

Moderate Income Housing

Overview

In 1996 the Utah Legislature passed HB295 mandating preparation and adoption of a plan for moderate income housing within the required general plan. That Legislation and subsequent revisions and amendments in Section 10-9a-103 require that cities provide a realistic opportunity to meet the need for additional moderate income housing in their communities. Cities should facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people of various incomes to benefit from and fully participate in all aspects of neighborhood and community life

To that end, the Plan for Moderate Income Housing is required to be a written document, adopted by the City Council that includes:

- a) An estimate of the existing supply of moderate income housing located within the municipality;
- b) An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
- c) A survey of total residential land use;
- d) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- e) A description of the municipality's program to encourage an adequate supply of moderate income housing.

What follows is the required analysis along with a discussion of the City's implementation strategy.

INTRODUCTION

"Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located- In other words, affordable housing is a function of the particular circumstances and income levels of particular communities rather than a type of housing. Hooper lies within Weber County, which has a median gross household income of \$62,036 and an average household size of 2.96.

Hooper incorporated as a city on November 30, 2000. Prior to that time, Hooper was listed as a Census Designated Place (CDP) by the United States Census Bureau. The boundaries of Hooper, as it now exists, roughly correspond with the boundaries of the CDP area used by the Census Bureau. All the statistics used in this document are based upon numbers provided by the 2010 Census for the Hooper CDP and are the most current available as of this writing.

NEEDS ANALYSIS

Income

To determine the need for affordable housing in a particular area one must first determine the resources available to those in the community to pay for housing. According to Census 2010, the median household income for Hooper is considerably higher than that for Weber County the median household income in Hooper is \$96,620 while the median household income for Weber County is \$62,036. The State Statutes define affordable housing as a function of the median gross household income for Weber County, therefore a figure of \$62,036 has been used as the baseline figure to calculate “moderate income”. The average household size for Hooper 3.52.

Table 1 shows the breakdown of the affordable housing categories of 80%, 50%, and 30% of the median household income as well as the maximum purchase price of a dwelling and maximum monthly rent. According to the United States Department of Housing and Urban Development (HUD), housing costs should not exceed 30% of monthly income.

Affordable housing category	80%	50%	30%
Household income	\$49,629	\$31,018	\$18,611
Maximum purchase price	\$177,320	\$110,825	\$66,475
Maximum monthly housing payment	\$1,240	\$775	\$465

Source: US Census Bureau; Census 2010

Maximum purchase price of a house is based upon a 30-year mortgage at 5 percent with 5 percent down, and includes payments for insurance and property taxes equal to .2 percent of the purchase price. According to Table 1, housing available to moderate income households would have a monthly mortgage (including insurance & taxes) or rent payment of \$1,240 or less. This translates to a house with a maximum purchase price of \$177,320.

Table 2 provides a breakdown of income by household in Hooper. Updated information was not available as of 11/18/2019. Table 2 will be updated with current information using the 2020 Census results.

Income	Number	Percent
< \$10,000	12	1.1
\$10,000 to \$14,999	18	1.6
\$15,000 to \$24,999	80	7.1
\$25,000 to \$34,999	89	7.9

\$35,000 to \$49,999	193	17.0
\$50,000 to \$74,999	356	31.4
\$75,000 to \$99,999	202	17.8
\$100,000 to \$149,999	147	13.0
\$150,000 to \$199,000	17	1.5
\$200,000 or more	19	1.7
TOTAL	1,133	100
Source: US Census Bureau, 2000 Census		

According to this data, at least 200 households or fully 18% of households in Hooper make less than \$39,000 and are considered moderate income.

Housing and Population

The 2010 Census lists the population of the Hooper CDP as 7,218, a 83.8% increase from the 2000 census. Total housing for the city has increased proportionately and is currently at 2,373 total housing units. The total occupancy for the city is 2,339 occupied units or 98.6% of total housing. Of the 2,339 units occupied, 2,176 (93%) are owner-occupied and 163 are renter-occupied. Tables 3 and 4 detail housing occupancy and tenure in Hooper.

	Number	Percent
Total Housing Units	2,373	100
Occupied Housing Units	2,339	98.6
Vacant Housing Units	34	1.4
Vacancy Rate	1.4%	
Source: US Census Bureau, 2010 Census		

	Number	Percent
Occupied Housing Units	2,339	100
Owner Occupied Housing Units	2,176	93
Renter Occupied Housing Units	163	7
Avg. Household Size of Owner Occupied Units	3.57	
Avg. Household Size of Renter Occupied Units	2.92	
Source: US Census Bureau, 2000 Census		

The total vacancy rate of 1.4% for the city is considerably less than that for Weber County which is currently 8.4% In other words, it is generally more difficult to find housing (either to buy or rent) in Hooper than it is in Weber County in general. Table 5 compares vacancy rates between the Salt Lake/Ogden MSA and the City of Hooper. Updated information was not available as of 11/18/2019. Table 5 will be updated with current information using the 2020 Census.

	Hooper	Salt Lake/Ogden MSA
Total Vacant Housing Rate	2.3%	5.2%
Owner Vacancy Rate	.9%	1.8%
Rental Vacancy Rate	4.2%	6.6%
Source: US Census Bureau, 2000 Census		

Housing is somewhat less available in Hooper than in the Salt Lake/Ogden MSA, but is housing affordable to those with moderate incomes? In examining this question, a number of factors must be considered. Specifically, what do houses in Hooper cost? How much are rents? And what percentage of their gross household income are families spending on housing costs? In general, the answers to those questions show that it is more expensive to live in Hooper than in the greater Salt Lake/Ogden MSA. Table 6 details the value of all owner occupied units within Hooper. This table shows that less than 45% of the existing housing stock is affordable to those households with moderate incomes. Updated information was not available as of 11/18/2019. Table 6 will be updated with current information using the 2020 Census.

Value	Number	Percent
< \$50,000	0	0
\$50,000 to \$99,999	107	11.6
\$100,000 to \$149,999	307	33.4
\$150,000 to \$199,999	311	33.7
\$200,000 to 299,999	166	18.0
\$300,000 to \$499,000	26	2.8
\$500,000 to \$999,999	0	0
> \$1,000,000	5	.5
TOTAL	922	100
Median Home Value	\$155,200	
Source: US Census Bureau, 2000 Census		

As is shown by Table 7, 60% of the rental stock within Hopper rents for \$500 to \$749. Based upon the data in Table 1 this would be considered affordable. However, this accounts for only 36 housing units out of a total of 1,177 dwellings within the city. In addition, according to Table 8, at least 40% of renters are paying more than 30% of their household income toward rent. By contrast, approximately 35.7% of Salt Lake/Ogden MSA residents pay 30% or more of their monthly household income on housing. Updated information was not available as of 11/18/2019. Tables 7 and 8 will be updated with current information using the 2020 Census.

Monthly Rent	Number	Percent
\$500 to \$749	36	60
\$750 to \$999	0	0
\$1,000 to \$1,499	12	20
\$1,500 or more	12	20
TOTAL	60	100
Median Rent	\$625	
Source: US Census Bureau, 2000 Census		

Percentage of Income	Number	Percent
< 15.0	12	20
15.0 to 19.9	0	0
20.0 to 24.9	0	0
25.0 to 29.9	24	40
30.0 to 34.9	12	20
35.0 percent or more	12	20
TOTAL	60	100
Source: US Census Bureau, 2000 Census		

In addition, approximately 19.4% of homeowners in Hooper are paying 30% or more of their income for their monthly mortgage. All told, approximately 18% of Hooper households are paying 30% or more of their household income on housing costs. By way of contrast, about 25% of Salt Lake/Ogden MSA households are spending 30% or more of their incomes on housing.

STRATEGIES TO ENCOURAGE MODERATE INCOME HOUSING

Hooper City adopts the following strategies to encourage landowners and developers to provide housing for moderate income families in the City. The City recognizes that because of the rural nature of its community and the lack of public transportation, moderate income housing may look different from a large metropolitan area with good public transportation and in close proximity to essential services such as jobs, grocery stores and entertainment.

Policies

1. The City Council and Planning Commission will consider rezoning to provide for densities more likely to assure the production of moderate income housing and a diversity of housing units within the City;
2. The City Council will create ordinances and regulations that allow for more accessory dwelling units in existing and future residential zones;
3. The City Council and Planning Commission will create and implement zoning incentives to encourage the construction of low to moderate income units in new developments;
4. The City will apply for, or partner with an entity that applies for, programs administered by a metropolitan planning organization or other transportation agency that provides technical assistance in preserving and creating moderate income housing.