate Moderate Income Housing in the community.

**Guideline 3:** Support rehabilitation and re-development in the R-1-7 and R-1-9 zones.



# Moderate Income Housing

Midway City 2017 General Plan

## Moderate Income Housing Goals and Guidelines

**GOAL 2:** Moderate Income Housing is an issue which Midway needs to address in cooperation with Wasatch County.

**Objective 1:** Housing development should mostly occur within the City limits, however, some housing growth is expected to occur in the county.

**Guideline 1:** Work jointly with Wasatch County to identify where residential development capacity exists to accommodate expected growth.

**Guideline 2:** Work jointly with Wasatch County to determine where costs can be minimized.

**Objective 2:** Encourage discussions about Moderate Income Housing to explain and educate the community about the need for affordable housing in terms of providing housing for persons who work in Midway, but cannot afford to live here, and persons who live in Midway but cannot afford to purchase a home.

**Guideline 1:** Moderate Income Housing is an investment in a vital community and insurance of a locally-based work-force.

### Implementation

- Regularly update the Moderate Income Housing to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems.
- Review zoning ordinances and standards for barriers to the development of moderate income housing.

Summary of Senate Bill 34 Affordable Housing Modifications (4th Substitute)

Sponsored by Sen. Jake Anderegg / Rep. Val Potter

**2019 State Law for Housing. Senate Bill 34 Affordable Housing Modifications**

***Summary:***

This bill requires local communities to plan for housing for residents of all income levels and coordinate that housing with transportation. Every general plan is required to have three components: land use, transportation, and moderate-income housing (MIHP). All cities in the State are required to develop a moderate-income housing (MIHP) plan as part of their general plan. That requirement has existed since the 1990s but SB 34 provides additional direction and detail. Some requirements have been added to all cities. In addition, certain communities are now required to select and implement specific housing strategies from state statute and then annually report on their MIHP plan implementation. They must satisfy these requirements to remain eligible for certain state transportation investments via the Transportation Investment Fund (TIF) and the Transit Transportation Investment Fund (TTIF).

***New Revisions to required elements of municipal and county general plans:***

1. The Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land.
2. Transportation and Traffic Circulation element:

***All cities must:***

- "Provide the general location and extent" of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation.
- Plan residential and commercial development around "major transit investment corridors" to improve connections between housing, employment, education, recreation, and commerce. ("Major transit investment corridor" is now defined as a public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219.) Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections.
- Correlate the transportation plan with population and employment projections, and the proposed land use element. This will help municipalities be able to see where their communities may grow and to plan and coordinate infrastructure to do so.

- Consider the regional transportation plan developed by the region's metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT. This will help municipalities coordinate their plans and needs for the region.

#### **Moderate Income Housing (MIHP) plan element.**

Utah Code has long required municipalities and counties to plan for moderate income housing growth.

#### ***All Municipalities now shall:***

Facilitate a reasonable opportunity for a variety of housing including MIHP and shall now:

- 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community
- 2) "allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life"
- 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities and within the planning horizon for counties.

#### ***Municipalities/counties subject to additional requirements:***

SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate-income housing element of their general plan and to annually report on implementation (first report due on December 1, 2020).

1. all municipalities of the 1st, 2nd, 3rd, and 4th class;
2. cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
3. metro townships with a population of 5,000 or more; and
4. all counties must plan and adopt a MIHP element including strategies from the 'menu' (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation. See Appendix for the 2019 list of entities.

#### ***Entities subject to the additional requirements – Implementation of 3 items:***

**"Cities Shall include a recommendation to implement 3 or more of the following strategies" aka the 'menu' of planning tools.**

- (A) rezone for densities necessary to assure the production of MIH
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- (F) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

- (G) encourage higher density or moderate-income residential development near major transit investment corridors
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
- (I) allow for single room occupancy developments
- (J) implement zoning incentives for low to moderate income units in new developments
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- (L) preserve existing MIH
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
- (N) participate in a community land trust program for low or MIH
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

***Entities subject to the additional requirements – Implementation of 4 items:***

In addition to the recommendations required above (3 “menu items”, municipalities that have a “fixed guideway public transit station” shall include a 4<sup>th</sup> recommendation to implement either “G” or “H” [not required for counties].

***Entities subject to the additional requirements:***

***Annual reporting and review of the moderate-income housing plan:***

The municipal/county legislative body shall annually review their MIHP and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services (DWS), AOG, and MPO if applicable.

**The report shall include:**

1. revised estimate of the need for MIH in the next 5 years;
2. description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income;
3. description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency;
- d) description of the implementation of the MIH recommendations aka 'menu' of planning tools.

**The DWS Division of Housing and Community Development shall:**

1. assist in the creation of the MIH reports, and
2. evaluate the reports for purposes of determining eligibility for state transportation funds. This gives DWS rulemaking authority to develop the evaluation process.

**The Legislature also revised state transportation funding to:**

1. Add access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission.
2. Add a requirement to access to certain transportation funding for municipalities. State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIHP or has failed to report on implementation of their MIHP as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station.

### Section 1: Population by tenure in Midway city

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	3,384	4,683	152	5,670	987
Total Population in occupied housing units (ACS Table B25008)	3,384	4,683	152	5,670	987
Total Population in owner- occupied housing (ACS Table B25008)	2,322	3,077	72	3,798	721
Total Population in renter- occupied housing (ACS Table B25008)	1,062	1,606	80	1,872	266

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 Midway city

<b>Table B25001 Table B25032</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
<b>TOTAL HOUSING UNITS</b> (ACS Table B25001)	1,600	2,208	59	2,552	344
Total occupied units (ACS Table B25032)	1,154	1,647	46	1,835	188
Owner-occupied structures (ACS Table B25032)	856	1,161	26	1,296	135
1 unit, detached	722	1,030	25	1,186	156
1 unit, attached	68	104	4	126	22
2 units	2	15	1	10	-5
3 or 4 units	11	12	0	1	-11
5 to 9 units	53	0	-4	-40	-40
10 to 19 units	0	0	1	13	13
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	298	486	20	539	53
1 unit, detached	201	237	4	196	-41
1 unit, attached	56	75	4	103	28
2 units	15	41	3	64	23
3 or 4 units	12	25	4	85	60
5 to 9 units	3	108	7	108	0
10 to 19 units	11	0	-2	-18	-18
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0

Boat, RV, van, etc.	0	0	0	0	0
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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 Midway city

<b>Table B25003 Table B25081</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total households in occupied housing units (ACS Table B25003)	1,154	1,647	46	1,835	188
Total households in owner-occupied housing (ACS Table B25003)	856	1,161	26	1,296	135
With a Mortgage (ACS Table B25081)	646	752	1	742	-10
Without a Mortgage (ACS Table B25081)	210	409	24	555	146
Total households in renter-occupied housing (ACS Table B25003)	298	486	20	539	53

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 Midway city

<b>Table B25004</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total vacant units (ACS Table B25004)	446	561	12	716	155
For rent (ACS Table B25004)	0	0	-5	-35	-35
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	31	27	1	52	25
Sold, not occupied (ACS Table B25004)	34	0	0	17	17
For seasonal, recreational, or occasional use (ACS Table B25004)	346	507	16	593	86
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	35	27	1	90	63

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	2024 Projection
Average Household Size (ACS Table B25010)	2.93	2.84	3.09
Average Owner Household Size (ACS Table B25010)	2.71	2.65	2.93
Average Renter Household Size (ACS Table B25010)	3.56	3.30	3.47

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 Midway city

<b>Table B25088 Table B25064</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,279	\$1,482	\$7	\$1,622	\$ 140
Units with a mortgage (ACS Table B25088)	\$1,648	\$1,894	\$19	\$2,027	\$ 133
Units without a mortgage (ACS Table B25088)	\$354	\$517	\$20	\$683	\$ 166
Median gross rent (ACS Table B25064)	\$1,220	\$1,708	\$31	\$1,625	\$ (83)

Community Survey.

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

### Section 7: Median household income in Midway city

<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$67,784	\$78,576	\$1,359	\$90,990	\$ 12,414
Owner-occupied income (ACS Table B25119)	\$70,565	\$87,944	\$1,623	\$103,720	\$ 15,776
Renter-occupied income (ACS Table B25119)	\$63,125	\$74,598	\$2,665	\$86,976	\$ 12,378

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

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

<b>Table B19019 Table B19119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$74,552	\$5,347	\$118,586	\$ 44,034
1-person household	\$34,751	\$36,404	-\$223	\$30,265	\$ (6,139)
2-person household	\$62,589	\$79,963	\$2,113	\$94,125	\$ 14,162
3-person household	\$67,432	\$73,571	\$1,911	\$99,142	\$ 25,571
4-person household	\$79,621	\$70,769	-\$1,180	\$61,716	\$ (9,053)
5-person household	\$49,066	\$88,254	\$4,564	\$116,629	\$ 28,375
6-person household	\$73,496	\$121,250	\$4,794	\$142,276	\$ 21,026
≥ 7-person household	\$93,474	\$96,538	\$304	\$97,822	\$ 1,284
Median FAMILY income (ACS Table B19119)	\$68,479	\$83,289	\$1,660	\$91,365	\$ 8,076
2-person family	\$62,218	\$83,378	\$2,451	\$96,061	\$ 12,683
3-person family	\$54,479	\$64,082	\$439	\$76,756	\$ 12,674
4-person family	\$78,507	\$74,493	-\$731	\$66,617	\$ (7,876)
5-person family	\$73,011	\$88,327	\$2,998	\$103,255	\$ 14,928
6-person family	\$78,494	\$114,904	\$4,103	\$135,543	\$ 20,639
≥ 7-person family	\$77,500	\$95,288	\$978	\$99,874	\$ 4,586

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 biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

<b>2018 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	155	285	130	130	-25
≤ 50% HAMFI	85	45	45	-40	-40
≤ 30% HAMFI	45	15	15	-30	-30

Calculate the municipality's housing gap for the previous biennium 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	170	255	153	85	-17
≤ 50% HAMFI	90	65	65	-25	-25
≤ 30% HAMFI	60	0	0	-60	-60

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	-15	30	-23	45	-8
≤ 50% HAMFI	-5	-20	-20	-15	-15
≤ 30% HAMFI	-15	15	15	30	30

**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:  Subsidized by municipal housing programs
- State Government:  Subsidized by Utah's OWHLF multi-family program
- Federal Government:  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: