



**WORKFORCE
SERVICES**
HOUSING & COMMUNITY
DEVELOPMENT

Moderate Income Housing Program

2023 Annual Report Submissions



REPORTING PERIOD AUGUST 1, 2022 TO JULY 31, 2023

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

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Initial Reports

An Initial Report or Initial Moderate Income Housing Report is the one-time report required at the time that a city or county's classification increases to the level that requires annual reporting. The report shall identify each moderate income housing strategy selected by the municipality or county for continued, ongoing, or one-time implementation, restating the exact language used to describe the moderate income housing strategy and include an implementation plan.



Fruit Heights City

Type of Jurisdiction
Municipality (City, Town, Metro Township)

When did the municipality last adopt or amend the moderate income housing element of the General Plan?
4/11/23

Link to Plan <https://www.fruitheightscity.com/218/General-Plan>

Link to Ordinance or Resolution <https://www.fruitheightscity.com/Document-Center/View/2834/2023-002-General-Plan>

Strategies Selected: A, E, F, J, L

Hyde Park City

Type of Jurisdiction
Municipality (City, Town, Metro Township)

When did the municipality last adopt or amend the moderate income housing element of the General Plan?
7/26/23

Link to Plan
<https://hosting.civiclinq.com/hydeparkut/books/general-plan/4>

Link to Ordinance or Resolution
https://hydeparkut-my.sharepoint.com/:b:/g/personal/marcus_a_hydeparkcity_org/ERkGbeulA9IHgdcyYGBbX-wBHEF3qyzF3vfM_2xKbnuAzg?e=2ydcfl

Strategies Selected:
A, F, W



Plain City

Type of Jurisdiction

Municipality (City, Town, Metro Township)

When did the municipality last adopt or amend the moderate income housing element of the General Plan?

12/7/23

Link to Plan

<https://www.plaincityutah.org/planning-commission/pages/general-plan>

Link to Ordinance or Resolution

<https://www.plaincityutah.org/planning-commission/pages/general-plan>

Strategies Selected: B, E, F

Salt Lake City

Type of Jurisdiction

Municipality (City, Town, Metro Township)

When did the municipality last adopt or amend the moderate income housing element of the General Plan?

6/13/23

Link to Plan

http://www.slc.gov/can/wp-content/uploads/sites/8/2023/05/Housing-SLC-Plan_No-Appendices.pdf

Link to Ordinance or Resolution

<https://webdme.slcgov.com/AdoptedLegislation/DocView.aspx?id=5341293&d-bid=0&repo=SLC>

Strategies Selected:

C, E, F, G, H, I, J, K, L, M, O, P, Q, S, T, U, V, W, X



Progress Reports

A Subsequent Progress Report is required for cities and counties every year following the initial report submission. The Subsequent Progress Report shall:

- Describe each action taken by the city or county during the previous 12-month period to implement the strategies identified in the initial report;
- A description of the land use regulation or decision including an explanation of how the regulation or decision supports efforts to implement the housing strategies;
- A description of barriers encountered in the previous 12-months;
- Information regarding the Accessory Dwelling Units within the city or county;
- A description of the market response to implementation of moderate income housing strategies;
- And any recommendations on how the state can support the specified municipality in implementing the moderate income housing strategies.



Alpine

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Alpine City has updated the city code to allow for internal accessory dwelling units in every zone within the city. We are currently in the process of a study for our Main Street that could potentially also update uses to include accessory dwelling units above commercial businesses that do not need to be owner-occupied as is our current standard for IADUs.

We have also begun tracking internal ADUs in the city. As of July 2023, we have over 50 that were either constructed or re-registered indicating they plan to rent out an internal accessory apartment. As part of our community outreach initiatives, the registration process has been included to make it as simple as possible. A code compliance officer has been hired and one of his responsibilities is to track complaints involving ADUs for future policy discussions.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has been consciously permitting Internal ADUs within the city. We have shared information with residents and streamlined the approval process for allowed IADUs in residential zones. A study has also been commissioned to allow IADUs in our Business-Commercial zone for primarily commercial buildings in order to further expand an already popular policy. Alpine City has not altered or amended the section of the code as of yet dealing with accessory apartments. We plan on making any adjustments needed after the review by the beginning of 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As a City, we recognize the importance accessory apartments can play in



creating moderate-income housing. By initially implementing standards from the State for Internal Accessory Dwelling Units the City can study implementation strategies that have been successful or need to be adjusted to make this strategy successful for Alpine. While we haven't made any land use decisions or regulations in the last 12 months, our goal is by the end of 2023 going into 2024 we can have enough information to make any needed changes.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

A quick search of any short-term rental website shows there are IADUs that are turned into short-term rentals. Most of our complaints on IADUs are centered around short-term rentals. Currently, STRs are prohibited in any zone in Alpine. It is difficult for legislative bodies to want to loosen standards on ADUs when cities are restricted in enforcing the biggest complaint we receive about the potential allowance of more ADUs when we can't enforce standards simply and efficiently.

Number and type of new units permitted

11

Number and type of affordable units added

Potentially 11

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies



N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Strategy #2

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Alpine City Council has tasked staff with monitoring a variety of sites to identify homes listed for sale that would be identified as moderate-income housing to work with property owners to ensure they stay within this category. The staff has also reached out to a variety of cities and private corporations that implement or provide training for a good landlord program. This option will be hosted on our city website for individuals to reference. The City has implemented and received approval from the City Council to create a program that landlords can partner with a private organization to obtain a certificate for completing good landlord training. We will put more information on the City website but are promoting this program as applications come in for applicable permits. Once this certificate is obtained the city will waive relevant fees as applicable.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has been working on creating a good landlord incentive program and reaching out to property owners who have homes identified as moderate income housing to track and monitor these homes throughout the city. When new subdivisions come to the City we also discuss ways to make them more affordable and implement affordable housing within their project. This is primarily being handled at a staff level with communication made to the City Council for any feedback or adjustments that need to be made.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The decisions made to enact a good landlord policy that is hosted on our website will let people know this is an option as well as potentially reduce fees associated with rentals. By identifying dwellings that could provide moderate-



income housing and working with property owners will also support the implementation of this strategy by preserving the dwellings we do have and making them that much more cost friendly.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Alpine City over the past year has not received many subdivision requests. Also because of the current housing market and interest rate increases the existing homes listed for sale are well above what would be considered moderate income housing. Because of this we are focusing more on accessory dwellings but that information is harder to find for rentals vs selling of a home so it has taken more time than we originally anticipated.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Strategy #3

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Alpine City has reviewed each of our current or in-process impact fees and considered if they could be waived or reduced for units that meet the criteria for moderate-income housing. While we are still considering different options the City Council has agreed to reduce the sewer and storm drain impact fee for homes that are deed-restricted to meet the requirements of moderate-income housing by 50%. Waiving, reducing, or eliminating impact fees for moderate-income housing is something the city will continue to study.

Staff is also reviewing potentially implementing fees for housing based on size rather than a blanket charge for any housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Staff is currently reviewing fees associated with housing starting with impact fees. City Council has reviewed and approved the ability to waive the public safety impact fee for moderate income housing. While this is a good start, further studies are being considered to reduce other fees that could impact housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City Council has passed a resolution waiving the sewer and storm drain impact fee for homes that are deed restricted to meet the requirements of moderate income housing by 50%. Waiving, reducing, or eliminating impact fees for moderate income housing is something the city will continue to study. for moderate income housing. We plan on identifying the homes by a deed restriction that would be eligible for the waiving of this impact fee. We are also studying other fees that could be reduced or waived for moderate income housing.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

None as of yet, this is a fairly new strategy but we have not had any issues or concerns arise.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction



156

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

11

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

143

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Please give us time to figure out what strategies work for us and what ones we can change to be more impactful. It is very difficult for staff of smaller communities to keep up with yearly changes and to try and keep track of new requirements.

It would also be helpful to have training opportunities for elected/appointed officials so they can see they new requirements and how they need to implement these strategies.

American Fork

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://americanfork.gov/276/Planning-Department>

Link to Ordinance or Resolution

<https://americanfork.gov/276/Planning-Department>



Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022, American Fork City staff began to engage with MAG staff to prepare an RFP and secure funding to contract with a consultant to prepare the Station Area Plan document, as required by the State Code, and as identified in the American Fork Moderate-Income Housing Plan. The City secured funding, and in 2023, engaged the services of PSOMAS to prepare the SAP, in cooperation with City staff. Stakeholder interviews have been conducted, and staff and the consultant are currently in the public engagement preparation stage.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made. An expected decision is expected after the completion of the plan and presentation of recommendations.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This strategy is not fully completed; however, work is being undertaken to get the Station Area Plan drafted, and adopted (including certification). The SAP is expected to provide some recommendations on how to further enhance the area surrounding the American Fork Frontrunner Station.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed



N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This strategy has not been fully implemented at the stage of this report; therefore, it is not possible to fully determine any market responses related to the strategy. Some discussions have been had with property owners seeking to annex into American Fork, and the zoning requirements for development that are conducive to a proper station area and to support high density housing. Initial discussions with some current property owners relates to their lack of desire to meet the high-density requirements for development in the immediate area of the station area.

Strategy #2

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

American Fork City Redevelopment Agency has created a new CRA for the Patriot Station area. This CRA will collect tax increment, and funding for subsidizing moderate-income housing has been identified. This funding has



been budgeted for an amount of \$7.6 million for a moderate- to low-income housing related program. The Agency triggered tax increment on January 1st 2023, which allows the first tax increment payment year to be in 2024. While the tax-increment has been triggered, no money has been received at this point. The City and RDA is currently in discussions of the best way to structure a program to utilize this funding. Once tax increment has been generated and received by the CRA, the Redevelopment Agency and City will begin to fund the program, and begin to fully implement this identified and adopted strategy.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision is associated with this strategy. Instead, the actions that have been taken relate to the adoption of a CRA, and the entering into of Interlocal Agreements with the respective taxing entities.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

There is no land use decision that directly supports this strategy, however, the promotion of high-density housing in strategic locations will help to provide additional housing stock to alleviate the supply and demand issues that are driving up the cost of housing throughout American Fork. Zoning for higher density is supporting the creation of more housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The main barrier to this strategy was trying to get buy in from all of the taxing entities to support the CRA.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A



Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The strategy has not been fully implemented yet, and no market response has been observed due to the funding not currently being available.

Strategy #3

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City Planning staff, in cooperation with the City's Finance Department have established a source of funding to create a mortgage downpayment program that meets the intent of the strategy. With a funding source established, staff is currently researching the best structure for the program, as well as how to administer it. Some of the research being conducted on staff relates to abilities to promote the program, how the program should be administered (internal or external), and how many people can be served on an annual basis based on the funding stream available. While a funding source has been identified, the source has yet to be funded. It is anticipated that this funding will be available in 2024, and therefore, the program will be available once it has been funded.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision is associated with this strategy. This strategy is program based, and its implementation will be based on the creation and funding of a new program to provide mortgage assistance.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This strategy is program based, and is not supported by any land-use regulations.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The barriers associated with the implementation of this program included finding the best approach to administering the program in a way that works best for American Fork, as well as also having the available funding to support such a program. While these barriers exist, they will not hinder the full implementation of the program, but may alter the path towards implementation.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

The format of how this program is intended to be structured will not create new units, but it should provide access to existing units.

Do you have additional strategies to report?

Yes

Strategy #4

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In an effort to promote the use of public transit, and to use alternative transportation option, American Fork has reduced the number of required parking stalls in the Transit Oriented Development (TOD) Transit-Core Mixed Use Core area to one and one-half stalls for Lot Types 6 and 7, and to one stall for Lot Type 8 and 9, for residential developments—a significant reduction from the parking requirements elsewhere in the community. This reduction was in effect prior to the adoption of the MIHP. At present, American Fork City is currently in the process of preparing its Station Area Plan, and further study on enhancing access to the Front Runner Station is being conducted on the TOD area which may help to support development where residents are less likely to rely on their own vehicle. This study is currently underway, and is expected to be completed in October 2023. Any further suggestions or recommendations that are made within this plan will be considered for adoption and implementation.

Staff is currently researching the impacts of reducing the parking requirements for LT-6 and LT-7 from 1.5 stalls to 1 stall, which would be a step towards further reducing parking requirements as required by this strategy.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use actions have been taken in the previous 12 months. Reduction in parking requirements that are currently in place existed prior to the adoption of the Moderate-Income Housing Plan. The adoption of the Station Area Plan is intended to provide recommendations on future land use decisions that can be made to help support the implementation of this goal.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



The Station Area Plan and its planning process has not been fully completed yet. Upon completion, there will be further information to report, however, American Fork currently has adopted a specific Transit Oriented Development section of code, and is proactive in finding ways to further enhance this type of development in the community. If further study and research provides recommendations and a basis for further reducing required parking stall numbers, staff will move forward with presenting such recommendations to the Planning Commission and City Council in an effort to further reduce the parking requirements in these key strategic areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

While the reduced parking number is already adopted, staff has noticed some concerns from developers in discussions about future projects about the reduction in parking requirements, and how the city's requirements fall below that of what some financiers are requiring. The city efforts to reduce parking in these strategic areas may be impacted by the provision of excess parking as a financing requirement on the private development side. Further discussions are being had on this issue with the developer, and their requirements does not impact the city's ability to reduce the stall requirements.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A



Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The area where this reduction has been implemented has yet to be developed, and as a result, no market responses are evident at this point, other than the issues mentioned above with a higher parking requirement from a financing organization than the city, per a developer in discussions about developing their property.

Do you have additional strategies to report?

Yes

Strategy #5

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Planning staff identified a key location in a mixed use zone to allow for further density. Staff researched options for what the new density requirements should be. In early 2023, planning staff presented a code text amendment to City Council to amend land use regulations related to building standards and density. The amendment to the land use regulation now sets a minimum density requirement in the Transit-Core Mixed-Use Core of the TOD zone of 55 units per acre. This amendment means that all residential development must meet a minimum density requirement of 55 units per acre, with no maximum density requirement.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

American Fork City Council approved a new ordinance to increase the density of the Transit-Core Mixed-Use Core. This increase in density allows for higher density by setting a minimum density of 55 units per acre, with no maximum density requirement. This Ordinance number is 2023-03-12, and was approved on 14 March 2023.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decision allows for higher density with no maximum density requirement, which ultimately meets the intent of the strategy by amending a land use regulation to allow for higher density in a mixed use zone like the TOD.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The specific zone that was amended to allow for increased density has not seen any further development yet, therefore it is not possible to report on any market response at this point.



Do you have additional strategies to report?

Yes

Strategy #6

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In accordance with UCA 10-9a-408(3)(c), American Fork City has previously adopted an ordinance, as well as made an investment through its Community Reinvestment Agency to build all of the infrastructure along 200 South, and to lower the cost to the developer as an incentive to developing in this area.

Ordinance No. 2018-11-52 established the Transit Oriented Development zone, to support residential, commercial, and mixed-use development in the area surrounding the Frontrunner Station, and to promote higher density and a variety of housing type options to people.

While some previous development occurred in the area prior to the adoption of this ordinance, that previous development did not meet the densities envisioned, and the increased market rates for residential units in this area did not meet the moderate-income housing levels that could have been accomplished through more dense development. As a result, further actions have been taken to compound upon the previous efforts by setting a minimum density level for transit core and mixed use core residential development that will meet the necessary densities to facilitate the production of moderate-income housing. This action was taken through Ordinance No. 2023-03-12.

The majority of the development that has occurred within the TOD zone is all in the outer districts of the zone, and the medium density development that has occurred does not facilitate the development of moderate-income housing without any additional incentives. Existing market data for these properties is not conducive to moderate-income housing levels/rates.

As staff and its consulting partners continue to research the land within the American Fork Station Area, some discussions have been had at a conceptual level about rezoning straight commercial land to a mixed-use, similar to the high-density land already within the TOD. As the research and studies of the SAP evolve further, additional discussions will be had. If recommendations are provided on rezoning some of this land to meet the intent of this strategy, staff will follow this recommendation and prepare a map to present to City Council outlining recommendations, potential locations for a rezone, and move the proposal forward for approval, based on the outcomes of the SAP and any potential recommendations.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was made in 2018 (ORD No. 2018-11-52) related to TOD Development which currently works towards the implementation of the strategy. In 2020, ORD No. 2020-10-54 was approved, which removed a maximum density limit on residential development in the CC-1 Downtown zone. Further examinations on the limits of this zone are still to be finalized, but it is anticipated that additional land may be rezoned into the CC-1 zone at the culmination of some research into the boundaries of the downtown, as well as a future revision to the American Fork General Plan. A land use decision has not yet been made in relation to a downtown rezone beyond the initial action taken through ORD No. 2020-10-54. This timeline reflects the moderate income housing element implementation plan with anticipated completion in 2025, after the required research, discussions, and actions have been taken. The previous actions that were taken help to move forward the strategy of rezoning for densities necessary to facilitate the production of moderate-income housing in key areas throughout the city, by identifying core areas for such rezoning, and where some changes have already taken place, the initial steps were the beginning in a long process of reshaping the areas of the city where these rezoning can and should happen, and to set the boundaries of such future actions. While steps have been taken to rezone in accordance with the intent of the strategy, the right developer has yet to come forward willing to develop within this vision. Currently, there is a proposal for development which would help to accomplish the intent of this strategy, however, the developer is still assembling additional properties to further enhance their vision, and that of the high-density zoning.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Station Area Plan that is currently being prepared for American Fork will look at existing zones in our important Station Area. Findings from this plan preparation process, and associated recommendations may include rezoning some areas surrounding the American Fork Frontrunner Station to support additional moderate-income housing, and higher residential densities.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None. Steps to date have been research based to move towards implementation steps.

Number and type of new units permitted



N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Some land in the CC-1 zone is currently in the planning phase for a 170+ residential unit development with ground floor commercial and retail spaces, but has yet to be entitled. The developer is trying to acquire additional land to support expanding their project. Staff and the applicant are in discussions about the possibility of deed restricting some of these units, and what would be needed to achieve this. Land in the outer parts of the TOD zone has been both entitled or developed to a much greater extent than the core areas of the TOD. The lower density types of development have been easier to achieve, however, where higher densities are being required, developers are not able to meet certain requirements related to minimum densities, being able to provide potential parking structures, and being willing to provide the ground floor commercial or retail elements that can support the community that is being built in this part of the city.



Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

Based on available records of when we started tracking permits for this at the start of 2022, we have records of 5 approved internal ADU's.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2022: 4

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

N/A

Bluffdale

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.bluffdale.com/DocumentCenter/View/5393/2022-AMENDED->



MIHE-of-the-General-Planpdf

Link to Ordinance or Resolution

<https://www.bluffdale.com/DocumentCenter/View/5394/MIH-Report---2022-AMENDED---Ordinance-2023-04-Finalpdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our first identified action was to add a FAQ sheet to our city website to improve and streamline our education and information to the public, regarding the ADU ordinance. We were able to do so on April 24th, 2023, for internal ADUs, which has helped the public and other Staff. The FAQ contains links to the City Ordinance and ADU application. Through a streamlined building permit process of coordination between the planning and building departments, we have been able to better communicate with the public who approach the building department regarding their existing or new basement or detached structure about ADU options.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decisions were needed to be made, in relation to the action of creating a FAQ sheet to post on our website.

Starting in December 2022, we discussed the policy for allowing detached ADUs with the City Council. The policy discussion also included how to encourage others to seek out legal ADU permits within their existing structures where illegal units may currently be operating.

On May 24th, 2023, after several Planning Commission and City Council meetings, a new ADU ordinance was approved by the City Council which allows detached ADUs in many circumstances and which updated other ministerial provisions regarding internal ADUs. We will refresh our website with updated FAQs based on the new ordinance by the end of 2023.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decision to pass the new, updated ADU ordinance supported our efforts to further progress for legal ADUs and encourage more legal permits in the City. By extending the ordinance to detached ADUs, it provides more options for affordable housing through the flexible use of ADUs. Other specifics in the code also support the facilitation of more ADUs in the city, like setbacks for example. The setbacks for detached ADUs are the same as other accessory structures rather than a greater setback requirement in most cases (some exceptions and additional regulations for two story balconies and overlooking windows to maintain privacy for neighbors within a certain distance). That and other development standards discussed and passed helps to make the ordinance and receiving ADU permits more attainable and will encourage more people to have the ability to create legal, safe ADUs which meet the safety standards of the adopted building codes.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No barriers were applicable to the action of creating a FAQ sheet.

No significant barriers were encountered in the City Council ADU discussion getting the amended ADU ordinance approved. The main difficulties were the duration of time (8 meetings) and policy debates about certain specific ordinance standards, such as size and proportion to the primary dwelling and design standards. The Council wanted to make sure that the ADUs remained subordinate and not be deemed a second complete home.

Number and type of new units permitted

We have had 4 ADUs so far this year, and another in the process. 2 Internal ADUs and 2 Detached ADUs have been approved and finalized.

Number and type of affordable units added

We don't have available data on the rental price of the ADUs, just the size of the unit, so it is difficult to assess affordability

Number and type of affordable units rehabbed

we are not currently administering a rehabilitation program

Number and type of units converted from other uses

difficult to ascertain, typically an internal ADU repurposes an existing finished



or unfinished space within a single family dwelling; detached ADU repurpose or add internal construction to accessory buildings which are often used for storage or home occupation business uses

Change in local rent amounts
we do not have this information

Change in the number of people displaced
we believe ADUs do not displace anyone

Change in the number of households experiencing housing cost burden
difficult to ascertain, but we are increasing the number of units for different household types

Change in the share of household income spent on housing
we do not have this data

The number of rezones associated with MIH strategies
one; a comprehensive land use text amendment for Accessory Dwelling Units

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Other than the number of permits since adoption, the market response is hard to measure. However, anecdotally we are getting more calls and inquiries and the word is getting out to the community that this is an option for their properties.

According to the market and city awareness, many illegal D-ADUs exist in the community and there is significant desire to be allowed to create D-ADUs. With the massive number of large lots in Bluffdale, many residents have the land and capacity to have and rent out D-ADUs. With the aging population, many Bluffdale residents could benefit from the updated ADU ordinance, allowing a greater variety of ADUs for them to age in place and live near their family and remain in their hometown where they grew up.

By streamlining ADUs to be tracked through building permits, we have received an uptick of ADU applications and inquiries, seeking information to obtain a legal ADU. This all became possible since exposure to ADUs came out with the updated, recently approved ordinance. Now when a detached garage permit comes in, and there's a potential living space shown - we respond by requiring a legal ADU permit to occur for that corresponding living space. The market and the geographical attributes of the Bluffdale large lots were clearly ahead of the ordinance change.



Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023-2024, we anticipated recording of Reagan Cove Plat, completion of infrastructure, and commencement of building permits issuance for 28 housing units of the 55+ zone. So far in 2023, the Reagan Cove Plat has been recorded, on 5.26.23. The next step is the building permit for the 28 housing units. The infrastructure for the project is currently being completed.

In 2023, we anticipated site plan and construction approval for multi-family apartments for the Centrum special district zone which was created and located near major transportation corridors, Porter Rockwell Boulevard and 14600 South. This parcel is also near I-15 and The Point, which will contain the closest transit nodes to the City of Bluffdale. Leading up to this, on September 28, 2022, the City Council approved the density increase from 236 to 252 multi-family units (after original 2022 MIH reporting date).

On October 5, 2022, since the original MIH reporting date (October 1st, 2022), the assisted living facility was able to progress by getting a Conditional Use Permit and Site Plan approved for 82 residential bedrooms(units). In 2023, we anticipate the building permit to be issued and construction to begin soon shortly after. Currently, they are working on their building permit process and required infrastructure.

In January of 2023, the City Council approved a rezone for the Mixed-Use Special District, the Bluffs at Point Crossing which contains 50 attached townhome units, along with potential commercial along the Porter Rockwell Boulevard state highway.

In June, 2023, the staff discussed the potential mixed-use opportunities along the high-capacity transportation corridor of 14600 South with the City Council. In preparation for the city council meeting to discuss this action, we were able to provide map analysis of an approximate boundary for the 14600 Corridor Land Use study area, which included general plan, zoning, and existing residential densities entitled in the corridor consisting of the Centrum Special District Zone, Hotel Gateway Zone, Marketplace at Independence and the Mixed Use Zone. During the meeting, we discussed specific opportunities for



mixed-use areas in some commercially zoned areas as well existing mixed-use zones along with constraints with existing entitlements and property owner scenarios.

Some influencing factors for 14600 Corridor housing opportunities are: increased traffic on Bluffdale Boulevard (14600 South) including one lane bridge reconstruction and opening of Porter Rockwell Blvd; The Point development; new industrial development nearby; and desirable locations between tech hubs and Silicon Slopes. The City Council meeting was held on June 28th, 2023. Going forward we plan to continue these policy discussions with the goal to pursue or encourage mixed-use opportunities, particularly multi-family housing in these few areas that may be most ideal such uses or further refine or expand the study area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

One recent land use decisions has occurred in the last year for the specific actions - the rezone- thee Mixed-Use Special District, the Bluffs at Point Crossing, which occurred in January of 2023, for 50 townhome units. The other items have had rezones previously and are having other steps of progress for their projects.

For the 14600 Corridor discussion with the City Council, no land use decision was made but the general plan and the zoning scheme for the area was discussed at a work session. The discussion led to ideas for another work session with potential land use decisions or study area refinement in the future.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Rezones that have occurred previously related to these actions have contributed to the goal of getting higher density in key mixed use zones, near commercial areas and transportation corridors. There will be additional discussion of future projects along 14600 S that will support the strategy to for more density in key areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers for the Reagan Cove Plat item consisted of difficult public hearings with many residents opposing the proposed density, due to its location on the west side of Bluffdale, where many desire 1-acre lots to remain as the standard. Barriers for the Centrum Special District is neighborhood concern about traffic



increases and compatibility.

Barriers for the Assisted Living Site Plan is primarily infrastructure and timing. They also had to receive a Conditional Use Permit to be allowed the assisted living use, which took extra time in the beginning for the application and approval processes. Additionally, infrastructure needed to be built and is still in process due to the difficult winter for road construction, which has put them behind schedule.

Barriers for Bluffs at Point Crossing Rezone (Mixed Use Special District) – wanting to make sure we had the right amount of commercial included, and to guarantee timing of some commercial development so that we see the mix of uses come to fruition.

Barriers for 14600 South (Bluffdale Boulevard) mixed use rezoning opportunities:

- Existing zoning framework is focused on commercial and industrial
- Willing development partners/sellers are limited, especially when new entitlements are required and existing commercial and industrial market is robust
- Current development projects under construction with more phases to come
- Limited number of available sites
- Limited overall acreage in this part of the community

Number and type of new units permitted

412 entitled units to be permitted, 0 building permits so far at this time

Number and type of affordable units added

no market data on sales price

Number and type of affordable units rehabbed

the rezoning item did not include a rehabilitation component

Number and type of units converted from other uses

none. These were vacant properties being rezoned

Change in local rent amounts

no data

Change in the number of people displaced

none. Property was vacant



Change in the number of households experiencing housing cost burden
no data

Change in the share of household income spent on housing
no data. No units built yet. No price data

The number of rezones associated with MIH strategies
4 associated with this strategy with future associated actions to occur. 1 of them was rezoned in 2023, The Bluffs at Point Crossing.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market was favorable for mixed use in the area, near The Point as well as the existing mixed-use housing and commercial on the West side near 2700 West and Bangerter. This makes for a favorable and desired area for more mixed-use projects. The market is also very hot for industrial and flex space commercial entitlements, as well as data centers; many property owners are satisfied with the existing zoning. Also, we have some legacy landowners who are willing to hold their land for much longer. Bluffdale is at a disadvantage for the total number of available acres compared to some of our neighboring cities.

Strategy #3

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

We are still making annual payments to the income restricted apartments, The Bluffs, near Bangerter and Redwood. The last payment was for \$93,059 and was made on 9/15/2022. The upcoming annual payment will occur by October 31, 2023. The housing set aside amount is based on the total increment collected the previous year in the Gateway RDA.

The City Council has budgeted \$1 million for affordable housing in the Eastern Bluffdale EDA in the FY23-24 budget.

In 2023, we met with the Salt Lake County housing trust fund program staff several times to discuss an interlocal agreement between our RDA and the County. We discussed specific options for our housing funds to go to affordable housing, that would benefit Bluffdale or the surrounding area. We are about



90% complete with the policy negotiations but have not completed that agreement with SLCO. We will provide funds to the housing trust fund, utilizing an Interlocal Agreement Contract, specifying options for the fund allocation. We had a few meetings regarding the ILA and created a timeline over the course of 5 years regarding our plan for partnering with a reinvestment agency to plan our allocation of funds. The draft ILA establishes a plan with the housing trust fund to create 1-, 3-, and 5-year goals for the housing trust fund partnership. The next meeting with SLCO is set for August 10, 2023.

Some specifics we discussed with SLCO regarding fund allocation, which have not been finalized:

- Maintenance costs to existing affordable housing projects for renovation
- Provide funds for workforce and teacher housing costs in the city (to live and work in the city)
- Approach existing projects and provide some funds to subsidize existing units or single-family homes
- Provide current developers money to subsidize a certain percentage of units

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision will not be involved in this strategy as this will occur with staff internally.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA, see previous answer

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There have not been a lot of active development projects to partner with in Bluffdale who are interested; limited land area for future rezonings which would lead to buying in to a future project; and the complexity of negotiating ILAs with two entities.

Number and type of new units permitted

none related to this action

Number and type of affordable units added

none related to this action as of yet

Number and type of affordable units rehabbed



none as of yet

Number and type of units converted from other uses

none as of yet

Change in local rent amounts

no data available

Change in the number of people displaced

none that we are aware of

Change in the number of households experiencing housing cost burden

no data

Change in the share of household income spent on housing

no data

The number of rezones associated with MIH strategies

none

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While working with Salt Lake County staff on developing the interlocal agreement for the Housing Trust Fund, we discussed the South Valley market extensively and its relationship to The Point and what other cities are doing. Early indications are that there may be some interest from other nearby cities to pool resources with the Housing Trust Fund or another mechanism to provide funding near The Point for affordable housing. Until then, we will be finalizing our interlocal with SLCO.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Accessory Dwelling Unit Applications

Total Number of Accessory Dwelling Units in the Jurisdiction

15

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2022 - none, 2023 - 4 building permits to construct an ADU



Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Planning technical assistance, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
n/a

Bountiful

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
Bountiful continues to promote the establishment of accessory dwelling units, such as basement apartments and detached accessory structures to increase the possible supply of affordable rental units and assist cost burdened by homeowners. This has been accomplished by creating and maintaining an ADU webpage and publishing articles on the City’s printed newsletter every March and September. In March 2023, an ADU web page was created and an article



was published. The next article will be published in September 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
New land use regulations or decisions were not needed to meet this strategy, as there are accessory dwelling unit regulations already in place. The implementation of this strategy is focused on public outreach.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
The City allows for ADUs in all eligible residential zones. The City has chosen not to prohibit ADUs from any areas as allowed in State code. The City has received applications for ADUs which are reported in the ADU section of this report.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None.

Number and type of new units permitted
11 ADUs, 9 internal and 2 detached

Number and type of affordable units added
11 ADUs, 9 internal and 2 detached OR undeterminable

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a



The number of rezones associated with MIH strategies
None.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Bountiful Planning Office continues to receive compliments from property owners for placing information on the website and in the City's newsletter regarding accessory dwelling units.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Bountiful City continued the Comprehensive General Plan Update which includes updating the Future Land Use Map. Staff and Consultants held a series of public outreach events, Steering Committee meetings, and open houses to gather community input regarding the General Plan update and formulate a draft future land use map. Public outreach events included Food Truck Friday on October 7, 2022, Main Street Trick or Treat on October 31, 2022, Chalk Art Festival on June 3, 2023, BDAC Summerfest on June 12, 2023, and Rotary Car Show on June 16, 2023. Steering Committee meetings were held on August 24, 2022, October 19, 2022, January 31, 2023, March 8, 2023, April 26, 2023, and October 10, 2023. The open houses were held on April 12, 2023, April 17, 2023, April 27, 2023, and September 14, 2023.

A draft of the Bountiful Future Land Use Map was presented before the City Council and Planning Commission in a joint work session on March 14, 2023. The draft map was also presented to the Steering Committee on April 26, 2023. The map is still in progress and being reviewed as of August 1, 2023. Planning consultants continue to work with the City to accomplish this as the plan is underway and expected to be completed by the beginning of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made but is expected pending the outcome of the Comprehensive General Plan Update.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

While the land use decision has not been completed, the Bountiful Comprehensive General Plan is expected to provide recommendations on future land use areas etc. The findings will be used to develop recommendations to decision makers to increase mixed uses in existing commercial areas, including major investment corridors and commercial centers to allow for higher density or moderate income housing development.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

None.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During public meetings and at other times, Bountiful City receives inquiries



regularly regarding adding new multi-family development generally in areas near major corridors and commercial properties.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

A Downtown Open House was held on April 27, 2023 to discuss this district's characteristics with the public, including transportation, development patterns, land uses, density, etc. Public comment notes were added to the Main Street Plat A land use inventory. Additionally, Bountiful City continued to work with consultants to meet biweekly during the spring and summer of 2023 to discuss specific characteristics in Main Street Plat A, like existing uses, development patterns, streetscape elements, and go over public comment regarding these characteristics. The notes and presentation slides from these meetings were added to the Downtown District Plat A inventory. The Planning Staff meets regularly with developers interested in developing along major transit investment corridors.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected pending the outcome of the Comprehensive General Plan Update, per the specified timeline in the implementation plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2023, the Bountiful Planning Department reviewed an application to amend the parking requirements for multi-family dwellings in Bountiful City. Staff recommended reducing parking standards for multi-family dwellings in Downtown where District Main Street Plat A is. The Bountiful City Council approved this parking reduction for multi-family dwellings on August 8, 2023 in the Downtown Zone.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted



n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

None.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Property owners and developers are giving Bountiful City positive feedback regarding the Comprehensive General Plan Update process.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of Land Use Applications

Total Number of Accessory Dwelling Units in the Jurisdiction

92

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:



2 (detached)

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

11

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a

Box Elder County

Type of Jurisdiction
County

Link to Plan

https://drive.google.com/file/d/1LJNA2k6U0k7oK7rfE_yQbKEUzqNDTIS6/view

Link to Ordinance or Resolution

<https://erecord.boxeldercounty.org/clerk/eagleweb/docSearch.jsp?searchId=0>

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On 2/17/2023, Box Elder County started sending out ADU promotions on it's social media networks. We have prepared another promotion (sent 7/20/2023)



and will do one every quarter.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. Resolution 23-01 was passed on January 25, 2023 showing Box Elder County's willingness to not charge impact fees for ADU's.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy. With Ordinance #: 375, on November 6, 2013, Box Elder County made the land use decision to allow detached ADU's. With Ordinance #: 541, on September 1, 2021, Box Elder County made the land use decision to allow internal ADU's. By having these ordinances in place, Box Elder County was able to be ready for both types of ADU's and would be ready for any influx of applications from our social medial blitz.

Box Elder County is hoping that with the social media blitz that property owners will take more of an interest in detached ADU's and internal ADU's

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.
None

Number and type of new units permitted
21 NSFD units (ADU's 2022: 3 - all detached)

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden



N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have had 2 applications so far in 2023. The market will determine how many applications we get for the rest of the year.

Strategy #2

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

While the impact fee study has not been started yet, Box Elder County has had internal conversations within the Planning Department on what should be included in the study, as well as with other departments that charge fees so that we can keep the cost down from doing multiple studies. Box Elder County has also reached out to potential firms to do the study to find out an approximate cost and what the process would look like.

Box Elder County has passed a resolution (described below) to not charge impact fees related to moderate income housing and is very committed to that resolution.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Box Elder County passed Resolution 23-01 which shows Box Elder County's commitment to not charge impact fees related to moderate income housing.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

With Resolution 23-01, adopted on January 25, 2023, Box Elder County is committed to not charge impact fees related to moderate income housing. This resolution will act as a guide as Box Elder County moves forward with moderate income housing. Once the study is complete, it will reinforce this resolution and help Box Elder County in the future.



Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

None

Number and type of new units permitted

21 NSFD units (ADU's 2022: 3 - all detached)

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This strategy is new enough that there has not been enough time for a market response to be gauged. Box Elder County has not had anyone ask about paying impact fees with regards to moderate income housing.

Strategy #3

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the county during the previous 12 month period



to implement this moderate income housing strategy.

While the impact fee study has not been started yet, Box Elder County has had internal conversations within the Planning Department on what should be included in the study, as well as with other departments that charge fees so that we can keep the cost down from doing multiple studies. Box Elder County has also reached out to potential firms to do the study to find out an approximate cost and what the process would look like.

Box Elder County has passed a resolution (described below) to not charge impact fees related to accessory dwelling units and is very committed to that resolution.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Box Elder County passed Resolution 23-01 which shows Box Elder County is committed to not charge impact fees related to accessory dwelling units.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

With Resolution 23-01, adopted on January 25, 2023, Box Elder County is committed to not charge impact fees related to accessory dwelling units. This resolution will act as a guide as Box Elder County moves forward with accessory dwelling units. Once the study is complete, it will reinforce this resolution and help Box Elder County in the future.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

None

Number and type of new units permitted

21 NSFD units (ADU's 2022: 3 - all detached)

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts



N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This strategy is new enough that there has not been enough time for a market response to be gauged. Box Elder County has not had anyone ask about paying impact fees with regards to accessory dwelling units.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Conditional Use Permits or Permitted Use Permits

Total Number of Accessory Dwelling Units in the Jurisdiction

12 approved

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2022: 2 - both for detached ADU's

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A - we don't require a business license.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

2022: 3 - All Conditional Use Permits for detached ADU's.

What types of support would be helpful to your community as you implement



the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

We believe that the current approach to affordable housing/development is not sustainable in rural counties.

-Rural counties do not operate sewer = development is on individual septic systems. These systems require a minimum ½-acre lot density (higher upfront and ongoing cost for both the land and the septic system).

-Rural counties do not operate water = development often is on wells which require 1.75 acre lots (again, higher upfront and ongoing cost for both the land and the private well).

-Many areas do not have access to natural gas = development has propane delivered (higher ongoing cost).

-Unincorporated rural areas are car dependent = higher transportation costs. The focus should not just be on housing costs, overall cost of living should be the goal.

-Increased taxes for all. Development in rural areas increases the road mileage rural counties have to maintain, it increases the bus services the school district has to provide, it increases the response areas for fire/EMS and law enforcement.

As opposed to the population requirement for MIH compliance it seems a more effective approach may be basing MIH compliance on infrastructure availability and impacts.

Unincorporated Box Elder County exceeds population requirement, but our 10,000 residents are spread across a huge area that suffers from all the issues listed above (I'm guessing we aren't the only county in this boat).

There are cities/towns in the county that are below the population threshold yet are better equipped to accommodate and implement affordable housing due to the presence of existing infrastructure and potential for density within their service area. Most cities/towns are opposed to it because of the big bad "D"



word (density) and what they think it will do to their community.

If the state desires to actually increase affordable housing as well as maintain/improve air quality, water resources, the GSL, quality of life, transportation infrastructure, low taxes, agriculture, etc. while also accommodating growth, tourism, economic development, etc. they really should be considering some sort of Strong Towns type planning requirements from all cities and towns that are able to implement it. Counties could act as support and collaboration resources to those cities/towns.

Brigham City

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://www.bcutah.org/general-plan.htm>

Link to Ordinance or Resolution
https://media.rainpos.com/1276/Ord_No._23_01_Amends_General_Plan_Moderate_Income_Housing_Plan.pdf

Use the field below to update any of the information above
Mayor Dennis J. Bott

Mayor- Email
dbott@bcutah.org

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
The City utilized it's GIS to identify individual or contiguous undeveloped parcels in excess of five acres that are currently designated for low density, medium



density, and high density housing. Analysis of this review indicates that there are limited parcels in excess of five acres that are currently designated for low, medium and high density housing. Of these, six are currently under construction for new housing, or are in an entitlement process that may result in new housing if the applicants follow through and construct the projects. Others are less ripe for high density development due to infrastructure needs, incompatibility with intensive industrial uses, a desire to maintain community character in agricultural areas as expressed in the General Plan, or other issues such as steep slopes, etc. One larger set of parcels is owned by Utah State University and is planned for future expansion of the Brigham City campus. Future efforts associated with this strategy will include researching strategies to integrate moderate income housing into existing low, medium, and high-density housing and commercial districts and to draft code amendments based on this research.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

During the previous 12 months, Brigham City rezoned a seven acre property that is the site of a vacant Shopko building from General Commercial to a Planned District designation with an R-M-30 emphasis (Residential, Multi-family, 30 units per acre). The City cooperated with the developer/applicant in designing a high-density apartment project of 165 units on the property. Subsequently, the developer chose not to proceed with the project, however a second developer is now working toward development of the project under the same parameters.

The City approved a planned unit development for a project known as North Point that will include 34 single-family residences and 171 townhouses with an overall density of 5.98 units per acre. This density was adjusted from a previous approval with a density of 6.60 units per acre due to the presence of wetlands on a portion of the property. This property was previously zoned R-1-8 and was rezoned in 2020 to R-M-7 to accommodate this project. Construction on this the first phase of this project has begun. This phase includes 32 townhouse units. Permits for residences within this project will likely be issued during 2023 and will appear in next year's report.

The City approved a preliminary plat for the Beeton Path subdivision including 114 lot single-family residential subdivision in three phases. This subdivision is being developed under the City's newly adopted R-1-6 residential zone (residential, single-family, 6,000 square foot minimum lot size). Site work has begun on the first phase of this subdivision and approval of the first phase of the subdivision was granted on June 15, 2023.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

The mapping created during the first quarter of 2023 will enable better planning decisions and will inform efforts to adjust land use regulations to implement the strategy.

The rezone of the Shopko property facilitates the development of high density housing on a former commercial site where housing was not allowed.

The approval of the Beeton Path subdivision is the first implementation of the City's newly created R-1-6 zone and will facilitate development of moderate income housing on smaller lots.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Staff time is a challenge with GIS staff having multiple responsibilities.

However, the mapping was completed within the anticipated time frame. The Shopko site was rezoned and approvals granted but the initial developer opted not to proceed with the project. A new developer has picked up the project and we are working with that group to implement the plan. Utility easements are being reconfigured to enable the Shopko site project.

Number and type of new units permitted

The goal is not specific to permitting. However, in 2022 the City issued 26 permits for single family detached dwellings, 6 permits for townhouses with 8 additional townhome permits approved and waiting for payment to be issued. No duplexes or apartment permits were issued. In 2023, the City has issued 4 permits to date for single family detached dwellings and no permits for townhouse, duplexes, or apartments.

Number and type of affordable units added

N/A the City does not have the capability to track this information.

Number and type of affordable units rehabbed

N/A for this strategy.

Number and type of units converted from other uses

N/A if the project at the Shopko site is constructed, it will convert a previously commercial site to high-density residential, with 165 apartments including 141 one bedroom units, 84 two bedroom units, and 46 three bedroom units.

Change in local rent amounts

N/A the City does not have the capability to track this information.



Change in the number of people displaced

N/A the City does not have the capability to track this information.

Change in the number of households experiencing housing cost burden

N/A the City does not have the capability to track this information.

Change in the share of household income spent on housing

N/A the City does not have the capability to track this information.

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have three sites where the City has worked with or is currently working with developers to plan and/or rezone properties that had previously been zoned for commercial uses in order to accommodate higher density residential uses. The first was a vacant property that was rezoned a number of years ago to accommodate high density residential uses. In 2020 through late 2021, the project went through review and approval of a 13 unit townhouse project. This project was approved and a subdivision recorded, but the developer has not proceeded with construction.

The second project is the Shopko site, where the City worked with the developer to rezone the property from commercial to a planned residential district with a high density designation. The project was planned and approved for 165 apartments, with a mixture of one, two, and three bedroom units. The original applicant received approvals but opted not to proceed with the project. A second developer is now working with the City to complete entitlements and potentially construct the project.

The third project is property located north of 1100 S. (Highway 91) at 1100 W. The project is currently zoned GC - General Commercial, a zoning designation that allows for a broad range of commercial, retail, and office uses and limited residential uses. The City has been working with the property owner to plan a mixed use development that includes high density residential uses (townhouses, apartments), commercial (hotel, retail, office), and potentially some light industrial space. Work is ongoing on this project, and it will be highlighted in next year's report.



Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Brigham City's goal associated with Strategy #2 is to add considerations related to moderate income housing to its capital facilities planning and budgeting on an annual basis. The City's 2023-2024 capital projects budget includes funding in three funds with potential to impact moderate income housing. These are the general fund, capital projects fund, and utility fund. B&C road fund projects are also potentially related to moderate income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has budgeted \$230,500 in the General Fund, \$768,140 in the Budgeted Capital Project Fund, and \$2,426,376 in the Public Utility Fund for capital projects. While most of these projects do not directly relate to moderate income housing, all will be of benefit to Brigham City residents, including those in the low to moderate income category. The City has budgeted \$100,000 in the Budgeted Capital Projects budget for an update of the Brigham City General Plan. This will include a more detailed and integrated moderate income housing element.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Funding fluctuates in the funds utilized by the City to build capital projects. During the reporting period, the electrical fund has experienced significant fluctuations and increases in wholesale power costs. This has limited the City's ability to proactively construct new electrical infrastructure. The City responded by adopting a power purchase adjustment charge that will smooth out the power purchase cost risks to the City and allow for better infrastructure planning.

Number and type of new units permitted



N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Strategy #3

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Brigham City has partnered with Neighborhood Nonprofit Housing of Northern Utah to fund a low income housing rehabilitation grant using housing set aside funding from the Northwest Economic Development Project Area and funding from the Federal Home Loan Bank of Des Moines. Under this grant program, residents of owner-occupied low-income single-family dwellings receive grants to pay for a variety of needed repairs and improvements. During the reporting



period, 16 grants were completed i.e., the improvements that were part of the grant's scope of work were completed and finalized. There are currently 15 grants that are approved and for which the work under the scope of work is out for bid.

These grants involved an investment by the Federal Home Loan Bank of \$428,296. The Brigham City Redevelopment Agency contributed \$140,228 using housing set aside tax increment funds from the Northwest Economic Development Project Area budget. 22 of the 31 homes are either elderly or disabled households, and all qualify as low income.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A the strategy does not involve land use regulations or decisions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A the strategy does not involve land use regulations or decisions.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

16 single-family detached dwellings were rehabbed.

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A the strategy involves owner-occupied dwellings housing low-income residents.

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A the strategy does not involve rezoning.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There has been significant interest in the grant program, and it is continuing with 15 additional homes in the grant pipeline.

Do you have additional strategies to report?
Yes

Strategy #4

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The implementation strategy identified was creation of database to track permitting of accessory dwelling units. This database has been created and is now used for tracking of ADU permits.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City adopted an ordinance permitting internal ADU's in August 2021. An ordinance permitting external ADU's was adopted in February 2022. No additional land use regulation has been implemented since then.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Adoption of the internal and external ADU ordinances has allowed homeowners to add ADU's if desired. One internal ADU was permitted in 2021. One internal ADU and one external ADU were permitted in 2022. Three internal ADU's have been permitted in 2023.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



None

Number and type of new units permitted

Four internal ADU's since 2021, one external ADU since 2022. During the reporting period, a total of three internal ADU's were approved.

Number and type of affordable units added

Four internal ADU's since 2021, one external ADU since 2022. During the reporting period, a total of three internal ADU's were approved.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A the City does not have the capacity to track this.

Change in the number of people displaced

N/A the City does not have the capacity to track this.

Change in the number of households experiencing housing cost burden

N/A the City does not have the capacity to track this.

Change in the share of household income spent on housing

N/A the City does not have the capacity to track this.

The number of rezones associated with MIH strategies

None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Four internal ADU's since 2021, one external ADU since 2022. During the reporting period, a total of three internal ADU's were approved.

Do you have additional strategies to report?

Yes

Strategy #5

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community



development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This report has previously described the low income housing rehabilitation grants that the City provides in partnership with Neighborhood Nonprofit Housing Corporation of Utah utilizing housing set aside from the Northwest Economic Development Project Area. The City also utilized housing set aside from the same project area to provide a building permit fee and impact fee waiver for Habitat for Humanity in the amount of \$13,763.23. The City provided \$50,000 for Habitat for Humanity from the same housing set aside fund prior to the reporting period for property acquisition.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

1

Number and type of affordable units added

1

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced



N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Habitat for Humanity constructed a single family detached dwelling as a result of the City's participation.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Land use approval

Total Number of Accessory Dwelling Units in the Jurisdiction

5

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

4

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

4

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

4

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Provide funding to assist with demolition of derelict, abandoned, or obsolete commercial, institutional, or other structures in order to enable residential development. This expense presents a financial barrier to expansion of housing in these situations that is difficult for either the developer or cities to bear. Enable rent controls in projects where cities participate financially.

Cache County

Type of Jurisdiction
County

Link to Plan

https://www.cachecounty.org/assets/department/devserv/CacheCo_MIHP%202023%20Amendment.pdf

Link to Ordinance or Resolution

https://www.cachecounty.org/assets/department/devserv/CacheCo_MIHP%202023%20Amendment.pdf

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Cache County Development Staff has worked with the Planning Commission since January 2023 to update the County Code requirements related to Accessory Apartments, to become consistent with the State of Utah requirements for Internal Accessory Dwelling Units. A combined Planning Commission and Council workshop meeting focused on Accessory Dwelling Units was held on April 11, 2023. The Planning Commission provided a recommendation on July 6, 2023 that included recommended code amendments to include Internal ADU's, Attached ADU's and Detached ADU's.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.



The Cache County Council held a public hearing on July 24th, 2023 to accept public comments and consider a recommendation from the Cache County Planning Commission to update the County Accessory Apartment standards to be consistent with the State requirements for IADU's.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

While the proposed ADU ordinance update has not been completed, ongoing study of the potential impacts of Detached ADU's in areas without pressurized fire hydrants and rural county roads will be studied by Cache County Staff from Development Services, Fire and Public Works / Engineering.

It is anticipated that the County Council could adopt proposed code amendments specific to IADU's and Attached ADU's. The Detached ADU option may not be adopted, and sent back to the Planning Commission and Staff for further study and analysis for future consideration.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

No barriers have been encountered for Internal Accessory Dwelling Units (IADU's) or Attached ADU's. The potential for Detached ADU's are likely to continue with internal discussion and research to determine safety requirements related to Fire protection and road / driveway access.

The most significant barrier experienced in 2022 and 2023 to implementing moderate income housing strategies has been a shortage of Staff, and building Staff capacity. The Community Development Director position was vacant from July 2022 to June 2023, the Countywide Planner position was vacant from October 2022 to April 2023, and Planning Permit Tech / Planner 1 positions were filled twice in less than 10 months. We are pleased to report that vacant staff positions have been filled between the months of April and June, and that onboarding and training efforts are yielding positive results. As Staff capacity continues to grow and develop, our effectiveness and capacity for countywide planning outreach and collaboration related to moderate income housing will continue to grow.

Number and type of new units permitted

4 ADU's zoning clearance permits since January 2023, including 3 IADU's and 1 Attached ADU.

Number and type of affordable units added



Unknown: Building permits have been sold; rental of ADU's are optional by home owners, and the cost /value of rental is not known.

Number and type of affordable units rehabbed

N/A - ADU's proposed are associated with new construction

Number and type of units converted from other uses

N/A - ADU's proposed are associated with new construction

Change in local rent amounts

Unknown: Cache County does not collect data on ADU rental pricing, and no change in the market rent for an ADU has been measured since 2022.

Change in the number of people displaced

N/A - ADU's are voluntarily added to existing homes

Change in the number of households experiencing housing cost burden

Unknown: New ADU's may benefit homeowners for additional rental income, and potentially benefit renters depending on the price point for rental.

Change in the share of household income spent on housing

Not known

The number of rezones associated with MIH strategies

N/A - ADU's are allowed in A10 Ag/Residential zoning, no rezone required to benefit from and ADU land use application

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Cache County has been applying the State's 2022 IADU standard for an unlimited ADU size within the footprint of a primary dwelling unit prior to adopting the current pending ADU code amendment. The Development Services permitting division receives inquiries related to the potential of internal, attached and detached ADU's. In 2023, about five applications have expressed interest in detached accessory dwelling units, but have not pursued this option because it is not currently allowed by Cache County Code. Some are looking for a place to house visiting family and guests, while others are seeking a more permanent solution for aging parents to live closer to family care. Some are seeking residual rental income to support the investment in a new Single Family Dwelling. Market demand for new single family homes zoning clearance (and building permits) has slowed in 2023 relative to previous years. After 7 months of zoning clearance application reviews, about 20 applications are proposing



new or expanded Single Family Dwellings, approximately 6 internal or attached ADU applications have been under review. On a separate note, there have been serious inquires for approximately 6 to 8 inquires for Detached ADU's or attached permits in 2023 that have not pursued an application based on regulatory limitations in the Cache County Code.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

The Cache County Council adopted the Moderate Income Housing Plan Update, Implementation Plan and Annual Update on February 14th, 2023. The County has taken the following actions to fulfill its countywide role in facilitating collaboration between cities and towns, service districts and other agencies in Cache County. This partnership includes the coordination of land use, housing and transportation decisions with consideration of housing needed for economic development and job growth in municipalities where sewer and water services exist to support moderate income housing.

1. The County Council adopted 'Imagine Cache - the updated Cache County Comprehensive General Plan.' The plan includes Appendix B. Regional Collaboration Plan, Appendix C. Urban and Rural Assessment and Appendix D - Cost of Services - Analysis of Alternative Development Patterns.

The purpose of the Regional Collaboration Plan is to establish awareness, improve communication and develop strategies for service-based growth between the County and each community, and to coordinate growth where communities expand towards each other with shared boundaries. This includes many areas of land use planning and regulation related to land use compatibility, economic development opportunities, trails and recreation, resource management, housing affordability, fiscal and economic land use analysis, and cost of services and efficient use of infrastructure.

The purpose of the County's Urban and Rural Area Assessment (URAA, or Assessment) is to explore new policies and zoning tools that could shape more desirable and beneficial growth patterns within the changing Cache Valley area. Key considerations for communities include fiscal and economic impacts, roads and infrastructure demand, water use, emergency services, housing and jobs, open space and agriculture.



The URAA and Cost of Services Scenarios introduction acknowledges that Dramatic housing cost increases are generating strong demand for more diverse housing types, including large and small lot single family, townhomes, condos, and apartments.

For example, the average home price in 2010 was \$172,369 and \$307,228 in 2020 - an increase of 78%, and \$503,734 in May of 2022 - an increase of 185% since 2010. Median income increased 28% from \$47,013 in 2010 to \$60,530 in 2020 (2022 median income futures not available).

The Kem Gardner Policy Institute of the University of Utah estimates that Cache Valley will need 11,600 additional housing units between now and 2030 to accommodate new household growth (Eskic, 2022). The Milken Institute (2022) recently ranked the Logan, Utah-Idaho Metropolitan Statistical Area (MSA) area as the #1 performing small city in the nation. However, they ranked the MSA No. 178 for housing affordability.

The Growth scenarios evaluate the cost of services (including infrastructure costs and water demand) as well as fiscal and economic impacts related to three scenarios.

The lower-density Expansive scenario requires more infrastructure and land per housing unit, and is likely to cost substantially more per housing unit compared to the other scenarios that utilize less infrastructure and less land per housing unit.

The Clustered and Transferred scenarios provide smaller average single family lots, and a greater percentage of townhomes and multi-family units as a percentage of the total future housing units. Despite the greater percentages of townhome and multi-family units in these scenarios, the percentage of combined acreage for these more compact housing types is about 5.5% in the Clustered scenario, and about 8.6% in the Transferred scenario.

Housing Costs: Housing types and densities are the primary difference between the total area of land development and quantity of infrastructure required in each land use scenario. The scenarios demonstrate how greater housing diversity and more contiguous growth patterns can result in a reduced development footprint with less infrastructure and reduced water demand.



Future Housing Market Study. Additional study of housing market demand is recommended as a follow-up measure to this assessment to understand the growth of industries and jobs in Cache County, and the projected range of salaries. This forecast could be useful to estimate anticipated housing price points, including the types and varieties of housing that will be needed to support new households and sustain economic growth opportunities.

2. Filling the Countywide Planner Position. Cache County Development Services hired Annika Tingey in April 2023 to fill the Countywide Planner position that had been vacant since October 2022. Annika's skill set in community planning and design is supporting projects with partner communities in fulfillment of the County Regional Collaboration Plan and URAA. The previous Countywide Planner focused a significant amount of time on the Countywide General Plan update process. With the Comprehensive Plan completed, Annika has more Countywide planning time to focus on regional collaboration topics with communities, including moderate income housing strategies as they relate to land use, transportation planning, and water use.

3. Blacksmith Fork / HWY 165 Corridor Study - Regional Collaboration Project This land use and connectivity study includes the Countywide Planning program, Regional Trails program, and stakeholders, including Cache Valley Transit District, and UDOT to engage four cities that are growing towards each other along the Blacksmith Fork River Corridor and Highway 165. These cities include the communities of Providence (pop. 8,300), Nibley (pop. 7,000), Millville (pop. 2,300) and Logan (pop. 59,000). The study is intended to provide coordination, information and options to support cities as they weigh decisions related to how growth might occur in a rapidly growing area, coordinate transportation needs with UDOT and CVTD, and align understanding for regional trail amenities along the river. The comprehensive approach to engaging these communities and stakeholders encompasses housing, economic development, open space, and transportation. Benefits of the study could include a refined study and costing information useful to the County and municipal partnerships to apply for State or Federal dollars to implement key transportation, trail, and potential housing projects.

The project commenced in June 2023 by holding separate scoping meetings with each municipality and stakeholder. The Countywide Planning team has produced mapping showing future land use and transportation plans, transit stops, existing and planned trails, and new projects that are approaching approvals.



Town Center Planning Opportunities: Emerging from these first round of meetings are two potential mixed-use town centers, including a Nibley Town Center and a Providence Town Center that could develop approximately 1.25 miles apart at either end of the Blacksmith Fork River. Project scoping is being updated to include specific Countywide Planning support for each town center to further explore an appropriate development framework and potential standards related to varied housing types.

Transit Coordination: In a project overview meeting with the Director of the Cache Valley Transit District, it was recognized that ongoing transit coordination with community growth, land use changes, and connectivity will be of high importance. The CVTD responds to changing land use when considering modifications to existing transit routes, or new transit routes, and the frequency of service along these routes. The early identification of town centers with moderate income housing options fits within the context of potential transit investment to increase levels of service in response to the growing land use demand. Major investment in mixed-use development can leverage increased bus service to increase from 30-minute and hourly levels of service to more frequent levels of service, such as 20-minute and 15-minute headways, particularly during peak a.m. and p.m. hours. The Blacksmith Fork / HWY 165 Corridor study is a rapidly growing subregional area south of Logan that has the potential to influence the increase of transit service from light and moderate levels to major levels of transit service connecting housing, jobs, and services between these four communities.

4. Cache County Housing Crisis Task Force, public relations videos, marketing Initiated in 2022 at the direction of David Zook, Cache County Executive, the Cache County Housing Crisis Task Force was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow. A committee of 50 members was formed with backgrounds in a wide variety of community interests; economic development and planning, real estate and developers, elected and appointed state, county, and city officials, church leaders, private citizens, private industry, non-profits, education including Utah State University and Bridgerland Technical College faculty and institutional leaders. The Final Task Force Report has been presented to municipal governments and local conferences, including the annual Cache Summit. The effort was recognized for a Merit Award from the Utah Chapter of the American Planning Association.

The top three recommendations from the Task Force Report include the following:



Zoning reform at the county and city levels, limit zoning by referendum at the state level.

Public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life-stages; Educational videos about our housing market.

Coordinated county and city planning for growth.

A current project of the Task Force in 2023 in fulfillment of the public education campaign is to produce educational videos and conduct a marketing campaign. Video and marketing funds in the total amount of \$30,000 were awarded by the Utah Department of Commerce / Office of the Property Rights Ombudsman Statewide Training Funds. \$15,000 of video funding was approved in October 2022, and marketing funds were approved in February 2023; the completed deliverables and use of funding are to be accomplished prior to December 31, 2023.

5. Growing Water Smart - Countywide Team

The Countywide Planning program invited partner communities to apply to participate in a 'Growing Water Smart Utah workshop. The Countywide team was accepted to participate in the June 2023 workshop held at USU. The team included representation from a sample of communities large and small, including Providence, Smithfield, Logan, Mendon, Cache County and Engineering expertise representing other communities.

The conference included a focus on land use and development design, noting that larger yards associated with lower density typically result in higher water use compared to smaller lots associated with medium and higher housing densities. Strategies for potential amendments to landscaping ordinances were also discussed to reduce water use while accommodating new growth. The Cache Countywide team action steps include a focus on improving collaboration and cooperation across local and regional scales, encouraging public education and outreach, and developing tools for understanding water use related to growth.

These efforts are in recognition of 2022 State Code updates that require a general plan water use and preservation element for each municipality and the County by 2025. The goal is to learn and explore together through collaboration, and in partnership with the Cache Water District.

6. Planning for the Annual Cache Summit

The Cache Summit was started in 2015 when local representatives from the private and public sectors recognized a need for ongoing coordination between



local governments and home builders on growth and development issues in Cache Valley. The summit provides a forum for discussing critical growth issues, provides education addressing local planning needs, and brings people together to tackle tough development issues. Developers, builders, planners, lenders, consultants, educators, realtors, elected officials and many others have all attended the summit since its inception. It has definitely become an "Annual Gathering to Discuss the Vision and Growth of Cache Valley."

The Cache Summit is staffed by the Bear River Association of Governments and the Countywide Planning Division of Development Services. The 2022 Summit focused on land use and housing, water and other relevant topics. A keynote presentation included a presentation of the report produced by the County Housing Crisis Task Force, and a presentation of the County General Plan update process with regional collaboration and cost of services scenarios. Attendance has grown over the years with an average attendance of 78 attendees from 2015 to 2020, 170 in 2021 and 132 in 2022.

Planning is underway for the November 2, 2023 Annual Summit. Housing choices, water use, and open space are likely to continue as important presentation topics. The conference is attended by local elected and appointed officials, local government staff, developers and other stakeholders.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. Efforts to support regional collaboration with studies, educational opportunities, model ordinances and other Countywide Planning efforts will take time to yield land use regulation changes by partner communities. In 2021, Cache County supported Hyde Park City with concepts for a new Town Center concept plan. In 2022, Hyde Park City adopted a general plan update and subsequent mixed-use zoning code regulations adopted in May 2023. In similar fashion, we anticipate future land use actions by other communities that engage in countywide / regional collaboration related to housing.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

As described in the previous section, the adoption of the County General Plan update with Regional Collaboration appendices, and the hiring of a new Countywide Planner has set the stage for meaningful projects and initiatives that are underway. The Countywide Planning program is unique in that it is supported financially by multiple partner jurisdictions to facilitate coordination and collaboration related to moderate income housing strategies, including mixed-use development associated with major transit investments. Additional



projects will be identified to include more partner communities throughout 2023 and into the next calendar year. We look forward to reporting on the progress of the Countywide Planning program next year.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

The most significant barrier experienced in 2022 and 2023 to implementing moderate income housing strategies has been a shortage of Staff and building Staff capacity. The Community Development Director position was vacant from July 2022 to June 2023, the Countywide Planner position was vacant from October 2022 to April 2023, and Planning Permit Tech / Planner 1 positions were filled twice in less than ten months. We are pleased to report that vacant staff positions have been filled between the months of April and June and that onboarding and training efforts are yielding positive results. As Staff capacity continues to grow and develop, our effectiveness and capacity for countywide planning outreach and collaboration related to moderate income housing will continue to grow.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A



The number of rezones associated with MIH strategies
Potential rezones have not yet occurred, but we understand there are discussions in Hyde Park as the General Plan and supporting ordinances have been adopted.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The demand for mixed use development, housing choices balanced commercial development is high. More market study and research is needed to quantify specific housing type demand and associated commercial development demand.

Strategy #3

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Since the Countywide Planner was hired in April, Countywide Planning has started meeting partner communities to coordinate regional planning and exploring projects (in priority planning areas) related to moderate income housing development. These include Hyde Park City, Providence City, Nibley, Millville, and Logan. Other community visits will occur in the final two quarters of 2023.

In addition to the previous responses to Strategy 2 - (G) Mixed Use Housing with Transit. Countywide Planning support of regional collaboration including study of town centers and design strategies for implementing mixed use development (for potential increased transit investment) provides support to communities to consider potential regulatory changes, which can lead to rezone proposals for higher density and moderate income residential development. The successful outcomes related to Hyde Park City are anticipated in other communities where land use and housing studies are supported by Countywide Planning.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Please see previous responses to Strategy 2 - (G) Mixed Use Housing with Transit. Countywide Planning support of regional collaboration including study of town centers and design strategies for implementing mixed use development (for potential increased transit investment) provides support to communities to consider potential regulatory changes, which can lead to rezone proposals for



higher density and moderate income residential development. The successful outcomes related to Hyde Park City are anticipated in other communities where land use and housing studies are supported by Countywide Planning.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Please see previous responses to Strategy 2 - (G) Mixed Use Housing with Transit. Countywide Planning support of regional collaboration including study of town centers and design strategies for implementing mixed use development (for potential increased transit investment) provides support to communities to consider potential regulatory changes, which can lead to rezone proposals for higher density and moderate income residential development. The successful outcomes related to Hyde Park City are anticipated in other communities where land use and housing studies are supported by Countywide Planning.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Cache County is overcoming previous barriers of limited staff by filling positions, training new staff, and beginning renewed outreach to partner communities in the Countywide Planning program to address moderate income housing opportunities, particularly in mixed use zone.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A



Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A - will watch for future resulting rezones based on recent past and current efforts.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Please see previous responses to Strategy 2 - (G) Mixed Use Housing with Transit. Market demand is high for moderate income housing, noting that demand exceeds the supply, and community regulations can create barriers to providing the adopted plans, and regulatory /zoning supported needed. Cache County will continue to work with partner communities to further understand market demand for work force housing, associated with future job growth (as reommended in the URAA / Cost of Services General Plan Appendicies).

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, Zoning Clearance Permits

Total Number of Accessory Dwelling Units in the Jurisdiction
Not known - requires further study; will be aided by the implentation of new permitting software (Cityworks) currently under development.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
11

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?



Housing needs data, Model Ordinances, Periodic training sessions

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
to answer later . . .

Cedar City

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.cedarcity.org/DocumentCenter/View/15875/2022-General-Plan-Final>

Link to Ordinance or Resolution

<https://www.cedarcity.org/DocumentCenter/View/16150/Housing-Element-Ordinance-2023?bidId=>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Cedar City has approved fourteen (14) zone changes from lower to higher densities within differing areas of the City. The data, including ordinance numbers, dates and the potential for additional units have been provided to the Department of Workforce Services as a separate document.

The Building Division has added a separate section to our permit tracking software requesting the number of affordable units proposed with multi-family developments.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.

Each of the 14 zone changes, including General Plan Amendments are separate land use decisions in support of the subject strategy. Cedar City also made the following land use decisions supporting the approved zone changes as follows:

1. In relation to the Zone Change associated with Ordinance 0614-23-1 the Cedar City Planning Commission recommended approval of Minor Lot and a road dedication to service the area on July 11, 2023.
2. On May 5, 2023 the City Council approved a road dedication serving the zone changes associated with Ordinance Numbers 0810-22-4, 0810-22-6, 0810-22-8; and 0810-22-10.
3. In relation to Zone Change associated with Ordinance 0614-23-1, and other potential zone changes in the area, the Cedar City Engineering Division determined that water master plan needed to be updated. Staff proposed an update to the City Water Master Plan receiving approval by the City Council on April 5th, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These decisions open a pathway for smaller lot sizes, and more units per acre than previously allowed, and or planned for. It is anticipated that more units will come online with lower cost thresholds per unit related to construction of infrastructure and land acquisition.

According to the Kem C. Gardner Institute, Iron County experienced the highest growth rate in Utah during the year 2022. During the same year the enrollment rate at Southern Utah University increased just over five (5) percent. It is anticipated that the approved zone changes proving for additional student housing will reduce pressure on existing rental housing stock in Cedar City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Many of these approvals are met with strong resistance from the public, especially those related to student housing. The student housing areas are clustered around the university adjacent to and within established lower density neighborhoods. Concerns are related to the reduction in setbacks, traffic, increased building height, and the overall change in neighborhood character.

Number and type of new units permitted

32 4-bedroom units are currently under construction within the Student Housing Zone.



Number and type of affordable units added
Unknown at this time.

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
Unknown

Change in the number of people displaced
Unknown

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

It is early in the development process to determine exactly what the ultimate market responses will be, especially considering national trends related to interest rates. Additional approvals including the referenced road dedications, new student housing projects, and minor lot within these areas show the market is progressing towards development.

As a result of the City Council's current and past actions in support of zone changes to higher densities even considering public resistance, the development community continues to pursue changes to higher density believing that their proposals may be met with a favorable outcome.

Strategy #2

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing



programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City continues to partner and support the Cedar City Housing authority and prioritizes the use of CDBG funds by the Cedar City Housing Authority. During the past year the city took the following actions:

- The City acts in a fiduciary capacity for CDBG Funds awarded to the Cedar City Housing Authority.
- On December 7, 2023, Cedar City held a public hearing regarding potential CDBG Projects.
- In January of 2023 Cedar City ranked Low- and Moderate-Income Housing as a local High 1 Priority on its Capital Investment Plan.
- On May 17th, 2023 Cedar City held a second public hearing regarding a low and Moderate Income Housing Project in the amount of \$350,000.

Cedar City's continuous high ranking of CDBG funds for the Cedar City Housing authority helps in the final acquisition of CDBG funds for moderate income housing. The Cedar City Housing Authority submitted a grant application in January of 2023, receiving tentative approval in March, and final approval of a \$350,000 CDBG grant from the State of Utah Department of Workforce Services. These actions demonstrate CDBG program compliance and meets the timeline as outlined in this strategy. The grant also included \$85,000 in match funding. In January of this year the Cedar City Housing Authority used previously awarded CDBG funds to purchase a 3-bedroom townhome which is occupied by a moderate-income family.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There are no land use regulations or decisions associated with this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

There are no land use regulations or decisions associated with this strategy.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

The main barrier to this strategy has been and continues to be the high cost of housing

Number and type of new units permitted

There are no new units associated with this strategy.

Number and type of affordable units added

One townhome unit was added as a result of this strategy.

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

Unknown

Change in the number of people displaced

One additional moderate-income family has an affordable dwelling.

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This strategy is not market driven. There are no additional market responses to report as a result of this strategy.

Strategy #3

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2007, the Cedar City Redevelopment Agency entered into interlocal agreements and a development with the local taxing entities and with Port 15 Utah LLC to create an Economic Development Tax Increment Financing (EDTIF) incentive to encourage the development of a large rail-served industrial park in the city. This incentive was written to utilize new tax increment in this industrial park to help fund the infrastructure that was needed to make this industrial park a “shovel ready” location for attracting new industrial development and to create new employment opportunities in our community. In this agreement, 20% of all new tax increment generated in this project area is designated for affordable housing, or the Cedar City Housing Authority.

The incentive was triggered in 2009 as a result of the construction of Charlotte Pipe’s new facility at Port 15 Utah. Charlotte Pipe is a manufacturing company that opened in 2008 and has expanded their facility twice since then, and has purchased additional property in Port 15 for future expansion. New tax increment for tax year 2009 brought \$16,434.96 to affordable housing in our community. Since this project area’s beginning, a total of \$825,405.58 of new tax increment has been paid to the Cedar City Housing Authority, and there are still eleven years left in the life of this incentive period. The completion of GOEX Inc. in 2022 and American Packaging Corporation in the park in 2023 will significantly increase the amount of new tax increment moving forward.

As Cedar City continues to offer EDTIF incentives for economic development, the state of Utah now requires Community Reinvestment Areas (CRAs) to include at least 10 percent of new tax increment to be devoted to affordable housing. In our case, the Cedar City Housing Authority will continue to be the local entity that benefits from these economic development incentives in our community Cedar city tracks these funds and utilization by the Cedar City Housing Authority per the required strategy. The Cedar City Housing authority received \$99,784 in April of 2022. These funds were utilized in conjunction with CDBG funds to purchase one moderate income housing unit in 2023.

In the previous 12 months, \$104,906.856 of new tax increment was paid to the Cedar City Housing Authority. These funds are anticipated to be utilized by the housing authority for the acquisition of low- and moderate-income housing next year per the ongoing strategy

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Besides the monitoring and tracking as mentioned above the City has made the following land use decisions within the Port 15 Utah Area as follows:

1. On July 26, 2023 the City Council approved the Dedication of Port Road at



Port 15 Utah within the Development Area.

2. On July 11th, 2023 The Cedar City Planning Commission recommended approval of a Road Dedication of Port Road at Port 15 Utah which supports numerous businesses within the Port 15 Utah Development Area.

3. On April 18, 2023 the Cedar City Planning Commission approved a Minor Lot breaking a 10.96 Acre Parcel into two smaller parcels of 5.48 acres each at approximately 1000 North 5300 West within the Port 15 Development area.

4. On August 16, 2022 the Cedar City Planning Commission approved a Minor Lot creating three new parcels suitable for development at approximately 675 North 5400 West within the Port 15 Development area.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As mentioned above, further funding from the Port 15 Utah Development Area to the Cedar City Housing Authority depends on further development and future tax increment. The land use decisions support further development and thus further funding.

1. The subject road dedication is the main access which supports the referenced American Packaging and Goex projects referenced above. It is anticipated that the road will support future investment in the area.

2. The Minor Lot approvals are intended to support future development sites in the Port 15 Utah area.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There have been no significant barriers identified with this strategy.

Number and type of new units permitted

There are no new units associated with this strategy.

Number and type of affordable units added

One townhome unit was added as a result of this strategy.

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts



NA

Change in the number of people displaced
Unknown

Change in the number of households experiencing housing cost burden
One additional moderate-income family has an affordable dwelling.

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
On April 4, 2023 the Utah Inland Port Authority voted unanimously to approve the Iron Springs Project Area directly adjacent to the Port 15 Area. This approval is partly due to the existing investment by the Port 15 Development Area. It is anticipated that the demand and development within the Port 15 Development Area will increase in the future as the development of the inland port moves forward generating additional funding for low and moderate income housing.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
2

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
NA

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:



NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Of the choices indicate above, for smaller with limited resources, staffing resources would be most help.

Cedar Hills

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

Yes

Please describe the changes that were made and the page number on which the changes to the Moderate Income Housing Element can be found?

Strategies L & R were removed from the ways that the City was complying with the State requirements. Rather than attempting to comply with five of the menu items, the City will only comply with the minimum three menu items. As these were removed from the report, they will not be found on a page number.

Provide the link to the General Plan (or if the moderate income housing element is a separate file, to that element)

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/3841994/Ordinance_No._12-05-2023A_General_Plan_Moderate-Income_Housing_Element.pdf

Provide the link to the ordinance or resolution to adopt/amend the General Plan related to the moderate income housing element.

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4305/CCH/3841994/Ordinance_No._12-05-2023A_General_Plan_Moderate-



Income_Housing_Element.pdf

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Because the code that accomplishes this goal is already in place, our year one action goal was to send an annual letter to residents explaining protection of homeownership rights relating to accessory dwelling units in residential zones. Through actively engaging with the community through social media, weekly emails, and the monthly newsletter, the City has provided information to its residents on their property right to have an ADU within their homes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On March 7, 2023, the city amended ADU language to the Accessory Dwelling Unit code related to the building permit requirements. Changed language included: a Certificate of Completion shall be obtained when applying for an ADU registration. This is in lieu of the requirement of a certificate of occupancy. Residents having existing homes that wish to complete a basement apartment would have the opportunity to meet building requirements and receive a certificate of completion from the Building Official.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2018, Cedar Hills adopted an ordinance to allow ADUs. The city has also updated the ADU ordinance as necessary, such as reducing parking requirements to one parking space. This ordinance was intended to be used to increase the supply of affordable housing, elderly and disabled care units, and/or workforce housing development. Given developmental limitations in

Cedar Hills, ADUs are the focal point of complying with the State's Moderate Income Housing reporting.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

With the growing pressure placed on municipalities to solve Utah's shortage of moderate- income housing, Cedar Hills has limited prospects for growth, nor the space to rezone for higher density housing. The city will continue to encourage



accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely-low-income, very- low-income, low-income, or moderate-income persons. While we have had some success in registering ADUs, there are residents still reluctant to report existing ADUs within their home.

Growth in Cedar Hills has stalled due to a lack of available land for development. Due to the relatively young age of the housing stock in Cedar Hills, redevelopment is not in the near future. Changes to the parking rules, such as only requiring one parking space, have created parking issues in communities with cars being parked overnight on the streets. Parking has also been an issue on narrower streets and smaller lots. This is especially problematic during snow/ice removal.

Number and type of new units permitted

13 new ADUs since 5/9/2022

Number and type of affordable units added

N/A - See narrative

Number and type of affordable units rehabbed

N/A - See narrative

Number and type of units converted from other uses

13 - These are all basement apartments

Change in local rent amounts

We do not request this information as part of the ADU registration process

Change in the number of people displaced

N/A - see narrative

Change in the number of households experiencing housing cost burden

N/A - see narrative

Change in the share of household income spent on housing

N/A - see narrative

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

Accessory Dwelling Units (ADUs) are a unique housing tool that provide for infill development with low environmental impacts that can connect to existing city infrastructure. This has been essential for urban growth and affordability challenges in Cedar Hills due to limited growth opportunities.

We have observed that most ADUs are constructed by homeowners, not developers, on existing homes. Allowing homeowners to register an ADU as a legal apartment has increased the value of their property and the ability to receive an additional income stream. Additionally, it offers renters more neighborhood options and cheaper rents. With reduced regulations and the ability to register ADUs, residents in Cedar Hills have additional growth opportunities and affordable housing options.

The city understands that ADUs will not solve the housing affordability crisis by themselves, nor will they be suited to widespread adoption in every market. Though most cities in Utah County are increasing in population, Cedar Hills is decreasing due to the demographics, and limited building opportunities. As Cedar Hills' population ages, we have seen more households become "empty nesters" and subsequently seek options on how to use their residential property as an income source. The city does not track rehabbed units, displaced persons, households experiencing housing cost burden, or income spent on housing.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Year One action goal was for staff to assess and determine the appropriateness of rezoning parcels in the commercial zone, and then present them to the City Council if warranted.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City Council adopted Resolution 12-05-2023B following a presentation by staff. The presentation covered available land in the SC-1 Zone, and outlined the challenges with rezoning for moderate income housing. Given the lack of transit and major commercial sectors, the prospect of a rezone resulting in moderate income housing would be very low; as such the City Council followed staffs recommendation to not rezone these portions of the SC-1 Zone. The Resolution acknowledged the need for more moderate income housing, but also



recognized the lack of adequate transportation and commercial opportunities that would promote moderate income housing as an outcome of rezoning.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Resolution 10-6-2020A allowed for a mixed-use zone to be developed within the commercial area with a residential element. This would allow for businesses, rental units, and townhomes to be located on the same lot. The city allowed for a residential component in a portion of the commercial zone. This has since been constructed, including four townhomes and eight apartments. This development was granted occupancy in 2022, and due to the cost of construction, none of these units qualified as moderate-income housing. With less than two acres of commercial land remaining, which is not adjacent to any other residential area, rezoning would result in a spot zoning situation that the city tries to avoid when considering land use rezone applications. Additionally, limited options for nearby transit and commercial employment centers make the creation of moderate-income housing difficult.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Currently, there is limited land available for development in the commercial zone; approximately three acres of land that do not have active applications. The facts on the ground make the development or promotion of MIH within Cedar Hills a very difficult prospect. As the menu item states, it is desirable for these affordable housing developments to be placed near major transit investment corridors, commercial centers, or employment centers. Cedar Hills is a bedroom community with an affluent demographic that has traditionally commuted to work, not relying on public transit for conveyance to any major commercial or employment center. The totality of the four parcels only comes to 3.25 acres, of which 1.87 is on highly desirable commercial property. The remaining 1.38 could be developed for a mixed-use project, however, given the lack of public transit and commercial or employment centers, it is highly unlikely that the mixed-use development would be developed as affordable housing. Until public transit is brought to the area, allowing residents access to cheaper modes of transportation; or a commercial/employment center is developed in the area that would pay wages to meet the needs for affordable housing, it is unlikely that MIH would result from any rezoning in the SC-1 Zone.

Cedar Hills has a limited mixed-use zone in the commercial area to develop. To date, in the mixed-use zone, there is only one developer that has built higher density housing with a residential element. The housing this developer built does not qualify as moderate-income housing.



Number and type of new units permitted
12 new since 5/9/2022 (8 apartment units, 4 townhomes)

Number and type of affordable units added
0

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
We do not request this information

Change in the number of people displaced
All units are new, no persons were displaced.

Change in the number of households experiencing housing cost burden
We do not request this information

Change in the share of household income spent on housing
We do not request this information.

The number of rezones associated with MIH strategies
1, this area was rezoned in 2020.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Cedar Hills rezoned a portion of the SC-1 Commercial zone in 2020 despite limited land available for commercial development. The City rezoned a limited portion of commercial land that was adjacent to another residential zone, approximately 1.5 acres, to allow for a mixed-use style development. The final development ended up consisting of four townhomes and eight apartments above commercial units. While all of the units were eventually constructed and sold/leased, none of the units could be considered affordable given the high cost of construction. Additionally, major barriers to developing an effecting mixed-use housing project would be the lack of regional public transportation, distance from major commercial centers for jobs, and the high cost of construction to build in this area. While limited commercial development has



occurred, it is not enough to drive housing development.

Strategy #3

(l) amend land use regulations to allow for single room occupancy developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Year One action goal was to study residential zones for the inclusion of single occupancy developments as a permitted use. From our research, municipalities allowing Single Room Occupancies (SRO) differ in their SRO standards and what the definitions are for the type of housing unit or conditions they may exist. Findings also indicate that SROs are intended to provide housing opportunities in zones for residents with lower-income and one or two person households that cannot typically afford apartments.

Cedar Hills Code defines a residential unit as an occupied dwelling unit such as a single-family dwelling or a multi-family dwelling of four or less units that is located adjacent to a public street. Within Title 10, Chapter 2 of the City zoning regulations, the definition of a Family states:

A residential unit may have up to four unrelated individuals who live together as a single housekeeping unit.

Cedar Hills currently allows SRO or single-family occupants in all zones if they meet the definitions of a family so as to not contain more than 4 unrelated individuals living as one house keeping unit.

Based on this definition, a resident could rent portions of their home to up to three separate individuals, who together would make up a housekeeping unit. This definition of the "family" allows for residents to pursue SRO as an option to make their home more affordable.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was not made in the last year. It is expected that single room occupancy code amendments will be discussed in upcoming planning commission and city council meetings. This timeline reflects the Moderate-Income Housing implementation plan which was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



The City's current land use regulations allow for single room occupancy developments simply based on the definition of a family adopted on 11-9-2010. City code allows for a "family unit" to consist of up to four unrelated individuals operating as a single housekeeping unit. This code would allow a homeowner to rent out portions of their home to up to three other occupants and thereby meet mortgage obligations. For residents that may not wish to create an ADU on their property but would like to have the opportunity to rent out a portion of their house and be included in the city's moderate income housing stock, this action will provide more variation in the way existing housing stock can be used. This definition applies to all residential zones within Cedar Hills.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Cedar Hills no longer requires homeowners renting out their entire home to obtain a rental business license. In 2016, the State Code related to residential business licenses changed and the city no longer requires homeowners to obtain a rental business license. Due to no longer registering these units, the city can no longer track this statistic as part of the annual MIH report. This can generate nuisance complaints. These include issues related to parking, noise, drugs, fraternity housing, garbage, unkempt yards, etc. The complaints include neighboring properties stating that this type of housing situation decreases their land value because they have problematic properties that are not required to be owner occupied.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

This information is not requested.

Change in the number of people displaced

Unknown



Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city does not currently keep data for Single Room Occupancy (SRO). Information is obtained when residents call to see if they can rent out a single room within their existing home. If a resident lives in what meets the definition of a family unit, they would be in adherence with City code. Currently Cedar Hills does not address SROs directly in the code, so it is not required for homes to be owner-occupied or registered with the City if they are owner occupied. There have been some home rentals that are rented to college students, but given the City's distance from local campuses, this number is minimal. As discussed earlier, this type of occupancy may lead to nuisance complaints. Another concern is the safety of renters. For example, if a homeowner provides the necessary facilities within SROs, such as eating, sleeping, and sanitation facilities and then threatens to cut off access to these types of facilities.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
51

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
The city does not require a business license for ADUs - must be owner occupied



Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
 12 registrations for ADU's, 6 Building permits for basement ADU's, and no business license - city does not require a business license for an owner occupied ADU.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The MIH reporting process can be very cumbersome and time consuming for small communities with limited staff. We have limited resources to compile the necessary data and limited time to put the report together in a timely manner. There needs to be a change in the narrative on the role that cities play in promoting MIH. We can rezone, pass ordinances, and waive fees, but for our community it makes no difference. We are not by a transit corridor, we don't have major commercial nearby, we don't even have a bus stop in our community. Realizing that each community is unique would be helpful to understand the challenges that each community faces. Cedar Hills' faces barriers to creating MIH that are vastly different from Pleasant Grove, American Fork, and Highland. We are not growing and each time the State changes the requirement for MIH compliance, it becomes even more difficult to comply. Hanging the threat of loss of funding over the community doesn't make it easier to comply. The State is attempting to create a blanket policy that simply will not work uniformly in each community. Where Cedar Hills is a newer community with a housing stock that is not yet to the point of redevelopment, staff feels constrained in how to best implement policies that will comply with the States MIH requirements. The State and the legislature need to recognize the unique nature of each community and allow for situational differentiation in complying with MIH reporting.

Centerville

Type of Jurisdiction
 Municipality (City, Town, Metro Township)



Link to Plan

www.centervilleutah.gov/DocumentCenter/View/1126/2023-Moderate-Income-Housing-Final-PDF

Link to Ordinance or Resolution

www.centervilleutah.gov/DocumentCenter/View/1126/2023-Moderate-Income-Housing-Final-PDF

Use the field below to update any of the information above
801-295-3477

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On May 03, 2023, Mayor Clark Wilkinson responded to an Ivory Homes Letter (dated March 29, 2023 from Mr. Chris P. Gamvroulas) describing a Utah Work Force Housing Priority Initiative. City Staff later met with Skylar Tolbert, Project Manager for Ivory Homes, to better understand and discuss example partnerships and programs Ivory was involved with. After this meeting, it is expected that Ivory will likely be invited late 2023 or early 2024 to make a presentation to the City's Redevelopment Agency to further consider such a potential program. Afterwards, it is desired for the City's RDA to discuss potential opportunities for creating a similarly related program within Centerville City.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

To date, a land use or project has not been undertaken, but is expected, pending later discussions with the City's Redevelopment Agency. This strategy's timeline is an ongoing process and reflects the "implementation plan" that was approved last year.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

While a land use or project has not been identified, further discussion with the City's Redevelopment Agency will continue. These early discussions in the implementation timeline are expected to help the RDA with considering real world examples to assist with identifying a potential project or program.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

None

Change in local rent amounts

Not known

Change in the number of people displaced

Not identified

Change in the number of households experiencing housing cost burden

Unkown at this point

Change in the share of household income spent on housing

Unkown at this point

The number of rezones associated with MIH strategies

None at this point

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unkown at this point

Strategy #2



(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On July 17, 2023, in conjunction with the approved Phase One of Strategy 5.B accepted last year, Mayor Clark Wilkinson sent out a letter our neighboring communities of South Davis explaining our efforts for that strategy. The letter asks each community to consider attending a "discussion forum" in early 2024. It also encourages each city to consider adopting this same strategy in 2024, if they have not made such choice and include it in their annual subsequent report due in August of 2024. Then In 2025, each city could then begin identifying potential collaborative efforts and opportunities to combine resources and/or acquire property for moderate income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

To date, a land use or project has not been undertaken, but is expected, pending later discussions with the neighboring South Davis Cities. This strategy's timeline is an ongoing process and reflects the "implementation plan" that was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use or project has not been identified, further discussion with our neighboring South Davis Cities is being pursued. These early discussions in the implementation timeline are expected to help with creating real world examples to assist with development of needed housing in our area of the County.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

None at this point

Number and type of affordable units rehabbed

None



Number and type of units converted from other uses
None

Change in local rent amounts
Unknown at this point

Change in the number of people displaced
Unknown at this time

Change in the number of households experiencing housing cost burden
Unknown at this point

Change in the share of household income spent on housing
Unknown at this time

The number of rezones associated with MIH strategies
None at this point

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Unknown at this point

Strategy #3

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, the City conducted the previously approved 2023 Phase One effort to review and understand average housing costs and compare it to the City's compensation schedule. The specific housing costs data at a City level was not readily available. Consequently, the review for this year obtained Davis County housing data (much more readily available.) It was concluded that the average median "home sales price" at the end of 2022 was \$507,200.00 (source: Utah Assoc. of Realtors). The average estimated "household income" at the end of 2020 was \$109,141.00 (source: Davis County CED). Upon review of the City's compensation schedule, the City has 57 employment positions. The review took the mid-level pay grade (area market rate pay) and divided the pay ranges into 100%, 80% AMI, 50% AMI, and 30% AMI. AMI was estimated at \$87,440. Additionally, the city estimated the income capacity needed to afford



a median priced home. The review and comparison indicated that there were 12 positions at 100% AMI, 31 positions at 80% AMI, and 14 positions at 50% AMI (no positions paid less than 30% AMI). The review concluded that there is a plausible potential of 24% (50% AMI), and possibly up to 54% (80% AMI) of the City's employees, depending on their actual pay and related household income situation, may benefit from some type of a "mortgage assistance program."

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

We believe this strategy would not likely have a direct land use regulation or decision. This type of approved strategy primarily and directly involves municipal operations. This strategy's timeline is an ongoing process and reflects the "implementation plan" that was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Again, we believe this strategy would not likely have a direct land use regulation or decision. This type of approved strategy primarily and directly involves municipal operations.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The availability of consistent data regarding annual housing costs and household income data or projected estimates.

Number and type of new units permitted

None at this point

Number and type of affordable units added

None at this point

Number and type of affordable units rehabbed

None at this point

Number and type of units converted from other uses

None at this point

Change in local rent amounts

Unknown at this point

Change in the number of people displaced

Unknown at this point



Change in the number of households experiencing housing cost burden
Potentially up to 78% of the employees.

Change in the share of household income spent on housing
Unkown at this point

The number of rezones associated with MIH strategies
None and likley not with this particular strategy

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The disparity between a market rate position salaries and the actual income needed for a median priced home in the Davis County Housing market. It's also unclear how a "mortgage assistance program" at this point would have an identifiable effect on the actual construction of moderate-income housing.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
8

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
3 ADUs - Building Permits Issued

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
7 ADUs - Land Use Zoning Approvals.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
4 ADUs - Existing Basement Conversions, no permit issued

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Case studies for strategies, Education and Training for Collaboration and Partnerships Programs



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Create a differentiation between MIH strategies that directly involve municipal operations and partnerships verses actual land use decisions regarding land use management (zoning regulations). Both in reporting and expected outcomes. We particularly need help or guidance, instruction, or training or examples of collaborative partnerships and programs working to create affordable housing development (e.g. Summit Combined Housing Authority). Being a smaller community, we right now are going it alone it seems for both a limited staff and the elected officials in our education, training and implementation of developing moderate income housing with an applicable partnership entity.

Clearfield

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://clearfield.city/wp-content/uploads/2022/11/Moderate-Income-Housing-Plan-2022.pdf>

Link to Ordinance or Resolution

<https://clearfield.city/wp-content/uploads/2022/11/Moderate-Income-Housing-Plan-Ordinance-Adoption-2022.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

A Form Based Code (FBC) was adopted in 2018 and underwent a



comprehensive update in 2020. The adopted Form Based Code allows for residential development in all but two of the six of the zones of the FBC. Zones contained the FBC included T-R (Town Neighborhood Residential, T-C (Town Mixed Commerce), U-R (Urban Core Residential), U-C (Urban Core Commerce) CV (Civic) and C-C (Gateway Corridor Commerce). Four of the six zones allow for residential development other detached single family dwellings. As part of the General Plan update commenced in May 2023, the City is evaluating the Future Land Use (FLU) map to support higher density and/or moderate-income housing development in areas that are the most appropriate for the community context.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Land use decisions: Rezone from Commercial (C-2) to Residential (R-3) of 5.32 acres for townhome project that permitted 16 units to the acre. Approval of the development agreement for 6 story mixed-use building in downtown area in the city with a density of 49 units to the acre. This project will also include park space, retail and some recreational areas. Approved 6.921 acres from Commercial (C-2) to Residential (R-3) for small lot single family with a density of 8 units to the acre.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Clearfield has been open to allowing a greater use of small-lot single-family developments for some time, in fact the City has been permitting diverse housing types throughout the city beginning in 2016. Additionally, These zoning changes have also included allowing for increased building density, reducing minimum lot sizes, or allowing for more mixed-use developments to encourage a diverse range of housing options. The City approved a project in 2021 that allowed for lots sizes to be between 2,500 to 4,000 SF. This allowed for greater density while filling a need to have more single family options to balance out the townhomes and apartments in the vicinity. The City Council has committed to density along corridors in the city and allow for rezones to densify corridors, infill parcels in existing single-family neighborhoods and adopted Form Based Code zoning that does not possess density limitations.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City has not experienced barriers to rezoning for densities, but rather has been a leader in this area and continues to find ways to allow for housing development, through increased density throughout the downtown area.

Number and type of new units permitted



73

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

None

Change in the number of people displaced

none

Change in the number of households experiencing housing cost burden

none

Change in the share of household income spent on housing

none

The number of rezones associated with MIH strategies

3

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Clearfield City has permitted the rezone of property to allow for more dense residential development. The city has permitted three rezones since the MIHP was approved in 2022, but developers have slowed the pace of construction. Some developers have requested permit fees to be refunded or that they would prefer to delay development of projects due to financing costs, inflation and other market factors outside of their, and the city's control.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Staff has budgeted more money each year to allow for increased improvements



and updates as redevelopment efforts are occurring, including funding to assist with first and last mile projects, and implementation of the City's Active Transportation Improvement plan. Additionally, staff is working with Public Work to coordinate funding of projects to implement infrastructure investments that will support the creation of MIH in the City. In the previous 12 months, the City (with the aid of JUB Engineers) completed a study of the sewer capacity that services the areas planned for future mixed-use development and increased housing. Due to that study, plans and funding are being prioritized to address the areas that the infrastructure is not of sufficient size to allow for additional development. Clearfield City planning staff has allocated funding with their FY24 budget to assist with planning and completion of infrastructure projects specifically identified in the ATIP, in conjunction with public works projects.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City is currently working on the general plan update which will be a means to provide forward looking approach to grow and infrastructure as needed in the city. As stated above, with the completion of the sewer capacity study has been completed and now staff is working with our design engineer to with the understanding of the level of density the city would like to see in the downtown area and what additional funds must be allocated to meet this need. Planning staff and Public Works staff have begun to plan and prioritize funding sources and options to address the deficiencies in the sewer system capacity. Public Works and Planning meet regularly on Wednesday morning to address issues and discuss opportunities.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Prior to the city adopting FBC in 2018 and updating it in 2020 the state street corridor did not require or necessitate upgrades to the pedestrian to infrastructure. With in the new FBC requirements adopted elements of walkability and active transportation to facilitate pedestrian movement. The recent approval of the North Davis County Active Transportation Implementation plan, has only furthered the city land use efforts to invest in, rehabilitate and expand infrastructure. Additionally, the adoption of the FBC along state street has required an upsized to an existing 4" waterline to a 10" to meet needs for water demands along the major corridor (State Street) for the city, and the development of housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



During negotiations for the development of the TOD the City elected to install all of the infrastructure to allow the developer to move more quickly on development and allow for a greater amount of housing that could be developed at the more affordable levels. Since agreeing to install the infrastructure for the TOD the city has secured funding and a contractor, however, serious delays in supply chain and materials have made the project drag on longer than expected. Inflation has also been a major factor as it has caused the price of the project to increase dramatically, to the point that the city had to obtain other financing resources to meet their obligations, in addition bonds already issued to cover the TOD infrastructure costs.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The developer on the TOD project is delayed with moving forward given the cost of funding for the housing. The inflationary impact and cost of capital is a



very legitimate factor for any progress to be made. Additionally, material costs to the city for infrastructure has slowed the timeline for improvements, both above and below ground as supply chains are disrupted and costs of materials have climbed, and plateaued a bit, but aren't coming down.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Clearfield adopted an ordinance to allow for internal ADUs along with the appropriate regulations in 2021. The City currently tracks IADUs through their Community Development Software (Civic Review) which has been effective in not only tracking the number of units, but the associated paperwork and applications. The city has approximately 8 applications for IADUs. Most of these are a result of Heritage East, a detached single family subdivision that is offering IADUs as an add-on when purchasing a home.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City is working to implement, more effectively, a "New resident" packet, which each homeowner gets when they sign up for "Utilities", which informs the residents of the options. In hopes that either as new homeowners move in they take advantage of this opportunity or existing homeowners take need extra income or have room can also take advantage. City is supportive of some of the new SFD projects being developed at this time that are including an IADU as a part of the initial construction of a home, for interested homeowners. After adoption, the City has focused on providing information to the public.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

After adoption of the IADU ordinance in 2021, the city has tried informing residents of this option. Next step is to evaluate all feedback from homeowners that have IADU's and see how to make things easier to convert into. Feedback from homebuilders and homeowners will be important to understand what additional steps to support this implementation can be done. Since there are so few currently it will be an easy start to obtain our initial feedback. The city has not revisited the IADU ordinance given its compliance, but staff is working to see what other communities are doing that are having more success in this area to see what can be done in Clearfield.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No barriers to this strategy have been experienced. A short window of measurement make it difficult to gauge success. Overtime the city hopes that more data will produce more substantive results. As the city sees more IADU come online we hope to better gauge the expectations and impacts of this implementation.

Number and type of new units permitted

8

Number and type of affordable units added

7

Number and type of affordable units rehabbed

1

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the beginning of 2023 the city has noticed an increase in IADUs in the city. All except for one of these requests are tied to a new detached single family subdivision that is being constructed. The homebuilder is offering an IADU as an add-on for the homes being built, which reduces the costs and makes it more advantageous to a homeowner to include.



Do you have additional strategies to report?
Yes

Strategy #4

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As a community that is predominantly built out Clearfield has limited land that can be redeveloped to provide for a range of housing types. The city is working to identify and prioritize areas where rezoning can allow a mix of housing to better support integration of MIH into neighborhoods. Planning and preparing for this effort is being handled in year 1. The current zoning within Clearfield, other than the Downtown FBC, Clearfield Station and another mixed-use zone (D-R, Downtown Redevelopment) areas, is traditional zoning and typically allows for a specific type of use, and not does not permit the mixing of uses on a parcel. The FBC code adopted by the City does not include any density restrictions for units or units per acre. Height limitations are provided based on the zone in the FBC, but density is ultimately determined through the design process in providing sufficient parking and open space standards to comply with the ordinance regulations. The current ordinances are written to emphasize density in commercial and mixed use zones, specifically in and around major transit corridors, commercial centers, and areas for employment centers. Clearfield City is working to compile all of the housing types along with the associated densities in the Form Based Code (FBC) Areas. An applicant can develop to an unlimited height and density in the downtown area. Outside of the downtown area there are height restrictions, but nothing that specifies a density requirement. The City has permitted housing options in the downtown area as well as around the station for more density and an array of housing based on market demands.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Many of the land use regulations tied to this strategy were in place or adopted prior to the adoption of the 2022 version of the City's MIHP. The City conducted a market study in 2016 that identified areas of opportunity and investment from the private sector. Since 2016 the city has allowed for rezones of property 11 out of the 12 times that were requested. Most have been approved with



development agreements, but all have resulted in density where it was not previously permitted or increased density (agricultural to single family) anywhere from 6-8 units to the acre. The city's highest density residential designation is R-3 (16 units/acre) which has been used to approved single family, townhomes, and condo projects. 3 of the 11 projects were mentioned in strategy 1 and resulted in density from 8 units to the acre up to 49 units to the acre. Additionally, these rezones have been in centers, or along major corridors adjacent to mixed use projects, commercial areas, or job centers.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As stated previously the FBC area does not possess density limitations, therefore the zoning to increase density or allow for more density is in areas with traditional zoning has happened in areas with more traditional zoning. The City has processed 43 applications that would change the zoning designation from a property from commercial or some other non-residential use to something that would permit no less than 8 units per acre but allowed for density up to 49 units to the acre

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers are property owners themselves worried about the changing nature of the city. In most cases the property owners aren't yet interested in rezoning their properties. Because rezones are mostly driven by the property owner the City has little control if or when properties apply for a rezone, however the city does spend a great deal of time educating homeowners on the land use process required if they do want to rezone or sell their property.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0



Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Although the city has permitted rezones most projects are still on hold or working to obtain necessary financing to accomplish the project.

Do you have additional strategies to report?

Yes

Strategy #5

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Clearfield City is an infill community with fixed borders and limited open space to develop or redevelop. Much of the land that is being developed that is not along the SR-126 corridor is small lot single family or an attached single family (townhome) product. The area best suited for density and redevelopment efforts is the SR-126 corridor, which is primarily made up of zoning within the FBC area. This area possesses pockets of zoning that can be changed to allow for greater densities and increase the ability for private development to create densities necessary to increase the number of affordable units. In May, the city kicked off an update to the General Plan to analyze the FLU to identify areas of change and opportunities where zoning and FLU can be more aligned. The kickoff of the General Plan update will help the city to identify the current zoning designations along with future land use categories that allow for potential density increase to support moderate-income housing development. Outside of the Downtown FBC, Clearfield Station, and similar mixed use areas



the city maintains typical Euclidian (traditional) zoning which is has limitations on density. SR-126 is a focal point for the city with proximity to the mixed-use downtown area, Clearfield Station, and commercial and employment centers opportunities. The city will continue to analyze the FLU map to support higher density for moderate-income housing development in adjacent commercial and employment centers. Most rezones are happening in zoning districts outside of the FBC area or were already in place, like the TOD. These changes are resulting no density on a parcel to allow for medium density projects with density in the 8-16 units per acres. However, the density for the station site is about 20 units per acre.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

It is important to note the city is also in the middle of the station area plan update to comply with state statute. This effort will aide with the general plan update and better identify land uses and residential uses that will best play off the previously established station area out to the ½ radius. The City is in a good position since approval of the MIHP and is working, within the confines of their staff limitations, to prioritize to current land use regulations. There is a need to make sure regulations are not changed in a vacuum however, and so making changes prior to the completion of the General Plan and Station area plan would be ill advised. Rather both plans will be completed by Q1-Q2 of 2024 and catalyze city efforts for requisite land use regulation changes on a more grand and impactful scale. Most recently the city approved two amendments to MDA for the project related to commercial development and phasing of the project.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City as a partner with UTA and their development partners is committed to the success of density in and around the TOD station. Changes to adopted MDA and MDP for this site are essential and have been addressed each time a conflict arises. Additionally, the current work on the station area plan will provide context and opportunity for land use decisions that may or may not necessitate changes. When the final plan is completed the city will be able to enact the appropriate recommendations related to land use.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Again, after adoption of the Mixed Use zone in 2014, the City has worked with UTA and their development partners to implement the agreed upon plans, however the current market conditions have made progress difficult. The City



has laid the groundwork but find issue outside their control as barriers to realizing the hoped for success.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Difficulties experienced by the developer, and the city with cost and supply chain have slowed the progress on this strategy. The TOD is the central point of this strategy and market limitations have been a major factor in the long timeline.

Do you have additional strategies to report?

Yes

Strategy #6

(H) amend land use regulations to eliminate or reduce parking requirements for



residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The creation and adoption of the FBC has reduced parking standards already with the implementation of lower ratios for parking. Minimum amounts of parking have been lowered to allow for greater development opportunity without the impediments of large areas of useless asphalt. Clearfield City undertook a parking study in the fall of 2021 which was completed in September 2022. Staff identified the parameters for the study that would be the basis for a reduction or elimination of parking in certain areas and/or zoning designations. Staff prioritized uses along with the associated zoning designations for reducing or eliminating parking throughout the city. Changes to the parking ratios and standards were proposed by staff and adopted in June 2023 by the Clearfield City Council. This recommendation to parking standards was based on the results of the study that provided a recommendation for the reduction or elimination of parking in areas and/or zoning designations based on prioritization. Most notably, with multi-family residential uses the code was changed to reduce parking ratios based on bedroom counts and not unit counts. This will help ensure that sufficient parking is provided for residents, but not more than necessary that leads to empty parking fields.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On May 3rd, 2023, the Planning Commission recommended approval to the City Council for ZTA 2022-030050, a zoning text amendment request by Clearfield City to amend parking regulations found in Title 11, Chapters 11G and 14 of the Clearfield Municipal Code. The recommendation was a unanimous vote. The City Council reviewed the recommended ordinance changes and requested that Staff add language stipulating that the Zoning Administrator shall determine what types of rooms count a bedroom for multi-family units. Following the requested changes, the parking amendments were approved by the Council in May June of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Based upon the recommendations of the Clearfield Parking Study completed in 2022 and feedback from the Planning Commission and City Council, Planning Staff is proposed changes that were adopted by the City Council in June 2023.



Changes are reflected in both Chapters 14 (Off Street Parking Regulations) and 11G (Downtown Clearfield Form-based Code) of the Land Use Ordinance. As stated above, these changes right-size the parking for the uses, especially all residential uses within the city.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The city has not encountered any barriers to this strategy.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since regulations were just recently passed to adjust parking there has not been any "response" to evaluate. Staff will monitor projects and see if there is any "response" or "impact" from the community at large or development community over the next 12 months.



Do you have additional strategies to report?
Yes

Strategy #7

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Clearfield City has been awarded funds to update the Station Area Plan for Clearfield Station, as well as to complete an update to the Clearfield City General Plan. The City previously adopted their Station Area Plan in 2019 but given recent legislative changes is undertaking the required update. Work on the update to the Station Area Plan and General Plan shall be completed by the fall of 2023 with the required certification process for the Station Area Plan to be completed by the required deadline. The Frontrunner station site is largely undeveloped, although a clear vision has been established that supports a significant transformation of the site into a new and important destination for the city and region. The residential neighborhoods to the north and south include a significant amount of multi-family and townhome residential development, which are aligned with emerging housing demands and TOD profile of the station and its surroundings. Several commercial properties, particularly along State Street, are vacant/abandoned, in disrepair, or include low-land-value uses that typically relocate as an area urbanizes. These areas are "potential areas of transformation", indicating them as potentially ripe for development or redevelopment in the near future. These properties present an opportunity for additional transit-oriented development that would further support the station area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The current zoning applied to the TOD site allows for unlimited density as proposed by the developer and agreed to by the City. The City approved the agreement and zoning to allow for up to 1,000 residential units, which is a density of approximately 20 units per acre. UTA, the owner of the property, has worked with the City and developers to provide the groundwork of the site for development in accordance with Station Area Plan requirements and guidelines. The developer was selected in the fall of 2019 for this project and has been working toward receiving full entitlements on the project. The development agreement was executed in August of 2021. Amendments were accomplished in 2022 to address phasing, and 2023 to allow for parking to better accommodate



selected commercial users. In accordance with state statute, Clearfield City is updating the station area plan to plan for additional areas outside of the area identified in the MDA and MDP. This will provide additional direction on properties that could be redeveloped to provide more housing within the $\frac{1}{2}$ radius of the station.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Clearfield City has been awarded funds to update the Station Area Plan for Clearfield Station, as well as to complete an update to the Clearfield City General Plan. The City previously adopted their Station Area Plan in 2019 but given recent legislative changes is undertaking the required update. Work on the update to the Station Area Plan and General Plan shall be completed by the fall of 2023 with the required certification process for the Station Area Plan to be completed by the required deadline. Once the plan has been completed and certified the city will enact and implement as required.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Residents are concerned about this planning effort and afraid the city will take property or change the zoning on their parcel. Since the city does not own these parcels there are no plans to do this, but residents are still concerned about the planning effort. Aside from the expressions we received during the outreach portion of the station area plan there have been no barriers to this strategy.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0



Change in the number of households experiencing housing cost burden
0

Change in the share of household income spent on housing
0

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No market responses have been observed on this strategy. The one project for the remaining 55 acres is still be worked on, but given current market conditions has slowed substantially.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Track applications for IADU in Comm. Development software program

Total Number of Accessory Dwelling Units in the Jurisdiction
4 (internal)

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
4 (internal)

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
4 (internal)

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Providing market data to help support municipalities as they seek to guide their efforts and make good decisions. Providing municipalities with data to guide their decision making would be a great value. One size does not fit all from the regulatory standpoint. It may be of great value to award communities who are leading out in MIH and have been working on housing issue, regardless of mandates and legislation. Additionally the City, like the State and other government entities, does not have endless funds and must seek to accomplish their tasks in a responsible manner as it relates to their residents and business owners whose taxes support all city efforts.

Clinton

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<http://www.clintoncity.net/DocumentCenter/View/3683/CLINTON-2022-MIHP-UPDATE---Addendum-2023-1-APPROVED>

Link to Ordinance or Resolution

<http://www.clintoncity.net/DocumentCenter/View/3684/Res-No-01-23---Clinton-MIHP-Addendum-2023-1>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

At the beginning of the reporting period, the City (Councilmembers & staff) held three meetings with the developer of the West Clinton Annexation area to review various concept plans for approximately 400 townhome units. Since these meetings, the City has performed a utility analysis and started working



on annexation agreement details that will drive the final approved concept plan. Most recently, the developer has submitted the annexation petition which started the annexation process to bring approximately 19 acres of the 36 acre development into the city.

City staff started working on updates to the R-M (multi-family) portion of the zoning ordinance. This includes a survey of best practices to introduce a more comprehensive set of regulations including design guidelines, open space/amenity requirements and private street standards. As a result, the City Council has scheduled a work meeting for August 7, 2023 to discuss updates to the R-M zone and private street standards.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On July 25, 2023, the City Council accepted the West Clinton Annexation petition. The required notices to area property owners and affected entities is in progress.

Although a land use decision has yet to be made, the City recently received two rezone applications for the R-M zoning designation. One proposal includes a combination of 100 townhomes and 70 small-lot single family homes; and the second proposal is for 24 townhome units. Estimates provided by the developers indicate that the price range for the proposed units is well below the average home price in the city and will likely be considered moderate income.

On July 25, 2023, the City Council approved a rezone from Agriculture to R-1-6 (6,000 sf lots) for 1.26 acres. This has the potential to accommodate a small-lot infill project that will likely produce homes that will be considered moderate income.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the land use decisions for these townhome development proposals have not yet taken place, several councilmembers have expressed support for medium density townhome developments, particularly those that are owner occupied, and each of the three proposed projects will provide home ownership opportunities.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Each of the proposed rezones are accompanied by requests to amend the general plan. This may be considered a barrier to implement this strategy and



the projects because it has been over 10 years since the city last changed zoning for any type of multi-family housing. During the last 10-15 years, it seems as though the city has made a conscious effort to avoid approving new multi-family housing. The recent MIHP requirements have made it clear to elected officials that the city can no longer continue with this mind set.

In 2008, the City Council removed all provisions for private streets in the city. Subsequently in 2011, the Council removed the PRUD chapter of the zoning ordinance. Both actions seem to have been based on the perception that the projects developed with these regulations in place were not positive additions to the city. Another argument could be made that perhaps the regulations were not adequate to begin with and should have been updated (improved) as opposed to being removed from the code. Now that the Council wants to consider these townhome projects, we are scrambling to amend the code in a timely manner. This may lead to each project being subject to a detailed development agreement to outline the standards needed to facilitate a quality plan. This lack of standards is a barrier, but City officials recognize the need to update the zoning ordinance with standards needed to produce quality developments. In the mean time, if a development is ready to move forward before the ordinance updates are complete, the City can draft a development agreement as a workable solution.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There seems to be a significant amount of pent up demand for attached units in Clinton. The Community Development Department fields several calls a week regarding proposals for apartments and townhomes. A few developers became aware of the City's MIHP strategies and came forward with proposals that are now going through the review process. They seem to understand the associated barriers but they are willing to be patient to allow the city to work through ordinance amendment and rezone discussions necessary to move the projects forward.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Generally speaking, the lowest income neighborhoods in Clinton are situated near the eastern city boundary adjacent to the UP/UTA rail corridor which is also our common boundary with Sunset City. These areas are also characterized as some of the older neighborhoods in the City.

Our fiscal year is July-June, which is a very similar timeline as the August-July reporting period for this report. During this last fiscal year, the City completed three roadway projects and one utility project affecting the lower income neighborhoods in the City. The 800 North, 690 West and 1000 West roadway improvement projects provided upgraded street, sidewalk and road repair/maintenance improving access and enhancing neighborhood quality to these older, lower income neighborhoods

Additionally, on July 11, 2023 the City Council awarded a \$137,750 bid for ADA ramp replacements and installations in the northeast portion of the city. Approximately half of the project area is located in low/mod income neighborhoods improving pedestrian access for all residents with particular improvement of access for the handicapped residents.



Code enforcement services continue to be provided by multiple city departments. The City Council approved funding for the 2023/2024 fiscal year for a part-time enforcement specialist. The City is presently working on changes to the nuisance ordinance to clarify standard practices and processes for this new part-time position. It is anticipated that this position will be filled by the end of 4th quarter 2023.

The City continues to offer neighborhood clean-up opportunities through deployment of free green waste trailers and twice-a-year city-wide clean up days. The Community Development Department recently started working with the Public Works Department to track with the GIS where green waste dumpsters are deployed and which neighborhoods utilize the city-wide clean up days the most. Since tracking these activities has just begun, we do not have specific data to share at this time.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Specific land use decisions were not part of this particular strategy. However, we anticipate that any data collected regarding the estimated benefits to low/mod income residents will be analyzed and incorporated into goal and policy standards in the upcoming General Plan update.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Specific land use regulations were not part of this particular strategy. However, we anticipate that any data collected regarding benefits to low/mod income residents will be analyzed and incorporated into goal and policy standards in the upcoming General Plan update.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Budget constraints are always a barrier when prioritizing capital projects throughout the City. The City utilizes several grant programs to offset the costs of most street and utility projects. Time constraints at the staff level limit the number and frequency of grants the City pursues.

From a code enforcement standpoint, there are differing political opinions on how the overall process should be handled. This is a barrier because it has become difficult to obtain consensus as to how the part-time position should function. Hopefully the decision makers can come to an agreement in the coming months otherwise the existing process will continue - which



isn't necessarily a bad thing because the cases and requests are still being effectively addressed.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Inflation and higher interest rates mean that limited dollars are stretched thin. This means that capital projects are now being stretched over two or three budget years when previously they were completed in one year. Grant programs have become more competitive with more applicants seeking the same funding.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

The City amended the Zoning Ordinance in September 2022 to allow for internal accessory dwelling units (IADUs). Based on the projected timeline in the MIHP, a public information handout was created and made available at the front counter in the CD Department. We've completed newsletter and social media posts informing the public that IADUs are permitted in all single family residential zones. A new version of the City's web page will go live in the coming weeks that will include a newsflash about IADUs with additional information and code explanations on the CD Dept. page. The first official application for an IADU under the new ordinance was recently submitted for review and approval. IADUs are documented in our online City Inspect software and will be tracked and reported as required. We've determined that there is not a need to legitimize any existing IADUs in the City because the estimated numbers are very low.

During the public hearing process for the IADU ordinance amendment, the City Council expressed interest in examining detached accessory dwelling units (DADUs). During the April 18, 2023 Planning Commission meeting a discussion-only agenda item regarding DADUs provided an opportunity for the Commission to review a variety of best practices and a rough draft ordinance. This discussion was followed up with additional review of DADU concepts on May 5, 2023. It was determined that discussion with the City Council was the next step before a draft ordinance amendment was to be scheduled for public hearings. The goal is to have this ordinance amendment finalized by the end of the 1st quarter of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

September 27, 2022 - City Council adopted Ordinance 22-06Z approving provisions allowing internal accessory dwelling units as a permitted use in the agricultural and residential zoning districts.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Ordinance 22-06Z provided that internal accessory dwelling units are a permitted use in the agricultural and residential zoning districts. This review and approval process set the stage for discussions regarding detached accessory dwelling units. The Planning Commission reviewed a draft ordinance amendment for IADUs as described above. A joint Planning Commission/City Council work meeting is anticipated by the end of the 4th quarter 2023 with final decision and ordinance amendment by end of 1st quarter 2024. This is consistent with the timeline described in the Moderate Income Housing Element



implementation plan.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Some planning commissioners expressed concern about allowing an additional dwelling unit in the rear yard of a residential lot. This could be considered a barrier if the vote is tight for a positive recommendation to the City Council. Staff is working to alleviate these concerns by recommending reasonable setbacks and height limits, and addressing privacy issues by limiting the placement of windows and outdoor living spaces.

Number and type of new units permitted

1

Number and type of affordable units added

1

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

1

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

City staff created a list of residents interested in IADUs to contact once the ordinance was approved. The five individuals on the list were contacted when



the code was approved. We are working with two of the residents to get their application ready for submittal. During the reporting period, we've fielded several inquiries about DADUs and we anticipate a decent response if/when the ordinance is changed to allow these units. The real estate community seems to be tuned into this issue based on what they're hearing in the news about the legislature's role in ADU regulations - they are always looking for ways to maximize their clients property values.

Do you have additional strategies to report?

Yes

Strategy #4

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation actions outlined in the MIHP indicate that the timeline for this strategy is to begin in 2024 with various benchmarks throughout 2024 and implementation by 1st quarter 2025. City staff just recently started researching how mortgage assistance programs have been implemented in Utah and throughout the country. Part of this initial research is to identify potential grants and/or funding partners.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions have been made by the city regarding this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A - see response above.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Our initial research indicates that such programs in the State or region for local government employees are unique. Perhaps our search parameters need to be adjusted or we may need to consult with an expert in the field to find the best examples.

Number and type of new units permitted



n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We are familiar with some city employees that have been completely priced out of the housing market because of higher interest rates. Some employees have expressed interest in a mortgage assistance program depending on the details and how it compares to other available programs.

Do you have additional strategies to report?

Yes

Strategy #5

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



The City Council has expressed a desire to work with landowners and developers to develop a senior-oriented community or housing project including those for the disabled that qualify as moderate-income housing. This is reflected in this strategy with the majority of the implementation actions programmed starting in 2024. Despite the future timing of implementation actions, during this last reporting period the City had several discussions with landowners and developers about the potential to develop higher density senior housing in the PZ zone fronting our two major commercial corridors - 2000 West and 1800 North.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use regulation/decision has not yet been made regarding this strategy, but zoning ordinance amendments are needed to clarify regulations of the various types of senior/handicapped housing. For example, higher density projects (above 12 units/acre) are allowed only in the City's main commercial corridor zone (PZ). However, the land use category descriptions in the PZ zone need to be updated to better reflect the variety of higher density senior housing types occurring in the market including senior apartments, assisted living, and independent senior living to name a few.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While no land use regulations or decisions occurred during the reporting period, we anticipate zoning ordinance reviews and updates starting in 2024 that will provide clarifications of existing regulations and a land use/zoning analysis to help establish general location criteria for higher density senior housing projects.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There may be some barriers to implement this strategy because of an aversion on the part of some decision makers to approve any type of higher density housing projects regardless of the targeted age or disability group. Most city officials understand the need to house these growing number of residents (or prospective residents). It is incumbent upon City staff to overcome this barrier through training and education.

Number and type of new units permitted
n/a

Number and type of affordable units added



n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

In the Fall of 2022, the City reviewed a pre-application for a 150-unit congregate senior living development. The proposed housing model included private resident suites centered around common amenities and support services (no medical services provided). The proposed location for the facility (between water pressure zones) and a higher than usual developer-requested fire flow required significant off-site water line improvements and the developer ultimately decided not to build the project. Although this location and these circumstances were quite unique, this experience made it clear to the city that large-scale senior housing projects place a unique demand on public infrastructure, particularly utility lines. This is a barrier that will need to be examined early in the development process. Also, if there are specific locations the City would like to promote for large-scale senior housing projects, a utility analysis should be conducted prior to making developers aware of a proposed site.

Parking demands and traffic impacts for larger senior facilities can also be considered barriers to implementing this strategy. Although it should be obvious



to the City that senior residents own fewer vehicles and drive less than the average resident, experience has taught us that residents living close to a proposed high density project can often go into NIMBY mode and generate unfounded fears about parking and traffic that can impact decision maker support for this type of housing.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits, City Inspect software

Total Number of Accessory Dwelling Units in the Jurisdiction

8

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Provide access to the Moderate Income Housing Database to be available Summer 2023

Provide direct links to housing data resources specific to our city

It would be great to have access to data and resources so we don't have to hire a consultant to update our housing plan and MIH element

Provide feedback to cities about the quality of our reports and plans - how can



we improve the information we provide to the State?
Case studies and examples of best practices regarding implementation strategies

Cottonwood Heights

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://www.cottonwoodheights.utah.gov/home/showpublisheddocument/6828/638065565731070000>

Link to Ordinance or Resolution
<https://www.cottonwoodheights.utah.gov/home/showpublisheddocument/6888/638085954536649081>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
With an ordinance in place, the city has continued to process and review applications for accessory dwelling units in residential areas. While the city is aware that numerous ADUs exist that are unlicensed with the city, the city has also approved 5 ADUs in the past year, with 8 additional applications pending. The city has created a webpage and informational handouts to help educate residents on the steps required to obtain an ADU license.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
No legislative land use decisions have been made relevant to this goal. As stated, 5 licenses have been issued, with applications pending for 8 additional licenses



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While still in progress, the city's updated General Plan, anticipated to be completed in 2024, will continue to emphasize the use of accessory dwelling units in residential zones as a tool to implement affordable housing in a way that does not create a disproportionate impact on existing areas in the city, and anticipates that applications will continue to be received from residents seeking to create formal ADUs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Uptake of the city's ADU ordinance and licensure process has been slow. All resources are in place and staff are knowledgeable and quick in assisting with applications. The city is anecdotally aware that numerous unlicensed ADUs exist in the city, so public education, reminding residents to obtain ADU licensing, would be helpful. The city also has regulations for detached ADUs that contain more rigorous standards that not all residences and properties can comply with. As such, the city has had numerous meetings with parties interested in constructing detached ADUs, but has only issued one such license to date.

Number and type of new units permitted

5 ADUs permitted in last 12 months, 8 applications pending

Number and type of affordable units added

city does not have data on rent rates for new ADUs

Number and type of affordable units rehabbed

5 ADUs were approved by the city in the last year

Number and type of units converted from other uses

Total number unknown. 5 ADUs were licensed by the city, and the city is aware of many more that exist unlicensed.

Change in local rent amounts

Esri's 2022 and 2023 forecasts for the average cost of rental expenses show an increase of 3.5% or \$249.24 from 2022 to 2023. This figure includes all costs in addition to the cost of rent such as tenant's insurance, maintenance, and other repair services. Additional research using Zumper and RentHop rental search databases found the following rental price decreases: • 1 bedroom units have dropped by 6%, or by \$75 • 2 bedroom units have dropped 3%, or by \$55 • 3 bedroom units have dropped by 11%, or \$252 • 4 bedroom units have increased by 13%, or \$330



Change in the number of people displaced

Although this metric is not readily available for the years of 2022 and 2023, Cottonwood Heights's population has decreased by more than the amount of housing units built. Based on the conflicting data of rent prices decreasing but overall housing expenses increasing, we suspect some residents have been displaced, especially those living in 4-bedroom units as rental rates have increased by 13% since July of 2022 according to RentHop.

Change in the number of households experiencing housing cost burden

The percentage of households spending 30% or more of their total household income on housing related expenditures increased by 7.1% from 24.8% to 31.9%. This percentage equates to approximately 1,011 more households experiencing housing cost burden in 2023 than were in 2022. SOURCES: Esri forecasts for 2021, 2022, 2023. 2018-2020 Bureau of Labor Statistics Consumer Expenditure Surveys

Change in the share of household income spent on housing

From 2022 to 2023, the average share of household income spent on housing expenses increased from 17.3% to 19.2%, a total increase of 1.9%. SOURCES: Esri forecasts for 2021, 2022, 2023. 2018-2020 Bureau of Labor Statistics Consumer Expenditure Surveys

The number of rezones associated with MIH strategies

None in the last 12 months, but two rezones and other legislative changes have been made to assist.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since Cottonwood Heights moderate income housing strategies have been implemented, there is yet to be a particularly strong market response, especially regarding the number of new housing units being built. However, this is to be expected as it takes time for the various housing implementation strategies' level of success to be measured. The city has been focusing their efforts on the appropriate implementation of these strategies that will result in the best outcomes to address housing availability and affordability. As the city has seen an increase in the number of households experiencing housing cost burdens and rising inflation rates nationwide, the city's focus on housing stability and attracting new moderate income housing opportunities has become increasingly critical.

Strategy #2



(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city is under contract and in the process of developing a form-based code that will apply to key redevelopment areas in the city along Fort Union Boulevard, its primary commercial corridor. The form-based code will allow for more flexible future land uses that include multi-family residential uses in all areas. Some of those areas are currently limited to commercial only. Once drafted, the potential to incorporate higher density, and affordable housing in commercial and mixed-use development projects will be more attainable.

The City has also purchased a property located in a prime commercial redevelopment area and will be leading the master plan and redevelopment process for the site, with a vision to create a mixed-use town center. A portion of the funds used to purchase the property came from the Governor's Office of Economic Opportunity's Local Match Grant, which provided \$1 million towards the purchase price of the property, and also requires development and implementation of affordable housing in the final redevelopment of the property.

- The city's General Plan is currently also undergoing an amendment, which will include supportive policy recommendations that promote form-based code being expanded into the future into potential neighborhood centers, and continuing to promote viable mixed-use development in commercial areas of the city

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The form-based code is well underway and has been presented in numerous public meetings to the both the City Council and Planning Commission. It is anticipated that a draft of the form-based code will be available for public review and begin formal consideration in Fall 2023.

- o City Council presentation dates - February 21, 2023
- o Planning Commission presentation dates - May 3, 2023 / July 19, 2023

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The form-based code will be a land use decision that will provide additional



development potential to implement high density and affordable housing in commercial areas. This process is underway. The General Plan is also a land use decision and will include housing recommendations and policies that prioritizes accommodate growth and affordable housing in a way that suits the city best. Finally, a site master plan for the town center redevelopment, including affordable housing, will begin development soon and is anticipated to be completed in the next 8-12 months.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers to full implementation are the ongoing public process to finalize the form-based code. Additionally, implementation of the form-based code, once adopted, relies on redevelopment of private property. With the exception of the town center project that is now publicly owned, the city does not have control of when property redevelops, or whether affordable housing is included or not.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

redevelopment of the town center area will convert an aging commercial strip mall into a mixed use development with housing and affordable housing

Change in local rent amounts

described previously

Change in the number of people displaced

described previously

Change in the number of households experiencing housing cost burden

described previously

Change in the share of household income spent on housing

described previously

The number of rezones associated with MIH strategies



These strategies will result in rezones throughout the Fort Union Boulevard area. It is likely that the town center redevelopment project will be assigned a customized zoning to suit the city's developed vision for the site.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies described previously. All of the pending redevelopment ordinances and projects are considering the provision of housing in commercial areas as a key driver underlying the effort. Such legislative projects take substantial time and the city is well underway on each of them.

Strategy #3

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city has a redevelopment ordinance in place, known as the Planned Development District ordinance, which allows for greater redevelopment intensities and flexibility in certain areas of the city. One of the requirements to take advantage of the PDD ordinance is that multi-family redevelopment must include deed-restricted affordable housing. There are two current projects which have received PDD entitlement, and which will include deed-restricted affordable housing units when completed. One will create 21 units (10% of total units) which must be affordable to households earning 50% or less of AMI. This project is under active construction and should be completed in early 2024. Pre-leasing is anticipated to begin late 2023. The other project will include approximately 40 units that will be affordable to households earning 80% or less of AMI. The multi-family portion of this redevelopment project is the first phase, and the city has just received a building permit application to begin reviewing the project for construction, anticipated to begin in late 2023/early 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

These projects were previously approved by land use decision during previous years. However, progress is now being made on the construction and permitting side of the project, with permits actively in review for one project and daily construction work occurring for the other.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These projects will directly result in the construction of approximately 60



perpetually deed-restricted affordable housing units. In a city that is largely built out, adding 60 units of any kind is substantial, let alone 60 affordable housing units. The previous entitlement of these projects through the city's Planned Development District ordinance made this possible.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

One barrier of the larger project is the rise in interest rates and construction costs from the date of original project entitlement and now. The developer has expressed some concern in staying on original development timelines due to these issues, and has begun engaging the city for potential implementation of a Public Infrastructure District and a Community Reinvestment Area to assist in overall project development costs. It's still unknown if and how this will impact final construction timelines. However, the developer will still be required to implement affordable housing units regardless of these constraints, so the only unknown is the construction timeline.

Number and type of new units permitted

approximately 600 new multi-family residential units (all types of floor plans)

Number and type of affordable units added

approximately 60

Number and type of affordable units rehabbed

n/a - new units to be constructed

Number and type of units converted from other uses

n/a - the only existing use at both sites was one single-family home. The other was a mining operation.

Change in local rent amounts

answered previously - however, deed-restricted affordable rates are continually adjusted based on current market rate, so affordability will always be reflective of the market

Change in the number of people displaced

answered previously

Change in the number of households experiencing housing cost burden

answered previously

Change in the share of household income spent on housing



answered previously

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

answered previously

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city closed on the purchase of a 10-acre redevelopment site located at 2300 East and Fort Union Boulevard, and will oversee the full redevelopment of a strip-mall commercial site into a mixed-use town center with commercial, residential, and public uses. To accomplish this, the city created a Community Reinvestment area for the property via Resolution 2022-02 on December 13, 2022, and subsequently closed on the purchase of the property on April 14th, 2023. As stated previously, a portion of the acquisition cost of the property is funded through the GOEO Local Match Grant, which will require the implementation of affordable housing on the site.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

At its July 11th board meeting, the city's Community Development and Renewal Agency also gave city staff direction to continue proceeding with the creation of a Community Reinvestment area for the Big Cottonwood Canyon Gravel Pit area. This process will be ongoing with taxing entities, but if successfully created, will include a moderate-income housing set aside.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city owns the town center redevelopment site and will amend the land use regulations to support the vision developed for the site, which will include



affordable housing, mixed-use development, and public open space. The city also anticipates a land use amendment to the gravel pit property at the time the rest of the area is redeveloped. All viable redevelopment options for the site include a necessity to incorporate affordable housing in exchange for substantial development flexibility and density.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers to final implementation of the town center master plan include existing leases on the commercial property that must still be honored prior to redevelopment, as well as the full process of developing a master plan and finding a development partner to implement the city's vision for the site. However, the city has obtained a substantial grant through Wasatch Front Regional Council to assist with the creation of a master plan for the area. Barriers for creation of the gravel pit CRA are staff time and resources, and the process of negotiating with other taxing entities for participation in the creation of the area.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a - however, affordable units will be required in the town center, and a set-aside will be required in any successfully implemented CRA

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a - entire town center project will be redeveloped from an existing strip mall, and the future gravel pit development is currently an industrial mining operation

Change in local rent amounts
answered previously

Change in the number of people displaced
answered previously

Change in the number of households experiencing housing cost burden
answered previously

Change in the share of household income spent on housing



answered previously

The number of rezones associated with MIH strategies

None yet, likely 2 in the future

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

answered previously

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits, Cottonwood Heights uses a rental license and building permit to track ADUs. Applicants submit for a rental license, and as part of the licensing process, they get a building permit to assess the code compliance of new

Total Number of Accessory Dwelling Units in the Jurisdiction

5 (8 additional applications pending)

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

5

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

5

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Localized information will always be the most helpful to Cottonwood Heights.



It is difficult to parse localized data from wider-scale data sources. Localized data helps the city fine-tune its recommendations and policies in a way that best works. Case studies from other successful implementation history would be very helpful.

Draper

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.draperutah.gov/322/Plans-and-Guidelines>

Link to Ordinance or Resolution

https://cloud.draper.ut.us/d/s/qX9F8PFGGrMYnFZKqtOOxvgfJIYZs68gX/r8xVx-wK_j_6rhOnlR5mRi1HuVpvacB8-0bqg4E2S3gk

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The implementation plan outlined in the 2022 Draper City Moderate Income Housing plan identified the creation and implementation of Station Area Plans as the intended or preferred method for addressing this strategy. Progressive actions have been taken during the reporting period in relation to the creation of the Town Center Station Area Plan. A consulting firm was selected to guide the creation of the Town Center Station Area plan for the City. The consultant met with stakeholders and the steering committee to gather input from various entities having a stake in the plan outcomes and in addition held public open houses to gather public comments and feedback. Additionally, the consulting firm conducted an existing conditions analysis and moderate income housing assessment of the Town Center Station area to utilize in creating draft scenarios. Currently the consultant and stakeholder committee are finalizing a



final preferred development concept and strategies for the station area.

Additional actions taken by city planning staff included submittal of the existing Vista Station Area plan for preliminary review by Wasatch Front Regional Council (WFRC) staff and meeting with WFRC staff to discuss the changes needed to bring the Vista Station Area plan into compliance with the new requirements in State Code.

Once the study results and recommendations of a required station area plan are finalized and available, the City can then bring forward necessary zoning changes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulations were enacted during the reporting period with respect to this strategy as it is specifically tied to changes in zoning classifications and not changes in land use regulations. Furthermore, Zoning Map changes are legislative decisions and not administrative land use decisions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Future land use decisions made regarding policies and goals will likely be incorporated into adopted station area plans.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The main barrier encountered to more effective implementation of this strategy has been access to consistent and reliable data for decision making. The Covid-19 pandemic disrupted many data points and trends with respect to employment, commerce, recreation and housing. The existing conditions analysis and market study for the Town Center Station Area Plan provides some of the data needed to make an informed decision along with recommendations for actions to be taken based on the analysis of the data. Studies and planning processes take time. The time needed for effective public outreach can also be viewed as a barrier, although taking the time to engage the public in meaningful ways removes other potential future barriers to adoption of the plan.

Number and type of new units permitted

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able



to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

None. Data has not been tracked historically, but the City plans to do so in the future

Number and type of affordable units rehabbed

None. Data has not been tracked historically, but the City plans to do so in the future

Number and type of units converted from other uses

None. Data has not been tracked historically, but the City plans to do so in the future

Change in local rent amounts

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City staff began in May of 2023 to further evaluate the effectiveness of current zoning and land use regulations for the potential to allow for higher density or new moderate income development within mixed use zones and near major transit investment corridors. This is tangential to the ongoing efforts with Station Area plans. The analysis to date has been relatively informal, but concluded that some mixed use zones, such as the Transit Station District Zone which is specifically tailored to the existing Vista Station Area Plan, already permits residential unit creation without upper limits on height or density restrictions. Other mixed uses zones such as the Office/Residential zone contain use regulations that make residential development more difficult for small sites, but conversely make up a relatively small amount of the area near major transit investment areas. The majority of mixed-use zones are Commercial Special Districts with negotiated residential density and performance thresholds with limited opportunity to expand densities or change land use regulations. The initial analysis led staff to further investigate the potential to create either a new mixed use zone or overlay zone to implement the recommendations of the forthcoming Station Area Plans. The evaluation process will continue upon completion of the Draper Town Center Station Area Plan utilizing the conclusions and recommendations of that Plan to guide efforts for implementation of this housing strategy.

March 2023 the City sent out an RFP and selected a consulting firm to complete a comprehensive update of the City's zoning and subdivision ordinances.



The kick off for the ordinance update project is planned to commence in the next Moderate Income Housing Plan reporting cycle and is expected to take 18 months to complete. The expectation is that changes related to land use regulations and increased density within zoning districts near major transit investment corridors will be integrated with this process and adoption of the revised consolidated ordinance.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations were amended specific to this strategy as the Town Center Station Area Plan is not yet completed, and the conclusions and recommendations from that plan and the accompanying studies are needed to inform proposed changes to land use regulations for the identified areas contained in the strategy. The bulk of work to amend land use regulations will occur within the forthcoming comprehensive ordinance update for the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use regulations were created or amended during the reporting period. The anticipation is that future land use ordinances will reflect the opportunities for increasing the supply of moderate income housing near transit station areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

A barrier encountered in implementing this strategy was the need to direct months of staff time and resources away from working on code amendments that could support Moderate Income Housing strategies in order to analyze and address the institutional impacts to the City of proposed and pending State Legislation affecting land use planning and development and the unfunded mandates they create.

Number and type of new units permitted

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

None. Data has not been tracked historically, but the City plans to do so in the future.



Number and type of affordable units rehabbed

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in the number of people displaced

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local



housing market.

Strategy #3

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the adopted Moderate Income Housing Plan for Draper City, this strategy anticipated completion of a study in 2026 and implementation of that study in 2027. In response to the 2023 changes to State Code regarding the annual progress reporting for the Moderate Income Housing Plan strategies, staff convened a work session with the City Planning Commission and another with the City Council. Staff made both bodies aware of the need to move up the implementation timeline for the strategy, and for making annual progress on all required strategies within the Plan. In the work sessions staff received direction on the types of zoning incentives the governing bodies would like to see explored for potential addition into the zoning code regarding implementation of this strategy. Additionally, staff began researching and analyzing the methods that other cities have used that may be effective for use within Draper City.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations were amended during the reporting period that specifically targeted zoning incentives for the creation of moderate income housing. An overhaul of landscaping ordinances was completed and adopted in June 2023 by the City to make landscaping more water-wise.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The overhaul of landscaping ordinances recently adopted by the City to make landscaping more water-wise should reduce the cost of landscaping throughout the city, which may improve the affordability of some housing, however data does not yet exist to determine the degree that this may relate to the creation of additional moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

A barrier to implementation is the current inability of the city to enforce or regulate that the units approved as a result of incentives given will continue to remain affordable to those with moderate or lower incomes. Planning Commissioners and City Council members are reticent to approve zoning



incentives for any developer without having some way for insuring long term compliance by future owners of the property.

Number and type of new units permitted

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.



The number of rezones associated with MIH strategies
None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report?

Yes

Strategy #4

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the adopted Moderate Income Housing Plan for Draper City, this strategy anticipated initiation of a study in 2025 and implementation in 2026. In response to the 2023 changes to State Code regarding the annual progress reporting for the Moderate Income Housing Plan strategies, staff convened a work session with the City Council to begin the process of identifying impact fees that might be studied for reduction or elimination that could produce additional moderate income units, and related budgetary needs. Staff reminded the Council of the need to identify potential revenue sources to offset waivers or reductions. Staff made the Councilmembers aware of the need to move up the timeline identified within the adopted Moderate Income Housing implementation plan, and for making annual progress on all required strategies within the Plan. As the City was unable to anticipate the changes in State Code regarding reporting requirements the cost for conducting a study related to impact fees was not included within the current budget cycle. The City will seek to incorporate the cost of required studies into future budget cycles.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or land use decisions were made with respects to this Strategy as appropriate studies are first required before changes are made.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Decisions on reductions to fees charged for development projects are anticipated to reduce the overall cost to the developer so that the developer is able to pass on the reduced cost to the consumer while maintaining projected profitability for investors.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

A notable barrier to the future implementation of this strategy is the financial cost of conducting the studies as well as identifying a reliable source of funding to replace the reduced or waived fees.

Number and type of new units permitted

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.



Change in the number of people displaced

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report?

Yes

Strategy #5

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity



that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Draper City Council passed resolution 23-28 approving and authorizing the execution of an interlocal cooperation agreement with Salt Lake County and other Cities and Townships to conduct the Community Development Block Grant (CBDG) Program, Emergency Solutions Grant (ESG) Program, and Home Investment Partnership (HOME) Programs. Salt Lake County applies for and manages the funding for the benefit of all participating communities. The current interlocal agreement runs through the year 2026.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Implementation of strategy O requires no changes to land use ordinances, or a particular land use decision to be made.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The decision to continue pooling federal funding with that of other cities helps produce moderate income housing on a regional level in a more cost effective manner. This allows for increased access to needed housing for those employed within the City irrespective of jurisdictional boundaries.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added



None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family



housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report?

Yes

Strategy #6

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

During the reporting period Draper City made significant progress towards the creation of a station area plan for Town Center Station Area. The City was previously awarded a Transportation and Land Use Connection (TLC) grant for the project in 2020 but had put the project on hold as a result of the Covid-19 pandemic. A consulting firm was selected to create the plan and the city, together with the consultant solicited community input for the plan through a survey and public open houses held at City Hall. The consultant met frequently with the steering committee comprised of city staff, city officials, and representatives from some of the affected entities. Currently the consultant and stakeholder committee are finalizing a final preferred development concept and strategies for the station area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or official decisions have been made with respect to this strategy during the reporting period. Direction was given by city staff and city officials to the consultant preparing the Town Center Station area plan regarding the direction of the plan and land use elements to include in the plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Upon completion of the Town Center Station Area Plan the City intends to adopt and implement the conclusions and recommendations of the plan. The City anticipates that the resulting land use decisions and regulations will further facilitate new transit oriented residential development in the vicinity of the



station area.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers specific to this strategy have been minimal. Market fluctuations are unpredictable and can impact the time and availability of both staff and the consultant to meet or complete tasks associated with the development of the plan.

Number and type of new units permitted

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.



Change in the share of household income spent on housing
 Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies
 None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

ADU Permits issued

Total Number of Accessory Dwelling Units in the Jurisdiction

26

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

8

Total number of other types of permit or license issued for an ADU in the



jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies, Staff resources, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Some city officials have expressed interest in seeing the State reimburse cities that reduce or eliminate their impact fees for moderate income housing projects for the cost of providing the services.

The State Legislature could help the City by reversing or amending recent changes in public noticing requirements and not requiring the City to provide superfluous, extensive, and expensive noticing by mail to all residents and property owners within the City in order to make modifications to general land use regulations, including those that support the creation of more moderate income housing.

There is a growing resistance forming within the larger community to State based housing initiatives. In part this is based upon the consistently changing requirements imposed on cities by the State Legislature. Many of these initiatives are viewed as doing little to change housing affordability while conversely consuming large sums of tax dollars and other City resources. The State Legislature could help by slowing down the pace at which changes are made, providing more transparency to the public about the text and intent of proposed legislative changes months in advance of the annual legislative session, and giving cities more time to implement needed changes in an orderly fashion that permits more robust public engagement on the local level.

Eagle Mountain

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No



Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This past year, Eagle Mountain decided to implement certain measures to monitor the number of ADUs being constructed within the City to provide wayfinding; that is, to gain understanding whether further code amendments will be presumed to be required to facilitate the introduction of such units into the City to assist with housing needs. The referenced measures [will] include:

- * Tracking the yearly number of approved internal ADUs
- * Tracking the yearly number of approved detached ADUs
- * Tracking the yearly number of new constructed homes that include completed ADUs inside the same; and,
- * Tracking the distribution of ADUs throughout the city; plus,
- * Maintaining a running tally of the total number of ADUs approved and built-out within the city.

Since the City began tracking, 385 ADUs have been approved. In 2023, of that 385, 82 ADUs were approved all of which were internal but one.

- * Preparing a report for our City Council prior to year's end noting code changes and our tally of the number of ADUs both approved and constructed during the year.
- * Passing zoning code amendments that assist in facilitating inclusion of ADUs in our community.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On June 27, 2023, our Planning Commission recommended approval of an ordinance to EMCC Title 17.70.030 to rescind a requirement that ADUs not be larger than 50 percent of the footprint (including garage) of the primary home with which they are associated. The code now leaves their size allowance between 400 to 1,200 sq. ft. as determined by their owner/builder. The amendment is slated for City Council review on August 01, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The afore-noted code adoption is another in a series of decisions that



have changed the City's rules that bear on ADU permissibility and physical arrangements. Its passage (added to what has already been implemented in Eagle Mountain) demonstrates our community's willingness to contribute to alleviating the state's affordable housing crisis.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

385

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Strategy #2

(N) implement a mortgage assistance program for employees of the



municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has opted to create and approve a policy for a mortgage assistance program for public employees, outlining qualifications, requirements, and application/review/approval processes.

As part of that effort, we will:

- * Contract with a partner, hire an employee, or designate an employee or department to oversee the program; and,
- * Track the number of people that receive a benefit from the program; and,
- * Track the number of employers or agencies with employees that benefit from the program;

and, continue working with a consulting firm (Lewis, Young, Robinson & Burningham) to prepare a moderate-income housing plan within which it is intended to incorporate information and policy regarding a mortgage assistance program.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

n/a

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

n/a

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

n/a

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a



Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
n/a

Strategy #3

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the reporting period from moderate-income element adoption (January 3, 2023) to July 31, 2023, the following action was taken by Eagle Mountain relative to Strategy #3 (R):

Eagle Mountain has been specifically permitting ADUs since at least 2014. With changes to the Utah Code in the 2023 legislative session, Eagle Mountain began tracking whether a permitted accessory dwelling unit (ADU) is an interior or detached unit. This tracking of interior versus detached ADUs appears to have begun in May 2023.

Between January 3, 2023, and July 31, 2023, Eagle Mountain issued 85 permits (83 interior, 2 detached) for ADUs without charging any impact fees, regardless of whether they were interior or exterior ADUs. Eagle Mountain does not charge impact fees for ADUs, so it was not necessary for the City to adopt an ordinance to eliminate them for detached ADUs. Staff is aware of no intent of the City to begin charging impact fees for ADUs, including detached ADUs. City staff will



continue to monitor ADU permitting and report to the Council.

Strategy #3 has an associated Implementation Timeline in Section 9.4 of the City's General Plan. A portion of that timeline states: "Once per year, beginning in 2023, City staff will provide a report to the City Council outlining all City-required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees."

Staff's permitting and tracking program for ADUs is helpful in providing yearly reporting on impact fees for ADUs to the City Council.

Also, a code review for ADUs was included on a list of prospective code amendments (please see attachment: PC Staff Report, Prospective Code Amendments, TDRs, ADUs, 1.24.23, pg. 5), which was discussed with the Eagle Mountain Planning Commission at their work session meeting on January 24, 2023. The City Council adopted at least two ordinances impacting our ADU chapter (see the attached O-17-2023 and O-33-2023). Ordinance O-33-2023 helped bring the Eagle Mountain Municipal Code into compliance UCA 10-9a-530. The purpose of this amendment is to better align the City Code with Utah Code to clearly reflect that we will not require internal connections of attached ADUs. O-17-2023 was adopted to remove a restriction that only allowed ADU's to have a footprint of 50% of the primary home's footprint. This is helpful when the primary dwelling's size is small.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

None

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

n/a

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

n/a

Number and type of new units permitted

n/a

Number and type of affordable units added



n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Do you have additional strategies to report?

Yes

Strategy #4

(S) create a program to transfer development rights for moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the reporting period from moderate-income element adoption (January 3, 2023) to July 31, 2023, the following action was taken by Eagle Mountain relative to Strategy #4 (S):

Eagle Mountain is laying the groundwork for its transfer of development rights (TDR) program. According to the Implementation Timeline for Strategy 4 found



in Section 9.4 of the Eagle Mountain General Plan: "By January 1, 2026, the City Staff will propose a TDR code to the Planning Commission and City Council for their consideration."

This is our tentative plan:

- Staff will prepare a draft TDR code
- Review a TDR code with the Planning Commission by January 1, 2026
- Review a TDR code with the City Council by January 1, 2026
- Adopt a TDR code
- Track the number of developments that utilize the TDR code

A code amendment for our proposed TDR program was included on a list of prospective code amendments (please see attachment: PC Staff Report, Prospective Code Amendments, TDRs, ADUs, 1.24.23, pg. 5) that was discussed with the Eagle Mountain Planning Commission at their work session meeting on January 24, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
n/a

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
n/a

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
n/a

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a



Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
n/a

Do you have additional strategies to report?
Yes

Strategy #5

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the reporting period from moderate-income element adoption (January 3, 2023) to July 31, 2023, the following action was taken by Eagle Mountain relative to Strategy #5 (X):

The Implementation Timeline for Strategy 5 found in Section 9.4 of the Eagle Mountain General Plan gives clarity on how the City will execute this strategy. The Implementation Timeline reads as follows: "By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income



housing. By December 31, 2023, the City will also create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412."

The City has hired Lewis, Young, Robertson & Burningham to give us some recommendations of how we can use money from the RDA housing allocation funds that come from economic development projects. Our consultants are behind schedule on providing the above referenced recommendations because of miscommunication and staff errors. I believe these issues have been corrected and things are proceeding now.

Lewis Robertson & Burningham gave a presentation to the City Council on June 20, 2023, regarding the draft version of the Eagle Mountain Affordable Housing Plan. Minutes of this meeting are attached.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

n/a

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

n/a

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

n/a

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a



Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
n/a

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
385

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
82

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
1

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

technical assistance, resources, data; trim down the reporting requirements

Enoch

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Created and maintained densities in a planned unit development (PUD) overlay zone that allows the construction of multi-family moderate and low-income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Nelson Farm PUD Application reviewed at Planning Commission and the City Council Approved June 21, 2023

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The approval of the Nelson Farm PUD overlay opens up the opportunities for multi-family and higher density single-family dwellings. Now a land-owner can apply for such development within the PUD area.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Political pushback by current neighboring landowners who already enjoy the aspects of low- density development was relatively minimal.



Number and type of new units permitted
644 multi-family and single-family dwellings

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
None until applications are submitted to develop.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Additional water infrastructure was added to future potential areas. 2023-24 Budget added funding for additional infrastructure to Nelson Farm PUD

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy. Infrastructure additions are ongoing and will continue through the future planning and implementation year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
Future growth will determine success of this strategy

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Financial

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
N/A



Strategy #3

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Attended workshop "Bridging the Financing Gap: Olene Walker Housing Loan Fund" at the Fall ULCT Conference, Planning Commissioners attendance at a Planning & Zoning Seminar by the Utah Land Use Institute on January 11, 2023, Contacted CC Housing Authority (5/23/2022) & Met with Director Heidi Miller (6-1-2023) to strategize for upcoming application to donate city property to CC Housing Authority for an affordable housing project a found that no program is currently taking specific applications for this type of project.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

An application has not yet been made, but is expected, pending the outcome of the direction with Cedar City Housing Authority.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the land use decision has not been completed, the collaboration is expected to provide recommendations on programs to assist Cedar City Housing Authority in implementation of a MIH housing project within Enoch City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Personnel and limited resources to present to housing authorities and to obtain training and information to develop a specific outcome.

Number and type of new units permitted

N/A



Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
N/A

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
17

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
3



Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Case studies for strategies, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
Provide accurate housing needs data

Farmington

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://farmington.utah.gov/storage/2023/01/Farmington-Moderate-Income-Housing-2023-update-Approved-1.pdf>

Link to Ordinance or Resolution
<https://farmington.utah.gov/storage/2023/01/Farmington-Moderate-Income-Housing-2023-update-Approved-1.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy. Farmington City has identified key areas where higher density zoning are most appropriate and has granted the zoning necessary to allow for this type of development. Much of this zoning has been in place over multiple years including the period leading up to the previous Moderate Income Housing report. There are effectively 4 zoning districts which are addressing this item, the OMU, GMU, RMU, and CMU zones. The OMU and GMU do not include a specific density maximum, rather residential is permitted through a development agreement process which determines density. Recent projects approved in these districts include densities of roughly 40 units per acre. In order to obtain this density, a moderate income housing element has been required of the city on recent approvals.

The city has approved zoning for a small lot single family project called 'The Point' and a larger townhome project called 'Hess Farms' over the past 12 months. Each of these projects includes a moderate income housing element.

Another larger example is the Evergreen Development project which will be building 410 units on about 10 acres. This project has its zoning and preliminary approvals and is currently in review for final approval. The approved density has required that 10% of the units (rentals) be deed restricted as moderate income housing units. The final approvals and deed are still to be completed and recorded.

Finally an amendment to a development agreement within the city's GMU zone was approved in early 2022 allowing for housing to be developed on what was previously designated as a commercial lot. The Park Place apartment building which includes 40 units on .5 acres has now recorded a deed restriction as it is nearing completion of its construction dedicating 10% of its 30 units towards moderate income housing. This deed has been recorded against the property as Entry #3524781 was completed in April of 2023.

Additional similar commitments for projects with Wasatch Development, Wright Development, CW Homes are in the works.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Rezone of Hess Farms - Rezone A to CMU 1/3/23: 69 units - 7 affordable (deed restriction still pending, DA in effect): <https://farmington.utah.gov/storage/2023/01/CCMinutes-01032023.pdf>

Rezone of the Ivy: Rezone A to CMU 8/16/2023: 75 units on 9.6 acres - fee in



lieu ... developer has opted to pay into a fund earmarked to support moderate income housing projects. <https://farmington.utah.gov/storage/2022/09/CCMinutes-08162022.pdf>

Rezone of Station Point - Rezone A to RMU - 5 units - fee in lieu ... developer has opted to pay into a fund earmarked to support moderate income housing projects. <https://farmington.utah.gov/storage/2023/02/CCMinutes-02072023.pdf>

Approval of the Trail - Evergreen - DA - 12/6/2022: 410 units - 41 affordable - Developer has entered into a development agreement to ensure that 10% of housing units in the project are deed restricted as moderate income housing units. <https://farmington.utah.gov/storage/2023/01/CCMinutes-12062022.pdf>

Approval of Canopy - Wasatch - DA - 11/1/2022: 465 units - 46 affordable... 10% of each unit type.. i.e. 10% of 3 bedroom, 2 bedroom, 1 bedroom units, and studio units dedicated as affordable. Agreements in place with developer to accomplish this and deed restriction approved to be recorded as project development occurs. <https://farmington.utah.gov/storage/2023/01/11.1.22-Minutes.pdf>

Approval of Burke Lane 69 units (June 2022) ... 10% affordable... to be built, deed restriction to be completed as development progresses

DEED RESTRICTION RECORDED of Park Place Living - DA 1/18/2022: 56 units, 30 under construction...- Deed Restriction has been recorded E#3524781 4/13/23 (10% of units) (currently 3) <https://farmington.utah.gov/wp-content/uploads/2022/05/CCMinutes-01182022-Affidavit.pdf>

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Over the past year the city has rezoned multiple properties to allow for higher density which in itself is conducive of more affordable housing, more importantly however, the processes established by Farmington City's Ordinances allow for density such that developers are also able to commit to deed restricting 10% of the units in each project or provide a contribution that is earmarked towards moderate income housing projects.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



Rezoning to higher densities nearly always comes with some pushback and concern from existing property owners, there was some resistance in the entitlements given over the past year, but less of the concern from the council was about density or housing, they are more concerned about seeing the development of commercial uses that have been envisioned and planned for and are worried about housing taking over instead.

Number and type of new units permitted

Hess - 69 towns ; Ivy - 75 towns ; Station Point - 5 SFD small lot ; Wasatch - 358 apartments - 107 townhomes ; Evergreen - 396 apartments - 14 townhomes ; Park Place Living - 56 apartments

Number and type of affordable units added

Hess - 7 deed restricted for rent towns - committed by agreement ; Wasatch - 46 units deed restricted for rent - committed by agreement ; Evergreen - 41 deed restricted units for rent - committed by agreement ; Park Place Living - 3 deed restricted units ... deed restriction recorded.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers will mostly take as many units as they can get. Farmington has



had to scale back some requests a little, but over the past year the market has slowed a lot as interest rates have risen and currently many developers are hesitant to build the density that we want them to build.

Developers are hesitant to include moderate income housing from a financial standpoint. When they are ready and start off wanting to do apartments, the conversation is generally workable and adding units to make the proforma work hasn't been too challenging. On the other hand, developers looking to do townhomes, which many are, have been difficult to encourage to include moderate income housing as we have been unable to entice them with more density wanting them to do some apartments. They claim that they can't make apartments work.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Farmington City has been pursuing and is now under construction on major roadways and utility lines that will support planned, approved, and anticipated moderate income housing.

Currently under construction are Innovator Drive and Maker Way which are located in the Farmington Station area where our recent Farmington Station Area Plan indicates some 4,400 new residential units of which a few hundred are anticipated to be dedicated towards moderate income housing.

Current project costs are expected to be \$14 million for Innovator Drive and \$8 million for Maker Way. Without these roads and the underlying utility infrastructure this area could not develop and if the costs were more direct to the builders being able to dedicate units for moderate income housing would likely be out of reach.

Additional housing is being considered and has received preliminary approval on the east side of Highway 89 where the city has asked for developers to participate in moderate income housing. The city is facilitating in upsizing infrastructure such as roads and utilities in this area specific to Lagoon Drive where an additional \$300,000 is anticipated to be spent by the city to ensure the infrastructure is sufficient to support the needed intensity or number of units to support moderate income housing.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Development agreement adopted with Wright Development committing the city to participate in the upsizing of Lagoon Drive where applicable was approved in December of 2022. This same agreement commits the developer to include 10% of their units towards moderate income housing.

Over multiple years, Farmington City has been working on agreements and commitments for the construction of Innovator Drive and Maker Way. This work has continued over the past 12 months where some of the final remaining sections of right of way were obtained or agreed to be dedicated like in the Wasatch and Evergreen projects where land use entitlements were part of a larger negotiation to obtain right-of-way for this infrastructure. The developers provide right of way and commit to moderate income housing within their developments and the city will build the right of way infrastructure.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Because of the investment being made into infrastructure, the City Council is more interested in seeing more intense development to support and utilize the infrastructure. This more intense development helps provide more affordable housing types and puts the city in a position to also work with developers on creating true moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Increased costs of labor and materials have created challenges with budgeting projects that have been in the works for some time.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers from the private market indicate that they would be unable to develop the projects that are proposed and in consideration with the added expense of installing the infrastructure on their own.

As construction on streets and utility infrastructure has commenced, increased interest from the development community in pursuing projects in the area has slightly increased, primarily existing land owners who have been eager to begin on projects are pushing to get started.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Farmington City has for many years allowed for accessory dwelling units. With recent legislation from the State of Utah Farmington did in a timely manner make IADUs a permitted use in nearly all of the city but detached ADUs remain as a conditional use in most zones where residential development is allowed.

As of June 8, 2023 the Planning Commission has reviewed and made a recommendation on an ordinance to allow for detached ADUs to be considered as a permitted use. This process reduces barriers and simplifies the process for a property owner interested in an ADU and is expected to pass through city



council.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Over the past 12 months the city has approved 6 detached ADUs as a conditional use and continues to allow for IADUs as a permitted use. A process to better track new and existing IADUs is in progress.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the city council has yet to adopt the ordinance to make detached ADUs a permitted use, it is in progress and expected to be on their agenda for a public hearing on June 20, 2023.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Accessory Dwelling Units have long been a part of Farmington City so there is little resistance to finding a way to allow for them.

Number and type of new units permitted
6 detached ADUS, unknown IADU

Number and type of affordable units added
Known units are not required to be rented at a certain rate so cannot be confirmed to be affordable, though presumably there are at least 6 units that have been added.

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A



Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Farmington City is seeing an increase in the number of applications for and interest in building detached ADUs. IADUs have been more difficult to track as second kitchens and potential units, whether or not they are used or for use as an ADU, are very common.

As a general rule, though far more complex in its implementation, Farmington City requires that new residential development include 10% of its units as moderate income housing units. In at least one case for a small development/ subdivision, the city worked with the developers to provide an ADU on one of the lots. This was well received by the developer who felt that it would be an enhancement to their project rather than an added burden as they see interest from buyers for ADUs.

Do you have additional strategies to report?
Yes

Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Current zoning (Transit Mixed Use - TMU) allows for the opportunity to add high density housing near the Farmington Front Runner station. These regulations have been in place for multiple years. Multiple high density apartment projects exist in this area with a handful being completed near this station such as the ICO apartments, Brighton Townhomes, Park Place Living Apartments and the Bri Apartments. While the named projects do not include deed restricted units, they are high density projects with 3 story townhomes and 4 and 5 story apartments.

Within this major transit investment area and under the existing zoning, the



city is working together with UTA to pursue additional housing immediately adjacent to the Front Runner Station that presumably will include a significant number of deed restricted/rent-controlled units. A couple things over the past year have been completed to further pursue this including the acceptance of the Farmington Station Area Plan by UTA and a removal of a deed restriction on the property so that uses beyond parking can be pursued.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

High density housing approved in this area over the previous 12 months includes an amendment to a development agreement allowing for 56 units on what was previously slated to be commercial development. 30 of the 56 allowed units are nearly complete with the 2nd building still to apply for a building permit.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city council's willingness to forego the commercial development that was part of the original approval came primarily because of the council's desire to create additional moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Adding the amount of housing proposed in an area where parking is tight was a challenge to work through. Tolerance for large amounts of on-street parking and creative thinking with shared parking scenarios created a situation where the city council was willing to approve the additional housing.

Number and type of new units permitted

56

Number and type of affordable units added

5

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A



Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Park Place living project has a unique tie to an organization within the community that exists to help rehabilitate individuals struggling with addiction. The program wished to create a location where graduates of their program would be able to find housing after leaving their facility. The restricted units will likely be dedicated to those individuals to give them quality housing while they re-enter the workforce.

Do you have additional strategies to report?

Yes

Strategy #5

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Farmington City has approved a variety of mixed-use zoning districts near the Farmington Frontrunner Station and throughout the Farmington Station Area. The undeveloped property in this area is an important place for office in Farmington and Davis County. However, Farmington City has previously determined that a single land use will not create the desired vibrant community the city has envisioned after touring traditional suburban office parks and more mixed examples. Because of this vision, the city included within the existing zoning the ability to develop residential uses as well. The Canopy by Wasatch Development and the Trail by Evergreen Development include 875 entitled units on their own within this employment center. The city council has been willing to work with these developers in granting flexibility to how sites are planned



and arranged to allow for the residential uses while still leaving some space for commercial.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The city council gave entitlements through development agreement under the existing zoning to Wasatch Development to build 465 units in townhomes and apartments within this employment center area. The density granted at this site is about 26 units / acre with one building entitled at 7 stories (5 stories over 2 stories of parking).

Property was rezoned from agriculture to OMU for the Trail project and a development agreement pursued which entitled the developer to 410 units of residential development. This project is at a density such that it includes a 4 story parking structure at about 40 units / acre.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The approved development agreements and rezone in this area created a large amount of housing including agreements that 10% of this new housing would be deed restricted. The city is able to use increased unit count/density as an incentive to developers to provide moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There was some resistance from the public on the Trail development as it sits closer to existing single-family residential neighborhoods, but surprisingly the push back was small. The city council having concern over the original proposed height of the development made concessions on some of the desired commercial development to enable the developer to create a meaningful residential product that could include moderate income housing.

Number and type of new units permitted

Wasatch - 358 apartments - 107 townhomes ; Evergreen - 396 apartments - 14 townhomes

Number and type of affordable units added

87 deed restricted apartment units

Number and type of affordable units rehabbed

N/A



Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
2 ... 1 rezone and Development Agreement, 1 Development Agreement within existing zoning district.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The development community is eager to build residential units. There seems to be high market demand for this area. While we are seeing developers proposing high density projects, there has been hesitation in multiple instances to move away from townhomes to do more apartments. Townhomes seem to carry less risk in Farmington as it is more of a suburban community. In 2 instances developers have been encouraged to consider replacing townhomes with apartment buildings in order to get more units to create a sense of place envisioned in these key areas and in hopes of making negotiations of moderate income units more palatable to their bottom line. Not every developer has experience in certain construction types or the resources to take on more costly projects up front even with the potential for higher earnings.

Not all developers are experienced with building and/or managing affordable housing projects so despite the city's willingness to provide incentives (mainly through density) to make a project pencil, there is hesitation to get involved in a project where deed restrictions are included.

Do you have additional strategies to report?
Yes



Strategy #6

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city has previously adopted ordinances allowing for the consideration of fewer parking stalls near transit for example.

The standard parking allowance is 2 stalls per dwelling with multi-family projects allowed 1.85 stalls per dwelling.

Farmington City's Mixed Use Districts allow for a potential 50% reduction by development agreement depending on proximity to the Frontrunner Rail.

Under this existing ordinance, projects have been permitted at the allowed reduced rate in the following circumstances over the past 12 months:

The Trail (December 2022) . Despite being outside the ½ mile radius from the rail station, this project received approval using the 1.85 stalls per unit with some small additional wiggle room allowance of an extra 1.5% reduction through the development agreement allowing a reduction of 10 stalls if needed. They are also allowed to do a shared parking scenario with nearby office they are also developing.

In addition to looking at individual projects, within the past 12 months Farmington City has started an 'Alternate Transportation Study' where a consultant has been brought on board to help the city better plan for the Farmington Station Area and ways to get residents out of cars. The selected consultant in their proposal suggested that the city consider removing parking requirements as part of the study which is still ongoing. A potential result of this study is a further reduction in parking requirements or possible elimination of requirements in particular circumstances.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Planning Commission recommended an ordinance on 6/8/23 to remove the requirement for additional parking with an ADU in cases where the individual(s) who reside in the ADU will not have a car. (This was thought to be relevant in



cases where a family is providing a place for an aging parent or handicapped child as examples).

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Parking comes at a cost, and parking structures at a high cost per stall. A lack of parking has created problems for the city in the past but there is willingness currently project by project to look at parking needs and consider an appropriate requirement.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Parking is often a large part of the discussion for any new project. As the city is building more density and smaller units, on street parking (or the lack thereof) is becoming more of a concern with existing residents/business and is a challenge for the city with snow removal and maintenance efforts on our streets. Even in projects with parking which exceeds our minimums, smaller units often use garage space for storage rather than parking so asking developers to provide more parking than the minimum is the go-to reaction.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing



N/A

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This is one strategy where developers are willing to provide less parking than the city is eager to permit.

Do you have additional strategies to report?

Yes

Strategy #7

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Farmington City currently has multiple project areas establishing which have begun collecting tax increment. To date the city has collected some \$2 million which is dedicated for use to facilitate moderate income housing. About half of those existing funds have been spent to acquire property that included unsafe housing which has been demolished. The city aspires to see that property redeveloped to include moderate income units. The construction or pursuit of replacement housing is still only an idea.

Additional funding had been planned to be spent to support a developer looking to build a LIHTC project. The city had planned to contribute some \$3 million dollars towards the project which would have produced over 200 units dedicated as moderate income housing units, but the LIHTC financing was never awarded.

Additional tax increment funds are anticipated to be collected over the coming several years. The likely use of these dedicated funds, current and forthcoming, are now anticipated to be used towards a project at the UTA Frontrunner site where the city has been working with UTA towards the ability to develop the Park and Ride with a parking structure and new housing. It is hoped that this project will produce a large number of moderate income housing units in a very desirable location.



Because of the city's interest in seeing the UTA site developed, these funds are being saved for that purpose. Other contributions such as impact fee credits have been used to help recently approved development projects to give financial incentive to projects for including moderate income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. Having seen the potential number of units that this funding can help produce, the city has been slow to offer up the dedicated moderate income housing project funds to developers as incentive on their projects when providing density has been sufficient to date for creating 10% moderate income housing.

With an eye on getting the biggest bang for our buck, the city intends to see the moderate income housing account grow in order to pursue meaningful projects that may produce a large number of moderate income units which will require significant financial assistance.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. Prior to the 12 month reporting period, existing project areas are established to collect tax increment, part of which will be used to help create moderate income housing. As the city completes its infrastructure projects in the Farmington Station Area, additional development will occur increasing the amount of tax increment being generated to enhance this resource. The city is considering establishing a HTRZ (Housing and Transit Reinvestment Zone) thanks to recent legislation which may create an additional funding source to further assist in financing moderate income housing projects.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. Farmington City had anticipated utilizing funding collected through tax increment in the station area to help facilitate a parking structure as part of a LIHTC project that would have included over 200 moderate income housing units. The developer was unable to obtain the LIHTC financing desired to pursue that project so their efforts were redirected to a different housing mix on the property.

Prior to this, while successful in establishing project areas, other taxing entities (namely the school district) are weary of giving up increment for new housing. The agreements with Farmington City and Davis School District have a cap



on the amount of increment that can be collected based on housing. This is understandable as housing generates students and they need funding to support students.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers are indicating in many cases that without participating by the city, their financial models can't include moderate income housing.

Farmington City is making efforts to utilize other mechanisms to create moderate income housing in order to focus the funding set aside from RDA project areas on the most meaningful opportunities for moderate income housing.

Do you have additional strategies to report?



Yes

Strategy #8

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Farmington City Council adopted the Farmington Station Area Plan in July of 2022. This plan received its certification from the Wasatch Front Regional Council in October of 2022 as the first in the State of Utah.

<https://farmington.utah.gov/storage/2022/12/Farmington-Station-Area-Plan-with-link-12.2.22.pdf>

<https://wfrc.org/Programs/Station%20Area%20Planning%20Certification%20and%20Technical%20Assistance/SAP%20Progress%20Update%20Final.pdf>

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The adopted Farmington Station Area Plan establishes a vision for a large amount of new development including a significant amount of housing (approximately 4,400 new units) with the direction to include moderate income housing as a component of those units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This plan has helped facilitate the consideration of development applications and even prior to adoption gave the council a basis for approving at least 1 of the rezone projects identified under Farmington's 1st strategy and option A from LUDMA which will have 10% of its units deed restricted as moderate income housing units.

The council is hoping for a significant amount of office and commercial development in this station area, but because the plan lays out how residential development is an important part of the area they have been willing to entertain and approve residential housing projects.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

This plan has been well received by the council through its creation and



adoption.

Number and type of new units permitted

- VISION ONLY ... 3,708 multi-family units - 709 townhomes ... nearly 10% are anticipated to be moderate income units.

Number and type of affordable units added

VISION ONLY ... 3,708 multi-family units - 709 townhomes ... nearly 10% are anticipated to be moderate income units.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The study includes a market study indicating the amount of residential demand in the station area. There is demand for some 1,195 new households on an annual basis over the next 5 years. Indications are there will be no trouble finding residents for all the housing that is anticipated.

The amount of density or number of units that the city is willing to allow in this area has made participating in moderate income housing palatable for developers. There has been some debate over whether rental units leasing at a rate of 80% of the AMI is sufficient or if we should be restricting rent rates to



60% AMI. The 60% AMI rates have not been something developers are willing to enter into.

We have also learned from developers doing projects in this area that receiving LIHTC funding is not feasible because of the qualifying factors and demographics of our community. Our understanding is that this funding has been feeding primarily to a few select cities who score higher in the LIHTC rating system. Without this type of funding/financing moderate income housing has been more challenging.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

27

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

6

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

It would be interesting to have a training on deed restrictions to learn some tips on how to best prepare them and to see how other areas are managing them.



Farr West

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://farrwestcity.net/uploads/3/5/1/5/35150883/ordinance_no._2023-02.pdf

Link to Ordinance or Resolution

https://farrwestcity.net/uploads/3/5/1/5/35150883/ordinance_no._2023-02.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This strategy is complete with the update of R-1-15 zone (17.28.050) in January of 2021 to allow up to 20% smaller lots with specific requirements to provide for moderate income housing.

The city has reviewed the implementation and has determined that the only barriers to development for this strategy to this point are economic—no new subdivisions have been approved since the last report. However, the city has recently received an application for a new subdivision that will include smaller lots in accordance with this strategy. It will be reviewing the final plans in Quarter 3 of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulations or decisions have been made in regards to this strategy since the last reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No new land use regulations or decisions have been made in regards to this strategy since the last reporting period.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

None

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has recently received an application for a subdivision that will include smaller lots that fit into this strategy. The city will be reviewing the final proposal in the next quarter. The developer will be asked to report on how many smaller lots will be included in the proposal.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

No new IADUs have been approved since the last report. The city is working on community engagement to get the word out to residents to encourage them to report existing, un-permitted units. It will use this reporting to determine the increase in ADUs. Community outreach will include social media posts, email, and information added to the city website.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulations or decisions have been made since the last reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No new land use regulations or decisions have been made since the last reporting period.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The city hasn't gotten any response to this point from residents with ADUs. It could possibly be because residents may be worried about being in violation of ordinances, or because they don't have a business license. The city hopes to change the public's view of reporting with its community outreach.

Number and type of new units permitted

0

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

0

Change in local rent amounts

NA

Change in the number of people displaced

NA



Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has not received any reporting from residents with internal accessory dwelling units. We know there are qualifying units in the city, but it needs to better implement the reporting portion of the requirement. Hopefully with the addition of community outreach that will include social media, emails, and the city website, the city will have more success in getting accurate numbers of ADUs.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This strategy is complete with the passing of an ordinance that reduced the required acreage for the mixed-use zone (17.34.030) that allows higher density residential development in commercial and mixed-use zones, commercial centers, or employment centers (passed January, 2021).

The city has reviewed the implementation and has determined that the only barriers to development for this strategy are economic—no new mixed-use developments have been approved or proposed since the last report. However, there have been some interested parties inquiring about the potential sites.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulations or decisions have been made regarding this strategy since the last reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



No new land use regulations or decisions have been made regarding this strategy since the last reporting period.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

City officials have met with several developers who are interested in potential properties. However, developers must reach an agreement with the current land owner(s) in order to move forward. The city is in ongoing discussions with developers and landowners and expects to see some progress within the next year.



Do you have additional strategies to report?

Yes

Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The zoning changes have been completed for this strategy with the passing of the ordinance in Quarter 1 of 2023 that allows a combination of residential, commercial, office, and public spaces, including townhomes. The city is working with Pleasant View on a Station Area Plan with the city's new C-3 zone.

This strategy is currently in the community engagement phase. The city is working with Wasatch Front Regional Council on funding coordination.

The city has reviewed this strategy and has not determined any barriers to development within this zone, other than economic conditions. No new developments have been approved or proposed since the last report. However, the city has received several inquiries about the potential sites.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulation or decision has been made regarding this strategy since the last reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No new land use regulation or decision has been made regarding this strategy since the last reporting period.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The city is working with Pleasant View City on a joint Station Area Plan surrounding the Frontrunner station located in Pleasant View. However, that station is currently closed, which has affected potential development. The city will continue to work with the surrounding cities and entities to move the strategy forward.

Number and type of new units permitted

NA



Number and type of affordable units added
NA

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has recently been made aware of a potential development in one of its C-3 zones. The developer is in the early stages of reviewing the city's ordinances and will hopefully be submitting plans in the next several months. While economic conditions have slowed development slightly, the city is well-positioned to accommodate inquiries into potential developments.

Do you have additional strategies to report?
Yes

Strategy #5

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



The planning commission has decided to implement this strategy as a new zone for 55+ housing. The ordinance has been approved by the city attorney and was recommended for approval to the city council on July 27, 2023. It will come before the city council on Aug. 3, 2023.

By adopting this zone, the city can now consider developments of 55+ housing communities.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulations or decisions have been made regarding this strategy since the previous reporting period, though one should be passed as early as August, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No new land use regulations or decisions have been made regarding this strategy since the previous reporting period. However, the proposed new zoning for 55+ housing helps maintain the rural feel of the city and creates a welcoming community for residents. The ordinance addresses setbacks, lot size, and more. The ordinance will come before the city council Aug 3, 2023.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

NA

Change in the number of people displaced

NA



Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city expects a positive reaction from the community and developers once this zone is added to the city ordinances. Residents have been very supportive about the addition of 55+ housing communities within the city, especially because many long-time residents are finding that their current houses and lots are too large to easily maintain and would love to stay in the city in this type of development.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
0

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
0

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
0

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
0

What types of support would be helpful to your community as you implement the moderate income housing strategies?



Housing supply data, Housing needs data, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

It would be helpful to have more detailed instructions on how to address strategies that the city has already implemented.

Grantsville

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://grantsville.municipalcodeonline.com/book?type=plan#name=Executive_Summary

Link to Ordinance or Resolution

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/grantsville/orddoc/documents/1676308545_Full%202022-36.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City adopted an Internal ADU Ordinance and is currently working on an External Detached ADU Ordinance. The City Zoning Maps have been updated and has initiated a West Bank Study to plan for future growth and anticipate moderate income housing needs on the City's West and North Side.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Two different properties along Grantsville's Main Street have been re-zoned MU (Mixed Use) which allows for multi-family housing and small lot residential



which may support Moderate Income Housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Internal ADU Ordinance that was adopted is a specific attempt to provide additional options for Moderate Income Housing. The approval of Mixed Use Zoning allows for multi-family housing and small lot residential which may support Moderate Income Housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

136 Single Family

Number and type of affordable units added

8 Internal ADU's

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



Since our Internal ADU Ordinance has been approved there has been much more interest both from the private homeowners and the development sector. Developers are using the ADU Ordinance to provide rental units in the new homes they are selling, which augments the mortgage payment of the buyer. Individual buyers are thinking the same thing and finishing a basement with a walkout with the intention of renting their basement.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City adopted an Internal ADU Ordinance and is currently working on an External Detached ADU Ordinance.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City adopted an Internal ADU Ordinance and is currently working on an External Detached ADU Ordinance.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Internal ADU Ordinance that was adopted is a specific attempt to provide additional options for Moderate Income Housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

136 Single Family

Number and type of affordable units added

8 ADU's

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0



Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since our Internal ADU Ordinance has been approved there has been much more interest both from the private homeowners and the development sector. Developers are using the ADU Ordinance to provide rental units in the new homes they are selling, which augments the mortgage payment of the buyer. Individual buyers are thinking the same thing and finishing a basement with a walkout with the intention of renting their basement.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Two different properties along Grantsville's Main Street have been re-zoned MU (Mixed Use) which allows for multi-family housing and small lot residential which may support Moderate Income Housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Two different properties along Grantsville's Main Street have been re-zoned MU (Mixed Use) which allows for multi-family housing and small lot residential which may support Moderate Income Housing.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

In 2018 Grantsville updated the Future Land Use Map to allow a considerable amount of land along our Hwy 138 (Grantsville's Main Street) to be Zoned MU (Mixed Use). In the years since this action has been taken, the City has received several application for rezone to MU along this corridor. The MU Zone is the City's highest density zone. This year, 2023, the City amended the MU Zone in an effort to promote Moderate Income Housing by relaxing the minimum lot sizes, adjusting setbacks, and promoting a commercial and residential component within the downtown corridor.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

136

Number and type of affordable units added

8

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

Since Grantsville updated the Future Land Use Map, there has been more interest in higher density residential development which provides an opportunity for the City to promote Moderate Income Housing with developers. In the spring of 2023, Grantsville has been approached by a potential developer with the intention of developing a multi-unit apartment complex utilizing HUD funding and Tax Credits to provide housing for lower-income residents. The updates in our Plans and Ordinances and our focus on Moderate Income Housing has provided a climate that welcomes these types of projects.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

8 legal units currently

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

8 since the ordinance has been adopted

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The challenging information for this report is the year to year housing data, changes in rental costs and specific impacts on individuals requiring moderate income housing which we do not track nor have no access to.



Harrisville

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.cityofharrisville.com/general-plan>

Link to Ordinance or Resolution

<https://www.cityofharrisville.com/general-plan>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In February of 2023, a development application was received to rezone a parcel from "Residential Estate Zone" to "Mixed-Use Residential". A public hearing was held on March 8, 2023 to receive public input. A committee of one Planning Commissioner, one City Council Member, the development team, and city staff was created to analyze the development density, housing elements, and to identify if moderate income housing is included in the proposal.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The above-mentioned committee has met monthly over the last four months; during this process additional land purchases have become available to potentially include in the development. This is identifying more areas that could be included in future zoning overlay map areas. Current negotiations on this project continue to date; providing a comprehensive study of the identified area. This timeline is outlined in the moderate income housing element implementation plan to be completed the end of 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although the land use decision has not been completed, the committee negotiations allow for a higher density zone to be developed in Mixed-use



development applications. This, in turn, allows for more affordable housing within these zones and identify additional areas for consideration.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None to date.

Number and type of new units permitted

Proposed 40

Number and type of affordable units added

Proposed 40

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

Proposed 1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The initial proposed development included one large parcel of approximately 6.5 acres that under the current zoning would allow for the development of a maximum 18 lots. The new proposed mixed-use development would allow higher density of up to 40 lots. Additionally, when adjacent property owners became aware of the proposed development, several owners have now expressed interest in participating or selling to the proposed development. This has been



identified as part of the comprehensive study data to be considered for future overlay map areas.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In early May of 2023, Harrisville City initiated a business license study to consider the impact of business on the local communities and to improve the fee schedule. To identify local rental units related to, internal or detached accessory dwelling units in residential zones, the City has been conducting an audit of the utility service payment lists and the property owners to potentially identify rental units throughout the city. A letter has been/is being sent to these property owners asking if the entire property is being rented and/or if a portion of the internal property is being rented. The city has created spreadsheets to document and track these units as the information is being collected. This data will help identify where additional internal and/of external ADUs could potentially be allowed with minimal impact to existing communities.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The above-mentioned studies are currently being conducted and the city will take action if/when the results warrant a change in fee schedule or an update to the code for accessory dwelling units. This timeline is identified in the moderate income housing element implementation plan to be completed the last quarter of 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although a land use action has not taken place to date, the data being collected will help identify current and future accessory dwelling units. This data, along with tracking code enforcement complaints throughout the city, will assist in the preparation and consideration of future land use ordinances.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Private property owners have been hesitant to disclose accurate information. The study and data collection have indicated there are a lot of rentals the city has been and is unaware of. Private property owners are reluctant to register their properties with the city and be subject to a business license fee.



Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
Unknown

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Property owners who have received a rental business license notice have contacted the city to discuss the rental status of their properties. This is allowing the city staff to document the number of rental units within the city boundaries.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



In early May of 2023, Harrisville City held a public hearing on a proposed ordinance to consider amending “commercial access onto a residential street” to allow for commercial development in conjunction with the mixed-use zone developments. The main incentive of allowing these access points is to create available access options for mixed-use developments along the Highway 89, Washington Blvd, and Wall Ave corridors. As is outlined in the strategy timeline, staff has created a checklist to monitor applications through the development application process. This checklist has been titled the “Mixed-Use Checklist” as this zone has the most potential to provide future moderate income housing and the proximity of the proposed projects with regard to commercial or employment centers.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The public hearing was held and in June 2023; the Planning Commission recommended approval of the ordinance to the City Council.

Also, in addition to this proposed code change, the city has been conducting a transportation study to identify additional transportation corridors that may foster a location for future mixed-use development. This timeline is identified in the moderate income housing element implementation plan to be completed by the end of 2025.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although a land use action has not taken place to date, the City Council will be considering this proposed ordinance during an upcoming meeting. Also, data being collected will help identify current and future transportation corridors for mixed-use development projects.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Surrounding property owners of proposed project areas have submitted negative public comments to the proposed changes. Although the Planning Commission received mostly negative public comments during the public hearing, they studied out the benefit of allowing this access and recommended approval by the City Council.

Number and type of new units permitted

N/A

Number and type of affordable units added



N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The surrounding property owners reached out to the city for more information regarding proposed development applications. Developers also have taken into consideration the public feedback into their proposed developments.

Do you have additional strategies to report?

Yes

Strategy #4

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In April of 2016, Harrisville City adopted a Good Landlord Program. Due primarily to low staffing conditions, the program has not yet been implemented.



Because the adopted ordinance requires participation in a Good Landlord annual training program, city staff has started the initial research phase and surveyed seven local cities to receive input on what other cities are doing to monitor the training. The program surveys indicated there are multiple options to implement the annual training program which include either in person or online options. Some cities determined they are moving away from participation in these programs but did not indicate a reason behind this decision. City staff is conducting bimonthly meetings to determine the benefits outlined in the survey results. Additionally, in early May 2023, the city initiated a business license study to identify the impact of business on the city and to improve the fee schedule. As part of the business license study, the city has been inquiring into an appropriate fee for property rental licensing and what the discount for participation in the Good Landlord annual training will be. The study is expected to conclude in the Fall of 2023, barring any unforeseen challenges.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

To identify local rental units related to, internal or detached accessory dwelling units in residential zones, the City has been conducting an audit of the utility service payment lists and the property owners to potentially identify rental units throughout the city. A letter has been/is being sent to these property owners asking if the entire property is being rented and/or if a portion of the internal property is being rented. The city has created spreadsheets to document and track these units as the information is being collected.

This timeline is identified in the moderate income housing element implementation plan to be completed by 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although this program has previously been adopted, the city is implementing appropriate procedures to offer a reduction to the annual business license fee. Also, the data collected through this process is helping the city identify the number of rental and available housing units in the community and their approximate locations to major corridors.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Not all property owners are forth coming with the fact that they are renting, some stating they are supporting family and therefore do not charge.

Number and type of new units permitted



N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

When private property owners are contacting the city to inquire about the licensing requirement, staff is informing them of the upcoming annual training option to receive a discount on the business license fee in the future.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

10

Total number of building permits to construct an ADU in the jurisdiction granted



the previous year:

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

10

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

N/A

Heber City

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.heberut.gov/DocumentCenter/View/369/Heber-City-General-Plan-PDF>

Link to Ordinance or Resolution

<https://www.heberut.gov/DocumentCenter/View/1810/Adopted---2022-21-Amending-The-Moderate-Income-Housing-Plan>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1



(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022-2023, Heber City has approved 5 Zone Changes/MDA's/Annexations to increase density, adding 55 units/eru's (eru's likely to result in additional units) of deed restricted affordable units. Additional non restricted units have also been included, with added density.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The following actions were taken to increase the density and affordable units within Heber City.

- Sawmill MDA Amendment to permit 4 additional town homes
- 191 W 100 S MDA, from single family to mixed use
- Fitzgerald Annexation, town homes, 29 affordable units (286 total units)
- North Village Annexation, town homes and apartments, 17.5 ERU's (230 total ERU's)
- Bennet 4-plex, single family to 4-plex
- 67 E 200 N, Zone change from single family to commercial/mixed use
- Text amendment to Residential Zones to permit flag lots to promote infill and remove the minimum dwelling size.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Annexations have included negotiated deed restricted units in addition to the increased density of the non-restricted units. The annexations and zone changes have added an additional +/- 1,600 units to the City, comprised of mostly town homes and stacked units. The result has been the addition on approximately 55 deed restricted affordable units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Nimbyism, public comment, new noticing requirements of recently passed legislation at the state level, SB 43.

Number and type of new units permitted

Approximately 1,600 units including single family, town homes, stacked flats. Mostly town homes and stacked flats



Number and type of affordable units added
55 deed restricted.

Number and type of affordable units rehabbed
None

Number and type of units converted from other uses
None

Change in local rent amounts
N/A

Change in the number of people displaced
A minimum of 55 units, with an average of 3.5 persons per household, totaling 192 people, upon completion of the developments.

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As this strategy is zone changes, some of the metrics above done apply or data is not yet available. In addition to the above metrics, the City has seen multiple requests from the builders to modify the agreements to change the unit types, reducing the overall density in favor of single family or larger town home units. A previous zone change permitted a 35 unit apartment building, covering only about 30% of the site, with mixed units (approximately 600 sq ft). The current proposal is 31 units, with town homes, consisting of larger units (1,400-2,100 sq ft). In the Highlands Annexation, there have been multiple changes to the agreement, some at the request of the builder, which have resulted in the reduction in units by approximately 100 units. If the density has not changed, it is common that the size of the units have increased.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 22-23 Heber City began monitoring the number of ADU's permitted each year. Additionally, we have kept track of barriers to the public to create ADU's

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new regulations have been created this year, as the legislation was created the previous year. Staff reported to the Council on the yearly ADU count and potential amendments to consider this up coming year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

During the report, staff indicates that the number of ADU's doubled the previous years and identified a potential code amendment to how the number of meters an lot can have so as to not run into issues related to impact fees as well as to reduce confusion of Duplex's vs ADU's.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

11, internal and external

Number and type of affordable units added

All 11 should be considered as affordable.

Number and type of affordable units rehabbed

None.

Number and type of units converted from other uses

None.

Change in local rent amounts

N/A

Change in the number of people displaced

Reduced by 38.5. 11 new units with an average household of 3.5 persons, totaling 38.5 persons now have housing.



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
None in this strategy.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response has improved as a typical year, there would be about 5 ADU's. This year we saw 11 new units, based on code changes. Staff anticipated the growth in this area to be larger.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022-2023, Heber City kicked off the Envision Central Heber project, which is a general planning process specific to the down town area, where the overall general plan identifies a significant investment in higher density and affordable housing. The project went through multiple workshops, including visioning, creation of multiple scenarios, and a preferred scenario to guide code amendments to the the area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions have been finalized. The Envision Central Heber plan has been to the Planning Commission for a public hearing and received a positive recommendation. The plan is currently being reviewed by the Council for consideration of adoption. From there, code amendments will be prioritized.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Envision Central Heber plan is the core planning document to guide the zone changes and text amendments to the downtown core of town, which is the mixed use and commercial center of the City. This will determine where to place



the increased density and how the density and development will be shaped. This will also start the code amendment processes to carry out this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Nimbyism, public concern over height and uses, new public noticing legislation.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
None

Do you have additional strategies to report?
Yes

Strategy #4



(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City monitored the developments in the mixed use and core areas, where the code has been modified in the past to reduce parking requirements. In July staff discussed this strategy with council and has concluded that there is currently not enough evidence to determine if the new code is working for new developments, as the number of applications has slowed. Continued monitoring is required. Heber City visited with multiple Cities from Colorado about their down town areas and specifically asked about parking and toured parking structures. There is current discussion about a parking structure and parking reform in the down town area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new land use regulations or decisions. This strategy will require additional monitoring to determine if the current parking requirements are adequate or if they will need to be further reduced.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The ongoing reporting will allow us to determine the appropriate parking needs to facilitate future affordable housing options in the downtown and mixed use areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In 2022-2023 Heber City realized that while the current parking ordinance may not be a barrier to new development, it is a barrier for existing buildings.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A



Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
N/A

Do you have additional strategies to report?
Yes

Strategy #5

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 22-23, Heber City hired consultants to review and amend the current affordable housing ordinance to make the ordinance incentive based, rather than mandatory. This amendment has been to the Planning Commission for a public hearing and received a positive recommendation. The code amendment is currently at the Council for review and potential adoption.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected this fall. The code amendment is within the timeline currently identified in the implementation plan approved last year.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the code amendment has not been finalized, the new code will provide incentives to developers who willingly provide affordable housing. The incentives may include reductions to setbacks and open space requirements, increased height and density, waiver of building permit fees.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

State code requirements surrounding development agreements will require a legislative action to enter into an agreement to implement the proposed incentives. This is a barrier to developers, as most do not wish to go through this process.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Do you have additional strategies to report?

Yes

Strategy #6

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The current Impact Fee Schedule does not require impact fees for ADU's. City staff has been monitoring the proposed impact fees to ensure compliance. Additionally, staff has been reviewing codes to determine if the code or other ordinances create a situation where the impact fees would be required. Staff has identified one code amendment to be made.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made, however a potential amendment has been identified and discussed with council to ensure that external adu's do not have to pay for impact fees.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Staff has began a code amendment to modify the metering regulations in the ADU code so as to not allow for additional meters, which may result in the need for additional impact fees.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In 2023, Heber City identified a situation where an external ADU was permitted and a separate water meter and additional connections in the City Main Line were constructed for the ADU. In this situation, additional impact fees were assessed due to the metering policies. One simple solution is to amend the ADU code to not allow for separate metering, as the applicant had the choice to use the existing meter or add a new one and pay the fees. The applicant chose to pay the fees and install a separate meter. We are reviewing our meter policies to determine the correct course of action for this strategy. Additionally, separate meters has been used to determine legal non-conforming duplexes in the past



and this current policy may present conflicts between ADU's and duplexes.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Do you have additional strategies to report?

Yes

Strategy #7

(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

In 2022-2023, Heber City placed real-estate offers on 2 properties for the purpose of an inter entity affordable housing project. Additionally, Heber City drafted and considered an RFP to develop a currently owned City property for this same purpose.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Heber City placed 2 offers on properties that were listed for sale. Both offers were rejected. Following, Heber City prepared and presented an RFP to the council to approve. The RFP would have solicited partners to develop affordable housing in a joint effort with the City and other local entities. The Council ultimately did not approve the RFP and has continued to look for property to purchase.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Heber City's 2 real-estate offers are in line with the strategy to acquire land and work with other agencies to provide affordable housing. While the City is not further along than desired with this strategy, the City has made real financial efforts to move forward with this effort. The decision to not develop the current city property is partly due to other intended uses for this land.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City experienced rejected land purchase offers from 2 property owners. Additionally, during the consideration of the RFP on the City land, the public overwhelmingly did not support changing the intended use of park and cemetery land into housing.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

None.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Do you have additional strategies to report?

Yes

Strategy #8

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022-2023, Heber City has engaged in the Envision Central Heber project. This process has closely looked at areas where transitional residential uses can be placed in the down town area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Envision Central Heber Plan has not yet been adopted, but has been to the Planning Commission for a public hearing and has received a positive recommendation. The current plan is being reviewed by the City Council for consideration of adoption. Among the elements of the plan is a specific transitional housing area to allow for added multi-family that will blend between the commercial/mixed use and the single family areas surrounding the



down town.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the Envision Central Heber Plan has not yet been adopted, the plan will guide zone changes as well as text amendments specific to the implementation of transitional and multi-family housing. It is anticipated that work on code amendments will begin this fall to implement the new plan, including changes to the housing codes.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Nimbyism, public concern over the nature of the area. Some of the public presented visions and preferred scenarios that included more single family housing and less transitional or missing middle housing.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Do you have additional strategies to report?

Yes

Strategy #9

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 22-23, Heber City began a multi-year \$43 million water, sewer, and irrigation project to replace all of the system piping in the down town area. This area is considered to be the future area of investment for multi-family and affordable housing. The City is halfway through phase one, with a projected cost of \$19.45 million in 22-23.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Council approved a budget of \$19,450,000 to replace 49k feet of water pipe, 53k feet of sewer pipe, and 52k feet of pressurized irrigation.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The projected growth of the down town area was considered when designing the system and pipe replacements as to prevent the need for large pipe upsizing projects in the future. This will aid in the cost of development by reducing the time and construction costs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Funding was a large consideration and the City chose to spread the cost city wide to pay for the improvements.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A



Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
N/A

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, recorded affidavits

Total Number of Accessory Dwelling Units in the Jurisdiction
34 known ADU's

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
11

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A



Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Remove state barriers to public notice requirements. Incentivize builders to build more moderately sized homes rather than maximizing building square footage.

Herriman

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.herriman.org/uploads/files/3067/Herriman-Moderate-Income-Housing-Plan-2022-2.pdf>

Link to Ordinance or Resolution

<https://www.herriman.org/uploads/files/3067/Herriman-Moderate-Income-Housing-Plan-2022-2.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



Implementation of Strategy (A) is supported by two action items in Herriman's Moderate Income Housing Plan.

Action Item #1: Herriman will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers.

In the previous 12-month period, Herriman has completed the Year 1 Benchmark for Action Item #1: Identify the current zones and future land uses that allow densities necessary to facilitate the production of MIH.

- Herriman has five residential and/or mixed use zones that allow for higher density and/or moderate-income housing.
- Herriman has two overlay zones that support integration of higher density and/or moderate-income housing in a neighborhood/village context that includes a mix of uses and housing types.
- Herriman has an ordinance in place to address the development of larger parcels (over 200 contiguous acres in size) using a Large Project Master Planned Community sub-zone and an accompanying Master Development Agreement. These areas may also support higher density and/or moderate-income housing. Once the LPMPC zone designation has been applied and an accompanying MDA is established, the implementation of development within the associated project area is administrative in nature and not legislative.
- Herriman has seven future land use categories that allow for higher density and/or moderate-income housing.

Action Item #2: Herriman will continue to encourage some PUD neighborhoods with small lot sizes and support integration of small lot sizes into developments to support a mix of housing options within the same neighborhood.

In the previous 12-month period, Herriman has made progress on the Year 1 Benchmark for Action Item #2: Identify the current areas where the Planned Development Overlay Zone and integration of small lots sizes are allowed, which would allow densities necessary to facilitate the production of MIH; Analyze the FLU map for any mismatch areas related to PUDs or small lot size zoning.

- Herriman has 5 zones that allow for small lots sizes.
- Small lot size in Herriman is currently considered lots smaller than .22 acres (10,000 square feet).
- The Planned Development Overlay Zone is project specific and applied when a development project/area makes a request.
- Herriman's GIS team is working to compare the FLU map and small lot size zones to identify potential areas of mismatch. If any areas of mismatch are identified, Herriman will evaluate updating these areas.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- The city is currently reviewing a request to amend the Wasatch-South Hills MDA to support an increase in Medium Density Residential, Multi-Family Residential, and Mixed Use (with residential) areas and a decrease in the Low Density Residential areas. The proximity and access to Mountain View Corridor, trails, active transportation infrastructure, and open spaces may support the decision. A presentation and work session occurred in May 2023. A work session with the city council is upcoming and the city is expected to make a decision regarding the request in the near future.
- The Planning Commission approved Preliminary Plats in July 2023 for several areas in the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes densities necessary to facilitate the production of moderate income housing.
- Herriman previously rezoned several areas for densities necessary to facilitate the production of moderate income housing. The approval of several Master Development Agreements and subsequent zoning/rezoning continues to support Herriman's efforts to implement this strategy. These MDAs include Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills approved between 2000 and 2017. In the past year, 221 multi-family building permits and 104 single-family building permits have been issued for these areas, reflecting an ongoing market response to Herriman's efforts to implement this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Herriman's decisions regarding the modification of existing MDAs and approval of preliminary plats in a new MDA project area reflect the city's efforts to support rezoning to facilitate the production of moderate income housing. Previous land use decisions to rezone for higher densities continue to see market response by the ongoing issuance of building permits in approved MDA project areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

- Along with an overall rise in housing costs, rising interest rates, the slowdown in the housing market, and other factors have all had an impact on the city's efforts to facilitate the production of moderate-income housing. Herriman has a sizeable proportion of small-lot single-family and multi-family



units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units. While these units are more affordable relative to larger lot single-family units in the Herriman community, the market response has shifted the cost of some of these units outside the moderate-income housing affordable range.

- The city has received applications for rezoning additional areas in the city to the Large Project Master Planned Community Zone. However, several barriers prevent the city from supporting these applications, including:
 - o Proximity of residential development to Camp Williams, which conflicts with maintaining an Army Compatible Use Buffer area.
 - o Conflicts with steep slopes and the city's Hillside Overlay Zone, designed to minimize development impacts in the foothills surrounding Herriman.
 - o Requested areas are at high risk for natural hazards, especially wildfires, and not compatible with higher density growth.

Number and type of new units permitted

510 Single-Family Dwellings; 245 Multi--Family Dwellings; 18 Apartment Units

Number and type of affordable units added

263

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

1205

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies



None in past 12 months

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Herriman has 16 MDAs in place that provide the framework for a large portion of the residential development in the city. The zoning for these areas is already in place based on the vested/entitled development rights (and number of housing units) conferred as part of the MDA. Some of the MDAs are already completely built while others are still in process. Many of the new units built in the city over the past 12 months are part of these MDA areas and reflect an ongoing market response to proactive measures toward housing diversity and affordable housing options taken by Herriman City over the past 23 years.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation of Strategy (B) is supported by one action item in Herriman's Moderate Income Housing Plan.

Action Item #3: Herriman will coordinate the rehabilitation or expansion of Active Transportation infrastructure to facilitate construction of moderate-income housing.

In the previous 12-month period, Herriman has completed the Year 1 Benchmark for Action Item #3: Identify the current zones and future land uses that would benefit from Active Transportation infrastructure investments to support construction of moderate-income housing.

- Herriman has five residential and/or mixed use zones that allow for higher density and/or moderate-income housing (small lot single-family, attached single-family, multi-family, mixed-use housing (vertical/horizontal)). Active Transportation infrastructure investments to areas in these zones may support construction of additional moderate-income housing.

- Herriman has seven future land use categories that allow for higher density and/or moderate-income housing (small lot single-family, attached single-family, multi-family, mixed-use housing (vertical/horizontal)). Active Transportation infrastructure investments to areas in these zones may support construction of additional moderate-income housing. Additionally, Active Transportation is identified as one of the primary access modes for four of the city's mixed-use & commercial FLU categories and four of the civic & community FLU categories.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- Herriman City recently adopted an update to the city's Transportation Master Plan, which addresses integrating Herriman's road network with the active transportation facilities outlined in the city's Active Transportation Plan (adopted 2021). Draft presentation 12/15/2022. Public Hearing 2/15/2023. Plan adopted in March 2023.
- The Planning Commission approved Preliminary Plats in July 2023 for several areas in the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes the expansion of infrastructure (road network and active transportation) to facilitate moderate income housing.
- Herriman is currently expanding and improving portions of Main Street, which connects new development on the west end of Herriman to the Towne Center and planned future transit corridors. These improvements include bike lanes and sidewalks to support implementation of a high priority project in the city's Active Transportation Plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By continuing to expand and rehabilitate infrastructure in the city, Herriman can provide convenient, multi-modal connections to city and regional amenities and support easier access to opportunities such as employment and education.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

UDOT is currently conducting a study for the expansion of 12600 South (Herriman Boulevard) west to U-111 on Herriman's western border. The typical existing cross-section of 12600 South does not include buffered bike lanes and the extension project is currently showing a continuation of the typical cross section. As such, the study does not currently reflect the desired implementation of buffered bike lanes as identified in the city's Active Transportation Plan and the Regional Long-Range Transportation Plan. WFRC and Herriman City are corresponding with the UDOT 12600 South Study Team to advocate for this feature to be included in the planned right-of-way width for the project.

Number and type of new units permitted

510 Single-Family Dwellings; 245 Multi--Family Dwellings; 18 Apartment Units

Number and type of affordable units added



263

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

1205

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As infrastructure improvements are planned and implemented, Herriman is seeing an increase in the submittal of preliminary plats and building permits to implement housing development in its MDA project areas.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation of Strategy (E) is supported by one action item in Herriman's Moderate Income Housing Plan.

Action Item #4: Herriman will consider allowing detached ADUs in appropriate residential neighborhoods and will track both internal/attached ADUs and detached ADUs.

In the previous 12-month period, Herriman has completed two Year 1 Benchmarks for Action Item #4:



Action Item #4; Year 1 Benchmark #1: Identify the current zones and future land uses that support ADUs

- Herriman allows internal ADUs in all residential and agricultural zones provided the parcel contains a single-family dwelling with a minimum lot size of 6,000 square feet.
- Herriman does not currently allow for detached ADUs in residential/neighborhood zones. Herriman planning staff are actively working with the Planning Commission to evaluate and establish best practices for detached ADUs in the city.
- Herriman has four Residential & Neighborhood future land use categories that support detached and/or internal/attached ADUs.

Action Item #4; Year 1 Benchmark #2: Establish an effective tracking system to document all types of ADUs

- In July 2023, Herriman updated their ordinance to require an annual business license to rent out an internal ADU. The data will allow Herriman to understand not only how many internal ADUs have been built/permitted but also how many are currently being operated/utilized as an ADU.
- Herriman continues to use building permit data to help track how many residential lots have applied for the construction and/or implementation of an internal ADU.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Herriman updated their regulations to require an annual business license to rent out an internal ADU. Adopted by Ordinance on July 12, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Herriman felt the use of building permit data alone did not provide a clear understanding of how many ADUs are actually being used for the purpose of providing an additional housing unit for rent. To overcome this barrier, Herriman initiated an annual business license requirement to rent out an internal ADU.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

9 Internal ADUs

Number and type of affordable units added



n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Herriman has received 20 applications for internal ADUs in 2022 and 2023. Nine of these have been approved with permits issued. Nine permits are in process for approval. Two applications are still under review.

Do you have additional strategies to report?

Yes

Strategy #4

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation of Strategy (F) is supported by two action items in Herriman's Moderate Income Housing Plan.

Action Item #1: Herriman will ensure zoning designations allow for higher



density and/or moderate-income housing development in the mixed use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers.

In the previous 12-month period, Herriman has completed the Year 1 Benchmark for Action Item #1: Identify the current zones and future land uses that allow densities necessary to facilitate the production of MIH.

- Herriman has five residential and/or mixed use zones that allow for higher density and/or moderate-income housing.
- Herriman has two overlay zones that support integration of higher density and/or moderate-income housing in a neighborhood/village context that includes a mix of uses and housing types.
- Herriman has an ordinance in place to address the development of larger parcels (over 200 contiguous acres in size) through the use of a Large Project Master Planned Community sub-zone and an accompanying Master Development Agreement. These areas may also support higher density and/or moderate-income housing. Once the LPMPC has been applied and an accompanying MDA is established, the implementation of development within the associated project area is administrative in nature and not legislative.
- Herriman has seven future land use categories that allow for higher density and/or moderate-income housing.

Action Item #5: Herriman will allow for Multi-Family or Townhome Mixed Use Development as buffers between commercial and Single-Family Residential areas, as well as in the Herriman Towne Center (HTC) and major transit investment corridors as identified in the regional plan.

In the previous 12-month period, Herriman has completed the Year 1 Benchmark for Action Item #5: Identify the current zones and future land uses that allow for Multi-Family or Townhome Mixed Use Development

- Herriman has five residential and/or mixed use zones that allow for Multi-Family or Townhomes.
- Zones that allow for Multi-Family or Townhomes have been applied to areas in the HTC and in the vicinity of planned major transit investment corridors. The alignments for the Mid-Jordan Extension and Extension to University from the Daybreak Station run through the east side of Herriman. These corridors, however, remain classified as Corridor Preservation projects based on the most recent Regional Transportation Plan (2023-2050).

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- The city is currently reviewing a request to amend the Wasatch-South Hills MDA to support an increase in Medium Density Residential, Multi-Family Residential, and Mixed Use (with residential) areas and a decrease in the



Low Density Residential areas. The proximity and access to Mountain View Corridor, trails, active transportation infrastructure, transit investment corridors, commercial centers, and employment centers may support the decision. A presentation and work session occurred in May 2023. A work session with the city council is upcoming and the city is expected to make a decision regarding the request in the near future.

- The Planning Commission approved Preliminary Plats in July 2023 for several areas in the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes densities necessary to facilitate the production of moderate income housing.
- Herriman previously zoned and/or rezoned for higher density or moderate income residential development in commercial or mixed-use zones near the planned Mid-Jordan Extension and Extension to University transit corridors, commercial centers, and employment centers. The approval of several Master Development Agreements and subsequent zoning/rezoning continues to support Herriman's efforts to implement this strategy. These MDAs include Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills approved between 2000 and 2017. In the past year, 221 multi-family building permits and 104 single-family building permits have been issued for these areas, reflecting ongoing implementation of Herriman's efforts to implement this strategy

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Herriman's decisions regarding the modification of existing MDAs and approval of preliminary plats in a new MDA project area reflect the city's efforts to support rezoning for higher densities in its commercial and mixed-use zones. Previous land use decisions to rezone for higher densities continue to see market response by the ongoing issuance of building permits in approved MDA project areas near commercial and mixed-use centers.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Along with an overall rise in housing costs, rising interest rates, the slowdown in the housing market, and other factors have all had an impact on the city's efforts to facilitate the production of moderate-income housing. Herriman has a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units. While these units are more affordable relative to larger lot single-family units in



the community, the market response has shifted the cost of some of these units outside the moderate-income housing range.

Number and type of new units permitted

510 Single-Family Dwellings; 245 Multi--Family Dwellings; 18 Apartment Units

Number and type of affordable units added

263

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

1205

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

none in the past 12 months

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Do you have additional strategies to report?

Yes

Strategy #5

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation of Strategy (G) is supported by two action items in Herriman's Moderate Income Housing Plan.

Action Item #1: Herriman will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers.

In the previous 12-month period, Herriman has completed the Year 1 Benchmark for Action Item #1: Identify the current zones and future land uses that allow densities necessary to facilitate the production of MIH.

- Herriman has five residential and/or mixed use zones that allow for higher density and/or moderate-income housing.
- Herriman has two overlay zones that support integration of higher density and/or moderate-income housing in a neighborhood/village context that includes a mix of uses and housing types.
- Herriman has an ordinance in place to address the development of larger parcels (over 200 contiguous acres in size) using a Large Project Master Planned Community sub-zone and an accompanying Master Development Agreement. These areas may also support higher density and/or moderate-income housing. Once the LPMPC has been applied and an accompanying MDA is established, the implementation of development within the associated project area is administrative in nature and not legislative.
- Herriman has seven future land use categories that allow for higher density and/or moderate-income housing.

Action Item #5: Herriman will allow for Multi-Family or Townhome Mixed Use Development as buffers between commercial and Single-Family Residential areas, as well as in the Herriman Towne Center (HTC) and major transit investment corridors as identified in the regional plan.

In the previous 12-month period, Herriman has completed the Year 1 Benchmark for Action Item #5: Identify the current zones and future land uses that allow for Multi-Family or Townhome Mixed Use Development

- Herriman has five residential and/or mixed use zones that allow for Multi-Family or Townhomes.
- Zones that allow for Multi-Family or Townhomes have been applied to areas in the HTC and in the vicinity of planned major transit investment corridors. The alignments for the Mid-Jordan Extension and Extension to University from the Daybreak Station run through the east side of Herriman. These corridors, however, remain classified as Corridor Preservation projects based on the most recent Regional Transportation Plan (2023-2050).



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- The city is currently reviewing a request to amend the Wasatch-South Hills MDA to support an increase in Medium Density Residential, Multi-Family Residential, and Mixed Use (with residential) areas and a decrease in the Low Density Residential areas. The proximity and access to Mountain View Corridor, trails, active transportation infrastructure, transit investment corridors, commercial centers, and employment centers may support the decision. A presentation and work session occurred in May 2023. A work session with the city council is upcoming and the city is expected to make a decision regarding the request in the near future.
- The Planning Commission approved Preliminary Plats in July 2023 for several areas in the Olympia Large Project Master Planned Community (LPMPC) Zone to begin implementing residential development, which includes densities necessary to facilitate the production of moderate income housing.
- Herriman previously amended land use regulations to allow for higher density or new moderate income residential development through the approval of several Master Development Agreements and subsequent rezoning near the planned Mid-Jordan Extension and Extension to University transit corridors. These MDAs include Anthem, Miller Crossing, Herriman Towne Center, Mountain Ridge, Rosecrest, and Wasatch-South Hills approved between 2000 and 2017. In the past year, 221 multi-family building permits and 104 single-family building permits have been issued for these areas, reflecting ongoing implementation of Herriman's efforts to implement this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Herriman's decisions regarding the modification of existing MDAs and approval of preliminary plats in a new MDA project area reflect the city's efforts to support rezoning for higher densities in its commercial and mixed-use zones. Previous land use decisions to rezone for higher densities continue to see market response by the ongoing issuance of building permits in approved MDA project areas in commercial and mixed-use centers near planned major transit investment corridors.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

- For this strategy to be fully realized the transit improvements must be implemented. The primary barrier related to this strategy is the continued delay in implementing transit in the transit investment corridor. The planned Mid-Jordan Extension and Extension to University corridors from the Daybreak



Station run through the east side of Herriman but remain classified as Corridor Preservation projects based on the most recent Regional Transportation Plan (2023-2050).

- Along with an overall rise in housing costs, rising interest rates, the slowdown in the housing market, and other factors have all had an impact on the city's efforts to facilitate the production of moderate-income housing. Herriman has a sizeable proportion of small-lot single-family and multi-family units in its overall housing stock (multi-family units represent approximately 40% of all housing units while small lot single-family units (lots smaller than 10,000 square feet) represent approximately an additional 15% of all housing units. While these units are more affordable relative to larger lot single-family units in the community, the market response has shifted the cost of some of these units outside the moderate-income housing range.

Number and type of new units permitted

510 Single-Family Dwellings; 245 Multi--Family Dwellings; 18 Apartment Units

Number and type of affordable units added

263

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

1205

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

none in the past 12 months



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Herriman has 16 MDAs in place that provide the framework for a large portion of the residential development in the city. The zoning for these areas is already in place based on the vested/entitled development rights (and number of housing units) conferred as part of the MDA. Some of the MDAs are already completely built while others are still in process. Many of the new units built in the city over the past 12 months are part of these MDA areas and reflect an ongoing market response to proactive measures toward housing diversity and affordable housing options taken by Herriman City over the past 23 years.

Do you have additional strategies to report?

No

Strategy #6

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation of Strategy (K) is supported by one action item in Herriman's Moderate Income Housing Plan.

Action Item #6: Herriman will establish a Housing Task Force to facilitate preservation and creation of attainable housing for moderate income households.

Herriman invited representatives from the development and real estate community to be part of a Herriman Housing Task Force group. While the task force has not been formalized as a standing committee for Herriman City, the group met in August 2022 and November 2022, as well earlier in 2022. The initial focus of this group is to evaluate strategies for creating attainable workforce housing options aimed at educators, first responders, and entry level city employees. The primary goal is creating deed restricted housing to help provide and preserve attainable housing in Herriman for those that serve in the community. The group is working to create the best path forward to achieve the goal through a combination of lower interest loans, decreased closing costs/ realtor fees, or other combinations.

In the previous 12-month period, Herriman has made progress on the following Benchmarks for Action Item #6:

Action Item #6; Year 1 Benchmark #1 (ONGOING): Monitor affordable MIH options and their proportion to overall housing and residential development.



Herriman monitors residential development and housing options in the city using data from building permits and Master Development Agreements (MDAs). Each MDA includes the number of vested housing units and their general type (e.g., single-family or multi-family). Using building permit data, the city tracks the number of units built out of the total number vested for each MDA as well as housing units that are not located in an MDA project area. The proportion of multi-family and single-family units provides a general framework for monitoring potential MIH options.

Herriman currently has an estimated 18,450 housing units that have been issued building permits and approximately 90% of these have been built. Of the 18,450 housing units, 41% are multi-family units and 59% are single-family units. This approximate split of 40% multi-family and 60% single-family units reflects the overall composition of dwelling units vested through the city's Master Development Agreements. Approximately 11,000 units have been approved through an MDA but are not yet permitted, including the most recent Olympia MDA containing 6,330 units.

Action Item #6; Year 1 Benchmark #2 (ONGOING): Monitor Section 42/ Low Income Housing Tax Credit (LIHTC) Housing Projects and expiration timing
Herriman currently has one LIHTC/Section 42 housing project in the city consisting of 288 units; 258 of these units are set aside for low-income. The project was placed in service and credits were allocated in 2011. The initial compliance period of 15 years is set to end in 2026. The minimum extended compliance period of 15 years is set to end in 2041.

Action Item #6; Year 1 Benchmark #3: Evaluate the use of deed restrictions to preserve MIH units

This action item benchmark is in process. The Herriman Housing Task Force is helping the city evaluate the feasibility and impact of deed restrictions as a method for preserving existing and new moderate income housing and subsidized units. Specifically, a goal of this group is to use deed restrictions to preserve new or existing affordable workforce housing units for those that serve the city (e.g., educators, first responders, and entry level city employees). The Housing Task Force will reconvene in Fall 2023 and evaluate best practices for establishing deed restricted housing.

Action Item #6; Year 1 Benchmark #4: Evaluate a down payment assistance program

This action item benchmark is in process. The Herriman Housing Task Force is helping the city evaluate the feasibility and impact of down payment assistance programs as a method for preserving existing and new moderate income housing and subsidized units in conjunction with deed restrictions. Specifically, a goal of this group is to evaluate the use of down payment assistance programs in conjunction with deed restrictions to preserve new or existing affordable workforce housing units for those that serve the city (e.g., educators,



first responders, and entry level city employees). The Housing Task Force will reconvene in Fall 2023 and evaluate best practices for establishing a down payment assistance program.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Herriman has not made any land use decisions in the previous 12-month period related to Strategy K.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Herriman has not made any land use decisions in the previous 12-month period related to Strategy K.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Rising interest rates, the slowdown in the housing market, and other factors are creating challenges for bringing the goal of creating deed restricted housing to fruition. As a result, the Housing Task Force group has slowed down meetings in recent months but is planning to regroup in the fall of 2023. Additionally, as others hear about the plans and intents of Herriman's Housing Task Force, more and more people are interested in being a part of the effort.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden



1205

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

13

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

18

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Funding for transit and active transportation infrastructure improvements



Highland

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.highlandcity.org/DocumentCenter/View/96/General-Plan-?bidId=>

Link to Ordinance or Resolution

https://highland.municipalcodeonline.com/book?type=orders#name=O-2023-02_Amending_The_Moderate_Income_Housing_Element_In_The_Highland_City_General_Plan

Use the field below to update any of the information above

Primary contact should be Jay Baughman at jbaughman@highlandcity.org

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Highland City staff, the Mayor, and 2 Councilmembers have met with 2 different developers to encourage an age-restricted senior housing project for their developments. These developers are currently working on their applications (one is an annexation and will involve an annexation agreement) and have expressed interest in providing a higher density senior housing product.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected, pending the submittal of an annexation application from 1 property owner, and a rezone application from another. Once these applications are received, staff will work with the Planning Commission, City Council, and the applicants to draft an age-restricted senior housing residential zone, as planned for in the benchmark for 2024 in the adopted Moderate Income Housing Element of the Highland City General Plan.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the land use decision has not been completed, the Mayor, Councilmembers, and Planning Commissioners have all expressed their support during public meetings for more senior housing projects. The Council's support in these efforts has allowed staff to encourage multiple developers to consider rezoning to do higher density senior housing projects in certain areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Highland City did not have a Community Development Director from June 2022 to March 2023. During this time, there was only one Highland City Planner that processed applications and did their best to keep things moving forward by running the Community Development department, however there was limited time to be proactive on future planning efforts.

Number and type of new units permitted

Single family: 57 Multi-family: 44

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies



n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city allowed an age-restricted development, with the intent to allow greater access to housing for seniors. However, the restrictions imposed on the community by the developer were insufficient and did they not have the desired effect.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As planned for in the Moderate Income Housing Element implementation plan for this strategy, in 2023, the building department has issued 60 residential building permits in the Ridgeview Development (a Planned Development that includes townhomes, carriage lots, and cottage lots). Staff has also drafted the ordinance for an amendment to remove the requirement to include a commercial aspect in Planned Development Districts. This ordinance is planned to go before the Planning Commission and City Council in January 2024 as outlined in the adopted Moderate Income Housing Element.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2023, the City Council approved final plats for 2 phases of townhomes in the Ridgeview PD for a total of 125 units (no building permit applications have been submitted for these subdivisions). The City Council also approved a final plat for 17 more cottage lots in the Ridgeview PD (no building permit applications have been submitted for this subdivision).

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decisions described above support the continued construction of a 689 unit project that was rezoned to a Planned Development (mixed use) in May 2019. The planned ordinance to remove the commercial requirement for Planned Developments in Highland will make it easier for developers to rezone to higher density through the Planned Development process in areas that do not need to be able to support commercial uses.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Highland City did not have a Community Development Director from June 2022 to March 2023. During this time, there was only one Highland City Planner that processed applications and did their best to keep things moving forward by running the Community Development department, however there was limited time to be proactive on future planning efforts.

Number and type of new units permitted

44

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has not observed any affect on the market as a result of its higher density housing efforts. A developer is currently building smaller, denser lots with units priced at \$800,000+ rather than more affordable options.

Strategy #3



(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In April 2023, a Planning Commissioner presented a communication item to the rest of the Planning Commission relating to their support of detached accessory dwelling units (Highland City Development Code currently prohibits detached ADUs). Four other Commissioners expressed their support and the Planning Commission discussed possible regulations that would be associated with allowing detached ADUs. In October of 2023, as planned in the Moderate Income Housing Element, Highland will include in its annual citizen survey a question to gauge support of detached ADUs. Staff has drafted the language that will be included in the survey.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected, pending the outcome of the citizen survey. The Planning Commission has expressed their desire to have a work session with the City Council to discuss possible regulations associated with detached ADUs after the results of the survey are received.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the land use decision has not been completed, staff expects the Planning Commission's public support of detached ADUs to result in an ordinance allowing for detached ADUs, which will reduce regulations for internal ADUs in Highland.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Highland City did not have a Community Development Director from June 2022 to March 2023. During this time, there was only one Highland City Planner that processed applications and did their best to keep things moving forward by running the Community Development department, however there was limited time to be proactive on future planning efforts.

Number and type of new units permitted

0

Number and type of affordable units added



0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

39

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

15

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:



15

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

How do we help the current residents have a desire to add and welcome people of different needs and socio-economic backgrounds into the community? I have worked in three different jurisdictions in UT and none of them have wanted multi-family/high density housing in their community.

Holladay

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://cityofholladay.com/file/2023/02/General-Plan_currentFeb2023.pdf

Link to Ordinance or Resolution

<https://cityofholladay.com/file/2023/02/Moderate-Income-Housing-Feb-2023.pdf>

Use the field below to update any of the information above

Jonathan Teerlink, (801) 527-3890, jteerlink@cityofholladay.com

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No



Strategy #1

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Moderate-Income Housing Ordinance was approved by the State in February 2023. Our action item was to complete a study period proposing a reduction to multi-family and related residential parking requirements with alternative off-street parking options by December 31, 2022. The city proposed an amendment to Title 13 Section 30 that would address updates and amendments to Off Street Parking Requirements to reflect the Moderate-Income Housing Ordinance strategy intent. The goal and completion included updates to the land use terminology, implementation of modern parking theory, update the current ratios and address stated goals in MIH.

With regards to multi-family dwellings and this strategy, the previous ratio was 2 spaces for each unit, this was changed to 2 spaces for each 3-bedroom unit, 1.5 for each 2-bedroom unit and 1 space for each 1-bedroom unit. We also revised the off-street parking requirements within the R-M/U Zone that states that all developments within this zone shall provide the minimum number of parking standards as adopted in the Site Development Master Plan as per 13.65.060.

City staff brought this discussion to the Planning Commission in mid-May 2022 and then continued the research and evaluation to the Planning Commission on July 12, 2022, for discussion and direction. The Planning Commission approved the staff recommendations with regards to Off-Street Parking Requirements and sent the item to the City Council for their approval. The City Council held a public hearing and moderated a discussion based upon a staff prepared proposal and the recommendations of the planning commission. The proposed changes included addressing the missing ratio for residential parking/bedroom count and allowable strategies which may adjust the required minimum parking demand by use. The City Council approved Ordinance No. 2022-22 relating to Off-Street Parking Requirements on Nov. 17, 2022.

Just recently, the city received a project that is looking to take advantage of this parking reduction and is currently under review. They are currently looking at approximately 13 parking credits, using this strategy. Because this project will be located near a bus line, it should do well.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City Council approved Ordinance # 2022-22 relating to Off-Street Parking Requirement on November 17, 2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

City staff did a lot of research to study what other municipalities have done to address the overabundance of parking, substandard parking, and other scenarios where a parking space would not be required. The number of off-street parking stalls required per use was listed in the Land Use Table. Some of the land use parking ratios were inherited from the County that were developed in the early 1970s. City staff reviewed the options and found some opportunities for parking demand to be reduced based on type of use. Other scenarios for reduction could be based on whether there was a shared parking agreement or carpool program. The amendment proposed two elements for revision. One was related to allowable strategies and the other was related to multi-family parking ratios. The parking ratios were proposed to be city-wide wherever multi-family uses are proposed. The proposed amendment also allowed for different options that a developer, property owner, or tenant could implement to offset parking requirements.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The public and some stakeholders were concerned about having too little parking and having cars parked illegally. Business owners were concerned that their clients do not have a space to park, and they would decide to go elsewhere. This would impact their business. The city continues to evaluate what is currently happening around some key areas near multi-family housing areas and shared parking areas.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a



Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Up until now, we hadn't had any developers or community members respond to this strategy. The barrier response was during the public hearing process, but no response since then. This new project that was just submitted is under review and once it continues through the process, we will document any responses from the public with regards to the parking.

Strategy #2

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Moderate-Income Housing Ordinance was approved by the State in



February 2023. Our action item was beginning June 2022 and Bi-yearly thereafter, to meet with City's RDA partners with the intent to seek out and apply for Salt Lake County incentive programs or partnerships with other entities which apply for incentive programs offered by the Utah Housing Corporation, the Department of Workforce Services, or by an association of governments established by an interlocal agreement.

The city hired an Economic and Housing Manager in May 2023 with the intent to seek out partnerships and research programs that would further our goal of promoting or preserving moderate income housing in the city. The city met with Salt Lake County Housing Trust staff to discuss potential sites for affordable housing development. We met with the county on June 23, 2023. We discussed county owned land assets and how we can partner to develop them. We are also looking at developing an Interlocal Agreement and are considering what the scope of work will be. Our next steps are to develop the scope and then have both agency's approval of the Agreement.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
There were no land use decisions made to implement this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
With the changes to the zoning that the city has implemented, things will be easier to look at ways to form partnerships to develop the areas that are zoned appropriately for moderate-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
One challenge that we are looking at is the city is effectively "built out" with the land ownership and size of the parcels that we have to work with. They come with encumbrances that may make it hard to develop. For example, there is a vacant parcel that is owned by Salt Lake City Public Utilities. We haven't been able to ascertain what the plan for use of the property is yet. As part of the Interlocal Agreement with the County, we may include setting up meetings with Salt Lake City Public Utilities to have these conversations.

Number and type of new units permitted
n/a

Number and type of affordable units added



n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the new full-time position was hired in May, and being able to set dates with potential partners, to meet and have some conversations on parcels and areas that meet our MIH goals and objectives. The conversations have started, and our partners are also excited to move forward. The County also shared some tools to help with the conversations.

Strategy #3

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our Moderate-Income Housing Ordinance was approved by the State in February 2023. Our first action item was to demonstrate utilization of our city's housing funds generated by RDA projects with approximately a million dollars



or more that is earmarked for affordable housing. More than 100 middle-income units are currently on track to be established by 2028.

The City of Holladay currently has housing funds generated by RDA projects with approximately a million dollars that is earmarked for affordable housing. Approximately 100 MIH units are currently on track to be established new by 2028. City staff has had multiple conversations with the developer at our Holladay Hills project who, as part of the development agreement, will develop 100 Moderate-income units within the city of Holladay. The city also hired an Economic & Housing Manager to assist with the conversation and development of these units. The city is currently researching areas around the city that would work and are zoned for this type of use. We are looking at possible mixed-use areas that would accommodate the full 100 units or a portion of these units. The Economic & Housing Manager is also currently researching programs that would help with supporting affordable housing with these funds.

Our second action item was conducting a process and policy establishment study by December 31, 2024, designed to require new higher density developments to have a minimum percentage of the dwellings to be set aside for lower income households through the possibility of density bonuses and/or other tools.

The city hired an Economic & Housing Manager to assist with the development of the process and policy establishment study. City staff are currently researching what to include in this policy. We are researching what other municipalities are currently doing to see what would work here in our city.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

With the rezoning that was done under Strategy F, the city now has some areas that we can focus on directing development of moderate income residential. Areas like Holladay Crossroads that was rezoned to an ORD zone as a new mixed-use designation. We can now look at considering moderate income residential types of projects in these rezoned areas.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

We have included the new mixed-use zone on our website maps to help developers locate areas that will allow for residential. We can now look at considering moderate income residential types of projects in these rezoned areas. If a developer is interested in these mixed-use areas, we may be able



to consider using our set-aside funds to assist in some way to encourage moderate-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The high cost of land and development is a barrier for this type of development. Developers have shared that moderate income housing development does not pencil in for them. Even with waivers, they would not be able to make it work.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The high cost of land makes it difficult for the developers to consider developing a moderate-income housing project. The community is very interested in where we will be able to locate this 100-unit project or will we find another project to use the set-aside funds, perhaps towards a preservation project. We are willing



to evaluate all options.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

We track both ways because they need to apply for a building permit and a business license.

Total Number of Accessory Dwelling Units in the Jurisdiction

15

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1 new ADU permit approved and 7 ADU conversion permits were approved and issued.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

2

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

7 ADU conversion permits were applied for and issued.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a

Hooper

Type of Jurisdiction

Municipality (City, Town, Metro Township)



Use the field below to update any of the information above
Mayor Sherie Bingham will take office on January 8, 2024

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Hooper City reviewed and identified issues with the current definition of an Additional Dwelling Unit (ADU). From January to July of 2023, Hooper City approved six ADUs; five of them were new applications and one was an extension of a permit that was going to expire. The City currently only tracks detached ADUs. Residents have been more interested in ADUs and have asked the City about them.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Six detached ADUs were approved to be built in Hooper City. The City Council has been discussing changes in ADUs regulations to become more appealing to residents and the City Council plans to change the City's ADU ordinance by the end of this year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City Council has been looking at definitions and examples from other Cities regarding ADUs and considering how to amend Hooper City's definition and ordinance.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

High cost of building materials

Number and type of new units permitted

6 detached ADUs

Number and type of affordable units added



Not known; presumably 6 units

Number and type of affordable units rehabbed
Not known

Number and type of units converted from other uses
Not known

Change in local rent amounts
Not known

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
Not known

Change in the share of household income spent on housing
Went from 30% to 41%

The number of rezones associated with MIH strategies
Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

It is the City's goal that these 6 new detached ADUs (with additional ADUs) has effected the market. Residents of Hooper City pay lower rents than cities that surround it.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Hooper City has reviewed their zoning and has determined that it is in line with the future master plan. Hooper City has been working with developers to design and install a regional lift station that will provide sewer (which facilitates higher density) to raw land.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.

The City recently accepted a regional sewer lift station (which provided higher density housing) in the north end of Hooper. The City also decided that it would participate with a developer to install another regional sewer lift station instead of having the developer install a local lift station that would have only served their development. The City with the developer commissioned a design that will be bid by the end of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Because of the regional sewer pump stations, higher density of the land was granted for development in the surrounding areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Hooper residents want to maintain large lots with open space.

Number and type of new units permitted

Rawson Ranch was approved for 26 single family lots instead of the originally designed 12. RMR was approved for 3 instead of 1 single family lot. Brooks Estates will be approved for 38-40 single family dwelling lots instead of the maximum of 20 according to the preliminary concept.

Number and type of affordable units added

Not known; depends on what they are sold for

Number and type of affordable units rehabbed

Not applicable

Number and type of units converted from other uses

100%; 29 Lots

Change in local rent amounts

Not known

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Not known

Change in the share of household income spent on housing



Went from 30% to 41%

The number of rezones associated with MIH strategies
3; one for each subdivision

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Hooper City does not monitor the pricing nor the trends of real-estate, but the developers of two of the subdivisions listed above have sold every lot and the third developer has indicated that he will be able to sell all of the lots quickly once they get approved. Surrounding land to all three of these developments can now be sewered by the regional lift stations. Some land has been posted for sale and several developers have been interested in them.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

During the first quarter of the year, Hooper City Planning Commission, City Council and staff reviewed Chapter 2 and Chapter 10 ordinances of the City Code. The City identified several items in the ordinances that were discussed and were considered for updates and changes. Several items were clarified or changed; however, the changes do not correlate to Strategy G.

Hooper City has also been working with developers to design and install a regional lift station to provide sewer to raw land. A sewer lift station will provide the ability for higher densities. Currently the only option for development is to use on-site sewer disposal systems (septic tanks and drainfields).

8 June 2022 The City met with the developers, Hamblin Investments, to discuss path forward with the proposed subdivision and pump station.

9 June 2022 The City had an internal discussion about sewer capacity and sewer needs in the regions of Hooper. It was decided that the design of the proposed pump station was not adequate and further engineering would be needed. JUB was selected to correct the design.

28 July 2022 The City met with Hamblin Investments and the JUB design team to review discuss the shortfalls of the old design and identified needs of the pump



station.

3 Oct 2022 The City met with the design team to review the progress and 30% design of sewer pump station.

9 Dec 2022 Plan review of the 60% design.

15 Dec 2022 The City met with Hamblin Investments.

9 March 2023 Plan review of the 90% design.

12 July 2023 The City met with the design team for final review of the Sewer pump station.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has finalized a master sewer plan and is looking to partner with developers to provide regional pump stations in strategic locations that will benefit various developments. There are currently three potential developments interested in the East area that would benefit from one sewer pump station. The City has decided to work with these potential developers to facilitate the installation of the East area pump station. This is not necessary a land use regulation or decision, but if the East area pump station is installed, it will facilitate changes in future land use.

Prior to September of 2023, no landowners had petitioned to change the existing land use zone. The majority of the land use in the East area is zoned R1, residential use comprising of 40,000 ft² lots. Future land use zone does allow for commercial development and R.75 (residential lots of 30,000 ft²). There is a potential for even smaller lots but prior to September 2023 no landowners had inquired about it.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As mentioned above, the City has finalized a master sewer plan and is looking to partner with developers to provide regional lift stations in strategic locations that will benefit various developments. There are currently three potential developments interested in the East area that would benefit from one sewer pump station. The City has decided to work with these potential developers to facilitate the installation of the East area pump station. This is not necessary a land use regulation or decision, but if the East area pump station is installed, it



will facilitate changes in future land use.

Prior to September of 2023, no landowners had petitioned to change the existing land use zone. The majority of the land use in the East area is zoned R1 (residential use comprising of 40,000 ft² lots). Future land use zone does allow for commercial development and R.75 (residential lots of 30,000 ft²). There is a potential for even smaller lots but prior to September 2023 no landowners had inquired about it.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No landowners had petitioned for commercial nor higher density development within the City.

Number and type of new units permitted

0, has not happened yet

Number and type of affordable units added

0, has not happened yet

Number and type of affordable units rehabbed

0, has not happened yet

Number and type of units converted from other uses

0, has not happened yet

Change in local rent amounts

Not known

Change in the number of people displaced

Not known

Change in the number of households experiencing housing cost burden

Not known

Change in the share of household income spent on housing

Not known

The number of rezones associated with MIH strategies

0, has not happened yet

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

The City has had several inquiries about this type of development within the City, but as of yet, nothing has become of them.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Tracks the applications for detached ADUs

Total Number of Accessory Dwelling Units in the Jurisdiction

15 detached ADUs permitted, it is unknown as to how many actually exist

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

5 in 2022 and 6 in 2023

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

5 approved ADUs in 2022 with 3 building permits and 6 approved ADUs in 2023 with 4 building permits being issued

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

If the State could track the selling price of new homes and rent in our area and the surrounding areas, that would be helpful.

Hurricane

Type of Jurisdiction



Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

Yes

Please describe the changes that were made and the page number on which the changes to the Moderate Income Housing Element can be found?

16, 18, 20

Provide the link to the General Plan (or if the moderate income housing element is a separate file, to that element)

<https://www.cityofhurricane.com/DocumentCenter/View/1735/Moderate-Income-Housing-Plan-AMENDED-2023?bidId=>

Provide the link to the ordinance or resolution to adopt/amend the General Plan related to the moderate income housing element.

<https://www.cityofhurricane.com/DocumentCenter/View/1734/Resolution-2023-34-Moderate-Income-Housing-Plan-Amendments?bidId=>

Strategy #1

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Planning Commission began workshopping an inclusionary zoning incentive ordinance in March of 2023. The ordinance would allow for a 20% density bonus on any development that deed restricts 10% of their units for affordable housing and allows for reduced setbacks and impact fees for affordable units. After a series of workshops and discussions on June 22nd, 2023 the Planning Commission held a public hearing and made a recommendation of approval to the City Council. The City Council plans to have their first hearing on this ordinance on August 3rd.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A full land use decision has yet to be made however the inclusionary zoning ordinance has received a unanimous recommendation of approval from the Planning Commission and is pending a decision from the City Council. This timeline reflects the implementation plan in our Moderate Income Housing Plan. The City did approve a zone change for a mixed use development the developer is calling "Sky Rim" that received a 2 unit per acre density bonus that,



per a signed development agreement, will provide 51 deed restricted affordable rental units. This was approved through the inclusionary zoning incentive currently in place in our Planned Commercial Mixed Use zone.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Planning Commission had a number of workshops and has made a recommendation to the City Council.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There is some trepidation from members of the Planning Commission and the City Council about inclusionary zoning. However staff believes with enough education and discussion these can be overcome. Inclusionary zoning is a "free market" solution

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

1



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have seen an increase in developers who are interested in doing an inclusionary zoning development, however they are probably waiting for this land use regulation to pass before moving forward on it.

Strategy #2

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As part of the inclusionary zoning ordinance described in Strategy #1 staff has proposed and the Planning Commission has recommended approval of a 50% reduction in impact fees for any unit meeting the definition of affordable housing. The draft ordinance defines affordable housing as, "Affordable Housing means 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 in the county. Housing costs must be affordable based on housing and urban development standards." New impact fee studies are being produced for the parks, water, and power. These studies will include options for carveouts for affordable housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made as of yet (are impact fees really a land use regulation?) however the Planning Commission has recommended approval of reducing impact fees for moderate income housing and is pending a decision from the City Council.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Planning Commission has recommended reducing impact fees for moderate income units. This would be an administrative action and would not require the City to make case-by-case decisions on whether to reduce impact fees.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None as of yet, the Planning Commission had no issues with the policy. I imagine there will be some pushback from other city departments and the City Council on the reduced revenue.



Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Reducing impact fees should provide an additional incentive for developers to provide moderate income housing.

Strategy #3

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City is in the process of adopting a Downtown Master Plan that recommends walkable mixed use development within the downtown core of the



City. The plan recommends allowing for higher density residential development within the downtown and strategies for making the area more walkable. The plan recommends the City adopt a downtown zoning code that will allow mixed use and "missing middle" housing within the 12 block downtown core.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made but is considered to be imminent. The City Council held a workshop on March 16th on the downtown master plan. The Planning Commission held a public hearing on June 15th and recommended approval that same day. The City Council held their first hearing on the item on June 22nd.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

All of the land use decisions laid out above show a commitment from the City to promote mixed use walkable developments along major corridors and a dedication to redevelopment of our historic areas by allowing a wider range of multifamily development. Staff believes these approvals could lead to a broad increase in affordable multifamily developments in walkable neighborhoods.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

While there has been some pushback from residents with broad concerns with changes within the historic downtown we have seen little pushback on expanding housing options in the downtown. City officials in general seem to broadly support "missing middle" housing in the downtown

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a



Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Once we approve a downtown zoning code we anticipate we will see a market response

Do you have additional strategies to report?
Yes

Strategy #4

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City issued an RFP for a City Center Master Plan, evaluating the future use of a 15 acre city-owned site adjacent to City Hall for viability as part of a community land trust for employee housing. A contractor has been secured and we project work to begin in the next month or so with a projected end date of Summer 2024. The City has reached out to the Southwest Utah Land Trust about partnering on this project and they have seem interested preliminarily.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decisions have been made at this time, as is contemplated in our implementation timeline. We are expecting that a land use decision will be made as part of our City Center Master Plan project.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



We are expecting to receive recommendation on how to provide workforce housing as part of our ongoing City Center Master Plan. There are other municipally owned properties that could have a similar use if this one is successful

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None yet.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None yet

Do you have additional strategies to report?

Yes



Strategy #5

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On June 15th, 2023 the City Council approved a Good Landlord program (Ordinance 2023-10) City staff has been researching grants and other avenues to provide additional incentives for joining the Good Landlord program

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Good Landlord program that was passed allowing for a reduction in business license fees for those landlords and property managers that complete a course relating to fair housing law and city ordinances as well as crime prevention and management practices.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Good Landlord program allows the City to reward those landlords who follow fair housing practices and generally follow moderate income housing principles. Staff's plan is to use expand the incentives of this program to grants for the preservation of moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a



Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Unknown

Do you have additional strategies to report?
Yes

Strategy #6

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City amended their short-term rental and ADU code to make it harder for homeowners to build ADUs for the sole purpose of using it as a short-term rental and made it clear that only one ADU can be used as a short-term rental. The Planning Commission is currently debating an ordinance to lower the lot size standard to have two ADUs from .8 acres down to .5 which will increase number of properties that can take advantage of this program to provide more housing within the community. The City has been keeping track of building permits for new ADUs. Hurricane City Code only requires a business license for an ADU if it is being used for short-term renting but we track that number too.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Ordinance 2022-62 regarding short-term rentals in ADUS: prohibits renting



ADUs to multiple parties, increases the parking standards, and prohibits STRs in units that have not received building permits. among other changes regarding short-term rentals. A land use decision has not yet been made on lowering the property standard for having a second ADU, but is expected in the next month or so.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

It is believed these higher standards for short-term renting an ADU will discourage at least some people from short-term renting their ADU and converting them to a long-term rental. I have heard anecdotal evidence that that is occurring. Allowing more property owners to have two ADUs and leaving in place the current requirement that

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Planning Commission and City Council have trepidations about adding new units in half acre zones. The Planning Commission did recommend approval of this change after reviewing the code.

Number and type of new units permitted
38 ADUs this year

Number and type of affordable units added
9 ADUs not being used as short-term rentals

Number and type of affordable units rehabbed
2 ADU remodel permits pulled

Number and type of units converted from other uses
None

Change in local rent amounts
Increase by 9%

Change in the number of people displaced
Unknown

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing



Unknown

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Anecdotally we've seen an increase in the number of ADUs permitted in the last year as a percentage of single family homes permitted.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

Approximately 185

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

38

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

29 (license only required for short-term)

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

38 ADU building permits issued (separately or as part of a new build home) 147 rental licenses

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

What is your preferred data source for the market response? There's a lot of possible sources, with varying degrees of completeness.



Hyrum

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

Yes

Please describe the changes that were made and the page number on which the changes to the Moderate Income Housing Element can be found?

The housing portion of our General Plan was updated and incorporated to include a refreshed list of strategies intended to address the need for moderate income housing in Hyrum. These can be found in pages 7-1 through 7-7, inclusive (63-69). The moderate income portion begins on page 7-4 (66). Page 7-8 contains a list of various strategies that the Hyrum City Council has elected to adopt in order to help meet the need of providing affordable housing. Goal 1 includes a provision to allow higher density of up to 10 units per acre through planned unit developments in nearly all zones in which residential occupation is a permitted use.

Goal 2 allows a number of different options that can help with providing opportunities for affordable housing. Strategy A provides for the rezoning of land. This allows development to justify the merits of a project in an area that would not normally allow it. Strategy B allows for accessory dwelling units. This has been a permitted use in the majority of the city. Strategy C gives the opportunity to develop in the commercial zones of the city using a mixed use development to provide greater density. These are not just near commercial areas, but allow in them. Strategy D is linked to Strategy C in that the mixed use areas are along major roads. These zones exist near the travel routes that have access to our limited transit corridors. Due to the location of our city and the relatively low population transit opportunities are limited. Strategy E allows for single occupancy housing. These are located in the commercial corridors that allow access to major roads and transit stops.

These strategies were most recently adopted by the Hyrum City Council on February 2, 2023.

Provide the link to the General Plan (or if the moderate income housing element is a separate file, to that element)

https://www.hyrumcity.org/sites/default/files/fileattachments/planning_zoning_amp_building/page/4506/2023_hyrum-city-general-plan.pdf



Provide the link to the ordinance or resolution to adopt/amend the General Plan related to the moderate income housing element.

<https://library.municode.com/ut/hyrum/munidocs/munidocs?nodeId=572c37d172b95>

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023 there have been no petitions to rezone for higher density.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There have been no opportunities to implement this strategy in 2023 as there have been no petitions to rezone land to allow for moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While there have been no land use decisions that have been proposed the City Council is still willing to hear these petitions. Several discussions have occurred in the last year regarding the need for affordable housing and the troubles with providing this.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None due to this strategy.

Number and type of affordable units added

None due to this strategy.

Number and type of affordable units rehabbed

None due to this strategy.

Number and type of units converted from other uses

None due to this strategy.

Change in local rent amounts



None due to this strategy.

Change in the number of people displaced

None due to this strategy.

Change in the number of households experiencing housing cost burden

None due to this strategy.

Change in the share of household income spent on housing

None due to this strategy.

The number of rezones associated with MIH strategies

None due to this strategy.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Overall it seems the market has been leveling out. There have been no sudden drops, but the market is not climbing as steeply as it has over the last couple of years. The City does not have much data or any studies regarding this. Due to our staffing situation, we do not have any studies or reports to qualify this statement, only general market assessment.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city has met with several individuals who have requested information regarding the inclusion of an ADU on their property. Most are only in the strategic planning portion of this at the moment and have not applied to implement the construction of an ADU.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This strategy has been part of the City Code for many years and was implemented in many parts of the city. Current zoning allows for ADU development in more than 90% of the residential and all commercial zones within the city. The City is reviewing the requirements for this development option to ensure the requirements are consistent with State Code. The City



is currently working on selecting a consultant for a general plan update and should have one selected in mid to late 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No new land regulations or land decisions have been made regarding this strategy as it is already fully implemented and is widely implemented. The general plan update will help to determine if any additional steps will be needed.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None due to this strategy.

Number and type of affordable units added

None due to this strategy.

Number and type of affordable units rehabbed

None due to this strategy.

Number and type of units converted from other uses

None due to this strategy.

Change in local rent amounts

None due to this strategy.

Change in the number of people displaced

None due to this strategy.

Change in the number of households experiencing housing cost burden

None due to this strategy.

Change in the share of household income spent on housing

None due to this strategy.

The number of rezones associated with MIH strategies

None due to this strategy.

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

There is not a good way for us to measure this response. The City does not have much data or any studies regarding this. Due to our staffing situation, we do not have any studies or reports to qualify this statement, only general market assessment.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has been preparing to craft a new general plan as ours has not been truly redrafted since about 2005. We are currently working on preparing an RFQ and seeking funding for consultants to create this document with us. Due to limited staff and the amount of time needed to work on code changes due to state mandates we have not completed the RFQ. We are hoping to have this ready in the next month. Once this general plan is underway we can better assess the zoning needs for the City.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There have been no land use decisions or regulations to implement this strategy. This is awaiting the consultant's review and assessment that is still pending. At this point, planned unit developments are permitted in almost all of the city, but no new projects have been proposed.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While no land use decisions have been made regarding this, we expect that the general plan and the public meetings we will have will allow us to better determine areas that are suitable for changes in zoning to allow for moderate income housing and more density. This will be determined through public workshops and additional meetings with the consultant.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The greatest barrier to this is the lack of staff the City has to keep this strategy moving. We are hoping to add a full time planner that will be able to take this on as a task.



Number and type of new units permitted
None from this strategy.

Number and type of affordable units added
None from this strategy.

Number and type of affordable units rehabbed
None from this strategy.

Number and type of units converted from other uses
None from this strategy.

Change in local rent amounts
None from this strategy.

Change in the number of people displaced
None from this strategy.

Change in the number of households experiencing housing cost burden
None from this strategy.

Change in the share of household income spent on housing
None from this strategy.

The number of rezones associated with MIH strategies
None from this strategy.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There is not a good way for us to measure this response. City does not have much data or any studies regarding this. Due to our staffing situation, we do not have any studies or reports to qualify this statement, only general market assessment.

Do you have additional strategies to report?
Yes

Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has been preparing to craft a new general plan as ours has not been truly redrafted since about 2005. We are currently working on preparing an RFQ and seeking funding for consultants to create this document with us. Due to limited staff and the amount of time needed to work on code changes due to state mandates we have not completed the RFQ. We are hoping to have this ready in the next month. Once this general plan is underway, we can better assess the zoning needs for the City.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There have been no land use decisions or regulations to implement this strategy. This is awaiting the consultant's review and assessment that is still pending. At this point, planned unit developments are permitted in almost all of the city, but no new projects have been proposed. In commercial mixed use zones the code already has provisions for higher density to provide apartments/residences.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

There have been no land use decisions or regulations to implement this strategy. When we do have our general plan updated, we expect to have a better idea of where additional steps may be taken to provide additional opportunities to improve housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

We implemented the zoning regulations that allow for this long before the reporting period. The main issue that seems to be a factor is that developers are not interested in investing the kind of capital required for a project like this in a city that is not large enough to warrant the risk. They will not invest in a development if it does not have a decent return of investment.

Number and type of new units permitted

None from this strategy.

Number and type of affordable units added

None from this strategy.

Number and type of affordable units rehabbed

None from this strategy.



Number and type of units converted from other uses
None from this strategy.

Change in local rent amounts
None from this strategy.

Change in the number of people displaced
None from this strategy.

Change in the number of households experiencing housing cost burden
None from this strategy.

Change in the share of household income spent on housing
None from this strategy.

The number of rezones associated with MIH strategies
None from this strategy.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market for this type of housing does not seem to be increasing within our city. The strategy is already implemented if any developments are to be proposed.

Do you have additional strategies to report?
Yes

Strategy #5

(I) amend land use regulations to allow for single room occupancy developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

There has been no apparent need to implement new zoning as the current code allows for the development of single room occupancy in most of the city including in commercial zones. We will be looking at some of the restrictions currently in place during our renewal of our general plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made regarding this as we have not yet updated



our general plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

When we evaluate the general plan we will look at the ownership and occupant requirements. Currently the majority of the allowed single room occupancy structures are designed to help the elderly or the disabled. The ownership of these facilities is a barrier to some who would like to provide more of these.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In residential zones the single room occupancy structures must be owned by a resident or an immediate family member of a resident. Where this is used for the elderly, this causes a problem at the passing of the resident or their need to go to a care facility. This then makes the unit not in compliance with City Code. If we can change this requirement this will allow for it to be continued under the same use without needing to change ownership.

Number and type of new units permitted

None from this strategy.

Number and type of affordable units added

None from this strategy.

Number and type of affordable units rehabbed

None from this strategy.

Number and type of units converted from other uses

None from this strategy.

Change in local rent amounts

None from this strategy.

Change in the number of people displaced

None from this strategy.

Change in the number of households experiencing housing cost burden

None from this strategy.

Change in the share of household income spent on housing

None from this strategy.



The number of rezones associated with MIH strategies
None from this strategy.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While no changes have been associated with this strategy so far, we anticipate this will allow for more units to be developed in the future if this is a feasible option.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

14 known. There could be a number that are operating without sanction.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

14

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

12

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Growth from a class 5 to class 4 municipality comes with new requirements and challenges. Where small towns are growing it is difficult to know what requirements we have if we are not aware of them. It is also difficult to know



what resources are available. If there is a site or youtube channel similar to what is run by the ULCT or Trust it would be good to know. This way we can get pointed in the right direction. Without staff and time to look into these things it will take time to get caught up to speed.

It would also be helpful to have a place to report changes based on items and actions not included in the strategies listed.

Since last year we have a senior community under development. This will provide for 28 new 55+ homes in a planned unit development. The impacts of this will not only provide additional housing for seniors, but it will allow movement in the housing market. By providing these new units the new owners will be moving out of their current locations. This will allow houses that are currently under-utilized be occupied by families needing more space. In turn their residences will be able to be occupied by young families in the low to moderate income brackets to move into the smaller newly vacated residences. As this occurs it will help take demand off of the total system allowing housing prices a chance to correct and hopefully allow for more affordable units to be available.

We also try to keep the taxes and utilities as low as we can that further helps to keep the total housing costs low. If housing prices are the only thing considered, then you will not get a clear picture. If housing costs are at the threshold but utilities costs are not kept in check, this does a disservice to communities trying to keep affordability available.

Iron County

Type of Jurisdiction
County

Link to Plan

<https://ironcounty.net/assets/wp-content/uploads/Iron%20County%20Moderate%20Income%20Housing%20Plan%202019%2025Dec2022.pdf>

Link to Ordinance or Resolution

<https://ironcounty.net/assets/commission-files/2022/12-12-2022-Minutes.pdf>

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate



income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

The land use development application check lists have been reviewed and draft amendments made to include reminders for staff and applicants about moderate income housing tools and opportunities. These changes are being considered by administration for adoption. Changes are anticipated to be completed by the end of August, 2023. Reviewed four or five rezone proposals with different development options and met with several developers to consider higher density zoning for the newly created R4K zoning district (4000 square foot lots).

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

The County is reviewing and processing one application currently for a rezone to the newly created R4K zoning district, which anticipates having two phases of subdivision to follow, each with about 50 lots.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

With the review and evaluation of each rezone proposal, the County considers the road width standards, the open space requirements and additional parking requirements for these smaller lot developments and the impacts to the ultimate housing prices. This evaluation will educate needed changes to the qualification for the R4K rezone in order to make it more effective and usable.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

So far, we have met some resistance to the ordinance that allows townhouses in the R4K zone and the R-1/2 zone - because the proposals for townhouses have been in phased developments where the previous phases didn't anticipate townhouses and the residents of those developments have protested adding townhouses to the project area. New developments being planned with townhouses in the early phases are being proposed to avoid such nimby protests.

Number and type of new units permitted

0

Number and type of affordable units added

0



Number and type of affordable units rehabbed
we do not track this data

Number and type of units converted from other uses
We do not track this data

Change in local rent amounts
We do not track this data

Change in the number of people displaced
We do not track this data

Change in the number of households experiencing housing cost burden
We do not track this data

Change in the share of household income spent on housing
We do not track this data

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The perceived response has been positive by the development community, however, the volume of available smaller lots has not been sufficient to determine actual outcomes.

Strategy #2

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Staff and the planning commission is reviewing the opportunity for any density bonuses in the "performance subdivision option" and are anticipated to made recommendations for ordinance amendments by January 2024.

The planning commission has discussed additional options to the Tier III (New Urbanizing Areas) to create mixed use developments when such proposals are presented. Continued discussion and review will occur over the next six months and draft changes are anticipated by January 2024. Recommendations for



Tier III ordinance amendments are scheduled to be presented to the County Commission for adoption by June 2024.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. Administrative Land Use Permits (staff administered approvals) have been simplified and streamlined to facilitate review and approval for the addition of guest houses (external accessory dwelling units) for second, third and fourth dwelling units on single parcels and lots, including short-term rentals and farm worker housing.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Data gathered in the review of development proposals, compared to the existing regulations will help inform recommendations for changes to the "performance subdivision option" in order to determine if increasing density bonuses can be justified over the existing bonuses allowed under ordinance.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Availability of necessary infrastructure (central water and sewer) has become a hinderance to development proposals that are not located within a reasonable distance to existing infrastructure. Many of these properties were previously zoned for higher densities without the infrastructure close by.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

We do not track this data

Number and type of units converted from other uses

We do not track this data

Change in local rent amounts

We do not track this data

Change in the number of people displaced

We do not track this data



Change in the number of households experiencing housing cost burden
We do not track this data

Change in the share of household income spent on housing
We do not track this data

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While we don't track actual market trends or data, perception by the development community is positive and interest in the future urbanizing area options (Tier III) have increased.

Strategy #3

(V) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

County building and planning staff meet regularly and discuss options for regulation modifications and fee structures as we implement the newly adopted ordinance allowing townhouses in the R4K and R-1/2 zoning districts.

The County Assessor's Office and the County Treasurer's Office is evaluating how to include language in the 2023 tax notices that can alert potential home owners of the opportunities for various home improvement programs, including the weatherization program.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

The County has worked with the Utah Inland Port Authority to create the first state satellite inland port. A study is underway (contracted) to help evaluate infrastructure, housing and job opportunities/shortfalls in the immediate and larger community around the inland port area.

With the addition of infrastructure necessary for the inland port, the inland port area and neighborhoods in the immediate area may also qualify for rezoning to R4K and/or R-1/2 zoning districts that could provide for higher density residential opportunities.



Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The creation of the Iron County inland port supports the County's interest in creating higher density housing and commercial development near the inland port area. Infrastructure associated with the inland port will certainly supports opportunities for higher housing density with possible commercial mixed-use developments.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

No barriers have been identified at this time.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

We do not track this data

Number and type of units converted from other uses

We do not track this data

Change in local rent amounts

We do not track this data

Change in the number of people displaced

We do not track this data

Change in the number of households experiencing housing cost burden

We do not track this data

Change in the share of household income spent on housing

We do not track this data

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

Market perception is positive and strong, but no data has been established to indicate trends in actual market responses. Inquiries from developers about the newly created R4K zone have increased significantly and staff has reviewed several potential projects that could include this option. The homebuilders association has been given more information about this options and the have reported positive comments from builders and developers. We will be able to measure actual market response by noting how many rezones and projects utilize the R4K and/or performance subdivision options.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

ADUs were not allowed until we changed the county ordinance to allow AUD's

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

15

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a



Ivins

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Ivins City Council has Rezoned a parcel from low density to High Density R_M residential Multi Family. We have addressed our general plan and our Planning Commission has passed this onto the City Council.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Ivins City Council has Rezoned a parcel from low density to High Density R_M residential Multi Family.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The R-M zone is the highest density zone allowed in Ivins City. By approving the zone we have given the Developer the entitlements of building moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The community sued and lost an appeal to not allow this high of density. The court has ruled in favor of the developer. The citizens have moved the decision to the Court of appeals since last report. The developer continues with project without a court approved stay.

Number and type of new units permitted

5000 sqft lots 72

Number and type of affordable units added

depending on rates 36 units



Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

unknown

Change in the number of people displaced

unknown

Change in the number of households experiencing housing cost burden

unknown

Change in the share of household income spent on housing

unknown

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

unknown

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

We have a proposed land use plan ready to move to City Council when the general plan is complete.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The general plan has taken longer than expected but the Planning commission has the required ordinance on the table currently.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

n/a

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

n/a

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
livns City ordinance already allows for external adu's which is less restrictive than The State of Utah adu regulations. We have been rescinding adu agreements from the County Recorders Office.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
na

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
na

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
na

Number and type of new units permitted
14 adus

Number and type of affordable units added
7 adus

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
unknown

Change in the number of people displaced
unknown

Change in the number of households experiencing housing cost burden
unknown

Change in the share of household income spent on housing
unknown



The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

unknown

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

14

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

7

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

7

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

na

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

na



Kaysville

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.kaysville.gov/DocumentCenter/View/4302/Kaysville-General-Plan-Amended-111722?bidId=>

Link to Ordinance or Resolution

<https://www.kaysville.gov/DocumentCenter/View/4403/Kaysville-General-Plan--Appendices-111722>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On December 10, 2022 the City Council approved the rezone of 97 East Crestwood from R-1-8 (8,000 ft² lot) to R-1-6 (6,000 ft² lot). At .34 acre (14,810 ft²), the rezone allows for one additional building lot.

The staff report included a positive recommendation for the rezone application.

The City updated the zoning map on December 22, 2022 to reflect the R-1-6 rezone.

On January 5, 2023, the City Council approved Flint Acres, Kaysville's first-ever mixed use development. The approval also included rezoning a portion of the property to R-M Multiple Family Residential District. The rezone of 6.435 acres was accompanied by a development agreement, as required by code, and has entitled 82 new housing units. A 1.842 acre portion of the property that borders Flint Street, a major arterial road, was rezoned to MU and the remainder of the property (4.593 acres) is R-M. The MU section of the project will include 36 apartments, four of which will be work-live units. There will also be 18,000 square feet of commercial space. The R-M portion of the project includes 42 units which will be a mix of townhomes, twin homes and a few single family



units. This project will provide full life-cycle housing within a single development and also offers convenient and walkable access to trails, a regional park, retail services and employment opportunities.

The staff report included a positive recommendation for the rezone application.

The project was approved with a unanimous vote, even though the City's future land use map did not depict this property as mixed use.

The City updated the zoning map on January 23, 2023 to reflect the mixed-use zone change.

On July 13, 2023, the Kaysville City Planning Commission considered an application to rezone 6.259 acres of property at 512 West 350 North from General Commercial to Mixed Use. The rezone requires a development agreement and proposes 132 apartments along with office space, a hotel and a retail building. At 21 units per acre, if the project is approved, this development would have the highest density in the history of the city. This item will move on to the City Council after the MIH report is due and will be fully reported on in 2024.

The staff report on this item has included a recommendation of approval.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On December 10, 2022 the City Council approved the rezone of 97 East Crestwood from R-1-8 (8,000 ft² lot) to R-1-6 (6,000 ft² lot). At .34 acre (14,810 ft²), the rezone allows for one additional building lot.

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The project was approved with a unanimous vote, even though the City's future land use map did not depict this property as mixed use.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By approving the two rezone applications received during the reporting period, the City Council successfully implemented item (A) Rezone for densities necessary to facilitate the production of moderate income housing. This has resulted in the entitlement of an additional 83 additional housing units in the City. Implementation of item (A) will be ongoing as rezone applications are received by the City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

While Kaysville's public opposition to higher density can be strong, the City didn't encounter significant amounts of opposition to the Flint Acres mixed use project. No other barriers have been identified in this reporting period.

Number and type of new units permitted

Entitled units have not yet made it to the permit stage.

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Rents have increased by \$68 from \$1,077 in 2020 to \$1,145 in 2021.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

The City does not track this data.

Change in the share of household income spent on housing

The City does not track this data.



The number of rezones associated with MIH strategies
2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The 2021 American Community Survey reports Kaysville's population to be 32,945 and shows the median home price is \$410,900. The median household income is \$110,700, which is an increase of \$6,970 from the 2020 Census figure of \$103,730. The 2021 ACS shows the owner occupied housing rate at 88%, which is an increase of 1.2% from the 2020 Census report. The 2021 ACS shows the number of housing units in the City is 9,175, which is an increase of 255 from the 2020 Census number, which was 8,920 units. The median rent increased by \$68 from \$1,077 in 2020 to \$1,145 in 2021.

A total of 83 units have been entitled in this reporting period. None of these units have yet made it to the building permit stage. The developer for Flint Acres (the mixed use project approved in January of this year) has reported that he has a wait list of individuals who are interested in purchasing units in their development.

Safe Harbor, a family crisis shelter located in Kaysville, has a project under construction to expand capacity. Currently the facility can house up to six families, but will expand to a total of 20 rooms, with their current project adding 14 more units. The project is under construction and will be at the drywall phase shortly. It is anticipated that occupancy will be given by the end of the year.

While not approved during this reporting unit, Destination Homes has a sold-out project, Towns on Main, located in the 600 North block of Main Street. Towns on Main is under construction and includes 16 town-homes. The units have 3 bedrooms with 2.5 baths and range from 1,586 square feet to 2,062 square feet. Prices were listed between \$409,900 and 429,900. Occupancy on several townhomes has been granted and the rest are expected to be completed by the end of the year. UTA Bus Route 470 has a stop located directly in front of this townhome project.

On the opposite side of Main Street, Elite Craft completed construction on five townhomes, addressed at 537 North Main Street. The townhomes were entitled prior to this reporting period, but occupancy was granted in March of this year.

On March 31, 2023, occupancy was granted to two new units which were added to existing duplexes. Ponds Place now has a total of six units, up from four.



The City approved the Crested Peaks subdivision in the spring of 2022, and the developer recently started construction on the project. The lots are between .4 and .5 acres in size and are intended for custom built homes. The developer is selling lots for \$650,000 and has a waitlist with over two dozen buyers. With properties holding this high of value, accomplishing affordability in the market for those under 80% AMI will be challenging.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On December 10, 2022 the City Council approved the rezone of 97 East Crestwood from R-1-8 (8,000 ft² lot) to R-1-6 (6,000 ft² lot). At .34 acre (14,810 ft²), the rezone allows for one additional building lot. This property is located within ½ a mile of bus service and a major commercial corridor.

On January 5, 2023, the City Council approved Kaysville's first-ever mixed use project which also included a rezone to R-M Multiple Family Residential District over a portion of the property. The Flint Acres project has entitled 82 new housing units and is adjacent (to the north) of a well-established commercial shopping center which includes a grocery store, fuel station, restaurants, a credit union, automotive repair shop, a future medical clinic, and other retail services. The area also offers ample employment opportunities, a regional park and direct access to the Denver and Rio Grand Rail Trail. The property is 6.435 acres in size, with 1.842 acres zoned MU and the remainder, 4.593 acres, is R-M. The MU section of the project will include 36 apartments, four of which will be work-live units. There will also be 18,000 square feet of commercial space added to the existing commercial area. The R-M portion of the project includes 42 units which will be a mix of townhomes, twin homes and a few single family units.

The staff report included a positive recommendation for the rezone application.

The project was approved with a unanimous vote, even though the City's future land use map did not depict this property as mixed use.

The City updated the zoning map on January 23, 2023 to reflect the MU and



R-M zone change.

On July 13, 2023, the Kaysville City Planning Commission considered an application to rezone 6.259 acres of property at 512 West 350 North from General Commercial to Mixed Use. The property is surrounded by existing commercial uses which include restaurants, banking, healthcare, fueling centers, and retail services, all of which provide employment opportunities. The rezone requires a development agreement and proposes 132 apartments along with commercial uses. At 21 units per acre, if approved, this development would have the highest residential density in the history of the city. Additionally, the project site is within 1,000' walking distance of UTA Route 470 and within approximately .5 mile drive of the UDOT/UTA Park and Ride lot off of the I-15 200 North exit. This item will move on to the City Council after the MIH report is due and will be reported on in 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On December 10, 2022 the City Council approved the rezone of 97 East Crestwood from R-1-8 (8,000 ft² lot) to R-1-6 (6,000 ft² lot). At .34 acre (14,810 ft²), the rezone allows for one additional building lot. This property is located within ½ a mile of bus service and a major commercial corridor.

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Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By approving the two rezone applications which were received during the reporting period, the City Council successfully implemented item (F) Zone



or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

The approval of these two rezones have resulted in the entitlement of an additional 83 additional housing units in the City.

Item (F) will have ongoing efforts as rezone applications continue to be submitted.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

While Kaysville's public opposition to higher density can be strong, the City didn't encounter significant amounts of opposition to the Flint Acres mixed use project. No other barriers have been identified in this reporting period.

Number and type of new units permitted
Entitled units have not yet made it to the permit stage.

Number and type of affordable units added
0

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
Rents have increased by \$68 from \$1,077 in 2020 to \$1,145 in 2021.

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
The City does not track this data.

Change in the share of household income spent on housing
The City does not track this data.

The number of rezones associated with MIH strategies



2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The 2021 American Community Survey reports Kaysville's population to be 32,945 and shows the median home price is \$410,900. The median household income is \$110,700, which is an increase of \$6,970 from the 2020 Census figure of \$103,730. The 2021 ACS shows the owner occupied housing rate at 88%, which is an increase of 1.2% from the 2020 Census report. The 2021 ACS shows the number of housing units in the City is 9,175, which is an increase of 255 from the 2020 Census number, which was 8,920 units. The median rent increased by \$68 from \$1,077 in 2020 to \$1,145 in 2021.

A total of 83 units have been entitled in this reporting period. None of these units have yet made it to the building permit stage. The developer for Flint Acres (the mixed use project approved in January of this year) has reported that he has a wait list of individuals who are interested in purchasing units in their development.

Safe Harbor, a family crisis shelter located in Kaysville, has a project under construction to expand capacity. Currently the facility can house up to six families, but will expand to a total of 20 rooms, with their current project adding 14 more units. The project is under construction and will be at the drywall phase shortly. It is anticipated that occupancy will be given by the end of the year.

While not approved during this reporting unit, Destination Homes has a sold-out project, Towns on Main, located in the 600 North block of Main Street. Towns on Main is under construction and includes 16 town-homes. The units have 3 bedrooms with 2.5 baths and range from 1,586 square feet to 2,062 square feet. Prices were listed between \$409,900 and 429,900. Occupancy on several townhomes has been granted and the rest are expected to be completed by the end of the year. UTA Bus Route 470 has a stop located directly in front of this townhome project.

On the opposite side of Main Street, Elite Craft completed construction on five townhomes, addressed at 537 North Main Street. The townhomes were entitled prior to this reporting period, but occupancy was granted in March of this year.

On March 31, 2023, occupancy was granted to two new units which were added to existing duplexes. Ponds Place now has a total of six units, up from four.

The City approved the Crested Peaks subdivision in the spring of 2022, and the



developer recently started construction on the project. The lots are between .4 and .5 acres in size and are intended for custom built homes. The developer is selling lots for \$650,000 and has a waitlist with over two dozen buyers. With properties holding this high of value, accomplishing affordability in the market for those under 80% AMI will be challenging.

Strategy #3

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On March 2, 2023, the City amended KCC 17-27-7-5(iii) (Mixed Use Zoning District Overlay) to include the following allowance for parking reductions.

Parking Reductions:

1. Shared Parking: The city may allow for shared parking and time of use parking scenarios to count towards required parking stalls. Parking reduction and shared parking requests shall be accompanied by a parking analysis and parking proposal provided by the developer.
2. Transit Based Parking Reductions: The number of parking stalls may be reduced by up to ten percent (10%). Reduction requests shall be accompanied by a parking analysis for the development and shall include information specific to the proposed uses in the development. The study shall include ridership information for the relevant transit stop including boarding and alighting data.
 - a. 10% within 1/8 mile of transit stop.
 - b. 5% within 1/4 mile of transit stop.
 - c. Additional reduction up to two (2) stalls for including bike racks, board, scooter, drone pads, or motorcycle stalls on site for use of residents and the public.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The completion of the text amendment outlined in item (H) will now lead to the implementation of parking reductions as appropriate.

The City is in the midst of processing a Mixed Use rezone application at 512



West 350 North, which includes a parking reduction request. The project proposes 132 apartment units and is with 1,000' walking distance of UTA Route 470 and within approximately .5 mile drive of the UDOT/UTA Park and Ride lot off of the I-15 200 North exit. This project will not reach the City Council for action until after the reporting deadline and will be fully reported on in 2024.

Implementing parking reductions on projects will be an ongoing implementation measure.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Though an application regarding parking reductions has been received by the City, the item has not yet reached the City Council for action. This outcome of this application will be reported on in 2024.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Rents have increased by \$68 from \$1,077 in 2020 to \$1,145 in 2021.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

The City does not track this data.

Change in the share of household income spent on housing



The City does not track this data.

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The 2021 American Community Survey reports Kaysville's population to be 32,945 and shows the median home price is \$410,900. The median household income is \$110,700, which is an increase of \$6,970 from the 2020 Census figure of \$103,730. The 2021 ACS shows the owner occupied housing rate at 88%, which is an increase of 1.2% from the 2020 Census report. The 2021 ACS shows the number of housing units in the City is 9,175, which is an increase of 255 from the 2020 Census number, which was 8,920 units. The median rent increased by \$68 from \$1,077 in 2020 to \$1,145 in 2021.

A total of 83 units have been entitled in this reporting period. None of these units have yet made it to the building permit stage. The developer for Flint Acres (the mixed use project approved in January of this year) has reported that he has a wait list of individuals who are interested in purchasing units in their development.

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While not approved during this reporting unit, Destination Homes has a sold-out project, Towns on Main, located in the 600 North block of Main Street. Towns on Main is under construction and includes 16 town-homes. The units have 3 bedrooms with 2.5 baths and range from 1,586 square feet to 2,062 square feet. Prices were listed between \$409,900 and 429,900. Occupancy on several townhomes has been granted and the rest are expected to be completed by the end of the year. UTA Bus Route 470 has a stop located directly in front of this townhome project.

On the opposite side of Main Street, Elite Craft completed construction on five townhomes, addressed at 537 North Main Street. The townhomes were entitled prior to this reporting period, but occupancy was granted in March of this year.

On March 31, 2023, occupancy was granted to two new units which were added



to existing duplexes. Ponds Place now has a total of six units, up from four.

The City approved the Crested Peaks subdivision in the spring of 2022, and the developer recently started construction on the project. The lots are between .4 and .5 acres in size and are intended for custom built homes. The developer is selling lots for \$650,000 and has a waitlist with over two dozen buyers. With properties holding this high of value, accomplishing affordability in the market for those under 80% AMI will be challenging.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

11

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

0

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

3

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

None.



Kearns

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://msd.utah.gov/DocumentCenter/View/442/Kearns-Moderate-Income-Housing-Plan-2022>

Link to Ordinance or Resolution

<https://msd.utah.gov/DocumentCenter/View/738/Resolution-2023-01-02>

Use the field below to update any of the information above

New email address: kbush@kearns.utah.gov

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Shortly after Kearns adopted its Moderate Income Housing Plan, the Council adopted an amendment to the community's Accessory Dwelling Unit Ordinance which reduced setback standards for detached ADUs in pre-existing buildings (such as garages). Modifying this ordinance was recognized as a need after a handful of applicants pursued permits for detached ADUs in existing structures, and could not conform with standards. Although applicants met the applicable setback standards for the accessory structure, setbacks for an accessory dwelling unit were far stricter. The ordinance amendment matched the ADU setback standards to accessory building setback standards wherever possible within the limits of fire safety regulations.

Kearns continues to look at ways of improving its ADU Ordinance and facilitating the construction of additional accessory dwelling units. In order to better understand the barriers that residents are facing in constructing and/or getting permits for ADUs, Kearns is participating in the MSD's ADU Survey. The survey was published late in June 2023. Staff expect to keep the survey open over the summer. Results will be analyzed in Fall of 2023 and staff will



recommend solutions to the Council in Winter or Spring of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Kearns Metro Township adopted a land use ordinance amendment in the previous year, intended to facilitate additional construction of detached ADUs by reducing setback requirements.

The results of the 2023 ADU Survey are also intended to eventually lead to ordinance amendments. Any proposed amendments will be based on the feedback received from past and future applicants and residents regarding barriers that they have faced with ADU construction or permitting. The timing of this action is consistent with the adopted Moderate Income Housing Plan, which identifies research as the primary action related to Strategy E in Year 1.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decision made by Kearns Metro Township directly reduces regulations related to detached accessory dwelling units in Kearns' residential zones. The zoning amendment brought setback standards for ADUs in closer compliance with those for non-occupied accessory structures and buildings, so that more property owners had the opportunity to renovate existing structures for use as accessory dwelling units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

One challenge staff have encountered is locating and obtaining feedback from property owners who have illegally added accessory dwelling units to their property. Their experiences are critical for understanding the shortcomings of existing ordinances. However, because they are in violation of ordinances, many do not want to come forth with information. In the 2023 survey, the MSD made it clear that responses would remain anonymous and would not be used to bring enforcement on any property owner. Staff hope this will encourage some property owners to respond who may otherwise not have.

Number and type of new units permitted

1 Detached ADU was new construction. 0 Detached ADUs were constructed in a previously existing structure. 2 Internal ADUs were added.

Number and type of affordable units added

NA - Applicants are not required to tell the municipality how much they charge for rent.



Number and type of affordable units rehabbed NA

Number and type of units converted from other uses
Since Kearns adopted its Moderate Income Housing Plan, two new internal accessory dwelling units have been approved. These were both basement conversions.

Change in local rent amounts
The most recent rent data available is derived from 2021 ACS 5-Year Estimates. Compared to 2020, the 2021 median contract rent increased by \$71. However, 2021 data was collected prior to the adoption of Kearns Moderate Income Housing Plan (2022) and does not reflect any efforts the municipality has made.

Change in the number of people displaced NA

Change in the number of households experiencing housing cost burden
Between 2020 and 2021, there were significant increases in the percentage of renter and owner households who were cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates, DP04). For owner households, the percentage of cost-burdened households increased from 23.3% to 31.1%. For renters, cost-burdened households increased from 48.4% to 52.8%. Unfortunately, data is not yet available for the time period after Kearns adopted its Moderate Income Housing Plan and began employing its selected strategies. Future years will determine the impact that Kearns' efforts are having.

Change in the share of household income spent on housing
Data from Esri Community Analyst indicates that the average percentage of household income spent on housing has increased in Kearns between 2020 and 2023. In 2020, the average Kearns household was spending 31.4% of its income on housing-related costs. By 2023, that percentage had risen two points to 33.4%. Kearns has not yet seen an increase in the number of ADUs constructed but looks forward to examining how future construction impacts these percentages. Adding ADUs to their properties should allow owner households to supplement their income, thus decreasing the percentage of income that they are spending on housing. On the other hand, ADUs could introduce an additional supply of renter units, potentially decreasing average rent costs. (Esri Community Analyst Household Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.)



The number of rezones associated with MIH strategies

The amendment to the ADU ordinance represented a text amendment and was applicable in all zones where detached ADUs are currently allowed. Property owners did not need to re-zone in order to receive these benefits.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since making changes to its ADU Ordinance, Kearns has seen 3 applications for accessory dwelling units. Two of these were for internal accessory dwelling units (iADUs) and both were issued. An additional permit was issued for a detached ADU, but it was new construction rather than re-use of an existing structure. Staff hopes that the ADU Survey results will provide additional insight on why there aren't more applications. Since Kearns originally adopted an ADU Ordinance in 2021, only 5 land use permits have been received. Only 3 applicants continued on to obtain their building permit.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In June of 2023, Kearns repealed and replaced the entirety of its Zoning and Subdivision Ordinances. The new Zoning Ordinance allows for a higher density in several zones, opening up new development opportunities for the community. The text amendments affect several existing zones. New mixed-use zones were also created and are intended to be applied in land use centers and along Major Transit Investment Corridors.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

After over a year of drafting and review, the Kearns Metro Township Council repealed and replaced its Zoning and Subdivision Ordinances (June 2023). This action occurred ahead of schedule according to the adopted Moderate Income Housing Plan. Staff will monitor the development that occurs in the next year to see how the ordinance changes are impacting the market.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decision supported implementation of this strategy in several



ways:

1. The new zoning ordinance created three mixed-use zoning districts that didn't exist before. These zones are intended for application along Kearns' Major Transit Investment Corridors, including 5400 S and 5600 W. The density in each zone ranges from 15 to 30 dwelling units per acre. Property owners are able to request re-zones consistent with the General Plan. The Council has also directed staff to start working on comprehensive re-zones to bring about General Plan conformity. This work is expected to begin in Fall 2023 / Winter 2024.
2. The new zoning ordinance updated the standards for Kearns' Medium- and High-Density Zoning Districts. Previously, density in the ordinance was tied to the future land uses identified in Kearns 2020 General Plan. This led to issues where land was zoned for medium- or high-density residential but was not allowed any residential density due to its future land use designation. The new ordinances place density back into the zoning districts, and General Plan conformity is instead achieved through updated standards and re-zones (as necessary). The highest density previously allowed in Kearns' zoning ordinance was 25 dwelling units per acre. That density has been increased to 30 dwelling units per acre. Staff referenced Opticos Design's Missing Middle Housing Types in the formation of its residential and mixed-use zoning districts.
3. Staff recognized that several standards can unintentionally restrict the density of a project, including parking standards. While Kearns Parking Ordinance still reflects its suburban context, the ordinance was modernized as much as possible to reduce off-street parking requirements and facilitate ease of use. For new residential development, parking spaces will be calculated based on the number of bedrooms. Previously, the ordinance required two (2) off-street parking spaces per dwelling unit, regardless of housing type or size. In addition, several parking reductions were added if the development is near transit, provides bike parking, utilizes on-street parking spaces, shares parking with other uses, adapts an existing building, or participates in a community shared parking scheme.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

When drafting changes to the zoning ordinances, staff often struggled to find good local examples of mixed-use or high-density residential ordinances. It seems like the best examples of this type of development have come through development agreements, but municipalities are wary of entering into development agreements because of H.B. 406, which went into effect in May and now requires municipalities to disclose all of the applicant's rights that a development agreement may restrict. Failure to disclose such rights could void any provision in the development agreement that pertains to the undisclosed



rights.

In Kearns' case, staff looked at desirable developments from local master-planned communities (again, created through development agreements) and tried to match their standards accordingly. It would be helpful to have a statewide bank of successful ordinances that communities could reference when drafting their own ordinances.

Number and type of new units permitted
NA - not enough time has passed.

Number and type of affordable units added
NA - not enough time has passed.

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA - not enough time has passed.

Change in local rent amounts
The most recent rent data available is derived from 2021 ACS 5-Year Estimates. Compared to 2020, the 2021 median contract rent increased by \$71. However, 2021 data was collected prior to the adoption of Kearns Moderate Income Housing Plan (2022) and does not reflect any efforts the municipality has made.

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
Between 2020 and 2021, there were significant increases in the percentage of renter and owner households who were cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates, DP04). For owner households, the percentage of cost-burdened households increased from 23.3% to 31.1%. For renters, cost-burdened households increased from 48.4% to 52.8%. Unfortunately, data is not yet available for the time period after Kearns adopted its Moderate Income Housing Plan and began employing its selected strategies. Future years will determine the impact that Kearns' efforts are having.

Change in the share of household income spent on housing
Data from Esri Community Analyst indicates that the average percentage of



household income spent on housing has increased in Kearns between 2020 and 2023. In 2020, the average Kearns household was spending 31.4% of its income on housing-related costs. By 2023, that percentage had risen two points to 33.4%. Because Kearns' revised ordinances were just adopted, the relationship between that action and household spending is unclear. The new ordinances allow increased densities in several parts of Kearns, which should increase overall housing supply. (Esri Community Analyst Household Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.)

The number of rezones associated with MIH strategies
The updated ordinances were just adopted at the end of June 2023. No applications for re-zones have been received yet.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The new Zoning and Subdivision Ordinances were adopted by Kearns Metro Township late in June 2023. Not enough time has passed to determine how the market has responded to the changes. During ordinance drafting, several property owners and potential buyers called staff expressing interest in the changes - especially those that would increase density and diversify uses. Staff looks forward to seeing the products that come forth in the next several years and examining the impact of the zoning changes on housing affordability.

Strategy #3

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In Spring of 2023, Kearns began participating in a fee audit conducted through the Greater Salt Lake Municipal Services District (MSD). The MSD wanted to understand if its current fee schedule was adequately reflecting the costs of staff time and resources spent on various applications and processes. This audit inspired additional dialogue regarding potential impact fees.

In June 2023, the Kearns Metro Township Council proactively passed a resolution directing staff to waive future impact fee requirements on moderate-income housing as they work to research and develop an impact fee model for the community.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



Although not a land use regulation, the Council did take legislative action in 2023 to pass a resolution instructing staff to waive any future impact fees on moderate income housing. This action was taken in anticipation that the municipality would be adopting an impact fee program in the next 1-2 years.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Kearns' adopted Moderate Income Housing Plan anticipated that a resolution waiving impact fees on moderate income housing would be presented in Year 3. However, in order to demonstrate its commitment to facilitating moderate income housing by covering the cost of a development's impact, Kearns opted to take quicker action. The resolution directs staff, when developing Kearns' impact fee program, to waive impact fees on all development that:

- Makes at least 15% of units affordable to households earning 80% or less of AMI; and
- Maintains the affordability of those units for at least 20 years.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

NA

Number and type of affordable units added

NA - until Kearns adopts its impact fee program, staff will not have data on developers that utilize the incentive of an impact fee waiver.

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA



Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Kearns passed the resolution in June 2023. There has not yet been any market response to the action. Staff will not be able to evaluate the market response until a later date, when the impact fee program has been established. After that point, staff will track how many developments take advantage of the impact fee waiver incentive program and how many affordable units are created.

Do you have additional strategies to report?
Yes

Strategy #4

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, staff completed an analysis of lead paint exposure risk in Kearns. This analysis helped identify households that would most benefit from Salt Lake County's Lead Safe Housing Program, which provides needed funding to mitigate lead paint exposure and allow owners and renters to stay in their homes. In June 2023, an article on the Lead Safe Housing Program was shared through Greater Salt Lake Municipal Services District communications. In August, staff will attend a Community Health Fair in Kearns to share additional information with residents.



In Spring of 2023, Kearns and staff from Salt Lake County Housing Connect discussed the expansion of an existing affordable housing development in Kearns. Kearns staff walked Housing Connect through the coming ordinance changes and expressed support for the project. Staff continued to follow-up with Housing Connect. Unfortunately, Housing Connect did not pursue purchase of the property that would have allowed for expansion.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There were no land use decisions made related to this strategy. Kearns' revised zoning ordinance would have allowed for Salt Lake County Housing Connect to develop additional affordable housing units in Kearns. However, Housing Connect decided not to pursue purchase of the applicable land.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use decisions are anticipated in relation to this strategy. Instead, staff are pursuing education and outreach to connect residents with available programs. The lead-risk analysis performed by staff is intended to help program leaders target outreach to residents with the greatest need. Materials have been shared through the MSD newsletter and social media and will be shared at Kearns' Community Health Fair in August.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no barriers encountered with the Lead Safe Housing Program. Salt Lake County staff were appreciative of the analysis conducted and willing to partner to attend the Community Health Fair and distribute resources.

Staff were disappointed that the project with Housing Connect fell through. Throughout Kearns' ordinance update project (nearly a year), staff kept Housing Connect staff informed of changes, public hearing dates, and adoption dates. Originally, Housing Connect expressed a lot of interest in developing the available real estate for affordable housing (an expansion of their existing development in Kearns). However, after the ordinances were adopted, Housing Connect staff became unresponsive. Kearns staff were not given a reason as to why the purchase of the site was not ultimately pursued. Several other developers had approached staff about developing townhomes on the site, and it is likely that one of those developers will be the one to purchase the land.

Number and type of new units permitted

NA



Number and type of affordable units added
NA

Number and type of affordable units rehabbed
Seven (7) households applied for and successfully received aid through Salt Lake County's Lead Safe Housing Program. All of these were owner-occupied units.

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
Failing to mitigate lead paint exposure in housing can result in severe health complications, which would force a household to relocate. In 2023, seven (7) Kearns households participated in the Lead Safe Housing Program - avoiding potential displacement.

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

2023 serves as a baseline year for recording Kearns' participation in the Lead Safe Housing Program. Prior to this summer, staff were not involved in outreach for the program (facilitated by Salt Lake County). In the future, staff will be able to compare the number of 2023 participants to participants in 2024, 2025, and 2026. This will provide a direct measurement of how staff's interventions and education efforts are affecting market response. Kearns' goal is to remove all housing insecurity that arises from lead paint exposure in renter- and owner-occupied units. In future years, the community will also expand these efforts to boost enrollment in the County's Green and Healthy Homes Initiative.



Do you have additional strategies to report?

Yes

Strategy #5

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In June 2023, Kearns repealed and replaced the entirety of its Zoning and Subdivision Ordinances (Titles 18 and 19 of Municipal Code). The adopted ordinances accommodate a range of housing types, including townhomes, live-work units, duplexes, triplexes, and quadruplexes in R-2, R-4, RM, and new Mixed-Use zones. The standards for these housing types were based on model Missing Middle Housing Standards articulated by Opticos Design.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Kearns Council adopted comprehensive updates to its Zoning and Subdivision Ordinances. This update expanded the types of housing units allowed by-right in the R-2, R-4, and RM zones. It also created new mixed-use zones which allow for diverse housing types, including duplexes, triplexes, quadruplexes, townhomes, live-work units, and multi-family housing.

Although no re-zones have occurred yet, the Council has directed staff to begin pursuing broad re-zones to bring about conformity with the 2020 General Plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The comprehensive update of Kearns' Zoning and Subdivision Ordinances significantly reduces barriers to developing missing middle housing types (multi-family housing at the scale of single-family housing). In Kearns' previous ordinances, diverse housing types could only be developed through Planned Unit Development (PUD) or Development Agreement processes. In addition, duplexes, triplexes, quadruplexes, and multi-family developments (5+ units), were only allowed conditionally (even in the highest-density zones). Now, these housing types are allowed by right in several zones and can be developed outside of a PUD or Development Agreement.

Right now, the changes apply to a small fraction of Kearns' land (approximately



4% of total land area - that in the R-2, R-4, and R-M Zones). However, the Council has directed staff to begin pursuing re-zones to bring about consistency with the General Plan. This will lead to the integration of new mixed-use zones along several key transportation corridors and near land use centers. The mixed-use zones allow for diverse housing types and will expand housing opportunities within Kearns.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no barriers encountered while working on this strategy this year. Residents still express concern over density, but staff used examples and pictures from MissingMiddleHousing.com to try to change opinions and reduce fears.

Number and type of new units permitted

NA - the ordinances were adopted in June 2023. No permits have been issued yet under the new ordinances.

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

The most recent rent data available is derived from 2021 ACS 5-Year Estimates. Compared to 2020, the 2021 median contract rent increased by \$71. However, 2021 data was collected prior to the adoption of Kearns Moderate Income Housing Plan (2022) and does not reflect any efforts the municipality has made.

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

Between 2020 and 2021, there were significant increases in the percentage of renter and owner households who were cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates, DP04). For owner households, the percentage of cost-burdened households increased from 23.3% to 31.1%. For renters, cost-burdened households increased from 48.4% to



52.8%. Unfortunately, data is not yet available for the time period after Kearns adopted its Moderate Income Housing Plan and began employing its selected strategies. Future years will determine the impact that Kearns' efforts are having.

Change in the share of household income spent on housing

Data from Esri Community Analyst indicates that the average percentage of household income spent on housing has increased in Kearns between 2020 and 2023. In 2020, the average Kearns household was spending 31.4% of its income on housing-related costs. By 2023, that percentage had risen two points to 33.4%. Because these ordinances were just adopted, the relationship to the increase in household spending on housing is unclear. Providing additional opportunities for Missing Middle Housing types should increase housing supply and diversity, opening up units that are smaller (and potentially cheaper) for Kearns households. (Esri Community Analyst Household Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.)

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The new Zoning and Subdivision Ordinances were adopted by Kearns Metro Township late in June 2023. Not enough time has passed to determine how the market has responded to the changes. During ordinance drafting, several property owners were interested in changes that would increase density and diversify uses. Staff look forward to examining the impact of these changes over the next several years.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

ADUs were prohibited in Kearns until 2021. Since that time, three ADUs have been permitted. A quick search of rental listings for Kearns does not reveal any illegal ADUs. However, it is possible that such units exist and are rented to family members or via word-of-mouth.



Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

3 ADU permits have been issued since August 2022.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

2

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The State could help in implementation by providing accessible data on housing supply and needs. Staff use Census data to find the information needed to meet reporting requirements. However, the release of Census data does not align with timelines for reporting. For example, 2022 ACS Data will not be released for Kearns until December of this year. This makes it incredibly hard to track progress and draw comparisons between years. There should also be a state inventory of affordable units or publicly subsidized units. Right now, knowledge of these units in Kearns is based on what staff can remember from previous projects (institutional knowledge). There could be affordable units built that are never reported to the municipality as affordable, since Kearns does not ask developers to disclose how much they are charging for units or how they are financing construction.

Staff would also like guidance on how some of the requested data could be collected. How would Kearns measure displacement with the data available? How can staff count ADUs that have not gone through the permitting process? Outside of Census data, how do other communities inventory rental units and their costs (if they do)? Kearns takes the housing crisis seriously and is working hard to implement change within its borders. The community is happy to report on its successes and hopes that the state can provide greater assistance for measuring outcomes.



The community created a web page to publicly report on its progress. You can check it out at <https://msd.utah.gov/405/Moderate-Income-Housing-Efforts>.

Layton

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
https://www.laytoncity.org/pdf/CD/EconomicDevelopment/Document/2023_Layton_City_Moderate_Income_Housing_Plan.pdf

Link to Ordinance or Resolution
https://www.laytoncity.org/pdf/CD/EconomicDevelopment/Document/2023_Layton_City_Moderate_Income_Housing_Plan.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
Two zone changes were approved since the City's Moderate Income Plan was approved: 1) 947 East Gordon Avenue and 2855 East Gentile Street.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
The first land use decision was to rezone 947 East Gordon Avenue from commercial (CP-1) and Agriculture (A) to a mixed use (MU) zone. This would permit a possibility of 72 residential apartments along with 10,000 square feet of commercial space. The second land use decision was to rezone 2855 E Gentile Street from single family (R-1-10) to single family (R-1-6). This would permit an increase in housing density by decreasing the lot size from 10,000 square feet to 6,000 square feet.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

The General Plan supports both of these rezones. The Gordon Avenue rezone is in an area defined in the General Plan as Town Center. The Town Center allows for a mix of both residential and commercial development. The Gentile Street rezone is located outside a Town Center identified in the General Plan; however, the General Plan described this property as a transition from higher density residential to single family residential.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Although the City has approved the changes to the regulations that would allow for higher densities, developers have chosen not to move forward at this point. Although the City is not aware of all of the reasons the developers have not chosen to move forward, some of the reasons may be due to rising interest rates and construction costs.

Number and type of new units permitted

The rezoning approval at 947 E Gordon will allow up to 72 units of multifamily development. The approved zone change at 2855 East Gentile Street will allow for up to 11 units of medium density single family housing. Both projects will still need to receive final approval before units are permitted.

Number and type of affordable units added

None have been discussed at this point.

Number and type of affordable units rehabbed

Not applicable

Number and type of units converted from other uses

Not applicable

Change in local rent amounts

Not applicable

Change in the number of people displaced

Not applicable

Change in the number of households experiencing housing cost burden

Not applicable

Change in the share of household income spent on housing

Not applicable



The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Although discussions of additional rezones are occurring with staff and developers, market conditions related to interest rates for funding of development are deterring developers from starting the application process.

Strategy #2

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Through the Community Development Block Grant program, the City has provided a grant for \$11,100 to help a homeowner make repairs to their home.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has allocated \$33,000 a year for home rehabilitations; however, this program is administered by Habitat for Humanity which doesn't require additional land use decisions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Not applicable

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City had previously worked with a different organization for home rehabilitations; however, there were very few homes that received funding. The City has recently teamed with Habitat for Humanity and the anticipation is that between seven to ten homes will receive funding each year with the average amount of each grant estimated to be around \$3000.

Number and type of new units permitted

Not applicable

Number and type of affordable units added

Not applicable



Number and type of affordable units rehabbed
1 single-family home

Number and type of units converted from other uses
Not applicable

Change in local rent amounts
Not applicable

Change in the number of people displaced
Not applicable

Change in the number of households experiencing housing cost burden
Not applicable

Change in the share of household income spent on housing
Not applicable

The number of rezones associated with MIH strategies
Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Not applicable

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has posted information on its website reminding citizens that Accessory Dwelling Units (ADU) may be permitted, and the steps to receive approval.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2021 a new zoning ordinance was adopted (19.06.300), which facilitated the construction of ADUs. The City has continued to administer those regulations through the building permit process, where 20 units have been permitted since adoption of the ordinance.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Amendments to code adopted by the City Council in 2021 have resulted in an increase in ADUs that have been permitted. In 2022 a total of 5 units were approved and less than half-way through 2023 the number of units has doubled. Some of these units are those that have been operating for several years and are now getting official approvals, while the majority are newly established units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None observed

Number and type of new units permitted

11 Accessory Dwelling Units have been permitted.

Number and type of affordable units added

Not applicable

Number and type of affordable units rehabbed

Not applicable

Number and type of units converted from other uses

Not applicable

Change in local rent amounts

Not applicable

Change in the number of people displaced

Not applicable

Change in the number of households experiencing housing cost burden

Not applicable

Change in the share of household income spent on housing

Not applicable

The number of rezones associated with MIH strategies

Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



Building costs of the ADU limit some homeowners from pursuing or completing ADUs. However, the City has seen an increased number of permitted ADU's in the last 12 months.

Do you have additional strategies to report?

Yes

Strategy #4

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

When developers meet with City Staff to discuss proposed developments prior to submitting an application, Staff will discuss with them the minimum parking standards for the project based upon use. In mixed-use developments and along transit corridors Staff will inform the developers they can utilize shared or joint-use parking to decrease the amount of parking required for their development. Two projects have taken advantage of this: Layton Station and Altitude.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Prior to the reporting time period, the Council adopted land use regulations (Ordinance 20-29) in September of 2020 that allow for reduced parking for projects less likely to rely on a personal vehicle. In the past 12 months the City has approved projects that received approval for a reduction in parking. These are currently under construction or waiting for funding to begin.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Parking is always an item reviewed and discussed by staff with the development community. Location of the development, the property's zoning and General Plan designation are all used to guide the parking requirement for the development. The City encourages the use of the adopted reduced parking standards where appropriate.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.



Number and type of new units permitted
Not applicable

Number and type of affordable units added
Not applicable

Number and type of affordable units rehabbed
Not applicable

Number and type of units converted from other uses
Not applicable

Change in local rent amounts
Not applicable

Change in the number of people displaced
Not applicable

Change in the number of households experiencing housing cost burden
Not applicable

Change in the share of household income spent on housing
Not applicable

The number of rezones associated with MIH strategies
Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Two projects have recently been approved, Altitude and Layton Station, which utilized the reduced parking standards within their developments. Both of these projects are now going through the building permit process.

Do you have additional strategies to report?
Yes

Strategy #5

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City initiated an amendment in the first quarter of 2023 which would increase the maximum height of buildings in the Mixed-Use Design Overlay (MU DO-1) zoning district.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In order to fulfill the requirements of State Code, the City adopted an amendment to the Moderate-Income Housing Plan on January 19, 2023. As part of this plan, the City committed to exploring an increase to the maximum building height within the MU DO-1 zoning district to allow for higher density developments within the Midtown Urban District. The amendment also included changes to the mixed-use ordinance to maintain continuity with the height regulations within the MU zoning district. In April 2023, the City Council amended the DO-1 overlay zone that increased the height of buildings which would permit higher density developments.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

One proposed development located at 710 W Ring Road would qualify for the additional height allowance to increase the projects density.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

Not applicable

Number and type of affordable units added

Not applicable

Number and type of affordable units rehabbed

Not applicable

Number and type of units converted from other uses

Not applicable

Change in local rent amounts

Not applicable



Change in the number of people displaced
Not applicable

Change in the number of households experiencing housing cost burden
Not applicable

Change in the share of household income spent on housing
Not applicable

The number of rezones associated with MIH strategies
Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Although the City has approved the changes to the regulations that would allow for higher densities, developers have chosen not to move forward at this point. Although the City is not aware of all of the reasons the developers have not chosen to move forward, some of the reasons may be due to rising interest rates and construction costs.

Do you have additional strategies to report?
Yes

Strategy #6

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has applied for and received a \$90,000 grant from Wasatch Front Regional Council (WFRC) in April 2023. City Staff will work with WFRC to hire consultant in Q3 of 2023, with an anticipated start date in Q4 of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision will be made until the consultant presents their findings.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use decision will be made until the consultant presents their findings.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

None.

Number and type of new units permitted

Not applicable

Number and type of affordable units added

Not applicable

Number and type of affordable units rehabbed

Not applicable

Number and type of units converted from other uses

Not applicable

Change in local rent amounts

Not applicable

Change in the number of people displaced

Not applicable

Change in the number of households experiencing housing cost burden

Not applicable

Change in the share of household income spent on housing

Not applicable

The number of rezones associated with MIH strategies

Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None observed

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

Since 2011 the City has approved 36 ADU's.



Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

5

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

Not applicable

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

Not applicable

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, Clear set of instructions for reporting.

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

N/A

Lehi

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.lehi-ut.gov/wp-content/uploads/2013/09/Moderate-Income-Housing-Element.pdf>

Link to Ordinance or Resolution

https://lehiutgov-my.sharepoint.com/:b:/g/personal/bharris_lehi-ut_gov/EfVI7KECFXBDrmeOi2U8AoABmrmuEjYavaRMhpqMqNEakw?e=tQsLqt

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No



Strategy #1

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Planning Staff worked with Design Workshop to create a Station Area Plan in 2022. In January 2023 the City Council adopted the Station Area Plan allowing 200 residential units at the Frontrunner Station.

In February and March 2023 Planning Staff worked with MAG to send out requests for proposals for two new station area plans and chose the two consultants in March. Planning Staff along with other City Staff started working with the consultants on the station area plans and are continuing to work with them.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City Council decision to approve the Thanksgiving Point Frontrunner Station Area Plan included to add 200 residential units on the UTA property.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decision to adopt the Station Area Plan was the final step in making the Thanksgiving Point Station Area Plan an official part of the City's plan for the future. It will help guide regulations for future development.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Station Area Plan was adopted but the Thanksgiving Point Resort Community Area Plan has yet to be approved. The Resort Community Area Plan must be amended to allow the Station Area Plan. The Area Plan went to Planning Commission in July and will go to City Council for approval in August 2023.

Number and type of new units permitted

None yet

Number and type of affordable units added

None yet

Number and type of affordable units rehabbed



N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No units have been built yet as a result of the Station Area Plan so there is no change in the market.

Strategy #2

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Lehi's Economic Development Director, Marlin Eldred, presented to City Council on the HTRZ package in February and March 2023. He submitted the package to GOEO at the end of May 2023. Zions Public Finance just completed their Gap Analysis and sent a copy in July 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City Council voted to approve the HTRZ for the Thanksgiving Point Frontrunner Station Area.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

City Council approving the HTRZ zone is an essential step to allow for its establishment in the city and shows their commitment to providing affordable housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None yet

Number and type of affordable units added

None yet

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The HTRZ zone has not been finalized so there are no changes in the market yet.

Strategy #3



(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City Council approved amendments to the Development Code In November 2022. This amendment allows for residential units in the Mixed-Use zone. It indicated the maximum amount that could be approved in various areas and also outlined the process to get them approved.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

City Council approved the Development Code Amendment allowing residential units in Mixed-Use Zones.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Approving the Development Code Amendment allows for the opportunity for housing to be built in the future.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

This year two proposals to add apartment units in both Mixed-Use and TOD areas were denied. The City Council denied them because of significant concerns with infrastructure including roadway and parking concerns. The City wants to ensure that adding the density will not create major issues for existing and new residents while we wait for transit and also work to improve active transportation options. In other words it is hard politically to add a dense project with parking reductions when the transit is not in place and active transportation options are limited.

Number and type of new units permitted

None yet

Number and type of affordable units added

)

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses



N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Interest in developing in the Mixed-Use areas has increased. But we do not have any data on market values.

Do you have additional strategies to report?

Yes

Strategy #4

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

May 2023 City Council denied a Development Code Amendment that would have allowed for more multi-family units in the downtown area. There were concerns about destroying the historic nature of the area. Also this area of town includes many small houses on small lots which does provide housing affordability. Passing this Development Code Amendment could have negatively impacted housing affordability by adding newer rental units with higher rent and removing the opportunity to buy more affordable homes.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy. The City Council denied the proposal to allow more multi-family units downtown.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. City Council denying the change to allow more multi-family saved up to 347 currently single family homes. These homes tend to be on smaller lots than currently allowed in the Code and are smaller houses. These represent an important part of the affordable housing ecosystem.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. City Council denying the proposal seemed like a barrier, but then we realized it might do more good than allowing these areas to redevelop with rental units.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market did not change in this area but overall this area is the most affordable within the City because of the small lots and home sizes.

Do you have additional strategies to report?

Yes

Strategy #5

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In June 2023 Planning Staff talked to the City Council during a work session about this goal and others. The City Council indicated that they preferred this goal to some other options. In July 2023 City Staff worked on an amendment to the Development Code to allow detached ADUs on third acre lots. The Development Code Amendment will go to Planning Commission in July and City Council for approval in August 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made yet but will be in August 2023. We anticipate that the City Council will approve this Development Code Amendment.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The land use decision will allow for detached ADUs on more lots in Lehi City which will hopefully encourage more detached ADUs. Only 3 have been approved at this point.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The State Legislation requiring cities to allow internal ADUs in subdivisions approved after 2021 even in areas that the City designated as restricted caused some challenges with providing more flexibility with detached ADUs because infrastructure availability had to be reconsidered.

Number and type of new units permitted



None yet

Number and type of affordable units added

None yet

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

These changes have not been approved yet so there are no changes in the market.

Do you have additional strategies to report?

Yes

Strategy #6

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In June 2023, Staff presented to the City Council about creating an affordable housing overlay zone. The City Council was hesitant on the impact this overlay zone could have. They did indicate that Staff could continue to research and present on it and they would consider it more in the future.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decisions were made but the City Council did bring up concerns that will be good to consider and address as we consider an affordable housing overlay zone.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The feedback provide by the City Council will hopefully lead to the adoption of the overlay zone in the future.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The State passing requirements that the City has to do along with these goals has really decreased the motivation for the City to come up with creative, innovative ways to solve the problem.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A

Do you have additional strategies to report?

Yes

Strategy #7

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In March 2023 Planning Staff participated in the Home Consortium reviewing and providing funding to applicants who applied for the funding. They helped fund 6 projects to provide affordable housing for Utah County.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

City Council opted to continue to contribute money and be a participant in the Home Consortium.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



Land Use regulations and decisions are not related to this goal.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

With the rising cost of building supplies, loan rates, and other expenses the amount of money available in the home consortium does not go as far and not as many people apply. And no one applied for these funds to be used in Lehi City.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have no data on this, Provo keeps track of the impacts of the Home Consortium

Do you have additional strategies to report?



No

How does the jurisdiction track Accessory Dwelling Units?
Applications for ADUs

Total Number of Accessory Dwelling Units in the Jurisdiction
197

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
Do not track ADUs just finished basements

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
8 ADU permits

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
A little more flexibility would be great. Also this reporting form is great, a huge step up from what it was before, but also asks for a lot of data that we do not gather and would be challenging to gain. It would be nice if there was more opportunities to give the data that we do have.

Lindon

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?



No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

For approximately 25 years Lindon City has permitted accessory dwelling units. The city currently has 266 permitted ADU's. In 2021, Lindon City amended its ADU ordinance to comply with updated HB 82 requirements from the Utah legislature (Lindon Ordinance 2021-10-O). Since 2021, when HB 82 went into effect, the city has approved 41 new ADU's. In November 2022, Lindon City again amended its Accessory Dwelling Unit code to allow for detached ADU's to be located in the front yard of residential properties that have a lot depth of 250' or more (Lindon Ordinance 2022-16-O). Lindon City has updated its ADU code each year of the past 4 years to make the ordinance less restrictive and to promote ADU construction (Lindon Ordinances 2019-6-O, 202-14-O, 2021-10-O, 2022-16-O). Lindon City actively promotes ADU construction through yearly newsletter and/or social media posts (Lindon City Newsletter January 2022). Lindon City also updated its Accessory Apartment Handbook which provides residents a guide for homeowners who want to add an ADU to their single-family home - updated July 2023. Link: https://media.rainpos.com/442/Accessory_Apartment_Handbook_Final_20220623112522.pdf

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The city implemented the Accessory Dwelling Unit requirements of HB 82 in 2021. To continue to support the constructions of ADU's, in 2022, the city again amended its Accessory Dwelling Unit code to allow for detached ADU's to be located in the front yard of residential properties that have a depth of 250' or more (Lindon Ordinance 2022-16-O). Lindon has several large deep lots where the primary dwelling is located at the back of the lot. The amended ordinance allows ADU's to now be located in the front yard for these deeper lot properties. In 2022, HB 462 went into effect and from August 1, 2022 to July 27, 2023 the city has approved 20 new ADU's. With the requirement in HB 462 that cities could no longer charge impact fees for Internal ADU's, the Lindon City Council adopted Resolution 2023-2-R that removed impact fees for both internal and detach accessory dwelling units. Since the passage of HB 462 Lindon City has waived approximately \$36,280 in impact fees. One of Lindon's implementation strategies is to develop a hold harmless or amnesty program that will allow homeowners with unpermitted ADU's to bring those into



substantial compliance with building code and zoning requirements. Lindon City Community Development Director presented a draft plan to the Lindon City Planning Commission on March 28, 2023 and are continuing to work to refine the program. This is an ongoing goal which will be presented to the City Council in 2024 for final approval and implementation. In 1996, the city implemented a similar amnesty program which recognized 18 new ADU's.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The implementation of HB 82 made it easier for residents to construct an ADU. Decreased

parking and with the elimination of impact fees for Internal Accessory Dwelling Units it has become easier for homeowners to construct ADU's. Part of the city implementation plan is to actively promote ADU's. The city actively promotes residents constructing accessory dwelling units in the community and reduced regulations through yearly newsletter and/or social media posts (Lindon City Newsletter January 2022). The City developed and updated, in July 2023, an instructive ADU handbook that helps homeowners navigate the process for constructing an ADU. ADU Handbook: https://media.rainpos.com/442/Accessory_Apartment_Handbook_Final_20220623112522.pdf

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

19 IADU's and 1 Detached ADU

Number and type of affordable units added

Lindon City does not track this information

Number and type of affordable units rehabbed

Lindon City does not track this information

Number and type of units converted from other uses

Lindon City does not track this information

Change in local rent amounts

Lindon City does not track this information

Change in the number of people displaced

Lindon City does not track this information



Change in the number of households experiencing housing cost burden
Lindon City does not track this information

Change in the share of household income spent on housing
Lindon City does not track this information

The number of rezones associated with MIH strategies
Zero, a rezone is not required to implement this goal

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Lindon City has seen a dramatic increase in the number of permitted Accessory Dwelling Units since implementing State Moderate-Income Housing strategies E and R to reduce ADU regulations and eliminate impact fees for detached ADU's. For a typical year the city approves 7-10 ADU's. Since August 1, 2022 the city has permitted 20 new ADU's and 41 new ADU's since June 2021. The City does not specifically track this information but through general monitoring it appears that many of the new homes in Lindon's traditional R1-20 zones are being constructed with ADU's incorporated into the building plans. Many homebuyers are using this to overcome the barrier of homeownership. In addition, many homeowners who are getting older are using ADU's to be able to age in place and continue to afford their existing home.

Strategy #2

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

March 6, 2023, the Lindon City Council passed Resolution 2023-2-R which eliminated impact fees for all types (internal and detached) Accessory Dwelling Units. See Lindon City Fee Schedule (page 7): https://media.rainpos.com/442/Budget_Fee_Schedule_2023_24_stand_alone_2023_06_05_Approved.pdf

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On March 6, 2023, the Lindon City Council passed Resolution 2023-2-R which eliminated impact fees for any type of Accessory Dwelling Unit. This decision helps to lower the construction cost barrier of homeowners to construct any type of ADU. During



the reporting period, Lindon City has waived approximately \$36,280 in impact fees.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The elimination of impact fees for all types of Accessory Dwellings Unit helps to encourage additional ADU's in the community. Lindon City has been a strong supporter of accessory dwelling units for well over 20 years. To support ADU's the city has consistently reduced regulations, impact fees and provided information on how to navigate the city process for constructing an ADU. The implementation of this decision helps to provide opportunities for additional ADU's and lower the initial barriers for homeownership. Detached and substantially detached ADU's are constructed far less than Internal Accessory Dwelling Units in Lindon. Since the City Council eliminated impact fees for all ADU's in March 2023 the city has issued one new detached ADU building permit.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted
19 IADU's and 1 Detached ADU

Number and type of affordable units added
Lindon City does not track this information

Number and type of affordable units rehabbed
Lindon City does not track this information

Number and type of units converted from other uses
Lindon City does not track this information

Change in local rent amounts
Lindon City does not track this information

Change in the number of people displaced
Lindon City does not track this information

Change in the number of households experiencing housing cost burden
Lindon City does not track this information



Change in the share of household income spent on housing
Lindon City does not track this information

The number of rezones associated with MIH strategies
Zero, a rezone is not required to implement this strategy

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Over the past reporting year Lindon City has seen one of its highest issuance of building permits for owners constructing accessory dwelling units. During the reporting, year the city approved twenty accessory dwelling units. Nineteen of those were Internal ADU's and one was a detached ADU. The construction of detached ADU's has traditionally been slower than IADU's but within two months of the city eliminating all impact fees the city did receive an application for a new detached ADU.

Strategy #3

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On July 3, 2023 the Lindon City Council passed Resolution 2023-12-R which waives police and fire impact fees related to moderate-income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On July 3, 2023 the Lindon City Council passed Resolution 2023-12-R which waives police and fire impact fees related to moderate-income housing.

The implementation of this strategy was a resolution by the city council to amend the city fee schedule to waive police and fire impact fees related to moderate-income housing. This decision helps to lower the construction costs of developers to construct moderate-income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The implementation of this decision helps to provide opportunities for cost savings to

developers who construct moderate-income housing. In addition, Lindon City Code 11.04.060 allows the city council to also consider waiving other impact fees for a public purpose which includes exempting low income housing.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

None, this Resolution recently passed on July 3, 2023

Number and type of affordable units rehabbed

Lindon City does not track this information

Number and type of units converted from other uses

Lindon City does not track this information

Change in local rent amounts

Lindon City does not track this information

Change in the number of people displaced

Lindon City does not track this information

Change in the number of households experiencing housing cost burden

Lindon City does not track this information

Change in the share of household income spent on housing

Lindon City does not track this information

The number of rezones associated with MIH strategies

None, rezones are not required to implement this strategy

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Due to this strategy being implemented by Resolution 2023-12-R on July 3, 2023 the city has not seen any market response or been approached by developers to construct moderate-income units. Lindon City believes that this incentive will help to reduce the development costs for moderate-income units.

Do you have additional strategies to report?

Yes

Strategy #4



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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The implementation of this strategy calls out that during 2023 city staff will research best practices and prepare a recommendation to the planning commission and city council on zoning incentives for moderate-income housing. In 2024, the city council will review city staff recommendations for zoning incentives and consider those zoning incentives for adoption. On July 14, 2023 Lindon City Community Development Director provided in an email a document of zoning incentive research and options to the Lindon City Council. These items included the following:

- Reduce parking requirements - Lindon City ordinance currently requires two parking spaces per unit. City staff can research parking best practices and what current parking trends are for new developments as well as shared parking requirements.
- Increase in allowable height. Lindon currently allows a height maximum of 48' in most commercial zones. Increased heights in appropriate areas and circumstances can be an incentive for providing moderate-income units.
- Development density bonuses - A density bonus may be considered in exchange for a community benefit such as affordable housing. City staff will research examples of density incentives.
- Expedited Review and Permitting. Reducing the entitlement process for those developments that include affordable housing units by making the use permitted with site plan approval. This would require background work from city staff, planning commission, and city council to adopt a zoning ordinance and zone where the city would be comfortable with housing as a permitted use.

The document with the list of researched options that was emailed to the Lindon City Council has also been emailed to the Housing and Community Development Division of the Department of Workforce Services as part of this report. In addition, Lindon City's Community Development Director also discussed incentive ideas with the city council during council meetings on August 15, 2022, March 6, 2023 and July 3, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but it expected in 2024. The Lindon City Council is currently reviewing options that city staff have researched in 2023. This timeline reflects the Moderate-Income Housing Element Implementation plan which was approved in 2022.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not been completed, On July 14, 2023 Lindon City Community Development Director emailed a document with zoning incentive research and options to the Lindon City Council. The Lindon City Council also on three different city council meetings during the reporting period discussed zoning incentive options to consider implementing in 2024.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

Lindon City does not track this information

Number and type of units converted from other uses

Lindon City does not track this information

Change in local rent amounts

Lindon City does not track this information

Change in the number of people displaced

Lindon City does not track this information

Change in the number of households experiencing housing cost burden

Lindon City does not track this information

Change in the share of household income spent on housing

Lindon City does not track this information

The number of rezones associated with MIH strategies

Zero, zoning incentives have not yet been adopted but will be considered by the Lindon City Council in 2024

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

This is an ongoing implementation strategy and so there has not yet been a market response. Lindon City will have updated implementation information in the 2024 reporting cycle.

Do you have additional strategies to report?

Yes

Strategy #5

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The implementation of this strategy calls out that city staff will present to the Lindon RDA Board/City Council potential ways in which the city could use set aside funds to participate with developers, housing authorities or city initiated programs. On July 14, 2023 the Lindon City Community Development Director provided in an email a document with a list of RDA strategies that the Lindon City Council/RDA Board could consider when using set aside funds from the two redevelopment project areas in Lindon. These strategies include the following:

- Partner with a developer to use housing set aside funds within the 700 N. project area.
- Lindon City Redevelopment agency could repay Lindon City for any impact fees that it may wave to support moderate-income housing units.
- For the Lindon Park CRA those set aside funds could be transferred to the 700 N. CDA to support moderate-income housing within that project area.
- For the Lindon Park CRA the funds the city could partner with a local housing authority, so the funds are used in conjunction with another development the housing authority is working on.
- Partner with a housing authority to provide down payment assistance for first-time homeowners.
- Provide first-time homeowner rebates to off-set the cost of housing construction.
- Funds can be used for capital improvements projects that support moderate-income housing. For example, the city could participate in a utility infrastructure project for housing development.

In addition, Lindon City's Community Development Director also discussed RDA



set aside funds options with the city council during council meetings on August 15, 2022, March 6, 2023 and July 3, 2023. The list of these strategies has also been emailed to the Housing and Community Development Division of the Department of Workforce Services as part of this report.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Decisions on how to use the set aside funds have not yet been decided but will be further implemented in 2024. Lindon City Community Development Director researched and provided a document through email, on July 14, 2023, potential RDA set aside fund options to the city council/RDA Board as noted above. Use of the set aside funds in the 700 N. CDA is dependent upon developers desiring to develop in that specific project area. According to State law, the funds have to be used in the project area. At this point, Lindon City has not received land use applications to develop housing in the project area that would use the set aside funds. The Lindon City Council also on three different city council meetings during the reporting period discussed RDA set aside options to consider implementing in 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Lindon City has two redevelopment project areas. The 700 N. CDA is currently collecting a 5% housing set aside fund which includes approximately \$37,000. The second project area, Lindon Park CRA, will be triggered in 2024 and will begin collecting a 10% set aside in 2024. Decisions have not been completed on how these set aside funds will be used. On July 14, 2023, the city council/RDA board were provided a document with options for use of those funds. Due to recent Covid epidemic and other economic development reasons the 700 N. CDA has not yet seen much development so there is not a lot a available set aside funds available. However, further discussion will occur in 2024 to consider how to best implement the existing and future set aside funds.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Lack of Development proposals in the 700 N. CDA project area

Number and type of new units permitted

None

Number and type of affordable units added

None



Number and type of affordable units rehabbed
Lindon City does not track this information

Number and type of units converted from other uses
Lindon City does not track this information

Change in local rent amounts
Lindon City does not track this information

Change in the number of people displaced
Lindon City does not track this information

Change in the number of households experiencing housing cost burden
Lindon City does not track this information

Change in the share of household income spent on housing
Lindon City does not track this information

The number of rezones associated with MIH strategies
Zero, a rezone is not required for this strategy to be implemented

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While the set aside amount is not substantial, Lindon City does have set aside funding available in the 700 N. CDA. The City has not received development applications for the main portion of the redevelopment project area. Lindon City will have additional information in the 2024 reporting cycle as this goal is implemented.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
266

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
20, since August 1, 2022



Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

Lindon City does not require a business license for ADU's

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

20 building permits issued

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Clarification on how some strategies can be implemented each year. For example, Lindon City passed a resolution eliminating police and fire impact fees for moderate-income housing. Moving forward the city is required to continue to show progress on implementing the strategy. How else can the city continue to show implementation if we have already eliminated the impact fee? Another example is that the city waived impact fees for all accessory dwelling units. Similarly how can the city continue to show implementation if the city has nothing else to implement because fees have been eliminated. Help with how the city can respond in next/future years reporting would be helpful. Thanks for all your help so far and it has been great working with the the Department of Housing and Community Development!

Logan

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://www.loganutah.org/government/departments/community_development/projects_and_plans.php#outer-2824

Link to Ordinance or Resolution

https://www.loganutah.org/government/mayor_s_office/city_recorder/



resolutions.php

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Adopted Resolution 23-03 2/21/23 waiving certain development fees associated with MIH.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Logan City waived development fees associated with MIH projects. As of the date of preparation of this reporting form (6/9/23), no MIH projects have availed themselves of this opportunity.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

We are anticipating that as the market adjusts, we will see housing projects taking advantage of this fee waiver for MIH.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
None yet. Fees were only modified 2/21/23 approximately 3.5 months ago.

Strategy #2

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
Logan adopted Resolution 23-03 on 2/21/23 reducing, waiving, and/or eliminating impact fees related to MIH.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
None yet.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
Nothing yet. Logan City is in the process of examining its other regulations relative to different aspects of MIH that will be important in conjunction with the use of fee waivers.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None



Number and type of new units permitted

No response

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

None

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No response yet. Fee waivers only adopted 2/21/23 which is approximately 3.5 months ago.

Strategy #3

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Adopted Resolution 23-03 2/21/23 eliminating impact fees for detached ADU's.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



The Logan Municipal Council met 3/7/23 to consider expanding the allowance of ADU's throughout the City. The Council is concerned about the impact of ADU's on the residential areas around USU. Up until this point, we have only approved 5 new ADU's and we didn't have any good data supporting a demand for new ADU's. The Council has decided to wait until 2/24 to re-evaluate the expansion of ADU's.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The LMC will revisit ADU's in 2/24 to determine whether to permit their expansion. In the meantime, we are maintaining a database documenting the numbers of inquiry's or level of interest in new ADU's so that we have a better idea on the demand.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No real barrier except that Logan is concerned about the negative impacts of ADU's in the residential areas immediately surrounding Utah State University, especially with the demand for student housing.

Number and type of new units permitted
N/A

Number and type of affordable units added
None

Number and type of affordable units rehabbed
None

Number and type of units converted from other uses
None

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing



N/A

The number of rezones associated with MIH strategies

None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None

Do you have additional strategies to report?

Yes

Strategy #4

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Logan has proposed density bonuses for MIH in certain zones. The proposed amendments to the Land Development Code will be reviewed by the Planning Commission in July and City Council in August. The proposal is to encourage MIH by allowed for additional densities in the multi-family and mixed use zones.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made. The timeline we are under reflect the MIH element implementation plan approved in 2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The LDC amendments will encourage MIH housing by allowing for additional residential densities in multi-family and mixed use zones.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

None



Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

None

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Nothing yet.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

5

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

3

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

5



Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
n/a

Magna

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Use the field below to update any of the information above
David R. Brickey, City Manager
Magna Metro Township
david.brickey@magnacity.org
cell: 385-977-2275

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
In the past 12 months, Magna staff worked with University of Utah Department of City & Metropolitan Planning graduate student Cassandra Serna to complete a walkability study of their commercial areas. A review of the resulting study, "Assessing Walkability Indicators & Urban Vitality Potential" (WS) (<https://gslmsd.maps.arcgis.com/sharing/rest/content/items/>



cda147b4660943279ade4988083cc689/data), along with a review of the 2022 Magna Active Transportation Plan (ATP), have assisted staff in identifying significant project areas related to the expansion of infrastructure that facilitates the construction of moderate-income housing, including the 8400 W./U-111 Corridor collaboration project and walkability improvements on Historic Magna Main Street.

8400 W./U-111 corridor

A significant project is underway to enhance pedestrian infrastructure along the 8400 W./U-111 corridor, spanning from 3100 S. to 4100 S. The objective is to establish a comprehensive, multi-modal pathway that ensures safe travel for pedestrians and cyclists, particularly to accommodate the opening of the New Cyprus High School in 2025. So far, Magna has achieved the following milestones:

Collaborated with SLCo Engineering and UDOT to secure an agreement for a pedestrian crossing over a rail line intersecting the 8400 W. corridor. This crossing, crucial for a designated "Safe Route to Schools" Pathway, is currently non-existent. Magna has allocated \$200,000.00 from city funds for the construction of this vital improvement.

Partnered with SLCo Engineering and UDOT to petition for the removal of an unnecessary run-away-truck ramp along the 8400 W. corridor. Removing this ramp will facilitate a corridor agreement between Magna and UDOT, allowing considerations for reclassifying this section of the corridor. This adjustment aims to pave the way for a grade-separated, landscaped multi-use path, aligning with the recently adopted ATP Plan and the WFRS Wasatch Choice Plan.

Magna Main Street

In 2023, Magna and its partners successfully acquired a RAISE Grant, securing nearly \$4,000,000 in funding for the municipality. This substantial grant will be dedicated to enhancing sidewalks that link the Historic Magna Main Street area and the UTA Route 35 bus line with the neighboring community. Reviews of the Walkability Study for Magna's commercial areas helped to identify and direct funding to 10 sidewalk sections directly connected to the Main Street corridor, including upgrades to numerous pedestrian ramps. This substantial investment is poised to greatly enhance the district's walkability and significantly improve accessibility for public transportation users, paving the way for greater residential development in and around the historic core of Magna.

General Magna

Notably, several sidewalk projects have been completed during the reporting period, including those at 9050 Sidewalk, 8950 W Sidewalk, and 8086 W 3500 S Sidewalk.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.

8400 W./U-111 corridor

Magna is working to achieve greater affordability by diversifying their housing supply with a greater percentage of "missing-middle" scale housing. The development of the new Cyprus High School, and the continued development of the Little Valley Gateway PUD, alongside recent approvals like Mahogany Ridge and the Arbor Park PUDs, will define the southwest corner of the municipality. These intensifications in land use within the municipality will introduce neighborhoods featuring a mix of "missing middle" scale housing units.

To support these land use decisions with the infrastructure required to provide safe, walkable access to public services and amenities, active transportation opportunities, and retail and service centers is key to the municipality's efforts to promote affordability in housing opportunities. Improving the pedestrian linkage between the Magna City Center and the High School and new housing along the 8400 W. is essential to the successful integration of over 2,000 predominantly "Missing Middle" housing units.

To address this, Magna's leadership and staff have collaborated with the Granite School District, Salt Lake County Engineering (SLCo Engineering), and the Utah Department of Transportation (UDOT) to identify solutions, engage studies, and enter into a corridor agreement that will ultimately facilitate the recommendations made in the recently adopted 2023 Magna ATP, and enhance safety for all users of the corridor, especially pedestrians and cyclists. To date, they have committed \$200,000.00 from city funds for the construction of a pedestrian crossing at a rail line crossing within the corridor. The municipality is committed to seeing this corridor revitalized before the start of the 2025 school year.

Magna Main Street

The Walkability Study analysis helped to identify needed improvements to the streetscape and sidewalk environment in the historic district. The study emphasized the importance of providing safe routes from the surrounding neighborhood to the active transportation stops available on Historic Main Street. This led to the prioritization of the curb ramp updates within the available RAISE Grant funding pool. Utilizing remaining funds to develop ramps that will facilitate the future extension of the sidewalk deeper into the historic residential neighborhood where infrastructure such as curb, gutter, and sidewalk improvements are limited.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



Completing the WS and reviewing the results of the Magna ATP have advanced Magna Metro township into the second-year benchmarks of the MIH goals. Magna leadership is excited to advance plans for a grade-separated, landscape-buffered multi-use path within the 8400 w. corridor. This proposed enhancement serves as a vital link connecting new developments and the High School to key areas such as the Magna City Center, the UTA Route 35 bus line, and the Utah & Salt Lake Canal Trail. Initial studies conducted by UDOT have sanctioned the removal of the existing runaway truck ramp, freeing up space within the right-of-way to accommodate suggested ATP improvements.

These infrastructure improvements will support Magna's goals to improve housing affordability for residents by supplying more affordable housing typologies in areas that provide walkable access to essential services and amenities. By facilitating walkable access to schools, commercial centers, and active transportation opportunities, the metro is reducing household transportation costs. This leaves more room in the household budget for housing and other critical expenditures. Magna residents may also be able to access below-market-rate housing or smaller units, without sacrificing access to jobs/destinations.

The municipality would like to encourage the development of new smaller-scale housing units within the historic district. Magna is planning for and anticipates new mixed-use, multi-family residential, and residential intensifications such as internal and external ADUs in the greater district area. Improving infrastructure using RAISE Grant funding in the Historic Commercial District and linking Main Street to the Historic Neighborhood with accessible sidewalks and ramps supports this goal by improving pedestrian circulation and accessibility within the area. The historic street layout supports walkability but walkable infrastructure is spotty and often deteriorated. Magna will continue to work to implement suggestions and projects identified in the WS and ATP to provide the infrastructure required to provide a truly walkable and affordable district for anticipated new residents.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a



Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Negotiating the removal of the runaway truck ramp and the alignment of Cordero Dr. has required the city to ask Ivory Homes to realign their development plans to this new alignment. Ivory recognizes that the alignment will improve safety and functionality for development and is willing to accommodate. This agreement will facilitate infrastructure improvements to provide a "protected" crossing at 8400 W. Prioritizing pedestrians with corridor improvements will improve housing affordability by facilitating walkable access to essential services for new and existing residents. Reducing household transportation budgets and promoting healthy lifestyles.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Magna completed their year 1 Benchmark by adopting a comprehensive update



of the Municipal Land Use Code. Included in the code update was the adoption of a Historic District Mixed Use Zone (HDMUZ) and a Corridor Mixed Use Zone (CMUZ). These amendments to the land use regulations are the first to allow for the development of context-appropriate mixed-use development within Magna's Transit Corridors.

The Wasatch Choice Map identifies a Neighborhood Center and a City Center within Magna which are both serviced by UTA Route 35. The HDMUZ is tailored to be utilized in the Neighborhood Center, while the CMUZ is tailored for our City Center Area. The new mixed-use zones are intended to replace existing commercial zoning within these areas. Existing zoning is poorly tailored for residential development.

The municipality is advancing work on future benchmarks by developing Area Plans for the Neighborhood Center and City Center Areas identified by the WFRC. These plans will work to coordinate improvements to the pedestrian environment, active and passive transportation opportunities, and supply development strategies. Planning for these areas ensures that the application of the CMUZ & HDMUZ is coordinated with and complements the expectations of our regional partners. Ensuring that growth is supported by access to resources that will make any future developments enduring and affordable.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Magna chose to update the existing land use code and include mixed-use zone types to ensure that the mixed-use development could be applied in a variety of conditions, and at a scale and intensity that is sensitive to the existing context in which it might be applied.

The CMUZ, tailored for the City Center area, allows for 6-story development and is less restrictive than the HDMUZ in its development standards. The HDMUZ, tailored for our Neighborhood Center Area, allows for 4-story development and includes design standards that ensure that new development reflects the form and character of existing buildings recognized in the Magna Commercial-Downtown Historic District. Both zones require at least one floor of residential housing to be included in any development proposal.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The adoption of the Historic District MUZ has promoted interest from existing property owners as well as developers in and around Historic Main Street. On (date) the Magna Metro Township Council approved the first request



for a rezone for a consolidation of 3 parcels along Historic Main from a C-3 Commercial Designation to the new Historic District Mixed Use Zone.

The mixed-use zones promote the development of smaller unit types such as studio and one-bedroom housing by reducing parking requirements for smaller units. It is anticipated that development in a mixed-use context such as this one, will increase the number of affordable units within the housing supply by diversifying the housing typologies available within the community. Analysis of existing housing suggests that more than 80% of the housing within the community provides at least three bedrooms.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Space constraints within the historic district have made it necessary to work toward finding solutions to parking requirements associated with new MUZs. Efforts are being made by Manga planning staff to identify solutions such as the creation of a public parking pool that can be utilized by developers to offset onsite parking requirements the size and shape of the historic parcels extremely difficult to meet. These elements will be included in the Historic District Area Plan that is currently being developed, working the municipality toward the successful completion of future benchmarks.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
3 parcels

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Magna has seen an increase in interest in housing development, especially within the neighborhood center and Historic Core of the city. We have received our first application for a rezone involving the Corridor Mixed-Use Zone which we anticipate will be approved soon. It will be important that staff ensure that they are promoting the mixed-use zones as development opportunities present themselves. While some have been attracted by the new zone types, many are still unaware that they are available.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On April 12th, 2023, the Manga Metro Township Council with a recommendation from the municipal Planning Commission voted to apply the Historic District Mixed Use Zone (HDMUZ) to all the parcels within the Nationally Recognized Magna Commercial Downtown Historic District which are contextually adjacent to Main Street and or previously under the C-3 Commercial Designation. This rezone of 60 total parcels from the previous commercial zone designation increased the potential unit density of the area from 0 units per acre to a maximum of 25 units per acre.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Allowing for targeted mixed-use development along transit corridors is key to the economic development and housing goals of the municipality. Revitalization of the historic district requires the promotion of land uses that are compatible with pedestrian-first, walkable, retail, service, and entertainment-oriented environment. By applying the HDMUZ within a targeted area, the municipality can ensure that land uses in the district which are currently failing to contribute to the desired environment, will conform should the use change. Applying the



HDMUZ to the district also ensures that the anticipated intensity of land use occurs in an area that is supported by the pedestrian infrastructure and public transportation required to accommodate the anticipated residents and visitors safely and comfortably.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Before adopting and applying the HDMUZs, existing zoning within the historic district made it impossible to accomplish context-appropriate development. This, along with other factors, has prevented new development and renovation within the district for decades, contributing to the deterioration of the Neighborhood Center environment. To address this municipal staff worked with community leaders, and local business owners to craft a zoning ordinance that allows for a building typology that requires retail and services uses on the first floor and at least one floor of housing above. Requiring at least some residential use on these parcels will increase the housing diversity and availability within a district serviced by UTA Route 35 and in need of increased pedestrian vitality.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The general response to the HDMUZ rezone proposal was positive, however, two business owners on the street requested that their properties be excluded from the district rezone and remain in their current C-3 designation. The Council considered their concerns and ultimately chose to include these properties in the rezoning.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a



Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
60 parcels

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The implementation of this strategy has resulted in an increased interest in development within the district. We are hopeful to see the developments break ground soon.

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Magna Metro Township has collaborated with Salt Lake County Redevelopment Agency (SLCoED) within the Magna Arbor Park Urban Development Area (APUDA) Project Area as well as the Magna Main Street Community Development Area (MMSCDA) Project Area to support economic development and affordable housing goals for the municipality. These organizations have collaborated in a variety of ways to subsidize moderate-income housing with the metro township, including the signing of a development agreement for a mixed-use development within the APUDA.

Within the MMSCDA, efforts to date have focused on developer incentivization, and public space and infrastructure improvements aimed at creating a more walkable environment that provides access to the resources intrinsic to housing affordability. SLCoED and MSD staff have collaborated to support community



organization efforts in the area, through continued participation in the Utah Historic Main Street Program, support and organization of the Magna Main Street Alliance (MMSA), and through ongoing efforts to organize a steering committee for the establishment of a Certified Local Government (CLG) for the municipality.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Working with Magna, Salt Lake County signed a development agreement within the Arbor Park URA that approved the development of 8.3 acres within the City Center Area. This development provides a mix of commercial and residential units with a walkable context of UTA Route 35. A total of 192 higher and medium-density housing units have been approved within the development which expands housing diversity in the area providing apartment and shared wall housing in a neighborhood of predominately single-family homes.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Within the Magna Main Street CDA, Magna is working with SLC to facilitate targeted redevelopment within the Historic District. The recent rezone to HDMUZ has ensured that all projects completed within the district will include a housing component. Collaborative efforts included working with the agency to establish economic and housing growth and development targets for the district and identifying parcel consolidations desirable for acquisition using CDA funds. These parcel acquisitions will be used to attract and negotiate development that will meet the development standards of the newly applied mixed-use zone. Development activity in this newly applied context will hopefully catalyze the market to develop in a similar style and quality to the district.

SLCoED and Magna's staff have also worked together to identify pedestrian infrastructure and district beautification projects that improve the quality and safety of the pedestrian environment within the historic district. This has included: designing and funding impending improvements to Magna Mantle Park, the application of streetscape banners to existing streetlights, funding a crosswalk mural program, funding two rounds of façade improvement grants for business owners, and funding a façade lighting grant for business owners. The desired result of these projects has been to coordinate improvement efforts with the perceived needs of business owners, city officials, residents, and the development community.

Direction for these projects has been supported through the municipality's



relationship with SHPO and the Main Street Program, as well as feedback provided by members of MMSA. Participation in the Main Street programs allows Magna and SLCoED staff to rely on the expertise of the SHPO when designing and rolling out improvement programs. MMSA members provide a local sounding board to help staff identify project types that are compelling to local business owners and are most likely to engender future support from the local community. It is hoped that the success of the projects mentioned previously will bolster interest in the ongoing efforts to establish a CLG in the Municipality.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Negotiating for the inclusion of affordable and market-rate housing was a difficult process during the Arbor Park Development. Increases in the costs of construction materials and labor created additional resistance.

Number and type of new units permitted
192

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Implementation of this strategy has allowed the municipality to engage current business and property owners throughout the city. This has led to the development of the Magna Main Street Steering Alliance, a group sponsored by the collaborative effort to provide a forum for business owners, citizens, and city officials to discuss issues and suggest solutions to environmental problems within the historic mixed-use corridor. This interface will hopefully identify the solutions that will create an environment that is attractive to visitors and potential developers as well. This has created some interest in developing or transferring ownership of properties that have been locally owned and underutilized for long periods. Seeing some activity from a market standpoint on these parcels is a step in a positive direction.

Do you have additional strategies to report?

Yes

Strategy #5

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Magna completed their year 1 Benchmark by adopting a comprehensive update of the Municipal Land Use Code (Zoning and Subdivisions) on June 16th, 2023. Code amendments included the addition of a new Neighborhood Mixed-use Zone and revisions of medium and higher-density zones that encourage infill development at a scale and style that is consistent with the existing neighborhoods. This progress has set the stage for the municipality's benchmark 2 goal of developing a Historic District Area Plan that will further adapt the zone changes to the unique character of the Historic District through the use of overlay zones promoting strategic upzoning near the commercial core, on which significant progress has been made.

New Neighborhood Mixed-use Zone: Adopted June 16th, 2023

The Magna Metro Township Council introduced a new Neighborhood Mixed-Use Zone aimed at optimizing land use and improving the diversity and size of residential units available in residential neighborhoods. This zone permits structures that harmonize in size and design with single-family homes in Magna, yet incorporate a commercial element on the ground floor, adjoining



the thoroughfare, with residential spaces either behind or on upper levels. The unit types can reduce costs for residents in the district by combining commercial and residential rents, or by providing smaller unit sizes with lower rents that are often missing in single-family neighborhoods.

Medium and High-Density Zone Updates: Adopted June 16th, 2023

Additionally, the Council has adopted revisions to the Medium and High-Density Residential Zones in the municipality. These updates are designed to facilitate the creation of 'Missing Middle Housing' styles in strategic areas. Updates incentivize developers to construct multi-family residences with much-needed smaller unit sizes by linking parking requirements to the number of bedrooms per unit, rather than mandating a fixed two stalls per unit irrespective of unit size.

Historic District Area Plan progress: Ongoing

To foster applications for changes in the Medium and High-Density Residential Zones within pedestrian-friendly neighborhoods and mixed-use zones, the municipality is actively working on overlay maps as part of the Historic District Area Plan Effort. These maps will delineate areas where upzoning is encouraged. These overlays aim to stimulate development by allowing reduced parking requirements for projects near transportation corridors and for the inclusion of affordable housing units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

New Neighborhood Mixed-use Zone: Adopted June 16th, 2023

Adopting the Neighborhood Mixed-Use Zone was motivated by a desire to increase unit diversity in existing single-family neighborhoods. Creating an opportunity for live/work spaces and smaller-scale units in the zoning code can increase affordability for those seeking the opportunity. A second goal for this zone was to provide a clear path for the adaptive reuse of existing commercially zoned properties spotted at corners within Magna's historic neighborhood. These spaces have struggled to retain businesses, and often sit vacant for long periods. Providing a secondary use opportunity for property owners can reduce pressure on commercial use, stabilizing the property and establishing community assets as well as new more affordable housing opportunities on parcels that can often be blighted.

Medium and High-Density Zone Updates: Adopted June 16th, 2023

Previously these zones required 2 parking stalls per unit regardless of unit size. This land use regulation incentivizes developers to create larger units that maximize return for each investment in parking. Analysis from our MIH report revealed that while Magna has significantly increased the number of "missing middle" scale housing in recent years, the majority of these units are 3-bedroom apartments or townhomes. While these units create greater affordability in the



greater context of housing in Magna, the municipality recognizes that smaller unit sizes play an important role in providing affordable housing opportunities for a diversity of household sizes and single households within the community. The Medium and High-Density Residential zones were updated with “per bedroom” parking requirements to incentivize greater diversity of unit size and type within Magna. Reducing parking requirements for smaller units reduces the cost associated for the developer when building these unit types. Promoting the inclusion of studio and one-bedroom apartments within apartments, four-plex, triplex, and duplex projects will increase unit density, diversity and ultimately affordability in targeted areas within the municipality.

Historic District Area Plan progress: Ongoing

The Moderate Income Housing Report analysis also recognized that the community has seen very little infill of more affordable housing types in established neighborhoods. It is hoped, that by requiring less parking for smaller units, developers will choose to create housing within existing single-family neighborhoods within a walkable context of community and transportation resources.

The municipality is continuing this effort by working to establish overlay zones within the Historic District Area. These overlay zones are an action item suggested in the Historic District Plan which should be adopted in early 2024. The intent is to help direct developers to areas identified as appropriate for upzoning in established neighborhoods. The overlays will help reconcile the land use code within the zones for development challenges presented by the historic parcel layout. This can be accomplished by adjusting lot width limitations and setbacks, further reducing parking requirements for smaller more affordable unit types, and by providing incentives for guaranteed market-rate and affordable units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By providing new zoning opportunities and updating existing code, Magna is working to ensure that their zone code facilitates the creation of needed smaller-scale units. Recent developments approved by the municipality have helped to offset the imbalance of detached single-family homes in the housing supply by facilitating the development of townhome and small apartment-scale housing. Typically, this has come by way of expansion of the urban footprint into undeveloped land using PUD agreements. As available undeveloped tracks of land become scarcer, the municipality is focusing on facilitating small-scale infill housing in existing residential and mixed-use neighborhoods, that will provide units at the studio, and 1 to 2-bedroom scale by promoting upzoning in locations supported by community and transportation resources.



The municipality plans to complete the Historic District Area Plan early next year and begin work to craft and adopt the subsequent overlay zone recommendations for the Historic District area. This district is uniquely suited to facilitate small-sized units. The historic parcel and street layout preserve walkability and foster smaller-scale units in a denser (for Magna) residential development pattern. Updates to these land use regulations incentivize redevelopment at a slightly denser and more affordable scale in an area that can provide walkable access to a charming retail and service environment. A more consistent customer base for Commercial Main St. can help to expand the services available to new and existing residents further promoting affordability by reducing required car trips and stretching household budgets.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Magna has adopted the zone. Property owners can apply for re-zone; staff have encouraged this in some cases, but no one has pursued an application yet.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

7

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

3

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing needs data, Model Ordinances, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

One of the greatest impediments to implementing strategies has been helping community members and leaders overcome fears associated with parking and density. It would be great to have a state-driven campaign to visit communities that outlined the state's overall strategies to coordinate housing and transportation resources.

Simple "typology diagrams" that outline desired conditions for the Wasatch Choice Map Neighborhood, City, Urban, & Metropolitan Center areas might help



communities visualize and contextualize the expectations associated with state investment in transportation resources and the affordable housing strategies offered and selected. Each typology might be accompanied by a model ordinance and/or an example of a land use decision that would contribute to municipal compliance with the state's affordable housing goals.

Hearing from the authoritative source and perspective of the state may help communities to adopt a "working toward" achieving healthy center areas attitude, rather than "working against" negative buzz-words so often associated with unit typologies and conditions associated with housing affordability.

Mapleton

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

[https://cms9files.revize.com/mapletonut/Document_Center/Departments/Community%20Development/Planning/General%20Plan/MAPLETON%20CITY%20MODERATE%20INCOME%20HOUSING%20ELEMENT%20\(2022%20update\).pdf](https://cms9files.revize.com/mapletonut/Document_Center/Departments/Community%20Development/Planning/General%20Plan/MAPLETON%20CITY%20MODERATE%20INCOME%20HOUSING%20ELEMENT%20(2022%20update).pdf)

Link to Ordinance or Resolution

<https://cms9files.revize.com/mapletonut/Signed%20Ord.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City's adopted Housing Element implementation plan indicated that this strategy has been implemented and is ongoing and that the City will monitor and track the number of accessory apartment permits that have been issued.



The City has been tracking approvals as proposed. The City has approved 23 ADUs in the past 12 months.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Land use decisions have been made to approve all applications for ADUs that have been submitted and comply with state and local ADU requirements.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City's adopted ADU ordinance and Moderate Income Housing Plan outline the requirements for implementation. When an application complies with the standards, it is approved.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The only barrier staff has identified is the change in interest rates and the slowing down of the building industry. Many of new ADUs are proposed as part of new construction, so a slow down in construction could lead to a slow down in ADU permits.

Number and type of new units permitted

23 ADUs

Number and type of affordable units added

23 ADUs. Based on our Moderate Income housing plan, and census data, average rental rates fall within the affordable range.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A



Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
In 2001 the City issued 7 ADU permits, so we've seen a significant increase in 2022/23.

Strategy #2

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City's Implementation Plan indicated that the City would adopt a resolution to eliminate impact fees for housing units that were deed restricted for moderate income housing. On April 12, 2023 the City Council adopted a resolution consistent with the implementation plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As mentioned above, the City Council adopted a resolution to eliminate impact fees for moderate income housing projects.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city has implemented this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There are a few constraints to building moderate income housing projects in Mapleton. These might include:

- Land values in Mapleton are approximately 40% higher than the county average

- Lack of businesses and jobs

- Lack of public transportation

These constraints create potential barriers for creating moderate income housing projects in the City.



Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

None

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since this strategy was just implemented, it is too early to know if it will have any impact.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City's implementation plan indicates that this strategy has already been implemented. The City has approximately 179 acres of land currently zoned GC-1, which allows mixed-use developments (commercial ground floor/residential



above) without a limitation on density. The implementation plan indicates that the City will monitor and track the number of permits that have been issued for housing as part of mixed-use development in commercial zones.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

When an application is submitted for a mixed-use project that complies with city standards, it is approved.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The GC-1 zone allows mixed-use developments (commercial ground floor/residential above) without a limitation on density. This supports the strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Mapleton is largely a bedroom community. Without direct access to I-15, the City has limited commercial prospects. That serves as a barrier to mixed-used development in the City.

Number and type of new units permitted

9 apartments above commercial received CofOs this year.

Number and type of affordable units added

According to the City's adopted plan and census data, the average rent in Mapleton is below the moderate-income level. Therefore, it is assumed that at least some of the 9 apartments will qualify.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

None

Change in local rent amounts

Unknown

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City has had some mixed use projects that have provided rental units. We have entitlements approved for a project with 18 apartments that has not yet been built. As mentioned previously, commercial development has some challenges in Mapleton, but we have had some success with mixed-use projects when commercial does come.

Do you have additional strategies to report?
Yes

Strategy #4

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City's implementation plan indicated that the City would adopt a resolution eliminating impact fees for all ADUs. On April 12, 2023 the City adopted a resolution consistent with the implementation plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As mentioned above, the City adopted a resolution eliminating all impact fees for ADUs on April 12, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City's ADU ordinance has been amended to eliminate impact fees.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Council had some discussion regarding whether eliminating impact fees was appropriate. Adding families to the City does impact the provision of services and does warrant impact fees. However, due to the housing



challenges, the City is willing to subsidize ADUs.

Number and type of new units permitted

23 ADUs

Number and type of affordable units added

23 ADUs

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Impact fees have just been waived so it is too early to know the impact on the market.

Do you have additional strategies to report?

Yes

Strategy #5

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

The City did not adopt this strategy in its plan. However, the City has taken actions to increase density on the largest master plan in the City with the intent of improving housing options and affordability.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2011 the City approved a master plan development that included 850 residential units. On May 17, 2023 the City amended the approval to include a total of 990 residential units, including 614 attached units. The attached units include 280 stacked flat condos, which is a huge shift for Mapleton City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City amended the zoning code and development agreement to allow for the increase in density.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Like many smaller communities, citizens still largely oppose higher density development. This makes it challenging for the City Council to approve higher density projects, but Mapleton's Council has been committed to following its Moderate Income Housing Plan.

Number and type of new units permitted

140 additional lots in this project.

Number and type of affordable units added

Unknown, although it is anticipated that many of the smaller condos will be in the moderate income range.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
This one

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This was not a strategy that was adopted, however, the Council saw the project as an opportunity to provide a wider variety of housing types in the City.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Accessory apartment permits

Total Number of Accessory Dwelling Units in the Jurisdiction
126

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
23

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Rather than have each city try to identify what the housing costs should be that equate to "moderate income", it seems easier to have a standardized way or to have the state just provide those amounts to the cities.



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Just give us time to see how the recent changes impact the market.

Midvale

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.midvalecity.org/home/showpublisheddocument/10984/638114460220900000>

Link to Ordinance or Resolution

<https://www.midvalecity.org/home/showpublisheddocument/11002>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Ongoing - Promoted the Upper Floor Housing program through a new program webpage.

Sent Upper Floor Housing program packet to multiple developers and building owners within the Main Street CDA. June 6, 2023 - The RDA approved a letter of pre-approval for The Court Partners development on Main Street through the Upper Floor Housing Initiative for 1.9M to include 16 new moderate-income housing units at 60% AMI for 20 years, estimated occupancy Summer 2024.

Ongoing - The RDA is meeting with developers in Jordan Bluffs to include TIRA incentives to include Affordable Housing in their developments. Currently - the city is conducting an internal assessment of the Good Landlord program for



implementation.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA - We don't anticipate any land use changes or decision making with this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

External barriers are slowing development or making development deals difficult when encouraging moderate income housing include inflation, high interest rates, construction costs.

Number and type of new units permitted

16 units total, 14 one bedroom, 2 studio units

Number and type of affordable units added

16 units total, 14 one bedroom, 2 studio units

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Not applicable, we don't track this

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Not applicable, we don't track this

Change in the share of household income spent on housing

Not applicable, we don't track this



The number of rezones associated with MIH strategies
Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Main Street Upper Floor Housing Initiative has been an attractive incentive in our current market for developers within the Main Street CDA, multiple developers are interested in participating in the program. This incentive will increase moderate income housing within the Main Street area, and in FY23 the program for 16 affordable housing units for 60% AMI and below.

Strategy #2

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

November 2022 - the Midvale City Redevelopment Agency approved a Down Payment Assistance program to aid up to ten low-to-moderate income individuals/families at 80% AMI and below with a loan up to \$20,000 per loan for non-Midvale residents and a loan up to \$25,000 for Midvale residents or employees of a public entity within Midvale. In order to qualify, the resident or employee must have lived in Midvale or worked for a public entity within Midvale for at least one year. May 2023 - An RFP Was release to contract with a partner organization to administer the Down Payment Assistance program in Midvale City.

July 2023 - The Redevelopment Agency has selected a partner organization to administer the DPA program, and is currently working on finalizing a contract with the organization.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA - We don't anticipate any land use changes or decision making with this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA - We don't anticipate any land use changes or decision making with this strategy.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Not applicable - we don't currently track this data

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Not applicable - we don't currently track this data

Change in the share of household income spent on housing

Not applicable - we don't currently track this data

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Midvale City RDA received CDBG funding to support external administrative services associated with the Downpayment Assistance Program as well as the Home Repair Loan Program. We anticipate an increase in home ownership, home improvement and home education for moderate income households.

Strategy #3

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within



that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Fiscal Year 2023 - Partnered with Housing Connect to fund an affordable housing development in Midvale City called 72 East (formally know as Sunset Gardens). The project required the demolition of 12 duplex houses, to be replaced by a new development that will include 89 affordable housing units dedicated for households who fall on or below 50% AMI.

October 2022 - the Midvale City RDA finalized a forgivable Affordable Housing loan to assist with the development of the 89 unit affordable housing project in the amount of 1.7M.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In general, the main barriers for all development have been external and include inflation, construction costs, interest rates.

Number and type of new units permitted

89

Number and type of affordable units added



63 one-bedroom units, 23 two-bedroom units, and 3 three bedroom units

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Not applicable- we do not track these numbers

Change in the number of people displaced

12 households were strategically relocated when the 12 duplex units were demolished for the project. Each of these families were relocated by Housing Connect and will receive priority spots when the new development is completed.

Change in the number of households experiencing housing cost burden

Not applicable- we do not track these numbers

Change in the share of household income spent on housing

Not applicable- we do not track these numbers

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Midvale City has received multiple calls from community members and various organizations across the valley inquiring about when this development will be completed, when they can apply to either move in or get their clients an affordable housing unit. We anticipate this development will have a large impact on the rental market in Midvale City.

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

April 2023 - The Midvale City Redevelopment Agency requested, received, and reviewed rent rolls and 8609's from developments that included affordable housing in their projects that were supported by a Midvale City TIRA program within the Bingham Junction and Jordan Bluffs RDA Areas.

(Midvale City dedicates 20% of tax increment captured within three development areas; Bingham Junction, Jordan Bluffs and Midvale Main, for Affordable Housing.)

Ongoing - Midvale City RDA uses this funding to support all affordable housing programs including two new programs approved within the last twelve months including the Down Payment Assistance Program and the Home Improvement Loan program for households who fall on our below 80% AMI.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0



Change in local rent amounts
Not applicable, we don't track this

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
Not applicable, we don't track this

Change in the share of household income spent on housing
Not applicable, we don't track this

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Midvale City is actively working to promote and incentive the inclusion of moderate-income housing across Midvale City with funding from our dedicated affordable housing fund which is 20% of all tax increment captured within three development areas: Bingham Junction, Jordan Bluffs and Midvale Main, for Affordable Housing.

Do you have additional strategies to report?
Yes

Strategy #5

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Currently Midvale City does not have impact fees, therefore:

- Midvale City evaluated the Water master plan and is currently evaluating the Transportation master plan to possibly implement impact fees in the future.
- With impact fees implemented in the future, this will allow Midvale City RDA to use the reduction or elimination of impact fees to incentivize Moderate Income Housing.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA- We don't anticipate any land use changes or decision making with this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Not applicable - we do not track this data

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Not applicable - we do not track this data

Change in the share of household income spent on housing

Not applicable - we do not track this data

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Currently Midvale City does not have impact fees, but we hope to implement them in the future to continue to support broader Midvale City growth while providing incentives and negotiation tools within our impact fee policy to increase moderate income housing.

Do you have additional strategies to report?

Yes

Strategy #6

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

August 2022 - Applied for and received funding for three station area plan studies: Bingham Junction Station, Fort Union Station, Center Street

September 2022 - Release RFP to hire consultants to develop the Station Area Plans

December 2022 - Hired the following consultants and signed an agreement for them to develop the Station Area Plans.

- MHTN Architects - Center Street & Fort Union Stations
- Design Workshop - Bingham Junction Station (in collaboration with West Jordan)

April - June 2023 - Held several Public & stakeholder Workshops.

Ongoing - Update city council and planning on progress of the plans.

Plans are expected to be completed in late summer 2023.

City Council will approve these plans as required by state law.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The station area plans will inform future land use decisions, and changes in land use regulations/particular zones include and HTRZ

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

We anticipate modifying our existing zones around the Fort Union station to align with a potential HTRZ Zone, this includes a modification to our transit-oriented overlay zone apply this to more parcels, and increasing housing density and mixed use opportunities.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Not Applicable - we do not track this data

Change in the share of household income spent on housing

Not Applicable - we do not track this data

The number of rezones associated with MIH strategies

None so far

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We are just in the initial phase of developing the plans. No market response to report quite yet. Although, some developers are aware of the station area plans and HTRZ Zone, where they are heading and what this could mean for their particular parcels with the zoning changes including higher density options etc. they are awaiting the final plans and zoning changes to develop the land.

Do you have additional strategies to report?

Yes



Strategy #7

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

August 2022 - Applied for and received funding for the station area plan studies. These studies will lead the city towards the development of an HTRZ. The 3 station area plans will include plans for: Bingham Junction Station, Fort Union Station, Center Street.

September 2022- An RFP Was released to hire consultants to develop the station area plans.

December 2022 - An agreement was signed to develop the plans.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations made - The station area plans will inform future land use decisions, and changes in land use regulations/particular zones include and HTRZ

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use regulations made - The station area plans will inform future land use decisions, and changes in land use regulations/particular zones include and HTRZ

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0



Number and type of units converted from other uses
0

Change in local rent amounts
Not applicable - We do not track this data

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
Not applicable - We do not track this data

Change in the share of household income spent on housing
Not applicable - We do not track this data

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Some developers are aware of the station area plans and HTRZ Zone, where they are heading and what this could mean for their particular parcels with the zoning changes including higher density options etc. they are awaiting the final plans and zoning changes to develop the land.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
unknown at this time

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
We don't require specification of rental is an ADU



Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
It would be great to give input on any new programs, reporting methods, or any type of review of new processes prior to releasing them to all the jurisdictions. We always have great real-world input that many times cannot be implemented or adjusted once the program or process is sent to us. Maybe this could be a committee or something like that.

Millcreek

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://millcreek.us/DocumentCenter/View/3193/Moderate-Income-Housing-General-Plan-Update-2022>

Link to Ordinance or Resolution
https://millcreek.municipalcodeonline.com/book?type=orddoc#name=22-44_AMENDING_THE_MODERATE_INCOME_HOUSING_ELEMENT_OF_THE_GENERAL_PLAN_TO_INCLUDE_MODERATE_INCOME_HOUSING_STRATEGIES_AND_AN_IMPLEMENTATION_PLAN_PURSUANT_TO_UTAH_CODE_ANN_10-9A-403

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate



income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Millcreek has adopted a Mixed-Development Zone that has no maximum residential density requirement which has helped Millcreek reach its MIH goals.

Timeline: Ongoing

2. Review and amend requirements of the Mixed-Development and Commercial Zones during the 2023 zoning code update to entice qualifying moderate income housing developments. Amendments may include: Timeline: Fall 2023 to Winter 2024

- Reducing the minimum Off-Street Parking requirements.
- Waiving commercial use requirements for qualifying MIH projects in the MD and C Zones.
- Create further reductions in zoning requirements for moderate income developments geared towards affordable senior housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

1. Continues to be a desired zone for which moderate income housing developers find the least restrictive and with the best opportunity to do high density moderate income housing project. This zone has been specifically placed to accommodate the two affordable housing projects which are "The Howick" and "The Morrissey". Both have received final conditional use approval and are expected to obtain building permits late fall 2023.

2. While the 2023 Millcreek Code Update is still in progress, there have been many discussions with Planning Staff about what sections of the code can be amended to entice MIH developers.

- One of the amendments Planning Staff acted upon is located in the Off-Street Parking Code which was adopted by City Council in April 2023. This amendment included reducing the required off-street parking by 15% for developments enhancing alternative travel modes within their development. Enhancements would include wider pedestrian sidewalks, enhancing bus-stops with benches or shelters, and increasing bicycle storage areas. See 19.80.020 Vehicle Parking Requirements of the Millcreek Code. Ordinance 23-13.

- Previously in Millcreek's MD and Commercial zones, in order to develop any form of residential, it had to be mixed-use and contain some commercial element. During the code update, Planning staff has re-written and is recommending that moderate income housing and mixed-income projects will be exempt from including a commercial element. It is anticipated that the Millcreek City Council will adopt these changes in January 2024.

- The newly adopted Off-Street Parking Code adopted by Millcreek City Council



in April 2023 includes an affordable senior housing designation with a reduced parking rate at .5 spaces per unit. See Table 19.80.2 Minimum Vehicle Parking Requirements.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While there have been no moderate income housing projects or senior housing projects proposed for construction in Millcreek that could take advantage of the adopted parking reductions in 2023, the new parking regulation has not only satisfied the implementation action to create further reductions in zoning requirements but has caught the attention of future developers seeking to build MIH developments.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Adopting progressive off-street parking reductions is still not a concept accepted by all residents. There are members of the Community Councils, Planning Commission and City Council that find that Millcreek's rural parking rates should not be reduced or replicate a downtown parking rate. Adopting progressive parking reductions for projects that are not near mass transit or other transportation alternatives is difficult and is typically opposed by the public.

Number and type of new units permitted

No new moderate income or affordable senior housing units permitted

Number and type of affordable units added

No new affordable housing units added

Number and type of affordable units rehabbed

No new affordable housing units rehabbed

Number and type of units converted from other uses

No units converted from other uses

Change in local rent amounts

None

Change in the number of people displaced

None to report

Change in the number of households experiencing housing cost burden



None to report

Change in the share of household income spent on housing

None to report

The number of rezones associated with MIH strategies

None to report at this time

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While there have been no moderate income housing projects or senior housing projects proposed for construction in Millcreek, the adopted reduced regulations in 2023 has caught the attention of future developers seeking to build MIH developments in Millcreek.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Coordinate with Murray City and South Salt Lake in creating station area plans for the Murray North and Meadowbrook Trax Station and adopt by 2025.
Timeline: 2023 to 2024

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Although no land use decision or adoption has been made yet, Millcreek is currently partnering with Wasatch Front Regional Council and Murray City on the Murray North Station area plans. The Murray North Station Area Plan is anticipated to be completed and adopted by the Millcreek City Council fall of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the Murray North Station Area Plan has not been completed and no land use decision has been made yet, the Station Area Plan is expected to help staff and the Millcreek City Council support and recommend rezone applications near or around the Murray North Trax Station where higher density residential development is designed to be located.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no difficult barriers encountered by Millcreek while implementing the strategy to zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit stations and corridors. Most residents agree with the principle of allowing higher density development near mass transit, especially moderate income housing. Although not typically supported by property owners residing near the UTA Trax line, the only barrier that Millcreek has encountered is resident concerns about safety in the area of mass transit. I think Historically, locations near the UTA Trax line have encountered more crime.

Number and type of new units permitted

No new moderate income housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.

Number and type of units converted from other uses

No units converted from other uses.

Change in local rent amounts

None to report.

Change in the number of people displaced

None to report.

Change in the number of households experiencing housing cost burden

None to report.

Change in the share of household income spent on housing

None to report.

The number of rezones associated with MIH strategies

None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While there have been no moderate income housing projects proposed for



construction in Millcreek, the Station Area Plans have brought awareness to interested developers and residents who reside in the area near the Murray North Trax Station.

Strategy #3

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Reduce the off-street parking requirements during the 2023 Zoning Code update as an incentive for qualifying moderate income housing developments by: Timeline: Fall 2023

- Adopt an off-street parking ratio specifically geared towards moderate income housing developments for seniors (55 years old or older) and;
- Adopt a specific off-street parking ratio for group home developments designed for people who are impaired and disabled and unable to operate a motor vehicle.
- Creating an incentive based parking policy or matrix that attracts moderate to low income housing developments based on calculating distances from fixed transit stations and development.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- The newly adopted Off-Street Parking Code adopted in April 2023 includes an affordable senior housing designation with a reduced parking rate at .5 spaces per unit. See Table 19.80.2 Minimum Vehicle Parking Requirements.
- The newly adopted Off-Street Parking Code adopted in April 2023 includes a Group Home designation with a reduced parking rate of 2 parking spaces plus 1 parking space for every 5 residents. See Table 19.80.2 Minimum Vehicle Parking Requirements.
- Included a Transit Proximity Reduction within the newly adopted Off-Street Parking Code, April 2023. The minimum number of required parking spaces are reduced up to twenty percent (20%) for uses that are located within one quarter of a mile walking distance to a high frequency transit station such as light rail, commuter rail, or bus rapid transit (BRT) lines.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

It is anticipated that the newly adopted adopted Off-Street Parking Codes in



April 2023 that includes a reduced parking rate for affordable senior housing, Group Homes, and a Transit Proximity reduction will help future moderate income housing developers implement their projects. Previous discussions with developers were often surrounded meeting Millcreek's multi-family parking requirements. Additionally, moderate income housing developers have shared their frustration with the construction costs to include podium parking which is usually needed for high density multi-family projects. Efforts are being made to reduce parking regulations, but land values remain a huge impediment which is out of our control.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No major barriers encountered by Millcreek implementing the strategy to amend land use regulations to eliminate or reduce parking requirements for residential development and senior living facilities near major transit investment corridors or senior living facilities. As mentioned before, Most residents agree with the principle of allowing higher density development near mass transit, especially moderate income housing and senior housing developments. This typically includes having a reduced parking rate as well.

Number and type of new units permitted

No new moderate income or affordable senior housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.

Number and type of units converted from other uses

No units converted from other uses.

Change in local rent amounts

None to report.

Change in the number of people displaced

None to report.

Change in the number of households experiencing housing cost burden

None to report.

Change in the share of household income spent on housing



None to report.

The number of rezones associated with MIH strategies
None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While there have been no moderate income housing, senior facilities, or group home projects proposed for construction in Millcreek, based on previous discussions with developers and how difficult the previous Off-Street Parking code was to meet, Millcreek will experience more potential development. Reducing parking requirements is an extremely effective tool to entice development but there are still hurdles moderate income housing developers are experiencing such as construction costs and final fees.

Do you have additional strategies to report?

Yes

Strategy #4

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Coordinate with Murray City and South Salt Lake on developing and adopting station area plans for the Murray North and Meadowbrook UTA Trax stations by 2025. Timeline: 2023/2024

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Although no land use decision or adoption has been made yet, Millcreek is currently partnering with Wasatch Front Regional Council and Murray City on the Murray North Station area plans. The Murray North Station Area Plan is anticipated to be completed and adopted by the Millcreek City Council fall of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the Murray North Station Area Plan has not been completed and no land use decision or adoption has been made yet, the Station Area Plan is expected to help staff and the Millcreek City Council support and recommend rezone applications near or around the Murray North Trax Station where higher density



residential development is designed to be located.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no difficult barriers encountered by Millcreek while implementing the strategy to zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit stations and corridors. Most residents agree with the principle of allowing higher density development near mass transit, especially moderate income housing. Although not supported by everyone, the only barrier that Millcreek has encountered is resident concerns about safety in the area of mass transit. I think Historically, locations near the UTA Trax line have encountered more crime.

Number and type of new units permitted

No new moderate income housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.

Number and type of units converted from other uses

No units converted from other uses.

Change in local rent amounts

None to report.

Change in the number of people displaced

None to report.

Change in the number of households experiencing housing cost burden

None to report.

Change in the share of household income spent on housing

None to report.

The number of rezones associated with MIH strategies

None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



While there have been no moderate income housing projects proposed for construction in Millcreek, the Station Area Plans have brought awareness to interested developers and residents who reside in the area near the Murray North Trax Station.

Do you have additional strategies to report?

Yes

Strategy #5

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Explore specific incentives to entice developers to offer owner-occupied developments or a percentage thereof. Timeline: Ongoing
2. Continue working with qualifying affordable housing developers and explore additional ways to attract affordable and moderate income housing construction. Work together to incorporate reasonable zoning incentives during the 2023 zoning code update. Incentives may include: Timeline: Fall 2023 to Winter 2024
 - Continue utilizing Community Reinvestments Areas (CRAs) to assist in creating affordable housing in Meadowbrook and in other CRAs as funding becomes available.
 - Evaluate the potential for small-lot (5,000 sq. ft. or less) residential uses in appropriate areas.
 - Encourage, rowhouses, twin homes, cottages, and other building forms where appropriate by implementing a reduced lot coverage percentage.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- Utilizing CRA funds to offset impact fees and building permit fees for a moderate and deeply affordable housing project.
- During the 2023 code update, Millcreek is proposing a density bonus for moderate income housing projects that have a minimum 10% affordable housing component located within the MD and Commercial zones. Anticipated adoption in January 2024.
- During the 2023 code update, Millcreek has re-written and is recommending reduced building requirements for its R-1-3, R-1-4, and R-1-5 zones. Anticipated adoption in January 2024.
- Proposing to eliminate density requirements in the RM and C zones where rowhouses, twin homes, and tri-plexes are mostly built in. Anticipated to be



adopted in January 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Adopting an incentive to utilize CRA funds for offsetting fees supports the implementation action and helps moderate income housing developers afford construction costs. Although not officially adopted, offering a density bonus to attract qualifying moderate income housing projects located within the MD and Commercial zones supports the adopted strategy to implement zoning incentives by increasing the number of affordable housing units that can be built. Reducing the bulk and yard regulations in the R-1 zones helps residents afford to construct or remodel their homes and supports the adopted strategy to implement zoning incentives. Eliminating density requirements in the RM and C zones for moderate income housing where rowhouses, twin homes, and triplexes are built, Millcreek can incentivize medium density housing developers to consider including a portion of the units as moderate income housing units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Some of the barriers encountered derived from internal city staff discussions with how city funds are distributed and what particular fees are needed to pay for its services including its workforce. Eliminating impacts fees for affordable housing projects was widely supported, however eliminating or reducing building permit fees would negatively affect city operations. A barrier was discovered during a discussion at one of the code update steering committee meetings, where a few participating developers shared potential incentives involving building height that would help attract development but would create public opposition. Millcreek residents are particularly concerned with extreme building heights and will oppose incentives that could possibly disrupt their views. Land values remain a huge impediment which is out of our control.

Number and type of new units permitted

No new moderate income housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.

Number and type of units converted from other uses

No units converted from other uses.



Change in local rent amounts
None to report.

Change in the number of people displaced
None to report.

Change in the number of households experiencing housing cost burden
None to report.

Change in the share of household income spent on housing
None to report.

The number of rezones associated with MIH strategies
None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While there have been no moderate income housing projects built since the strategy was adopted, there has been an increase in curiosity for those developers who typically only build medium density projects. Curiosity stemming from Millcreek recommending to include moderate income housing incentives for medium density housing and not just high density housing near mass transit.

Do you have additional strategies to report?

Yes

Strategy #6

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



1. Continue to collaborate with private sector partners on creating moderate income housing developments. Timeline: Ongoing
2. Work with qualifying moderate income housing developers on possible incentives to offset the cost of providing affordable housing units. Include all or a portion of those incentives into the Millcreek Zoning Code update by 2023. Timeline: Fall 2023 /Ongoing

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- Millcreek is currently working with CDCU on utilizing CRA funds to help offset impact fees for their moderate to deeply affordable housing development that includes 150 residential units.
- Although there is no land use regulation or formal decision made, Millcreek has been collaborating with private sector developers on potential affordable housing projects and possible incentives to help reduce construction costs.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

During the 2023 zoning code update, Millcreek has been exploring potential alternatives and impactful reductions that would help offset construction costs for moderate income housing developers. Millcreek is proposing to waive impact fees for moderate income housing projects and is continually exploring opportunities to reduce financial barriers. Millcreek is proposing a resolution in August 2023 to utilize CRA funds to offset required impact fees for an approved moderate income housing project that includes 150 residential units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No major barriers encountered working towards implementation of this strategy, other than locating private sector developers interested in building moderate income housing projects. Although efforts are being made to increase density and reduce regulations, land values remain a huge impediment which is out of our control.

Number and type of new units permitted

No new moderate income housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.



Number and type of units converted from other uses
No units converted from other uses.

Change in local rent amounts
None to report.

Change in the number of people displaced
None to report.

Change in the number of households experiencing housing cost burden
None to report.

Change in the share of household income spent on housing
None to report.

The number of rezones associated with MIH strategies
None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

It is anticipated that following adoption of proposed incentives, reductions, and bonuses, developers will push forward with more confidence. In previous years, many incentives and reductions were subject to public clamor and popularity which sometimes resulted in developer uncertainty.

Do you have additional strategies to report?
Yes

Strategy #7

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Explore feasible areas within Millcreek where a reduced or eliminated impact fee could be implemented for qualifying moderate income housing infill development and incorporate into the zoning code during the 2023 zoning code update. Timeline: Ongoing / Fall 2023 to Winter 2024
2. Adopt zoning regulations and amend CRA policies by 2027 that allows using CRA housing set-aside funds to rebate the cost of the impact fees back to qualifying developers who develop affordable and moderate income housing. Timeline: 2023 to 2027



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- Although no land use decision or adoption has been made, Millcreek is still exploring opportunities on implementing a more formal process in our code for utilizing CRA funds to offset a portion of the required impact fees and building permit fees for qualifying moderate income housing projects.
- While no land use decision has been made, Millcreek is utilizing \$100,000 dollars of set-aside funds to offset impact fees and building permit fees for a moderate and deeply affordable housing project in Millcreek that includes 150 residential units. Anticipated approval in August 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

- Staff finds that implementing a more formal process in our code for utilizing CRA funds to offset required impact fees and building permit fees for moderate income housing projects satisfies its goals to implement this strategy by helping moderate income housing developers fund their project and creates a streamlined formal process reducing lengthy application times. Anticipated to approve the CRA set-aside in August 2023.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no major barriers encountered by the jurisdiction for this strategy. However, much like some of the implementation action barriers adopted in strategy J, the barriers encountered derived from internal city staff discussions with how city funds are distributed and what particular fees are needed to pay for its services including its workforce. Eliminating or reducing building permit fees could negatively affect how city operations are paid for. Although efforts are being made to increase density and reduce regulations, land values remain a huge impediment which is out of our control.

Number and type of new units permitted

No new moderate income housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.

Number and type of units converted from other uses



No units converted from other uses.

Change in local rent amounts
None to report.

Change in the number of people displaced
None to report.

Change in the number of households experiencing housing cost burden
None to report.

Change in the share of household income spent on housing
None to report.

The number of rezones associated with MIH strategies
None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While there have been no eligible moderate income housing projects built since the strategy was adopted, the anticipated approval of utilizing CRA funds discussed earlier is helping an already approved and reported on moderate income housing project get unstuck and moving forward. Market conditions and construction costs often change after formal approval and can hamper a project by forcing the developer to search for additional funding.

Do you have additional strategies to report?
Yes

Strategy #8

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Adopt reduced regulations and requirements in our Commercial and MD Zone during the 2023 zoning code update that may include: Timeline: Fall 2023 to Winter 2024

- Implementing a density bonus incentive in exchange for providing additional moderate income housing units.
- Create a streamlined development review process for affordable housing



projects.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Not anticipating a land use decision and adoption until January 2024, Millcreek is proposing density bonuses and reduced lot coverage and open space requirements for qualifying moderate income housing developers. Millcreek is also proposing making moderate income housing projects permitted uses in an effort to help streamline projects.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although not officially adopted, an amendment to land use regulation offering a density bonus for qualifying moderate income housing projects located within the MD and Commercial zones supports the adopted strategy to implement zoning incentives by making it more attractive and possible to construct moderate income housing in Millcreek. Furthermore, Millcreek tactfully targeting the MD and C zones for higher density possibilities because these zones are near major transit investment corridors. By doing so, the goals and intentions of the strategy can be met.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Although efforts are being made to increase density and reduce regulations, land values remain a huge impediment which is out of our control.

Number and type of new units permitted

No new moderate income housing units permitted.

Number and type of affordable units added

No new affordable housing units added.

Number and type of affordable units rehabbed

No new affordable housing units rehabbed.

Number and type of units converted from other uses

No units converted from other uses.

Change in local rent amounts

None to report.

Change in the number of people displaced



None to report.

Change in the number of households experiencing housing cost burden

None to report.

Change in the share of household income spent on housing

None to report.

The number of rezones associated with MIH strategies

None to report at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There has been an increase in curiosity from developers searching for development opportunities and reduced regulations. Particularly near UTA Trax Stations due to HB462.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of Building Permits and Business Licenses

Total Number of Accessory Dwelling Units in the Jurisdiction

18

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

4

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Model Ordinances, Case studies for strategies



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

If possible, create a state funded program where if a municipality partners with a private developer for the purpose of developing moderate income housing, the state helps purchase the property.

Murray

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.murray.utah.gov/DocumentCenter/View/13361>

Link to Ordinance or Resolution

<https://www.murray.utah.gov/DocumentCenter/View/13351/O22-29-General-Plan-Chapter-9--Moderate-Income-Housing-Strategies?bidId=>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Murray City Water Division began their masterplan update on February 15, 2023. The Planning Division staff was consulted on areas that are expected to have more development.

The Water Division is working with their consultants to prepare a masterplan that will be adopted later this fall.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



On June 27, 2023 the Murray City Council adopted text amendment changes to facilitate a streamlined approach to adopting “masterplans” and requiring each department or division that is in the enterprise funding to have a plan for the future. The adopted ordinance specifically calls out “planning assumptions” as one of the required elements.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The study has not been completed yet, but should provide a guiding document for capital improvement investments in areas that the city has outlined as future growth areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

More clarification on what actions facilitate construction of MIH? Increased capacity? Better connections? This strategy seems vague in general, and challenging to plan around and understand the intent behind it.

Number and type of new units permitted

Not Applicable, plan underway

Number and type of affordable units added

Not Applicable, plan underway

Number and type of affordable units rehabbed

Not Applicable, plan underway

Number and type of units converted from other uses

Not Applicable, plan underway

Change in local rent amounts

Not Applicable, plan underway

Change in the number of people displaced

Not Applicable, plan underway

Change in the number of households experiencing housing cost burden

Not Applicable, plan underway

Change in the share of household income spent on housing

Not Applicable, plan underway



The number of rezones associated with MIH strategies
Not Applicable, plan underway

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Costs across the board have risen and have reached a point where the city cannot absorb them and rate increases are becoming more prevalent. To help address this, the city council adopted code to have a 5 year masterplan for each enterprise fund with a yearly review of fees, impact fees (if applicable), and make minor adjustments instead of large increases.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Planning staff began working on a comprehensive review of detached ADU ordinances in June of 2023. This is in preparation for a more in depth text amendment later this year.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Planning Staff supported a request by an applicant to reduce the lot size requirement for detached ADUs (from 12,000 sq ft lot to 10,000 sq ft lot). This resulted in an additional 2,063 parcels that would be eligible to build a detached ADU.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Presented the requested change by the applicant to the Planning Commission on November 17, 2022. Commission sent a recommendation of approval unanimously to the City Council.

Presented the requested change by the applicant to the City Council on February 7, 2023. City Council approved the text amendment unanimously.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Planning staff would have initially wanted to do more proactive changes, but due to existing staffing and project load no additional changes were proposed.

Number and type of new units permitted



- None

Number and type of affordable units added

- None

Number and type of affordable units rehabbed

- None

Number and type of units converted from other uses

Not applicable (policy only)

Change in local rent amounts

Not applicable (policy only)

Change in the number of people displaced

Not applicable (policy only)

Change in the number of households experiencing housing cost burden

Not applicable (policy only)

Change in the share of household income spent on housing

Not applicable (policy only)

The number of rezones associated with MIH strategies

- There were no zoning map changes, but the text amendment was adopted in this timeframe. It opened the availability for more property owners (approximately 2,000 additional properties) to have a detached ADU. The Planning Division receives many calls from people asking about ADUs and this allows us to inform the public.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have only had one application result from the change so far, that was the original applicant for the text amendment. There have been ten or so conversations with citizens regarding detached ADUs on properties that previously would have been ineligible for a detached ADU.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Murray City RDA funded a \$20,000 study of the downtown area, to review the MCCD ordinance and provide direction on ordinance changes.

The City Council requested amendments to the MCCD zoning regulations to increase the minimum parking standards and reduce the allowable height in specific areas of the zone (east of state street and south of vine street). Though the council amended height and parking in limited areas, the allowed density was not reduced, and current parking and height remains unchanged in 81% of the downtown district. The council's reasoning for this change was to mitigate impacts to neighboring Murray Park. There is a widely used baseball diamond directly adjacent to this section of the downtown zone. The council was also concerned with views within the park.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Planning Commission voted 6-0 to forward a positive recommendation to the City Council for the proposed text amendments to the MCCD Zone.

The City Council voted 5-0 to adopt the changes to height and parking in the MCCD Zone.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

On June 7, 2023 the small area team met for their first meeting. This committee is made up of local citizens, area professionals, city staff, and a consultant. On July 17, 2023 a second meeting of the small area team met and discussed public meeting dates and selected August 7 and September 6th. The goal of this area plan are to review regulations in general to make additional amendments to the downtown zone to create more activity and generate more development.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

City Council requested increased parking and reduced height changes. The City Council was concerned with impacts that parking and sight lines within Murray Park could be compromised. The council acknowledged that housing is an important element in the downtown and thus did not change the allowed density in the zone.

Community pushback on residential uses in the downtown zone.



Development in the TOD zone is limited as land is scarce because of redevelopment of the area. Currently there are approximately 17 underutilized or vacant acres of property in the TOD zone. 10.49 (or approximately 62%) is owned by public entities (Salt Lake County and UTA).

Number and type of new units permitted
Not applicable (pure policy)

Number and type of affordable units added
Not applicable (pure policy)

Number and type of affordable units rehabbed
Not applicable (pure policy)

Number and type of units converted from other uses
Not applicable (pure policy)

Change in local rent amounts
Not applicable (pure policy)

Change in the number of people displaced
Not applicable (pure policy)

Change in the number of households experiencing housing cost burden
Not applicable (pure policy)

Change in the share of household income spent on housing
Not applicable (pure policy)

The number of rezones associated with MIH strategies
None (no requests or discussion about expansion of existing mixed use zones was discussed)

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There has been a significant decrease in the amount of developers that have contacted the city about development. Further, there has been even lower amounts of applications for any development, residential or otherwise.

Do you have additional strategies to report?



Yes

Strategy #4

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Met with Finance Department and created a pathway with funding sources. Developed overall strategy document and presented to mayor and executive staff in March 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In meeting with RDA Planning Committee on March 23, 2023 RDA Chair and Vice Chair supported the proposed plan and taking the item to the full RDA board.

May 14, 2023 - Presented the down payment assistance program to full board. The board expressed excitement for the project, and asked for some minor changes.

At the July RDA Meeting (July 18th, 2023), the RDA funded the resolution and entered into an agreement with neighborworks of salt lake to administer the program.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The program continues to work its way through the process, there needs to be an interlocal agreement put into place and additional behind the scenes actions taken. This is moving forward as planned.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Staffing resources to move this along quicker.

Potential issues as affordable housing funds in RDA areas are used up and being able to source funding from General Fund or other funding.

Number and type of new units permitted



- Not Applicable (pure policy)

Number and type of affordable units added

- Not Applicable (pure policy)

Number and type of affordable units rehabbed

- Not Applicable (pure policy)

Number and type of units converted from other uses

- Not Applicable (pure policy)

Change in local rent amounts

- Not Applicable (pure policy)

Change in the number of people displaced

- Not Applicable (pure policy)

Change in the number of households experiencing housing cost burden

- Not Applicable (pure policy)

Change in the share of household income spent on housing

- Not Applicable (pure policy)

The number of rezones associated with MIH strategies

- Not Applicable (pure policy)

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This is expected to begin in August of 2023, and we will monitor how many have applied and will be able to address more market responses afterwards.

Do you have additional strategies to report?

Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Began Station Area Planning for the Murray North Station in coordination with Millcreek City. The consultants issued a final draft of the existing conditions



in July. On July 26th and 27th the management team will be meeting with the technical advisory and community advisory teams to review the existing conditions to solicit feedback. Once complete, will move on to scenario planning.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Mayor signed off on \$15,000 matching funds to receive State technical assistance funds for the Murray North Station Area Plan.

Began conversations on 2024 updates to the Murray Central Station Small Area Plan to become compliant with State requirements.

Sent the Fashion Place West small area plan to WFRC on July 20th for a preliminary review for consideration under actions taken.

Additional land use changes are expected as a result of the plan. This is expected to be adopted by the end of the year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The existing zoning district (TOD) next to the murray north station allows for unlimited density and height. The area plan will result in future opportunities surrounding this station and how the city might foster more growth in the area.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

- Lack of public participation (so far). Open house was advertised and one person attended.
- Union Pacific rail lines are an immense barrier to growth in the west side of the Murray North trax station.

Number and type of new units permitted

- Not Applicable (pure policy)

Number and type of affordable units added

- Not Applicable (pure policy)

Number and type of affordable units rehabbed

- Not Applicable (pure policy)



Number and type of units converted from other uses

- Not Applicable (pure policy)

Change in local rent amounts

- Not Applicable (pure policy)

Change in the number of people displaced

- Not Applicable (pure policy)

Change in the number of households experiencing housing cost burden

- Not Applicable (pure policy)

Change in the share of household income spent on housing

- Not Applicable (pure policy)

The number of rezones associated with MIH strategies

- Not Applicable (pure policy)

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The plan is underway, and no changes have been made. We have approved 2 projects, with one of them being LIHTC senior housing (and a third in review) for housing in this area.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

86

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

7

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

28

Total number of other types of permit or license issued for an ADU in the



jurisdiction granted the previous year:

6

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Allow local municipalities to do the work. It was 8 months from the November Due date, to the August due date. Most of our City's planning goals were schedule to begin on this in early July/August because we knew we were going to need to make other changes to conform with legislative actions.

Evaluate Building and Fire Codes that have been notorious at creating barriers in the development of housing.

Making it easier to work with Union Pacific and other rail companies for crossings or other alternatives that would allow expansion into underutilized areas.

Nibley

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://nibleycity.com/images/Nibley_Moderate_Housing_Plan_2023_update_01262023.pdf

Link to Ordinance or Resolution

https://nibleycity.com/images/Ord_23-04_Moderate_Income_Housing_Plan.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1



(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City adopted an ordinance which allows both internal and detached ADUs in November 2020. During the previous 12 months, City Staff has been tracking the number of ADUs and gathering feedback from potential applicants regarding barriers to building ADUs.

City Staff drafted an ordinance that was considered by Planning Commission and City Council to eliminate impact fees for detached accessory dwelling units. The planning commission recommended approval of this ordinance. City Council opted to adopt an amended ordinance, in conjunction with an updated impact fee schedule. This ordinance lowered impact fees for ADUs to those for multi-family housing units and included a rebate of 33 1/3% for 3 years if the property owner charges rent which is affordable to a household earning below 50% AMI. The Council expressed that this change was more appropriate to directly tie the provision of ADUs with low and moderate income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

City Council opted to adopt an amended ordinance, in conjunction with an updated impact fee schedule. This ordinance lowered impact fees for ADUs to those for multi-family housing units and included a rebate of 33 1/3% for 3 years if the property owner charges rent which is affordable to a household earning below 50% AMI. The Council expressed that this change was appropriate to directly tie the provision of ADUs with low and moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This change to ordinance lowers the barrier to building ADUs, while tying the provision of ADUs to providing affordable low-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City Council was not supportive of removing impact fees, altogether, although they were supportive of a rebate tied to the provision of low-income housing, since there is a gap in affordable housing for this segment of the population.

Number and type of new units permitted



3 total ADUs- 1 IADU, 2 detached ADUs

Number and type of affordable units added
unknown

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There have been 3 ADU applications within a short timeframe of the ordinance being passed.

Strategy #2

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City Staff drafted an ordinance that was considered by Planning Commission and City Council to eliminate impact fees for detached accessory dwelling units. The planning commission recommended approval of this ordinance. City Council opted to adopt an amended ordinance on March 9, 2023, in conjunction with an updated impact fee schedule. This ordinance lowered impact fees for ADUs to



those for multi-family housing units and included a rebate of 33 1/3% for 3 years if the property owner charges rent which is affordable to a household earning below 50% AMI. The Council expressed that this change was more appropriate to directly tie the provision of ADUs with low and moderate income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

City Council opted to adopt an amended ordinance, in conjunction with an updated impact fee schedule. This ordinance lowered impact fees for ADUs to those for multi-family housing units and included a rebate of 33 1/3% for 3 years if the property owner charges rent which is affordable to a household earning below 50% AMI. The Council expressed that this change was more appropriate, compared to simply waiving all impact fees, by directly tying the provision of ADUs with low and moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This change to ordinance lowers the barrier to building ADUs, while tying the provision of ADUs to providing affordable low-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City Council was not supportive of removing impact fees, altogether, although they were supportive of a rebate tied to the provision of low-income housing, since there is a gap in affordable housing for this segment of the population.

Number and type of new units permitted

3 ADUs- 1 IADU and 2 detached ADUs

Number and type of affordable units added

unknown

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A



Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

none

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This change in ordinance resulted in 3 ADU applications in a relatively short time

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Nibley City Staff drafted an ordinance which allows for Residential Development of up to 10 units/acre if part of commercial development with the City's Town Center Area. On July 6, the Planning Commission recommended this ordinance to the City Council, who will consider it on July 13.

In addition to this ordinance change, The City passed a Transfer of Development Rights (TDR) ordinance which allows for commercial/residential mixed use in all commercial and residential zones throughout the City, if TDR credits are transferred to the project.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City passed a Transfer of Development Rights (TDR) ordinance which allows for commercial/residential mixed use in all commercial and residential zones throughout the City, if TDR credits are transferred to the project.

The City Council will consider an ordinance change that allows for Residential Development of up to 10 units/acre if part of commercial development with the



City's Town Center Area on July 13.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By allowing for mixed-use development within commercial areas, residents will be able to locate in close proximity to jobs and services, thus lowering transportation costs and overall household expenses. By allowing for more opportunities for multi-family housing, a wider variety of housing options will facilitate affordable rental and home-ownership opportunities for moderate-income households.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The only barrier to instituting the ordinances described above were related to time availability of Staff and City Council/Planning Commission. There is a barrier to rezoning additional areas and property owners have typically opposed rezones if they are not the petitioners of the rezone, since there are property tax implications when areas are rezoned in which the property owner would not like to change the use.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing



N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There have not been any new applicable projects come forward since these regulations have been instituted. This may be because they have been adopted so recently

Do you have additional strategies to report?

Yes

Strategy #4

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

After a 12-month study and public engagement process, Nibley City passed a Transfer of Development Rights (TDR) ordinance on March 9, 2023. This included zoning several areas of the City as TDR sending and receiving areas. Within certain areas of the City this allows for up to 15 units/acre of residential development, while in other areas an additional 50% of density is allowed. In order to reach these densities within receiving areas, developers must transfer credits from sending areas, which preserves areas of sensitive lands and recreation.

In addition to this new ordinance, the City has considered allowing for 2 additional areas to Rezone to a mixed residential zone (R-M) which allows for up to 10 units/acre of residential development. The City Council is currently reviewing both proposals for rezone.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Nibley City passed a Transfer of Development Rights (TDR) ordinance on March 9, 2023. This included zoning several areas of the City as TDR sending and receiving areas. Within certain areas of the City this allows for up to 15 units/acre of residential development, while in other areas an additional 50% of density is allowed.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
By zoning several areas within the City as TDR sending areas, there is greater opportunity to develop housing at densities necessary to produce moderate-income housing. In particular smaller lots, townhomes, apartments and condominiums may be built under this new zoning and regulations.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
The production of the TDR ordinance required extensive time and study. Barriers with passing the ordinance arised as several property owners and members of the public expressed opposition to the ordinance, including zoning specific properties as sending or receiving areas. The Planning Commission recommended denial of the ordinance, although ultimately the City Council adopted the ordinance after lengthy discussions and consideration.

Another barrier to implementing this ordinance is raising awareness to property owners and developers that it is an available tool to produce higher density housing, while preserving open space. At this point in time, there has been no application for TDR transfer.

Number and type of new units permitted
0

Number and type of affordable units added
0

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A



Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

1 large rezone, which involved several properties

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There have not been any new applicable projects come forward since these regulations have been instituted. This may be due to the fact that they have been adopted so recently.

Do you have additional strategies to report?

Yes

Strategy #5

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In June 2023, Nibley City Staff met with representatives of Neighborhood Non-profit Housing corporation to discuss opportunities to develop moderate-income housing projects in Nibley City or provide other opportunities to increase affordability of housing within Nibley City. Specific land parcels were discussed, as well as possibilities for partnering for housing programs through a Community Reinvestment Area set aside.

In June 2023, a representative of Bear River Association of Governments met with Nibley City administrative Staff, training each Staff member about the housing assistance programs that BRAG offers, so that Staff members can appropriately refer residents to such programs. Specific programs included the Housing Choice voucher program, Emergency Rental Assistance, and the



HEAT and Weatherization Programs. Informational materials were provided to disseminate among the public to raise awareness about such available assistance programs.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
This strategy is not associated with a land use regulation

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Partnering with Neighborhood Non-profit Housing Corporation for new projects has been a challenge due to land price and availability issues within Nibley City. Although projects were implemented in the past which helped several moderate-income households obtain affordable housing, the housing corporation is struggling to find land at a price that it is possible to make a project pencil.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A



Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Although the City is coordinating and seeking opportunities to partner with BRAG and Neighborhood Non-profit, it has been difficult to identify projects that are feasible to implement.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
13

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)



Allow for innovation in crafting strategies that are tailored to the specific municipality. Some of the strategies have elements that are not applicable.

Provide time for the market to respond to strategies, which often takes several years. We have seen significant market responses in regards to implementation of moderate-income housing strategies, including ordinance changes and rezones. However, these changes are typically not apparent for 3-4 years.

North Logan

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
[https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/northlogan/plan/documents/1675708045_NLC2023-General%20Plan%20\(Amended%20by%20Ord.%2023-03\).pdf](https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/northlogan/plan/documents/1675708045_NLC2023-General%20Plan%20(Amended%20by%20Ord.%2023-03).pdf)

Link to Ordinance or Resolution
EmailedseparatelytoAlyssaGamble.com

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
In furtherance of Goal 1, Task 1.1.1, and Measure 1.1.1, in 2023 the City applied for, and was accepted to participate in the Utah Growing Water Smart Workshop at Utah State University (June of 2023). This workshop was attended by members of City Council, Planning Commission, our Mayor, and technical staff. This workshop focused on the integration of water resources and land use planning. However, the city also used this workshop to discuss candidate up-zone areas throughout the city. The city has dire water infrastructure shortcomings and any potential upzones will need to be tied to the available water resources in various parts of town. Areas identified for potential up-zone will be further



discussed and integrated into our general plan which is planned to be rewritten over 2023 and 2024.

In furtherance of Goal 1, Task 1.1.1, and Measure 1.1.1, in 2023 the City applied for, and was awarded a Technical Planning Assistance (TPA) grant through UDOT which will allow the city to undertake a General Plan rewrite beginning in Q4 of 2023. The city will use this general plan rewrite process as another opportunity to guide Strategy 1.1 (evaluate areas of low density that could be up-zoned), Task 1.1.1 (work with PC and CC to identify suitable areas for up-zoning), and Measure 1.1.1. The general plan process will allow the city to evaluate population projections and future development scenarios, and identify suitable areas for increased density.

With regards to Task 1.2.1 (work with developers as they resubmit rezone applications to identify densities necessary to facilitate moderate-income housing) and Measure 1.2.1 (number of rezone applications that have been approved..), the city has not formally received any rezone applications by private developers that could be considered by the city within the reporting period for this year's cycle.

Regarding Task 1.2.1 and Measure 1.2.1, no rezone applications have been received within the reporting window for consideration.

Regarding Task 1.2.1 and Measure 1.2.2 (number of development barrier discussions held with local developers), the city has met with several prospective developers over this past year who were performing due diligence on potential projects. During each of these discussions, a common development barrier emerged regarding the age of the city's current General Plan (adopted in 2013). Our current general plan is severely out of date and does not reflect current circumstances or market forces. This causes issues with reviewing rezone applications against the out-of-date plan as the proposals are not in alignment with the plan. The city is actively working on a general plan rewrite, but this will not be complete for another 12-18 months. In the meantime, developers will struggle to propose rezone proposals that are inconsistent with the current general plan. In the same breath, the planning commission and city council have voiced concerns about potentially approving rezone applications while the city is undertaking a general plan rewrite as it feels premature approving rezone proposals prior to the new general plan being completed.

Task 1.2.2 (perform biennial reviews of previous year's rezone applications) is not yet relevant as our first biennial review of past rezone applications is not scheduled until 2024.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No rezone decisions were made in 2023 as there have not been any rezone applications submitted within the reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use regulations or land use decisions have been made in 2023 related to this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

This specific goal speaks to rezoning for densities necessary to facilitate the production of moderate-income housing. This is a challenge to achieve when we have not received any rezone applications for consideration.

As identified in the timeline for Measure 1.1.2 (hold public hearings for rezones) and in Task 2.1.1 (evaluate city infrastructure and water supply), any rezone considerations (whether city-initiated, or developer requested) are challenged by the city's critical water infrastructure shortages. The city currently has critical water production, storage, and distribution shortfalls. This year the city was able to drill a new culinary water well to help boost water production. This well is nearing completion and we should be able to measure production rates in the near future. That said, the city has not yet been successful in securing funding for equally-critical storage and distribution infrastructure. Without these improvements, our water model struggles to justify any upzoning as we won't have the ability to service additional connections above our base densities. We are simply trying to keep the water flowing with our existing infrastructure through the summer months to our existing residents (who are on heavy water restrictions every summer).

Staff time and availability are extremely limited. North Logan City has one planner on staff who already struggles to keep up with the daily demand for permit and land use reviews, phone calls, code enforcement, managing the Planning Commission, etc. Very little time is available to meaningfully focus on long-range planning topics such as moderate-income housing. Especially with the requirements from the state being frequently changed.

Number and type of new units permitted



0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

No Change

Change in the number of people displaced

No Change

Change in the number of households experiencing housing cost burden

No Change

Change in the share of household income spent on housing

No Change

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The timeline for the tasks associated with this goal/strategy are within 2024 or are based on individual rezone applications received by private developers. The city has not received any rezone applications within this reporting period to be considered.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Completion of Task 2.1.1 (evaluating city infrastructure and water supply to help determine an appropriate density increase) necessitates that the new



city culinary water well be completed in order to determine an appropriate residential density increase. The city has completed the drilling process for this well and is currently working on installing the pump and constructing the surrounding pump-house. Upon completion, the city will be able to run a water production analysis and capacity assessment. Per the implementation timeline, we hope to have this completed on-time by the end of 2024.

As part of our work to install adequate water infrastructure, this year we have hired a consultant to produce an updated Water Model and Water Master Plan. These are fundamental studies needed to complete an updated water infrastructure capacity assessment (Measure 2.1.1) and guide the city's analysis of where increased densities could be accommodated and how to get adequate water to those locations (Measure 2.1.2). We anticipate these efforts (updated Water Model and Water Master Plan) to be completed before the end of 2023. Once complete we will use the outcomes as important tools to guide our general plan development and our analysis of increased densities (ties back to Goal 1).

As indicated by the implementation timeline, Task 2.1.2 (modifying the zoning ordinance to increase the base densities of the city's mixed-use zones) is not yet relevant and is anticipated to be completed by the end of 2025.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulation or decision has been made this year for this goal. Based on the tasks of this goal, no land use regulation will be passed until later in the timeline (2025) after water infrastructure improvements and capacity analysis is completed.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Based on the tasks of this goal, no land use regulation will be passed until later in the timeline (2025) after infrastructure improvements and capacity analysis is completed. However, once passed, we anticipate that increased densities will encourage the production of moderate-income housing options.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The city has severe shortfalls with water storage and distribution infrastructure. These shortfalls limit the city's ability to convey adequate water to various areas of the city. The city is working to secure the funding needed to expand our water



storage and distribution capacity. Until resolved, these shortfalls represent a constraint on zoning or upzoning for higher densities. If funding is not secured, and infrastructure is not expanded, upzoning would be unsustainable.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

No Change

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

No Change

Change in the share of household income spent on housing

No Change

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The timeline for the tasks associated with this goal/strategy are within 2024 and 2025.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



Task 3.1.1 (create and allow for internal and detached accessory dwelling units) is complete.

In furthering Task 3.1.2 (monitor the number of ADUs), this past year, staff have created an ADU database. This database is composed of known ADUs (many of which were illegally created prior to the passage of our ADU ordinances) and newly permitted ADUs. Staff is looking into utilizing this database as a tool to communicate with ADU owners, track rental status, and perhaps instigate a “good landlord” program and a disproportionate business licensing fee for good landlords (reduced licensing fees). This database has been shared with our planning commission to facilitate discussions regarding potential adjustments to ADU regulations.

Regarding Measure 3.1.3 (hold annual workshop discussions on ADUs), the Planning Commission held a workshop in June of 2023 to discuss existing accessory dwelling units and opportunities for potential adjustments to our existing ADU ordinance. A draft ordinance was created and a public hearing was held in July 2023. Additional adjustments are currently being considered to the draft ordinance prior to additional action.

Although the timeline for Task 3.1.3 (evaluate and revise ADU regulations to facilitate the creation of new units) is not scheduled for consideration until 2024, the city has identified areas for improvements to the existing ADU regulations. This was spurred on by an ADU application running into challenges obtaining approval through the existing ordinance. As such, the City has undertaken a zoning text amendment to adjust the ADU ordinance. The proposed amendments aim to make both internal and detached ADUs permitted uses (detached ADUs are currently listed as Conditionally Permitted). The proposal also aims to eliminate the requirement for a public hearing and public noticing. This current requirement has caused a lot of unnecessary public clamor with what should be an administrative land use decision. The proposal also aims to allow a larger square footage allowance for detached ADUs. To-date the Planning Commission has held a work session (June of 2023) and a public hearing on the topic (July 2023). Action is anticipated before the end of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Although ahead of the planned timeline (2024 for Task 3.1.3 and Measure 3.1.4), the city is working on a draft zoning text amendment aimed at reducing ADU regulation. At present, the Planning Commission has held a work session



(June of 2023) and a public hearing (July of 2023) for the proposal. The topic is currently undergoing additional analysis to determine best practices in policy to ensure ADUs are being used for long-term rentals and not being converted into short-term rentals. Staff plans to bring additional policy considerations back to the planning commission in the coming months to help address this concern prior to the planning commission making a formal recommendation on the draft proposal.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city hopes that once adopted, the proposed modifications to ADU regulations will make the permitting and construction of ADUs easier for individual property owners. The proposal also aims to encourage the long-term rental of ADUs as opposed to being used as short-term rentals.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The city has encountered strong public pushback on the city's draft zoning text amendment. The amendment aims to ease regulations on ADUs and tighten regulations on short-term rentals. The city is concerned that the short-term rental of ADUs is counterproductive towards the intended purpose of ADUs (to open up additional housing stock for long-term occupancy at moderately-affordable price points). That said, we have received strong public pushback regarding the proposal to add restrictions on short-term rentals. Folks are arguing that any restriction on property rights (such as the right to short-term rent) is undesired.

Number and type of new units permitted
3 new internal ADUs

Number and type of affordable units added
3 (assumed) - Unknown if the new ADUs are currently being rented long-term at a moderately-affordable price point.

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
No Data



Change in the number of people displaced
No Change

Change in the number of households experiencing housing cost burden
Potentially 3 households, however no data exists to verify that the new ADUs are being rented long-term to unrelated families/households at moderately-affordable price points.

Change in the share of household income spent on housing
No Data

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has issued three new ADU building permits to convert existing basements into ADUs during the reporting period. That said, the city currently only requires that an ADU owner obtain a building permit to construct or convert an ADU. We do not currently have a way to track if the ADU is being occupied as a long-term rental, or what the rental rate of the unit may be. The city has begun looking into requiring landlord licensing where we could request this information from a landlord of an ADU, however this is not yet in place and data collection on ADU usage is currently nonexistent.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
26 - Estimated based on anecdotal observations and known past allowances/permits.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
3

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:



N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, All of the Above

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The city is extremely stretched thin with staffing who is available to gather and analyze housing affordability data and measure market responses to implementation strategies. Staff are simply trying to keep up with the day-to-day responsibilities and to comply with the myriad of state legislation updates from year to year. The amount of time staff has available for long-range planning efforts is fragmented amongst countless competing interests and is extremely limited.

I believe it is extremely important that any data collection regarding housing affordability should be standardized and directed by a single entity. Having individual municipalities try to collect data would result in inconsistent collection, formatting, and reporting.

There are countless variables at play affecting housing affordability, including stagnant income growth (relative to inflation and housing costs), flexibility in lumber and labor costs, scarcity of resources (water being one of the most critical here in North Logan City), COVID, supply chain, etc. Upzoning is only one small part of the overall equation. More focus needs to be placed on the other variables at play, not just the housing supply/demand imbalance.

North Ogden

Type of Jurisdiction

Municipality (City, Town, Metro Township)



Link to Plan

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2271/moderate_income_housing_component_final_9_21_2022.pdf

Link to Ordinance or Resolution

<https://mccmeetings.blob.core.usgovcloudapi.net/nogdenut-pubu/MEET-Packet-cf4ec0d382294f079ed8f09aecd9dd47.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

From July 2022 to 2023 the City has rezoned one property from Commercial to Residential R-4, as well as accepted two Annexation requests that were both given multi-family residential R-4 zoning. Multi-Family Residential R-4 the city's highest density zone without going into a Planned Residential Unit Development, or other Development Agreement Based Zone.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Majestic Views Townhomes is an in-fill project at approximately 2000 N. Washington Blvd that was rezoned from Commercial to Multi-Family Residential R-4. The project has completed a Subdivision and Site Plan review, and is now in the final stages of Recording the Plat and will be under construction before the end of 2023.

Cevering Annexation is a mixed-use project at approximately 1700 N.

Washington Blvd that will include approximately 50 townhomes. This project has an approved Development Agreement. The next steps will be Subdivision and Site Plan applications.

Farr Annexation is a multi-family project at approximately 2200 N. Washington Blvd that will include approximately 40 townhomes. This project has been annexed, but the applicant has not yet indicated when they will move forward with Subdivision and Site Plan applications.



These projects reflect the Implementation Measure in the Moderate Income Housing Element which states "market driven rezone requests will be evaluated over the next 24-36 months."

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City's revised and adopted Future Land Use Map for the General Plan was completed in 2022, and included large areas of land available for annexation and rezoning that would accommodate multi-family housing. Amending the General Plan was the first step in the process to supporting rezone applications from the private sector. The City's implementation strategy is to allow the free market to bring forward applications for rezones to higher densities, and consider them on an individual basis.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The main barrier that the City has encountered is with developers slowing down projects due to high interest rates and lending challenges. The City has no influence on a developer's ability to obtain funding for projects, and as such has been forced to wait to see approved projects be built. The City has been flexible in providing extensions to projects, and remains in close communication with those developers who have approved-but-not-built projects in North Ogden.

Number and type of new units permitted

100+ (entitled but not built, and depends on their Site Plan and layout for total numbers)

Number and type of affordable units added

0 (all projects were approved as market rate)

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

10 (Majestic Views Townhomes received a rezone request from Commercial to Multi-Family R-4)

Change in local rent amounts

0

Change in the number of people displaced



0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

3

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

North Ogden City sits north of Ogden and West of Harrisville. North Ogden has historically high rents, and projects that are constructed of high-quality materials that command a premium rent and sales price. The City has discussed affordable measures with developers, but there are no statues or ordinances that require subsidies in these projects. As such, every project has come in at market rate in order for the developer to maximize the investment, and also to pay for the project given the substantial cost increases due to inflation.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City permits internal ADU conversions per State statue, and encourages new home builders to add basement entrances and additional utility hook-ups to make basement conversions easier in the future. Not every builder adds those from the on-set, but it is recommended from the Planning Department at the time of Building Permit.

The City amended the requirements for detached ADUs to permit an existing home to be classified as the "ADU" so a homeowner can build a new modern home on the lot and allow the typically older, more affordable home, to become a long term rental.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Code change for detached ADUs was completed in January 2022 just outside of the reporting window, but the City does have an active building



permit that was approved under the new ordinance within the reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City's land use regulation change provides flexibility to property owners in constructing detached ADUs. Most homes eligible for a detached ADU (the requirement is for lots with 20,000 square feet or larger) have an older smaller existing home. These older homes make great long term rental properties for homeowners wishing to invest in a new home on their property while using the existing structure as a financial investment.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No barriers felt by the City, but speaking to homeowners, the cost of financing and the cost of materials have stopped some projects from moving forward. This included both internal ADU conversions and new ADU construction.

Number and type of new units permitted

1 detached ADU

Number and type of affordable units added

1 (the older home will become a relatively affordable long-term rental once the homeowner's new home is completed)

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

1 (conversion from the primary dwelling on the lot to the ADU, as permitted by Code)

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0



The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No other market response has been observed with this Land Use Regulation change.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

North Ogden City does not have a "major transit investment corridor", but rather related this provision to the focus the City has on Washington Blvd. and how that corridor operates as both an automobile corridor as well as our primary transit corridor. The City's General Plan and Economic Focus is tied tightly to this corridor and the opportunities it presents.

The City has begun an economic study at the intersection of Washington Blvd. and 2000 N. funded by Wasatch Front Regional Council. The study area is an old Kings Grocery Store location that is ripe for re-development. Current Zoning in the area is Commercial, but the City is open to considering mixed-use with high-density housing components depending on the outcomes of the Market Study and work with the consultants.

In addition to the redevelopment and market study, this area of the City has existing developments with over 600 entitled housing units waiting to be constructed. The City has remained in close contact with those developers to understand their barriers and provide extensions on approvals to assure those projects do not lapse.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This area of North Ogden has had multiple rezones and developments over the past several years in this particular area. The Land Use Regulations and Decisions relate to the first provision of the MIHP in this area. The upcoming Land Use Decision will be taking action on the WFRC redevelopment plan that is underway. The City expects that plan and study to be completed by early 2024.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Land Use Decision is not complete, but when finished, it will be helpful for the City Council in determining the right land use mix for the area given market conditions, constraints, and opportunities. The findings of the report will be used to update the General Plan for the "South Town Area" of North Ogden.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

North Ogden Planning Department went from a staff of two and a half full time employees to one full time employee. The City has an available Planner 1 position, but has struggled to fill it. Time constraints in the department have slowed down the WFRC grant due to limited available time to focus on that work assignment.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No other market responses have been observed that are quantifiable. The City looks forward to the outcomes of the Study and the potential positive impacts the information will have on this crucial transportation corridor in the City.

Do you have additional strategies to report?

Yes

Strategy #4

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has been meeting with a coalition of communities in Weber County to assess housing needs and strategies. As part of that series of meetings, the City has listened to the work that other communities are doing, and has considered adopting similar strategies. In particular, South Ogden City has been working to provide affordable housing projects through private/public partnerships on property owned by the City. This strategy is very intriguing to North Ogden City, as we also own property that could be redeveloped as housing if we were to find the right developer.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No Land Use Decisions have been made. The City is exploring options and ways to work with developers to exchange additional housing density for affordable units. The legislative process of rezoning is a tool the City can leverage to obtain betterments such as open space, affordable units, or other necessary public improvements. As new subdivisions and rezones come online, the Planning Department is having conversations with developers about how to work together to meet the multitude of needs in the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No changes to Land Use Regulations have taken place yet. The City will continue to work with its surrounding communities and development community to come up with strategies that will implement this

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



No additional barriers.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market has responded in various ways to the conversations held about exchanging density for affordable units. In most cases the developers indicate that this will be a major challenge, as their traditional funding mechanisms do not provide them with the financial offsets to permanently reduce housing rents or sales prices.

Do you have additional strategies to report?

Yes

Strategy #5

(L) reduce, waive, or eliminate impact fees related to moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

North Ogden City reviewed the Consolidated Fee Schedule in 2023. This review provided an opportunity for various departments across the City to consider whether or not the fees associated with development and City services are correctly established.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City did not make any amendments to the Impact Fees or other fees associated with Building Permits. It was found that the fees being charged represent the cost for service provision. There are no fees being assessed that the City felt they could give up and still provide adequate services for new housing. One beneficial housing policy is that the City allows new-build single-family homes to finish their basement with a zero cost permit. This reduces an impact fee barrier to finished basements and ADU conversions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use regulations have been changed or created yet. The City will continue to look for ways to reduce cost burden to housing developments, while also balancing the need to provide essential services to residents.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The main barrier is in the cost of service provision for residents. Current Impact Fees only provide a portion of the ongoing costs of providing essential services.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No additional Market Response for this strategy.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

North Ogden Counts Building Permits and Rental Licenses

Total Number of Accessory Dwelling Units in the Jurisdiction

11

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

3

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

5

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for



strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

My comment is not one on the report, but rather on the intent behind the report and the city's

providing affordable housing. Unless you are an extremely well funded City, or a City with serious housing and equity needs (Park City, Salt Lake City, Ogden, etc.)The ability to provide truly affordable housing is not held in the hands of cities, but rather in the hands of developers. Cities do not have the tools to force or require housing affordability. We can rezone and upzone every parcel in the city, but that will not guarantee that those units will be affordable. We have no policy tool to require affordability. It becomes a negotiation between the City and a developer on what they can provide and what burdens the City can bear. It is a difficult problem to address, and we are happy to do our part to provide a variety of housing types, however, I can not guarantee that the units built will be "affordable" by today's definition.

North Salt Lake

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.nslcity.org/DocumentCenter/View/1522/Moderate-Income-Housing-Plan?bidId>

Link to Ordinance or Resolution

<https://www.nslcity.org/DocumentCenter/View/5547/RES-2022-34R-Moderate-Income-Housing-Element-revision-and-accept-annual-housing-report-92022>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In early 2023, the City annexed approximately 1,000 new residents and over a dozen businesses into the City from the Val Verda annexation area. After annexing that area and zoning it to allow for increased density over the previous county zoning, the City further amended the Code to allow for 7,000 square foot minimum lot sizes for duplexes (previously 10,000 square foot minimum) in the R1-7 and RM-7 zones to accommodate more diverse housing types and allow for an increase in density. The residential annexation area is directly adjacent to commercial zoning along Highway 89, where it is anticipated that Bus Rapid Transit or Enhanced Bus will be located, thus the increase in density in that area is supportive of transit.

The City has worked with a developer over the last year for the Towne Plaza/ North Lake Lofts development within the City's Town Center in attempting to secure a development agreement amendment to get an entitlement for a rent-restricted, single room occupancy, mixed-use development. The plan has not yet been adopted, as the developer continues to modify his request, but the plan has gone to two Planning Commission work sessions and one public hearing. Over the last year, the City worked with a developer for Cutler Lofts which would require a re-zone from General Commercial to a Planned District, which is a negotiated zoning district by development agreement. The developer wanted to put in high-density housing along a commercial corridor (Redwood Road), which the City was amenable to. Unfortunately, the developer withdrew their application due to environmental mitigation cost restraints on the property. The City also worked with a developer over the last year for a re-zone from General Commercial to a Planned District for Clifton Towns, also along Redwood Road. The development includes horizontal mixed-use with medium-density housing adjacent to the commercial land uses. The development was approved for a General Development Plan, but the developer decided not to move forward with the north property due to the purchase price of the property. The developer intends to move forward with the development on the southern parcel within the next fiscal year depending on construction costs and interest rates.

In the last year, the City secured grant funding to complete a comprehensive update to the General Plan. That will include an update to the Moderate Income Housing Plan, and will include the newly-annexed area of the City. It is expected that the General Plan update should be completed within one year.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City Council voted to annex approximately 1,000 new residents and over a dozen businesses into the City from the Val Verda annexation area in early



2023, and up-zoned the area to allow for increased density. After which, the City Council passed a code amendment to reduce the required minimum lot size for duplexes from 10,000 square feet to 7,000 square feet, further increasing the density allowances in those zones, both in the annexation area and existing R1-7 and RM-7 zones. The City also approved a General Development Plan for the Clifton Towns development, which, when completed, will go from a solely commercial development to mixed-use with medium-density housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City has worked over the past several years to adopt land use regulations for the Town Center that support higher density housing in addition to expanded retail options in exchange for better design. Those regulations have not been adopted yet, as the City is currently undergoing a Town Center Market Study (expected to be complete within the next 6 months) and is also considering hiring an urban design firm to help draft the design requirements. In the meantime, the City has been utilizing the Planned (P) District zoning designation to regulate design and to allow for a diversity of housing types including RDA subsidies through development agreements. This zoning tool has been wildly successful, and has been used within the last few years to create affordable housing in the City's Town Center, which is along a future transit route and commercial district.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The biggest barrier in implementing this strategy, as reported by developers, is that the construction costs and interest rates are so high that, even though the city has removed regulatory barriers to allow for higher-density housing, the developer community can't implement their plans because of the high cost to develop. The City has also faced some pushback from the community in regards to increased density in the Town Center area, particularly in regards to the Towne Plaza/North Lake Lofts development. The community is resistant to increased traffic and parking concerns, and an increase in building height for that development.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed



0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

360

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There is very little vacant property within the Val Verda annexation area, as they are mainly established land uses. So, redevelopment at a higher density would require the demolition of existing homes. Due to high construction costs and interest rates, those types of developments that require land assembly and demolitions are not financially feasible at this time. So, although the land use regulations have been made less restrictive, there isn't the market for that kind of development currently.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City continues to provide free land use permits for ADUs and promotes legalizing ADUs on the city's website. The City website has an entire page dedicated to Accessory Dwelling Units which explains the requirements in order to have a legal unit, including the application form. As Building Permits are submitted for basement finishes, new builds, etc. the City is requiring the free land use permit be obtained as part of the building permit approval in order to



legalize and document the ADU. In the last year, the City has approved 9 land use permits for ADUs and has 8 building and land use permits currently under review.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City adopted an ordinance in 2018 allowing for Accessory Dwelling Units on any single family lot, and the City has seen great success from that ordinance adoption. The ordinance provided for an administrative approval process via a land use permit to legalize ADUs. In the last year, the City has approved 9 land use permits for ADUs and has 8 building and land use permits currently under review, which is an increase from previous years.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2018, the City adopted an ordinance allowing for Accessory Dwelling Units on any single family lot. Since then, the City has seen great success in legalizing existing ADUs and in getting new ADUs permitted in single family homes. Since the ordinance adoption, the City has administratively approved 33 land use permits for ADUs in North Salt Lake. Because the City made the land use permits free of charge, it has eliminated barriers that homeowners may have faced with legalizing their ADUs and ensuring that they meet building and fire code regulations.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

9

Number and type of affordable units added
unknown

Number and type of affordable units rehabbed
unknown

Number and type of units converted from other uses

0

Change in local rent amounts

n/a



Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since 2018, the City has given administrative approvals for 33 Accessory Dwelling Units in North Salt Lake. In the last year, the City has approved 9 land use permits, and currently has 8 land use and building permits under review. The market response to legalizing ADUs has been consistent year after year with a slight increase in permitting since the pandemic and the increased interest rates for housing. The City finds that allowing for ADUs is a great way to provide for homeowner retention while simultaneously providing more affordable rental units within single-family neighborhoods.

Strategy #3

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City staff worked with the developers for the Towne Plaza/North Lake Lofts development to get an entitlement for a single room occupancy development through a development agreement process. The development as proposed would include a cost share from the City to use RDA funds to pay for the public improvements on Center Street in exchange for the developer making some of the units rent-restricted. The development plan has not yet been adopted, but was presented in two Planning Commission work sessions and a public hearing. The developer continues to refine the plan and request for RDA funds and terms of length of the proposed rent subsidy.

The City has also started working with a consultant on a Town Center Market



Study that will help determine what types of land uses could realistically thrive in the Town Center, including what level of housing would be needed to support it. It is anticipated that the study should be completed within the next few months, and it will include recommendations about how to best use RDA funds to subsidize the uses we would like to see.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City agreed, through development agreement, to utilize redevelopment agency funds to subsidize the cost of development in Towne Plaza for a mixed use townhome and commercial/office development. The developer can't make the original development plan work out financially as the market for office space and store front retail has diminished, and is asking for an amendment to the original development agreement to include more housing. Through that approval, the City would be effectively leveraging the RDA funds to subsidize affordable housing units in the Town Center of North Salt Lake, extremely close to a future transit station. The development agreement amendment has not been approved, as the developer is still actively revising his proposed plan to be reviewed by the Planning Commission and City Council.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City has a negotiated zoning district named the Planned (P) District. That zoning district allows for flexible zoning regulations in exchange for better building design, etc. The zoning district is administered via development agreement, and the Redevelopment Agency has historically subsidized developments utilizing this process. The City's Edge development, in particular, was able to utilize RDA funds for the burial of power lines in exchange for deed restricting many of their housing units as affordable.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The community resistance to higher density residential development has been a barrier to getting a positive recommendation from the Planning Commission on the Towne Plaza project. The community has concerns about higher traffic volumes near an elementary school and increased building heights to accommodate the density increase, and has turned out to the meetings to protest the development. The developer is actively working with the community and revising the plan to address the concerns raised in the public hearing.

Number and type of new units permitted

0



Number and type of affordable units added
0

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Though the City has redevelopment funds available to subsidize affordable housing developments, the developers are having a very difficult time getting developments to be financially feasible due to the current construction costs and high interest rates. In order to make the developments work out financially, they would have to over-develop the site to the point where it could have negative impacts on the surrounding community. Additionally, due to those rising costs, the City is not receiving a lot of interest from developers, particularly ones that want to build affordable housing. The majority of the development inquiries are for luxury apartment projects.

Do you have additional strategies to report?
Yes

Strategy #4
(l) amend land use regulations to allow for single room occupancy



developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City staff worked with a developer for the Towne Plaza/North Lake Lofts development to refine an amendment to their general development plan which would include single-room occupancy units. The original proposal was for 287 units, 114 of which would be single-room occupancy. 102 of the units would have been rent restricted for 20 years. The development agreement would have included some cost-share from the City using redevelopment agency funds to subsidize the affordable units. That development plan was presented in two Planning Commission work sessions and one public hearing, and has not yet received approval.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The developer of Towne Plaza/North Lake Lofts has not received approval for their development agreement amendment yet, and is currently changing their development plan to better suit the desires of the community in regards to the number of units, building height, and parking. Once they receive approval, the land use regulations for that development will be adopted through a development agreement. Currently, the City Code does not restrict single-room occupancy, so a developer could build those types of units without a zone change. However, this developer is asking for RDA funds to help subsidize the units to make them more affordable, so the land use regulations will be negotiated.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City has been working towards the adoption of specific regulations for the Town Center, in regards to design, parking regulations, loosening use regulations, etc. Those regulations have gone to many work sessions with the Planning Commission over the years. Currently, the City is undergoing a Town Center Market Study and will be likely hiring an urban design consultant to inform the drafting of those code regulations. But, by allowing for reduced parking requirements in the Town Center, it will enable developers to maximize the use of their property. There is currently no restriction on single-room occupancy units in the Code, but it is believed that eliminating some of the other regulatory barriers regarding parking, etc. will help to make that type of product more economically viable to developers.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

The biggest barrier to getting the development agreement amendment approved has been the pushback from the community in regards to traffic/parking concerns and building height. The community has attended the public meetings in large numbers to express their concerns regarding the development plan. However, as stated previously, the City Code already allows for single-room occupancy developments, so the community pushback would not be an impediment to a standard development with single-room occupancy units. It is only a challenge for this particular development, which is asking for more density and taller buildings.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There have not been any single-room occupancy developments proposed in the City, outside of the Towne Plaza/North Lake Lofts development. The City Code



has never restricted the number of rooms in any development, so a developer could propose those type of units at any time, but there doesn't seem to be the market for it without some type of subsidy to support it. The Towne Plaza/North Lake Lofts developer asked for a substantial amount of RDA money to help keep some of the single-room occupancy units affordable. Unfortunately, with each iteration of the developers proposed plan, the proposed number of units to be income restricted continued to decrease as land values, construction costs, and interest rates continue to increase. The developer has also been unwilling to consider state or federal moderate income housing funds due to the perceived difficulties in obtaining and yearly reporting requirements attached to those funds.

Do you have additional strategies to report?

Yes

Strategy #5

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In early 2023, the City annexed in approximately 1,000 new residents and over a dozen businesses from the Val Verda annexation area. There were several public meetings held, including an open house style meeting at a local elementary school to discuss the annexation impacts and potential zoning. The final decision by the City Council was to up-zone the annexation areas that were previously zoned R-1 (10,000 sq ft minimum) and R-2 (9,000 sq ft minimum) to R1-7 (7,000 sq ft minimum) to allow for more density in the area that is near the Highway 89 commercial and transit corridor. The City was also going to be considering a re-zone for Cutler Lofts, which was proposing to re-zone from General Commercial (C-G) to a Planned District (P) to build high-density housing within the Redwood Road CDA. The developer withdrew the application due to environmental mitigation cost restraints. Additionally, the City approved a General Development Plan for Clifton Towns, which included medium-density housing and commercial frontage on the corners. The developer decided not to move forward with the north property due to land costs, but plans to move forward with the south parcel in the next fiscal year depending on construction costs and interest rates.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



The City's decision to up-zone the entire annexation area is very supportive of implementation of this strategy. The re-zone allows for higher density development in the entire annexation area that is directly adjacent to commercial development and a future transit corridor on Highway 89. Additionally, the City amended the Code to allow for duplexes on 7,000 square foot lots rather than requiring a minimum of 10,000 square feet. Both of these land use decisions get the City closer to its goals of providing more density and more housing types in areas that are close to transit and commercial areas.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City has been working diligently over the last 10 years at creating a Town Center along the Highway 89 corridor, which is slated for future bus rapid transit or enhanced bus, and which is currently zoned Highway Commercial. In 2013, the City updated its General Plan which recommended the creation of a Town Center. In 2016, the City adopted a Town Center Master Plan. And, over the past several years, the City has been working on drafting zoning regulations for the Town Center area that will be supportive of housing, reduced parking requirements, and better design. In the interim, the City utilizes the Planned (P) District zoning designation to negotiate densities, building design, and RDA cost participation. Over the past several years, the City has approved (and expanded) 6 developments utilizing the P District zoning, along with a development agreement, within the Town Center. The majority of those developments have included a housing component, and one of them included several affordable units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Many of the residents in the annexation area were not supportive of being annexed into North Salt Lake. However, after substantial outreach efforts by the City, that response seemed to be softened. The pushback from the community when making land use decisions that increase density is always difficult to overcome, as many people are concerned about the rapid densification along the Wasatch Front.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed



0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

360

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City has not received any requests to build new duplexes or to divide any lots since the annexation in early 2023. Most of the area is built out, so it would need to be infill development or redevelopment. There doesn't seem to be much interest in that from developers currently. There was one request to reduce the lot frontage requirements in the R1-7 zone to allow for lot subdivisions along a particular street in the annexation area. City staff was not supportive of this change, as it would run counter to public safety and active transportation goals with too many driveways in that area. The applicant has since withdrawn their application.

Do you have additional strategies to report?

Yes

Strategy #6

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

The Towne Plaza/North Lake Lofts development agreement amendment was proposed in 2022 with a requested overall parking reduction of 52%. That general development plan has been presented in two work sessions and one Planning Commission public hearing, and has not received approval. Although the developer continues to explore and revise the proposal to better reflect the desires of the community, the Planning Commission has expressed support for a 35% parking reduction overall for the development.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As mentioned in the previous question, the Towne Plaza/North Lake Lofts development agreement amendment has not yet received approval, but the Planning Commission has expressed support in the meetings for a 35% reduction in parking overall for the development and allowances for shared parking. The proposed development is within $\frac{1}{4}$ mile of a future transit station, and would include a commercial component within it. The City has consistently used the Planned (P) District zoning designation to negotiate land use regulations through a development agreement. This has been particularly effective in the Town Center where the City has regularly reduced parking requirements through development agreements which often include a reduced overall requirement, options for shared parking, and parking reductions with amenities such as bike lockers.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City has been working for several years on drafting code regulations that would reduce the parking requirements in the Town Center. The proposed code needs more input from professionals, so the City is currently undergoing a Town Center Market Study and will be hiring an urban design professional to inform the drafting of that code. In the interim, the City has been utilizing the Planned (P) District zoning tool to negotiate parking requirements for each development. Those developments have consistently been approved for a reduction in parking requirements and an increase in density, particularly in the Town Center area that is nearby future transit on Highway 89.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The elected officials and the community, in general, are very concerned about supplying enough parking in North Salt Lake, which is currently very auto-oriented. The biggest barrier to implementing this strategy is educating the community about realistic parking needs and how that will integrate into future



plans, such as transit along Highway 89 and the redevelopment of the entire Town Center with a robust active transportation network. The developers seem to be very receptive to the idea of reducing parking standards, as that allows them to maximize the return on investment for their development.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers are very receptive to reducing parking standards, as that allows them to maximize the return on investment for their development. So, there is no pushback from the development community in regards to reducing parking standards. In fact, it is sometimes essential for them in order to make their development economically viable. Since allowing for a reduction in parking standards through the Planned District zoning designation, the City has received a lot of interest from developers. But, in the last year, there has only been one development considered that would allow for a reduction in parking



standards within the Town Center area that is near a future transit corridor.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Land Use Permits

Total Number of Accessory Dwelling Units in the Jurisdiction

33

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

8

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

8 land use permits

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

It is very difficult to obtain yearly housing and market data to complete the reporting requirements. So, any data provided that is available all in one centralized location would be very helpful.

Ogden

Type of Jurisdiction

Municipality (City, Town, Metro Township)



Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Ogden City updated the East Central Community Plan online and amended the zoning map to reflect the removal of the ADU restriction to allow ADUs in all residential areas of the East Central Community. Previously, the R-1-5 zone in the East Central Community Plan area did not allow ADUs.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The ADU standards were amended on November 15, 2022 to be less restrictive. It was amended by changing the ADU permit from an annual renewal to being required once based on the current owner. The size of ADUs was changed to allow it to be up to 800 square feet if it doesn't occupy more than 25% of the rear yard area of the lot.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Ogden City allows accessory dwelling units as permitted uses in all single-family zoning districts and allows internal, attached and detached accessory dwelling units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

4

Number and type of affordable units added

4

Number and type of affordable units rehabbed

n/a



Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Accessory dwelling units are becoming a very popular way for Ogden City to provide more affordable housing. Accessory dwelling units provide more housing options for households that are considered low to moderate-income households.

Strategy #2

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Ogden City rehabilitated seven (7) single-family homes, which exceeded Ogden City's goal. Ogden City invests in the rehabilitation of existing uninhabitable housing stock and adds to its moderate-income housing stock by providing resources to existing homeowners through the Housing Exterior Loan Program (HELP) that provides loans for households that qualify for a loan to repair the exterior of the home. Ogden City also provides an Emergency Home Repair Program (EHRP) to qualifying households with low interest loans to fix unexpected emergency home repairs that threatens the structure and/or the life and health of the household.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy. The Ogden City Council adopted the annual budget on July 1, 2023 which approved funding that support the programs executed by the Community Development Division, such as, the Housing Exterior Loan Program, the Emergency Home Repair Program, and the Home Sweet Ogden Program that remodels homes and sales them to owner-occupant buyers.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. Ogden City encourages reinvestment in its aging neighborhoods. Ogden City has a large aging housing stock that requires continual investment. Each year, the Community Development Division purchases existing homes in neighborhoods that need to be rehabilitated. Once the home is fixed up, it is sold to a household that meets the income requirements to qualify. This is an on-going program that provides housing for families in need.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Annually, home prices have increased, which has made it more difficult for Ogden City to provide rehabilitated homes at an affordable price. In 2023, the higher home loan interest rates have caused the housing market to slow down, which has increased the number of homes for sale from 397 in May 2023 to 626 in June 2023, which helps the market be less competitive. Because of the higher interest rates, sellers are selling their homes for less to try and adjust to what the buyers can afford due to the higher interest rates. Compared to nearby cities, Ogden City has seen a 5.6% drop in median home prices listed. This is good new for families that are cost-burdened by housing costs.

Number and type of new units permitted
We do not track this information.

Number and type of affordable units added
We do not track this information.

Number and type of affordable units rehabbed
7 single-family homes

Number and type of units converted from other uses
We do not track this information.

Change in local rent amounts
We do not track this information.



Change in the number of people displaced
We do not track this information.

Change in the number of households experiencing housing cost burden
We do not track this information.

Change in the share of household income spent on housing
We do not track this information.

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Families are unable to make needed repairs to their homes because inflation has forced households to spend more money on food and transportation. Homeownership has dropped because of the cost of housing over the past several years, which is partly due to the higher interest rates. Ogden City's rehabilitated homes are sold at reduced prices to households that are considered low to moderate income households. In 2023, Ogden's average household income is \$66,867 with a poverty level of 17.66%.

Strategy #3

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In July of 2023, Ogden City Council adopted the annual budget that provides ongoing programs called, "Own in Ogden" that provides down payment assistance grants and the "Home Sweet Ogden" program that provides rehabilitated homes for sale to qualifying households. These programs are available to Ogden City employees and full-time state-certified K-12 classroom teachers and administrators in schools that serve Ogden City students.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Community Development Division submitted Ogden City's Annual Action Plan to HUD on June 22, 2022 for the Annual Action Plan for July 1, 2022 to June 30, 2023. The Annual Action Plan states how the Own in Ogden and Home



Sweet Ogden housing programs are administered and the budget allocated to the program. The budget for the Own in Ogden and Home Sweet Ogden was \$3,303,971.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Ogden City Council supports the Own in Ogden and Home Sweet Ogden programs financially, which provides down payment assistance to employees and school district employees to encourage them to become residents of Ogden City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The barrier is having enough funding to meet the demand for down payment assistance. In the past five years, fewer households have had the ability to gain equity by owning a home, which makes it difficult for households to have a down payment.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

We do not track this information.

Change in local rent amounts

We do not track this information.

Change in the number of people displaced

We do not track this information.

Change in the number of households experiencing housing cost burden

The Weber County Affordability and Access Study, based on 2019 numbers, that the number of cost burdened households is 28.9% of the population. Housing costs have increased substantially since 2019 and that number continues to rise. Ogden City has the lowest median household income in Weber County.



Change in the share of household income spent on housing

The Weber County Affordability and Access Study provides data that in 2019, 41.9% of renter households were cost-burdened. Housing for rent is increasing quicker than the cost of owning a home.

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The federal government has raised the interest rate 10 times since March 2022. Home loan interest rates are making it difficult for households to obtain homeownership.

Do you have additional strategies to report?

Yes

Strategy #4

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On March 7, 2023, the Downtown Ogden Implementation Ordinance was adopted which reduced the number of required parking spaces for residential uses and eliminated the minimum requirement for non-residential uses. Parking maximums were also adopted, which helps reduce unnecessary parking that drive up development costs. On January 10, 2023, the City Council adopted the proposal to create a Downtown Paid Parking Management System to help create more parking turnover and reduce the need for additional parking in the downtown area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Ogden City is working on several mixed use developments that will include structured parking within the downtown area. As of July of 2023, a mixed use development called Wonderblock, is currently under review for approval of the first phase. The Wonderblock development will include parking structures that will be used for private and public parking and will provide parking for a variety of uses, including residential. These parking structures will reduce the need



for surface parking, will encourage shared parking, and allow higher density housing closer to mass transportation.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

With the adoption of the Downtown Ogden Implementation Ordinance on March 7, 2023, Ogden City removed the limit on how many residential units can be developed in the downtown area. The number of residential units in the downtown area will be largely determined by how each development provides space for required parking. Ogden City encourages underground and structured parking that will significantly increase the number of residential units. This creates a more walkable environment, which reduces the need for a personal vehicle and allows households to spend its resources on other needs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The paid parking system in downtown will take several years to implement. Several areas in the downtown will require new infrastructure to operate the system. Code enforcement officers will need to help implement the program and people visiting downtown will need to adapt to the paid parking system.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies

On March 7, 2023, Ogden City's entire downtown was rezoned as part of the Downtown Ogden Implementation Ordinance to allow more housing near transit and jobs. Since August of 2022, Ogden City rezoned five other areas that have been rezoned for higher density housing.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since Ogden City adopted the Downtown Ogden Zones and the associated Implementation Ordinance, there has been a lot of interest in building high density housing in the core of Ogden's downtown near the FrontRunner Station and the new bus-rapid transit line that will open on August 20, 2023.

Do you have additional strategies to report?

Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Between November 2022 and April 2023, Ogden City worked with a group of Weber State University planning students to gather land use data on four of our bus-rapid transit stations to begin working on our required station area plans. The planning students provided land use maps, a presentation, and a final report that included ways to improve each station area by requiring land uses that support transit, improving transit users safety, and providing better connectivity to the stations and surrounding area. The work that was performed by the Weber State University planning students and the work that had been done by the Onboard Ogden bus-rapid transit study may remove the need to hire a consultant to complete the bus-rapid transit station area plans. In 2023, planning staff has been and continues to compile information to complete the application for Ogden's FrontRunner Station Area Plan. The planning division is working towards getting this station area plan certified before the end of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Weber State University has adopted a campus master plan to support the



three bus-rapid transit stations that will be on campus. Ogden City amended the zoning ordinance to allow higher density housing near the bus-rapid transit stations within Ogden's East Central area and has partnered with JF Capital and McKinney to build housing around the FrontRunner Station.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2019, Ogden City conducted a study called Ogden Onboard. The purpose of the study was to create a transit-oriented vision and implementation strategy for the new Ogden Express bus-rapid transit system by focusing on preserving a mix of equitable housing; enhancing access to essential services; creating well-designed and welcoming stops and station areas; and providing improved active transportation connections and greater connectivity to the regional transit system. Ogden City's Planning Division is using this study to move forward on creating station area plans for all of the bus-rapid transit stations that have a dedicated lane. The Make Ogden Downtown Plan, which was adopted in 2020, is being used to develop the station area plan for Ogden's FrontRunner Station. The recently adopted Downtown Ogden Implementation Ordinance that is the tool to implement the Make Ogden Downtown Plan is encouraging transit-oriented development around Ogden's FrontRunner Station.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The first and last mile facilities need to be improved to provide better connections to destinations surrounding the station areas. Most residents are intimidated by high speed traffic and do not bike or walk because of the perceived risk of injury. Some of the stations are along major streets that may be intimidating for a pedestrian or cyclist. There is also a lack of connectivity to some neighborhoods around some of the transit stations. Creating new connections through neighborhoods could increase ridership and strengthen areas surrounding the stations.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses



n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers have had a lot of interest in the areas surrounding the transit stations. A transit-oriented project named Capital Square that is located along the bus-rapid transit route has been master planned to be a mixed use transit-oriented development that will utilize the bus-rapid transit system and Ogden City has partnered with the developer to push the project forward. The Wonderblock development is in the heart of downtown and Ogden City has bonded to help construct part of the project to make the project feasible. The Wonderblock development will be a catalyst project that will encourage more developments like it around the areas that have transit to support them.

Do you have additional strategies to report?

Yes

Strategy #6

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Ogden City approved the construction of 176 affordable apartment units, known as the Q25 apartments. The Q25 apartments are supported by the Quality Neighborhoods Initiative, which was adopted to stabilize and revitalize



Ogden's neighborhoods. This project will allow units to be offered to renters earning 60% of the average median gross income. This project is part of the Capital Square project that is in the Mixed-Use (MU) zone. Capital Square is adjacent to the newly opened Ogden Express (OGX) bus-rapid transit station.

Ogden City partnered with UTA, JF Capital and McWhinney to develop a mixed use development near the UTA FrontRunner Station and BRT Terminal. This project is made possible by the adoption of the new downtown zoning and downtown code that was adopted in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This year, Ogden City Council adopted a text amendment that will allow Cottage Lots (1,500 square foot lots) within two blocks of the bus-rapid transit route.

The City Council also approved property within the Nine Rails Creative District that is zoned R-9 to have up to 29 units per acre. Much of the Nine Rails Creative District is serviced by public transit.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The text amendment to allow cottage lots within two blocks of the bus-rapid transit route will afford opportunities for more homeownership near transit. The entire Nine Rails Creative District is within two blocks of the bus-rapid transit route and qualifies for the cottage lots.

The Nine Rails Creative District is served by two recently opened bus-rapid transit stations that can support the increased density allowed within the R-9 zoning district.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None. The community has been supportive of creating opportunities for more homeownership and increased density when it is supported by transit.

Number and type of new units permitted
n/a



Number and type of affordable units added

176 units under construction

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market is ready to embrace high density housing near public transit. Residents are also comfortable with the idea of allowing smaller lots near transit. Residents want more opportunities for homeownership and to encourage ridership of the bus-rapid transit system.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

23

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:



5 (Aug. 1, 2022 - Aug. 1, 2023)

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Ogden City could benefit from receiving more funding from the State to help cost-burdened households.

Orem

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

http://orem.org/wp-content/uploads/2023/02/Orem-General-Plan-2023-Update_low-resolution.pdf

Link to Ordinance or Resolution

<http://orem.org/wp-content/uploads/2023/02/R-2023-0004.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Staff continues to meet with, speak with and address questions and comments about accessory apartments daily. Staff is in process with finalizing the annual communications campaign (full campaign) to bring awareness about the requirements of accessory apartments in Orem. Currently, Orem has already sent out communications in the monthly newsletter.

The following is a list of what has been added to the Annual Communications Campaign:

- City Email Newsletter, utility billing mail, and email list communications,
 - o Once a month, and quarterly targeting Orem Neighborhoods
 - o Newsletters for July, and as of August 1, 2023 have been completed.
- Quarterly Landlord Newsletter, language for next newsletter to be sent out awaiting final input from Staff coordination.
- Social media communications
 - o Monthly posts. Currently August and September are being scheduled, and rest of the posts are being finalized for following months.
- In person events, Police Picnics, Orem Farmers Market, Orem Recreation events, OremFest events, Community Cleanups, Neighborhood Leader meetings, other City and Neighborhood meetings, events and activities
- Future housing charrettes
- Increasing website presence, www.orem.org/accessoryapartments
 - o How-to videos about accessory apartment requirements
- Neighborhood Improvement Team and Code enforcement compliance communications
 - o Developing monthly report of accessory apartments reported for compliance to track market response and compliance outcomes.
- Landlord License email communications

Additionally, Orem Staff is finalizing the scope of updating the 2018 Moderate Income Housing Study, and how an update to that study could address new layers of information from our rental licensing program, and how the City can better track and identify benefits of accessory apartments.

Within our new Neighborhood Improvement Team database, Code Enforcement officers are tracking the number of accessory dwelling complaints. This is leading to education and compliance. Staff is exploring possibilities for cross tracking compliance cases that lead to new legal accessory apartments or other market outcomes of homes either being transitioned into full rentals, or sold.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions have been made regarding this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

33

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



Staff has not seen any direct market response as part of the communications campaign that have been sent out. One element that we are examining is how to track accessory apartment compliance cases. Staff has identified three outcomes of accessory apartment cases, either homes are sold, homes are transitioned into full rentals, or units transition into legal accessory apartment applications.

Strategy #2

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Staff is in process of finalizing the outreach plan for the Affordable Senior Housing Zone (ASH). At present that plan includes the following:

- Finalizing a list of existing (completed) and potential developers to reach out to about ASH boundaries, development standards, and continuing affordable senior housing needs.
- A timeline of outreach:
 - o Currently, communication with existing developers is occurring annually for reporting compliance with income requirements for affordability.
 - o 2 meetings with existing and potential developers regarding interest in future development in ASH zone.
 - o Utilize existing City newsletters which are sent out monthly and highlight the ASH zone as a means of creating affordable housing for seniors. Staff is 80% complete with the language that will be sent in the newsletters.
 - o Organizing an ASH Housing Charrette and meet with housing support organizations, such as Fuller Center for Housing, Habitat for Humanity Utah County, Mountain Country Home Solutions (NeighborWorks Organization), Utah County Housing Authority, Self Help Homes, and the Refuge Utah, and other senior focused developers for addressing affordable senior housing development standards, types and gaps in Orem. Proposed for Spring 2024.

Staff is in process of evaluating the existing 2018 Moderate Income Housing Study and narrowing the scope of an update of that study. This scope as we have identified to address this specific MIH housing strategy would include a specific examination of the existing ASH zone. Staff has documented as the beginning part of this analysis the geography, size and boundaries of the



existing ASH zone boundary as part of this existing study analysis. Presently Staff is also considering feasibility of expanding the scope of the study for additional focuses for affordable senior housing citywide. The Moderate Income Housing Study scope would also include analysis and study of all moderate, and affordable housing in Orem.

For the first time, Orem City is partnering with Mountain Country Home Solutions to build a 4 unit senior project in the ASH zone. The City has provided \$145,000 in CDBG funds to help with project infrastructure.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
No land use regulations actions have been taken at this time.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Staff has multiple project priorities which create a barrier of available staff time. Staff has had internal discussions about proceeding with a budget request in the next City budget cycle, and exploring the feasibility of outside assistance for the identified MIH housing study update.

Number and type of new units permitted
4

Number and type of affordable units added
4

Number and type of affordable units rehabbed
None.

Number and type of units converted from other uses
None

Change in local rent amounts
N/A

Change in the number of people displaced



N/A

Change in the number of households experiencing housing cost burden

4

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Orem had one new 4-plex begin construction in the ASH as an approved ASH development. As we are early in the communications plan for ASH, we have not seen any other market response at this time.

Strategy #3

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

At present, the City is continuing to proceed with interest for an HTRZ with the developer. We continue to meet with and communicate with the developer. Latest communication was July 2023, during a brief meeting with the developer. The Developer has engaged the services of consultants to facilitate the HTRZ application process. These consultants successfully met with Rob Smith, with Alpine School District, and received encouraging feedback. Additionally, they had a meeting with Mayor Dave Young of Orem City. The consultants plan to meet with Orem City land use and planning staff in the coming weeks.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions have been made regarding this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



None

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There have not been any legislative actions. We have not seen any market response for this strategy at this time.

Do you have additional strategies to report?

Yes

Strategy #4

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy. City Staff along with the Consultant hired through technical assistance kicked off Phase 1 of the Orem Station Area Plans in February 2023. The Orem Frontrunner Station Area Plan process began by forming a Stakeholder Committee made up of representatives from Commissions from the City, UVU, UTA, MAG, UDOT, Mountainland Technical College, Utah Lake Commission, the Utah Valley Chamber, Union Pacific, and the LDS Church. Additionally, we have completed most of our current conditions and data gathering for the station area. We have held three stakeholder committee meetings with 2 of those outlining current conditions and reviewing data about the Station Area. The third meeting was a mapping exercise with the stakeholder committee to imagine the station area and map what places, land uses and transportation choices for the station area. This also trained the stakeholder committee to be facilitators in preparation for our First Public Workshop.

We held our first Public Workshop, and were fortunate to have a great partner in UVU being able to hold it at the UVU Library. We had over 150 attendees and had 18 maps produced from the workshop and our stakeholder mapping exercises.

Next is to hold several more stakeholder meetings to finalize the scenarios and hold two more public workshops. Staff is anticipating adoption and certification of end of 1st quarter 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
No land use regulations or decisions at this time.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers: Educating residents, and stakeholders about how this robust public process is designed and fundamentals about land use, zoning and transportation and the intent of the HB 462 legislation for Station Area Plans. Distrust regarding the process and misinformation has run rampant. This has been done through social media and a flier that was handed out door to door with misinformation about the station area plan and high density housing. Residents have expressed frustration with multifamily housing, the SAP process, and they have represented that the process is pointless and the "fix is in." From



our mapping workshop during the first public workshop, some maps show no growth or are suggesting single family homes right next to the Frontrunner Station.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There has not been any market response to this strategy as we are in the planning process.

Do you have additional strategies to report?
Yes

Strategy #5

(L) reduce, waive, or eliminate impact fees related to moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As of July 2023, City Staff has completed the research for the existing ASH developments, and the impact fees that were paid through the entitlement process. These fees have varied due to when the units were constructed. Staff is using this information now to frame and structure the scope of remaining portions of the fiscal impact study. Staff has met internally and discussed the feasibility of assistance with this analysis relating to Impact fee schedules and historical analysis, and proposals for considering waving certain impact fees for ASH development.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There have not been any land use regulations or decisions made at this current time.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
No market response has been observed at this time.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
752

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
2022-2023: 33; 2021-2022: 34

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
2023: 4,007 rental accounts; 2021-2022: 3,746 rental accounts

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)



Similar to the Station Area Plans, it would help if there was technical assistance relating to implementation of housing strategies and ongoing housing planning. Additionally, training for staff, planning commission members and elected officials.

Park City

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.parkcity.org/home/showpublisheddocument/73173/638102339325926729>

Link to Ordinance or Resolution

<https://www.parkcity.org/home/showpublisheddocument/73229/638118910741725961>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. On March 17, 2022, City Council provided direction to draft an RFP to solicit Statements of Proposals from experienced developers to partner with PCMC to deliver a timely, successful, and financially viable affordable, workforce residential development on a 29-acre property owned by the City. Four additional meetings were held on the parameters of the RFP, with Council directing staff to release the RFP on September 15, 2022.
2. The Mine Bench RFP was open from October 31, 2022, to January 27, 2023, and outlined two potential development areas, both of which would require a rezoning to facilitate a new workforce housing project.
3. A Selection Advisory Committee was assembled and met on February 9, 2023, to review the applications, and identified two proposals as the top ranked.



4. Following an extensive review period, the City identified a preferred development partner and notified them of their top-ranked response on May 26, 2023. The top ranked respondent has proposed to incur the entitlement process, including the rezone of a portion of the property for a large workforce housing development.
5. PCMC is now beginning negotiations with the selected developer to execute a Memorandum of Understanding, as a first step towards a lease agreement. On June 8, 2023, PCMC held the first negotiation session with the developer.
6. We anticipate negotiating and executing the MOU in 3-6 months. This will be followed by community outreach which will occur concurrently with the entitlement process, including a rezone application and final action. The lease agreement following community outreach and due diligence/entitlement process is expected to occur in +\-24 months.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected, pending the outcome of the MOU. Upon entering the MOU, the developer will initiate a community outreach and due diligence study that will identify the appropriate zoning district to which the property will be rezoned to accommodate the proposed density (300 units).

Additionally, the City has utilized land use decisions to facilitate the development of 380 new units over the next five years at HOPA on Kearns Blvd and Studio Crossing in Quinn's Junction. The HOPA project is benefiting from the use of the city's AMPD (Affordable Master Planned Development) as well as a parking reduction to allow for higher density. The Studio Crossing project was able to modify their Master Plan Development to convert approved commercial development to residential and in exchange designated a percentage of the added residential as affordable units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Open space and wildland urban interface are important parameters that development in a mountain town community must address. Because of a relative scarcity of developable, appropriately zoned land within City limits, the City is now looking to proactively identify City-owned land that may not be



currently zoned for housing development, but that would otherwise be suitable for housing projects. However, much of this land is on the wildland urban interface which will require careful planning to minimize health, safety, and welfare impacts to the new residents.

The City's adoption of the Affordable Master Planned Development section of the Land Management Code makes possible the type of workforce housing project being proposed. As the land is currently zoned Recreation Open Space, any future housing development will require a rezone. The MOU will outline the parameters of the Public-Private Partnership, including an expected number and configuration of units, affordability targets, and the requirements of the community outreach phase of the project. The community outreach, due diligence, and site feasibility portion of the plan will then inform the type of rezone application that will be submitted to Planning Commission and City Council for review and approval.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

Not yet implemented (up to 300 projected)

Number and type of affordable units added

Not yet implemented (up to 300 projected)

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

0

Change in local rent amounts

Not yet implemented

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

Not yet implemented



Change in the share of household income spent on housing
Not yet implemented

The number of rezones associated with MIH strategies
Not yet implemented - one projected

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Project has not yet been built or rezoned and does not have an effect on the market yet.

Strategy #2

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. On January 26, 2017, City Council approved the purchase of 516 Marsac Avenue, a property that had previously been used as a shelter for victims of domestic violence for over two decades until it was relocated to a new facility.
2. The current structure, which is one residential unit (containing 5 bedrooms, 3 bathrooms) was used on an interim basis for Transit employee housing. However, due to changes with local transit agencies, demand for this type of housing has diminished. The property requires extensive repair or remodeling prior to any future occupation.
3. In February 2022, the City signed a contract for a feasibility study to convert the property from its current dorm-style configuration into several smaller leasable apartments.
4. After a series of three work sessions, on December 15, 2023, the City Council identified a preferred redevelopment plan to convert the one-unit building into a triplex targeted towards the municipal workforce.
5. On February 7, 2023, the PCMC moved forward with soliciting proposals for architectural design and project application services for 516 Marsac Avenue.
6. On April 27, 2023, City Council approved a contract for architectural design and application services to convert the existing building into a 3-unit layout.
7. The contract outlined six phases associated with the design and entitlement of the redevelopment of 516 Marsac Avenue.
 - a. The architecture, engineering, and City teams conducted their first site visit and work session on May 4, 2023. The discovery phase of the project concluded in late May.
 - b. The design of utility lateral upgrades is in progress and is set for



construction prior to July 10th, to avoid conflict with a UDOT reconstruction project.

- c. The schematic design phase is in progress and set to conclude by September 2023.
- d. The design development phase is set to run from August 2023 to October 2023.
- e. The construction document phase is set to run from October 2023 to January 2024.
- f. Construction administration is set to run from January 2024 to late 2024, and the units are expected to be occupied by Spring 2025.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has decided to move forward in procuring development plans to renovate and rehabilitate a former domestic violence shelter into usable, leasable residential units. The contract approved in April 2023 awards the respondent with the responsibility to produce development plans, secure land use entitlement, and oversee construction administration.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The property's zoning is already compatible with the proposed plans for a 3-unit housing project. The project will require a Conditional Use Permit, during which we expect to request a reduction in the parking requirement, in part because of the property's location which is across the street from a transit center.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

Not permitted yet, a triplex (3 units) is planned.

Number and type of affordable units added

0

Number and type of affordable units rehabbed

One existing 7-bedroom unit will be rehabbed into 3 2-bedroom units. three units.



Number and type of units converted from other uses

One existing dorm-style property will be converted to 3 2-bedroom units.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None

Strategy #3

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. The Planning Commission approved the Engine House project design in October of 2022 for 123 rental units, 99 affordable and 24 market units.
2. The City Council approved a long-term ground lease with the developer on July 13, 2023.
3. The City Council also approved \$1.8M in fee waivers for the project on July 13th, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On October 29, 2022, the Park City Planning Commission unanimously approved the Engine House development under the newly created Affordable Master Planned Development section of the Land Management Code.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

This was the first project to be approved under the Affordable Master Planned Development section of the Land Management Code. This section of code incentivizes the creation of affordable housing by providing the ability to build additional density by reducing required setbacks, and open space, and by increasing height above the zone limits. There is also the ability to receive a reduction in parking requirements.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The ability for a density bonus had been present in the Land Management Code for over 20 years, unfortunately, due to other restrictions, many applicants have not been able to incorporate density bonuses into proposed plans.

Number and type of new units permitted

330 in two projects.

Number and type of affordable units added

307 affordable rental units

Number and type of affordable units rehabbed

122 affordable rental units

Number and type of units converted from other uses

0

Change in local rent amounts

Rental rates are at or below 60% of AMI.

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Will be 307 when finished

Change in the share of household income spent on housing

Will be 30% for 307 households when completed.

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

The City has received multiple AMPD applications from private for- and non-profit developers.

Do you have additional strategies to report?

Yes

Strategy #4

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- An evaluation of the City's existing Employee Assistance Housing policy was completed by December 2022. Through an Employee Housing Survey, we learned that the limits of the program were no longer helpful in Park City's extremely high real estate market. A limit of \$10,000 doesn't meet the needs of someone wanting to buy in a market with an average condo price of \$1.2M.
- A total of 160 employees completed the Employee Housing Survey, 50 percent of the total full-time employees. Of those who completed the survey, roughly 19% of employees who don't live within city limits would like to move to Park City if they could afford to do so. These households primarily want one- and two-bedroom units. Most of these households can afford monthly housing costs of \$901 to \$2,400. With rent and mortgage payments currently averaging \$3,000 or more for a two-bedroom home, this means that two of PCMC's employee housing assistance programs are not sufficient: down-payment/mortgage assistance and the monthly housing stipend.
- An initial financial analysis was completed to assess the implications of updating assistance limits to meet current housing cost realities which revealed a need for new approaches. The costs are simply too high, and it isn't feasible for a city employee at an average employee salary to purchase a home in Park City.
- Another strategy the City is testing is the purchase of additional units to provide long-term rentals to City Employees. One unit was purchased in February 2023 to add to the inventory of 49 city-owned rental units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions are associated with this strategy.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
No land use regulations or land use decisions are associated with this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Real estate costs in Park City are a major barrier to this strategy. The Housing Team is conducting more extensive financial analysis and multi-year projections to prepare for an in-depth discussion with City Council in a special study session in the Fall. Following the discussion we will move forward with prioritized changes to the Employee Housing Assistance policies.

Number and type of new units permitted
N/A

Number and type of affordable units added
1 unit was added to the City's inventory of 49 employee housing units.

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
Employee units are rented at costs affordable to 50% of AMI.

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
N/A



Do you have additional strategies to report?

Yes

Strategy #5

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. The City provided \$800K in financial assistance from the Lower Park Avenue RDA for the Engine House project.
2. The City also provided \$11M in other capital funds for the redevelopment of the HOPA project.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There are no land use decisions that are associated with providing financial assistance in the creation of new and preservation of existing affordable units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City's utilization of city-owned property has a direct impact on the financial feasibility of the Engine House project.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Funding coming from a redevelopment agency comes with restrictions on how and where a municipality may spend those funds. These restrictions can prevent financial investment in certain projects that may not meet all the requirements to allow for use of these funds.

Number and type of new units permitted

123 rental units of various sizes.

Number and type of affordable units added

99 1-, 2-, and 3-bedroom rental units.

Number and type of affordable units rehabbed



0

Number and type of units converted from other uses

0

Change in local rent amounts

99 affordable units will be priced as affordable to 60% of AMI.

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Will be 99 when completed.

Change in the share of household income spent on housing

99 will be spending 30% of their income when project is completed.

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City has received multiple proposal from private developers requesting financial assistance.

Do you have additional strategies to report?

Yes

Strategy #6

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. The City entered into an MOU with representatives of the Senior Center that outlined the commitments to work together to develop senior housing.
2. A working group was established including members of the Senior Center, the County, and the City that meets twice a month.
3. The Housing Team conducted research into best practices for meeting Senior needs, including a survey of other resort communities and visits to various senior projects in the Salt Lake valley.
4. The City commissioned a massing study to evaluate development



feasibility on a city-owned property being considered for senior housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

To date, there are no land use decisions associated with the strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Development feasibility takes into account all local zoning and land management code requirements. The Affordable Master Planned Development section of code has increased the feasibility of the proposed project.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In the past, there has not been Land Management code that would make a project like this unfeasible and/or would severely limit the number of units that could be developed. With the updated AMPD section of code, this project is feasible.

Number and type of new units permitted

35 affordable rental units

Number and type of affordable units added

There will be 35 when the project is completed.

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing



N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City will likely partner with a private developer on this project. Initial conversations with developers have been positive, and they are interested in submitting proposals when the RFP is released.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

44 -- On December 16, 2021, the City Council enacted Ordinance No. 2021-51 reducing regulations for Accessory Dwelling Units (Accessory Apartments), establishing the following: increasing the zoning where Accessory Apartments are allowed; reducing the minimum size to 280 square feet to allow for tiny Accessory Apartments, removing the requirement that the property owner live on site, removing proximity caps to allow adjacent Accessory Apartments, establishing staff-level approval, and reducing application fees.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

One pending land use application

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

0 in past year and total of 44 to date.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Reporting technical assistance



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

While we understand the macro purpose of these reports, we are unclear on the level of specificity that the State desires and how it relates to a five-year plan. Our community has plenty of housing goals, objectives and strategies for meeting affordable housing needs. It has been difficult to translate these into the desired format of the State's reports, strategies, and questions. Would love to talk more.

Payson

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Payson City is in the process of finalizing design for upgrades to the wastewater treatment plant. Payson City has received the guaranteed maximum price (GMP) for the wastewater treatment plant upgrade and is currently deciding on whether to accept the GMP or reject it and go out to bid. The price for the upgrade is \$75 million and if the GMP is accepted, Payson City will start construction by September 1, 2023. The project is a 30-month project. The necessary improvements will enable the facility to treat more flow and meet our nutrient requirements imposed on us by the State of Utah. Without these necessary improvements, Payson City will be unable to allow for any new development, including the development of moderate-income housing units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The major decision made in the last 12 months to help implement this strategy is not a land-use decision, but rather the City Council adopting the tentative



2023-2024 Fiscal Year budget in June and the anticipated final adoption of the budget on August 2, 2023. Adopting the budget allows the funding for the improvements to the wastewater treatment plant to get underway from the design phase to the construction phase.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As previously noted, this is not necessarily a "land use" strategy because of the direct connection to infrastructure capacity improvement; however, land use decisions do impact the need for the improvements. Residential and commercial development projects have been approved in the last 12 months which further highlight the need for the wastewater treatment plant improvements. After improvements to the plant have been made, the City will be able to conduct further studies to determine the number of additional dwelling units the system will be able to support, as well as, additional infrastructure improvement that may need to be made in order to support continued growth and development of moderate-income housing units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The major barrier Payson City has experienced with the strategy is the increased cost of the improvements to be made. When Payson City first started to consider the need for the improvements approximately three years ago, the estimated cost of the upgrades was approximately \$20 million. Now the cost has swelled to \$75 million due to supply chain issues, labor concerns, and additional requirements. The additional \$55 million is a staggering amount of money and staggering challenge, however, the improvements are necessary and have been budgeted to allow for the future expansion of the City's housing and commercial needs.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

City staff has observed that infrastructure costs are significantly affecting the ability of

developers and the City to implement the housing opportunities needed. The market is also

unfavorable due to the steep rise in interest rates over the last year.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As noted in the City's approved Moderate-Income Housing Element of the General Plan, the City is actively working with the Utah Department of Transportation (UDOT) to implement planned interchange improvements at the North Main Street interchange. In the last legislative session, the Utah State Legislature funded the first phase of the interchange. The city has been working with UDOT and the major landowner, Property Reserves, Inc. (PRI) to finalize the exact corridor for the interchange and future connector road to existing transportation networks. The city anticipates these steps to be finalized by the end of the Summer (2023), which will then allow UDOT to move to the interchange design phase and will allow the city to further analyze residential and commercial land uses which will support a significant amount of higher density, moderate-income housing options.



The city is also working with UTA to complete a Station Area Plan (SAP) for the future Payson FrontRunner Station. The planning process began in late Fall of 2022 and city staff has met at least monthly with consultants, UTA, and UDOT to move the process forward. The planning of the station area has evolved to also include Utah Valley University and PRI, both of which are the significant landowners in the area and possible sites for the station. The addition of the Payson FrontRunner station has significant impacts on future housing opportunities for the City and so extensive evaluation of the potential sites necessitates additional time spent on the SAP. The timeline for adoption of the plan still remains by the end of 2023, but will be heavily influenced by site evaluation. The Station Area represents the most significant opportunity for moderate-income housing opportunities in the city and the city council recognizes the need to apply zoning that allows for more density in this area because of its proximity to critical transportation infrastructure.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The city council approved a zone change in September 2022 to apply the infill overlay zone to a small subdivision to allow modification to lot requirements, which would allow for additional density. Additionally, the city council will consider a zone change on August 2, 2023 to allow for the infill overlay to be applied to an existing property in order to allow an additional dwelling.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city council approved several zone changes in previous years to allow for additional density and moderate-income housing. These projects have been in the planning phases, but several have come back to the council for site plan approval in the past year. These include the following:

- i. A parking reduction, approved on September 21, 2022, to allow eight multi-family dwellings to be added to the proposed Beck's Place mixed-use structure in the downtown area.
- ii. A preliminary plan and final subdivision plat were approved on December 7, 2022, to allow 122 single-family attached dwellings (townhomes) in the Villages at Arrowhead Trail development, near the future interchange area.
- iii. Preliminary and final development plans were approved on March 1, 2023, to allow 229 multi-family dwellings in the Red Bridge Development near the 800 South freeway interchange.
- iv. Preliminary plan approval granted on May 3, 2023, to allow 226 single-family, attached dwellings (townhomes) in the Arrowhead Ranch development



near the future interchange.

v. Preliminary plan approval granted on June 21, 2023, to allow 100 single-family, attached dwellings (townhomes) in the Hiatt Creek, Plat B development near the 800 South interchange.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The major barrier to the future rezoning of property near major transit investment corridors was the uncertainty of funding for the new interchange. Thankfully, the Legislature provided funding for the first phase of the project. Now the major barrier will be time. It will take time to properly plan for the implementation of new zoning and development opportunities in the area. Those planning efforts are well underway, and we anticipate new zoning applications to come to the City Council by the end of 2024.

Number and type of new units permitted

Over the last year, 685 new units have received preliminary approval.

Number and type of affordable units added

In the last 12 months, approximately 197 new permits have been issued for moderate-income units.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

No change

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

No change

Change in the share of household income spent on housing

No change

The number of rezones associated with MIH strategies



1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Building permit applications have subsided substantially. Staff has been told that interest rates are the primary reason in the deep slide in the number of building permit applications.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Accessory apartments have been permitted in Payson City for several years and have been an important part of allowing residents to provide additional moderate income housing opportunities in established residential areas.

In July 2006, the Payson City Council adopted Chapter 19.6.26 of the Payson City Code, relating to an Accessory Dwelling Overlay, which allowed internal accessory dwellings in single family homes after the overlay was approved. This ordinance was followed in July 2017 with the City Council adopting Chapter 19.9.22 of the Payson City Code, relating to internal accessory dwelling units. The original ordinance was modified in August 2021 to include additional language required by the State Legislature earlier that year.

These adopted ordinances, and their subsequent amendments, show Payson's commitment to establishing accessory apartments as a means of addressing housing need. As of October 2022, there were 39 permitted accessory apartments in Payson. By August 2023, 7 additional accessory apartments were completed and permitted within the city, bringing the total to 46—an increase of 18 percent (18%). Actions taken by the jurisdiction to help promote accessory apartments include the following:

- An increased awareness of the option of adding accessory dwellings. Staff, planning commissioners, and council members are more familiar now with the current regulations of accessory apartments and, in turn, help the public to become more aware of the possibility of adding an apartment to existing dwellings.
- From October 2022 to August 2023 staff had three internal strategy meetings regarding detached accessory dwelling units and how to begin addressing those with the council. Staff provided an update to the city council in July 2023 regarding housing needs and the intent to evaluate the feasibility



of detached accessory dwellings.

- Staff have been working diligently to implement a new permit management software system that will help residents more easily apply for building permits and other applications that can expedite the process. The land use permit module for this new software went live in August 2023 and continues to be tested. Enhancements were in process in October 2023 and continue to be evaluated and refined. It is anticipated that the building permit module will be fully online in early 2024.

- Staff have repeatedly discussed with the council and planning commission the need to provide additional housing opportunities that are affordable to all income types. Accessory dwelling units have been an important part of that continued discussion.

- A work session with the city council was held in mid-November 2023 to evaluate the criteria needed to allow for detached accessory dwellings on properties with single-family homes. The councilmembers provided useful feedback to staff and evaluation criteria regarding height, setbacks, parking, and other necessary regulations to mitigate any potential impact the addition of detached accessory dwelling units may have on residential neighborhoods. Detached accessory dwelling units are currently not permitted in any residential zone in Payson; however, the council was very receptive to the possibility of adding detached accessory dwellings as an accessory use in residential zones.

- A work session with the planning commission was held December 13, 2023, to also evaluate the criteria needed to allow for detached accessory dwelling units. The planning commission, like the city council, were receptive to changing the current code to allow for detached accessory dwellings and instructed staff to draft amendments to the ordinance to allow detached accessory dwelling units on properties with single-family dwellings.

- As a result of the recent work sessions with the city council and the planning commission, staff have developed a proposed ordinance amendment that will allow detached accessory dwelling units in single family residential zones. The proposed ordinance is attached.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In the previous 10 months, 7 additional accessory dwellings have been approved by the Development Services Department. These additional dwellings constitute an 18% increase in the number of total accessory dwellings within the city.

Currently, Payson City code only allows internal accessory dwelling units to be added to single family dwellings in residential neighborhoods—detached



accessory dwellings are not permitted in any zone in the city. To expand the use of accessory dwellings and to assist in the clarification of existing codes, the City Council approved an update to the current land use code, which will specifically address possible amendments to allow detached accessory dwellings in single family neighborhoods, as a budget line item in the 2023-2024 budget. The budget was adopted on August 2, 2023, after a required Truth in Taxation public hearing. Staff can now create an RFP and formalize a contract with a consultant for the rewrite of the code. It is anticipated that the RFP will be released in the Spring of 2024 with a completion date approximately 12 months following award.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Seven additional accessory dwelling units were approved in Payson in the previous ten months from the initial report—an 18% increase in the total number of accessory dwellings in the city. The increased number of approved accessory dwellings within the city significantly supports the strategy to reduce regulations to accessory dwellings because it shows the city council, planning commission, staff, and the residents of Payson that accessory dwellings are a vital part of helping the housing crisis in the Payson community and the state. As more and more homeowners choose to create accessory dwellings it provides more evidence that the impacts to the community are minimal, but the benefits are significant. These actions encourage the current and future councils to continue looking for ways to reduce regulatory hinderances to establishing accessory dwellings.

Staff and the City Council anticipate changes to the current regulations relating to accessory dwellings; specifically, to allow detached accessory dwelling units in residential zones. There doesn't seem to be any strong resistance to the idea of allowing detached accessory dwellings.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

One of the most significant barriers to implantation in the previous year was the change in the reporting timeline for the supplemental Moderate Income Housing report. The emphasis of the staff and the council seemed to shift from implementing the strategies to anxiety about meeting the accelerated timeline for reporting.

An additional barrier has been staff capacity. Payson is a small city and staff resources are limited. The code rewrite is a priority; however, other projects have



taken additional staff time and resources. Notwithstanding, the recent work sessions with the city council and planning commission have provided excellent direction to finalize the needed amendments and allow for detached accessory dwellings within the single family zones in the city.

Number and type of new units permitted

7

Number and type of affordable units added

We anticipate that the ADUs added (7) are currently marketed at affordable rates; however, that information is not provided in the permitting process.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A (Although, for households adding an ADU, we anticipate the housing cost burden has improved.)

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This is a double-edged situation. On one hand, adding an ADU could potentially offset some of the housing burden of a homeowner; however, on the other hand, current market conditions are unfavorable for households who would like to add an ADU, but cannot afford to pay for the improvements to add an ADU outright. We are hopeful the market will stabilize and additional



ADUs can be added to the residential areas in the city.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

46

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

7

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

3

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

We have two main recommendations we hope the State will consider as we work to implement the moderate-income housing strategies.

1. Give the existing strategies and efforts time to work before additional requirements are implemented or changes are made to reporting requirements or reporting deadlines.

Specifically, time is needed for the entitled units to actually be constructed. As an example, the City of Payson alone has over 2,000 entitled units waiting to be constructed; however, current economic conditions are unfavorable for developers to construct all those units. We hope those market conditions will



improve, but we are unsure of the market and what resources will be available to help construct those units.

2. We feel it would be very helpful for the State Legislature to consider ways to off-set the cost of development with budget surpluses. For example, the State could create a grant program that cities could apply for to use for infrastructure improvements. The city knows what infrastructure improvements are most needed and where and could use the grant money to make those infrastructure improvements, rather than relying on the development community to make all the improvements. If cities were able to take care of some of the infrastructure improvements, developers would not need to cover those costs and, hopefully, pass that savings on to the end purchaser. We feel a program like this could make significant strides in providing moderate income housing.

Perry

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://media.rainpos.com/1297/Reso_2022_20_20230104102543.pdf

Link to Ordinance or Resolution

https://media.rainpos.com/1297/Reso_2022_20_20230104102543.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Perry City contracted with a legal firm specializing in water rights to clear up some water and property issues. This will lay the ground work to draw a new water well and water storage tanks. This legal work is ongoing. Perry City is working with Jones and Associates to update our water capital facilities plan so we can better plan for future infrastructure needs. This work is ongoing.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
No new land use regulations or decisions are needed at this time.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
While no new land use regulations are needed at this time, it is possible that our updated capital facilities plan will shed light on needed changes.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None

Number and type of new units permitted
NA

Number and type of affordable units added
NA

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



No market responses were observed in relation to this strategy.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Perry City has previously adopted regulations allowing for internal and external ADU's in all residential zones and in all other zones where residential uses are legally non-conforming. We have been tracking new ADU's applications and providing the public with information regarding ADU's. There have been no new ADU applications over the last 12 months.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

All necessary regulations are in place. No new applications have been submitted.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No changes, all ordinances are in place to allow for internal and external ADU's throughout the city.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts



NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No market responses have been observed in relation to this strategy.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This strategy involves the amendment of city regulations to allow for higher density or moderate income development. Perry City has implemented many impactful amendments in this regard, however, new amendments have not been needed in the past twelve months.

In the last twelve months we have proceeded with implementation of these amended regulations. Perry City has been consistent in following the adopted regulations even when the neighboring public expresses opposition. We try to educate our city officials and our residents regarding our policies and our administrative duties when it comes to the implementation of these regulations. For example, our public notice letters explain the administrative nature of development applications. We also hold regular legal training for our Planning Commission to ensure they understand their role in implementing these codes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No new applications have been submitted. Necessary ordinances are already



in place. Perry City will continue to monitor the progress of adjacent potential private developments and transportation developments and will respond accordingly. For example, the Perry City planner meets monthly with other planners in the area to network and coordinate. We update one another on projects and work together on developments that are adjacent to other municipalities. If development occurs adjacent to the Perry City boundary it would then be prudent to consider if this behooves a change to our own planning efforts and regulations in the area.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
Necessary ordinances are already in place. No new ordinances were adopted over the previous twelve months.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None

Number and type of new units permitted
None

Number and type of affordable units added
NA

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA



The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
No market responses have been observed in relation to this strategy.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Track ADU applications

Total Number of Accessory Dwelling Units in the Jurisdiction
4 (legal)

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
0

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
NA

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?
We don't need additional support. Our Council was already taking action on ADU's, density increases, the streamlining of land use approvals, and other efforts long before the state began mandating them. It would be helpful if the state would stay out of the way so we could work more efficiently

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
NA



Pleasant Grove

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://www.plgrove.org/community-development/docs/2023/2023_mihr_draft.pdf

Link to Ordinance or Resolution

<https://www.utah.gov/pmn/files/932903.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In recent years, Pleasant Grove City has actively worked to create and apply new land use zones that provide more density than previously allowed.

Research conducted in preparation of the Pleasant Grove City General Plan update in 2023 showed that the percentage of existing multi-family in Pleasant Grove City was 32% according to the 2020 census; however, that number had increased to more than 35%, including already permitted but not yet built multi-family projects, as of summer 2023. By comparison, Utah County's housing stock is comprised of approximately 24.4%.

During the last year, Pleasant Grove City has been working with a developer for the approval and construction of a mixed-use development called the Boulevard. The project area is approximately 11.5 acres, and it is located in a zone where residential uses were previously not allowed. After the creation and application of a new overlay zone the project went from no allowed residential use to potentially 12 units per acre and then eventually to 23 units per acre. Even though the zone was created in 2018-2019, no site plan had been submitted until this last year, when 75 residential units, in a townhouse setting, received a building permit. Staff is currently working with the applicant for the approval of 192 rental apartments in the same project. As the city is working with the developer, the applicant will receive information detailing the multiple housing programs available to promote housing affordability. Staff will continue



to follow up and monitor the progress regarding the creation of affordable residential units within new developments and collect information during the building process regarding current home prices to measure the impact of City Ordinance No. 2018-22's rezone on the affordability of recently developed residential units and in surrounding areas.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

During the past year, Pleasant Grove City has been working on the update of the General Plan. The current Housing Chapter, including the goals and strategies for the Moderate Income Housing (MIH) portion, was adopted in 2022 and in the beginning of 2023 other chapters, such as transportation, public services, land use, etc., were finalized without interfering or diminishing the previously adopted strategies the MIH element of the General Plan.

A new study conducted during the finalization of the 2023 General Plan identified new areas for future redevelopment. The South State Mixed Neighborhood is a neighborhood where a full range of housing types, other than single family, can be located. Many of the existing buildings in this area are aged and may require redevelopment in the future. While the recently adopted Pleasant Grove General Plan has identified areas for redevelopment and laid down the foundation for future redevelopment, the city will continue the study of possible new zones for future redevelopment in the next 5 years.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Pleasant Grove City has created and approved new overlays that include the increase of densities within the city. One example of this is the aforementioned approval and application of the Boulevard Mixed Used, which went from allowing 0 residential units to up to 23 units per acre. Another example is seen in City Ordinance No. 2017-23, which was the rezone of 4 acres of property from commercial use to residential use as an effort to provide residential units within the downtown area and create a transition between high intensity commercial uses and the neighboring residential properties.

In an effort to provide opportunities to the developers to create affordable residential units, the City has been flexible in the adoption of the previously described ordinances. As the building permits are being issued and the multifamily residential units are being occupied, the next step the city is taking is to monitor the prices of the units for rent to check the affordability index and the impact these adopted ordinances for multifamily had on the production of moderate income housing.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

One of Pleasant Grove City guiding principles in the creation and implementation of a new General Plan is to preserve the character of existing neighborhoods while accommodating a full range of housing types to meet the economic, lifestyle, and life-cycle needs of all residents. It is important to maintain a balance for all residents regarding the multi-family housing stock. If the municipality is willing to provide realistic opportunity to meet the need for additional moderate-income housing by accepting and applying new zones that facilitate more density, and in contrast there is no reduction in the rent prices, the perception that more density equals more affordability might be eroded resulting in more resistance from the public and city officials to adopt future ordinances that facilitate more density.

It will be vital for the staff to monitor or conduct a study in the next year to see how the previously adopted rezones affected the rental prices and their affordability within our community.

Number and type of new units permitted
307

Number and type of affordable units added
Pleasant Grove City does not track this information.

Number and type of affordable units rehabbed
Pleasant Grove City does not track this information..

Number and type of units converted from other uses
Pleasant Grove City does not track this information.

Change in local rent amounts
Pleasant Grove City does not track this information.

Change in the number of people displaced
Pleasant Grove City does not track this information.

Change in the number of households experiencing housing cost burden
Pleasant Grove City does not track this information.

Change in the share of household income spent on housing



Pleasant Grove City does not track this information.

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the rezones were approved, approximately 115 townhome units have been built and 192 apartments units in 2 different buildings will be constructed over the next couple of years. Municipality staff is in the process of analyzing the rent prices of the existing units, and staff will monitor the pricing of the 192 apartments as they are built and occupied.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Pleasant Grove City continued promoting and permitting accessory dwelling units. To make it more customer friendly, a revision of the application is ongoing. During the process of revising the application, the requirements for parking stood out, and what was intended to be a simple revamping of the application ended up requiring a full revision of the applicable ordinance adopted in 2016. The current adopted ordinance and application is being marketed and is available to residents through the municipality's website. The final revision of the ordinance, and not just the application as initially planned, is expected to be complete by the end of September 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This specific strategy did not need a land use regulation since the strategy was to promote and keep pushing forward the already adopted ordinance No. 2016-5; however, during the administrative process of reviewing the application process and comparing it with other jurisdictions, it was found out that the parking requirements were among one of the highest in Utah County. As such, discussions are taking place within the Planning Commission regarding the number of parking stalls needed. While a land use decision has not yet been made, it is intended for the Planning Commission to provide their recommendation to the Municipality City Council by the end of 2023.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

Pleasant Grove City does not charge impact fees on accessory dwelling units, and ordinance No. 2016-5 has allowed detached and attached accessory dwelling units in every residential zone. While the current focus of the strategy is to promote the ordinance and now review the part of the ordinance regarding the number of parking stalls required, there will be an ongoing monitoring of ADUs. Staff will monitor the number of applications received and a questionnaire will be sent to the applicants to determine the biggest concerns or barriers for an ADU as perceived by the residents. While a land use decision has not been proposed yet, the findings will be used to start a conversation with the Planning Commission with the goal of preparing a possible recommendation to the City Council.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

25

Number and type of affordable units added

At this time, Pleasant Grove City has not tracked the prices of accessory dwelling units.

Number and type of affordable units rehabbed

Pleasant Grove City does not track this information.

Number and type of units converted from other uses

Pleasant Grove City does not track this information.

Change in local rent amounts

Pleasant Grove City does not track this information.

Change in the number of people displaced

Pleasant Grove City does not track this information.

Change in the number of households experiencing housing cost burden

Pleasant Grove City does not track this information.

Change in the share of household income spent on housing

Pleasant Grove City does not track this information.



The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The promoting and marketing of the ADU ordinance is ongoing, so tracking results from this is not yet viable; however, this year, 25 new applications have been processed and approved. Of those 25 new units, Staff traced 20 building permits, which means that 5 of those newly registered ADUs already existed and came forward to obtain the registration. It is assumed that the number of ADU's existing is not the same as registered and part of the promotion of the ordinance No. 2016-5 is to make the process of making accessory dwellings permitted and safe for the residents.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Pleasant Grove City included in the newly adopted General Plan a chapter for Downtown. The language included in that specific chapter lays down the foundation to include true mixed-use sites. In 2017 Pleasant Grove City adopted an ordinance in which a residential element was introduced to the Downtown Village Zone. Despite the fact that the new Downtown land use ordinance for Pleasant Grove is pending legislation, it was imperative to preserve the part of the ordinance where density designated for the Downtown Village Zone Commercial District was determined to be fluid and not associated with the typical acreage element as a cap for the maximum density allowed. The approved code amendment allows, as a permitted use in the zone, the creation of 3 residential units for every 1,000 square feet of commercial uses provided in the same building or parcel.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Regardless of potential changes to the ordinance that is pending legislation, the land use decision to allow higher densities in a commercial downtown district has proven to be a successful way to increase the array and diversity in the types of dwelling within a mixed-use zone.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

Pleasant Grove City is one of the few cities in Utah County with a true Downtown where civic, office, retail and residential uses converged. The commercial districts in Pleasant Grove are divided between the State District, the Grove District (the area by the freeway) and the Downtown. As a step to revitalize Pleasant Grove Downtown, the ordinance was created as a win-win type of situation where higher densities are allowed in an effort to incentivize affordability as they go hand to hand with commercial uses creating a symbiotic relationship.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No true barriers have been found so far; however, the constant concern of parking demand and supply is always present at the time of working on a mixed-use project with high density.

Number and type of new units permitted

19

Number and type of affordable units added

Pleasant Grove City does not track this information.

Number and type of affordable units rehabbed

Pleasant Grove City does not track this information.

Number and type of units converted from other uses

Pleasant Grove City does not track this information.

Change in local rent amounts

Pleasant Grove City does not track this information.

Change in the number of people displaced

Pleasant Grove City does not track this information.

Change in the number of households experiencing housing cost burden

Pleasant Grove City does not track this information.

Change in the share of household income spent on housing

Pleasant Grove City does not track this information.

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Pleasant Grove City recently approved a new site plan with a true mixed-used building having 19 residential units. The same applicant is going through the process for two more buildings, and two other applicants have similar projects currently under review. This gives a total of 5 new sites, proving this strategy to be favorable amongst developers. The residential units are 1-2 bedroom apartments that may result in affordable units for rent. The projects are under review as of summer 2023, and it is too early in the process to measure results regarding affordability. There will be continued monitoring and tracking of residential units during the next 3 years.

Do you have additional strategies to report?

Yes

Strategy #4

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In July 2023, Pleasant Grove City approved the reduction of parking requirements for multifamily residential units in a newly created zone, The Valley Grove Overlay Zone. This overlay zone adopted a new concept wherein the number of parking stalls required is not a fixed amount based on the number of residential units as is typically seen, rather the number of parking stalls required is based on the number of bedrooms in the residential units.

The Boulevard Mixed-Use project with approximately 192 apartments is under review, and the requirements for parking were reduced from 2 parking stalls to 1.75 stalls required per unit when taking into account the number of bedrooms in the units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision to reduce the requirement for parking stalls within a specific multi-family project was adopted during the summer of 2023. The adoption of this ordinance was not done with the intention of producing moderate income housing; however, the idea was well received and based on the success of



the new parking concept, a similar approach can be studied and applied to multiple zones in the next 3 years.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In recent years, Pleasant Grove City has adopted three ordinances to reduce the parking requirements in multi-family projects. Two of those ordinances were targeted toward residential developments where a resident is less likely to rely on the residence's own vehicle. The biggest reduction was for the Senior Overlay Zone. In an effort alleviate the parking requirements for senior housing within the city, the adopted ordinance reduced the parking requirements from 2 to 1.25 parking stalls for units having 2 or less bedrooms. Certificates of occupancy were recently issued to those senior housing units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The biggest barrier that comes from the proposing of this type of ordinance is the concern of under accommodating the parking needs in residential projects. One of the most common arguments from public clamor is the lack of parking for multifamily projects.

Number and type of new units permitted

40

Number and type of affordable units added

Pleasant Grove does not track this information.

Number and type of affordable units rehabbed

Pleasant Grove does not track this information.

Number and type of units converted from other uses

Pleasant Grove does not track this information.

Change in local rent amounts

Pleasant Grove does not track this information.

Change in the number of people displaced

Pleasant Grove does not track this information.

Change in the number of households experiencing housing cost burden

Pleasant Grove does not track this information.



Change in the share of household income spent on housing
Pleasant Grove does not track this information.

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Grovecrest Villas is a project that came as a response to reducing the number of parking stalls in the Senior Housing Overlay Zone, and that also took into consideration the ordinance that allows 3 residential units for every 1,000 sq ft of commercial uses in a mixed-used building. The project was under construction and received certificate of occupancies during the last year. The rent prices for 1 bedroom/1 bathroom apartments are about \$1,199 and for 2 bedroom/2 bathroom units are about \$1,499.

The ordinance is still in place, and it is expected to support the proposal for a new development of 2.5 acres along State Street by winter of 2024.

Do you have additional strategies to report?
Yes

Strategy #5

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Pleasant Grove City adopted in the General Plan the allowance of du-/tri- /quad-plexes that are compatible in scale and form with the single-family homes. A pending legislation ordinance proposes a density bonus for infill developments constructed by nonprofit housing organizations. The ordinance that addresses infill developments around the Downtown Zone is expected to be completed in spring 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but it is expected pending the outcome of similar projects already under construction. This timeline reflects progress to the Moderate Income Housing Element implementation plan which



was approved at the beginning of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the land use decision has not been adopted, it is a main goal of the Planning Commission to work on finalizing a proposal to the City Council by the end of summer 2023. The goal of the proposed ordinance would be to attract nonprofit housing organizations that can help bridge the affordability gap.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

8

Number and type of affordable units added

8

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



During spring 2023 a pilot project was processed in Pleasant Grove City for Habitat for Humanity of Utah County. The project was approved resulting in 4 duplexes, 8 new residential units. The city is currently drafting an ordinance that would attract projects like this in the Downtown Transitional Zone.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?
Accessory Dwelling Registration Form

Total Number of Accessory Dwelling Units in the Jurisdiction
361

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
25

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
previous year: N/A - Pleasant Grove City does not require individuals with ADUs to have a business license for their rentals.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Model Ordinances

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
n/a

Pleasant View

Type of Jurisdiction
Municipality (City, Town, Metro Township)



Link to Plan

https://drive.google.com/file/d/19ECfvwWV0tG6By1DtV8x36thYpQb8Lac/view?usp=share_link

Link to Ordinance or Resolution

https://drive.google.com/file/d/1n99R0AZFAzb-TtPuO5k9eLqQSVAXszOi/view?usp=share_link

Use the field below to update any of the information above

N/A

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Actions of Jurisdiction for Strategy Implementation (7/1/22 to 7/1/23)

a. Meetings with State Representatives and others to request UDOT access allowances to provide for additional housing for mixed-use and multi-family developments:

- Representatives Ryan Wilcox and Matt Gwynn - July 19, 2022
- Representatives Michael Shultz and Ryan Wilcox - Feb. 7, 2023
- Utah Department of Transportation (UDOT) Region 1 Staff - Feb. 16, 2023
- Utah League of Cities and Towns Representatives - Feb. 21, 2023
- Senator Daniel McCay - March 28, 2023

b. Joint meeting with other Weber County communities and UDOT to discuss options for enhanced access to land designated for moderate-income housing.

c. Participation in a monthly Weber County workgroup designated to improve access to moderate-income housing through coordinated strategies and efforts throughout the area.

d. Written request to Utah Department of Transportation (UDOT) to provide adequate and safe access for current and prospective moderate-income housing developments.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



No formal land use application has taken place on this item during the past calendar year, with action anticipated for consideration in the 2024-25 fiscal year. Coordination is continual with landowners and developers.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The existence of new zoning options for mixed-use allow for the application of new standards that provide new opportunities for moderate-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The main barrier for Strategy 1 is coordinating efforts with the Utah Department of Transportation as much of the city's developable land is located off UDOT roadways. These efforts are being coordinated but seem to be taking quite a bit of time.

The city is working to overcome securing sufficient access to 12-acres of land slated for mixed-use development that includes a moderate-income housing component. This is located off a state road and current access options are limited. The city has reached out to UDOT multiple times to request enhanced access on-site to accommodate new moderate-income housing units and is working to coordinate efforts for such.

Inflationary challenges have certainly been a factor as well as several other market conditions completely out of the city's control. Water and natural resource limitations are also of concern.

Another barrier encountered was navigating the modifications to the State Law and ensuring that all prior and current efforts could remain applicable, as well as spending additional staff time to navigate the new processes. This ultimately shifted timelines and didn't provide a full year for the reporting period and created challenges to adjust goal timelines to make progress toward established goals.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed



N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The developers appear anxious to see forward movement on this project, which may indicate changes in the overall housing market and pricing or a desire to recoup significant investments in working to address housing needs without adequate access options.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Building permit approvals for 86 restored mobile home units; meetings with developers desiring to expedite the installation of the roadway project; discussions with Weber Area Council of Governments (WACOG) representative to coordinate options for roadway improvements in conjunction with the received grant.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Adoption of an updated Streets Master Plan document to include modifications



that explicitly benefit moderate-income and multifamily housing units. (Planning Commission recommendation for approval – June 1, 2023; City Council approval – June 13, 2023).

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Updates to the Streets Master Plan include two adjustments geared specifically to the benefit of moderate-income housing units, including a trailer park community having connected access to services and permanent, signalized access. Additionally, the city is actively working with UDOT to provide a second access to promote safety access and habitability for 250 existing apartment units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

One barrier in this instance is timing with getting the roadway installed with grant funding not available until 2025. The city has been in contact with grant funding representatives to navigate options to expedite completion of the roadway and begin providing this as soon as feasible, and developers in the area who have interest in completing the project to find common ground to also help the project to be accomplished at a faster pace.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

86

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown

Change in the number of people displaced

Reduction of 86 displaced households.

Change in the number of households experiencing housing cost burden

N/A



Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There appears to be a strong market for mobile home units as these quickly filled upon rehabilitation and overall improvements. The city is excited at the prospect of further investment in these units and providing safety enhancements. This will provide more long-term value for mobile homes in this development.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On May 31, 2023, a housing workgroup, comprised of the Mayor, two City Council Members and the City Administrator, participated in a moderate-income housing tour, which included discussion and on-site visits relative to exploring options for ADUs, patio homes, duplexes and other smaller housing unit options. The workgroup has met to discuss findings from the tour and is beginning to explore ordinance amendments in the 2023-24 Fiscal Year as a result.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Adoption of ordinance amendments eliminating an additional step of obtaining a Conditional Use Permit and Planning Commission approval to operate an ADU.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Improvements to roadway connectivity provide a tremendous benefit to facilitate the installation and access for new and existing housing units. Actions also included adoption of an updated Streets Master Plan document to include modifications that explicitly benefit moderate-income and multifamily housing units. (Planning Commission Recommendation of approval - June 1, 2023; City Council Approval, June 13, 2023)



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None, aside from general barriers provided with Strategy 1.

Number and type of new units permitted

2

Number and type of affordable units added

Data unavailable - we aren't aware of amounts charged for these units and don't require that the amount be submitted.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

2

Change in local rent amounts

No known impact.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

2

Change in the share of household income spent on housing

4, including new ADU residents and residents of existing homes having an additional income source for housing as these are owner-occupied.

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

One of the new units introduced occurred in an HOA community. There was a lot of community pushback, but the city ensured that provisions in Utah Code were followed and this was allowed. Part of the concerns expressed related to more units coming into the city, with possible interest of more units available due to this being more accessible and allowed throughout the city based on city ordinance changes in addition to provisions in Utah Code. Continuing



to provide education will be valuable and important in moving forward with implementation of these strategic measures.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

6

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

No known

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

2

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Planning technical assistance, Model Ordinances, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

- o Offering template for best example housing reports in advance of the deadline for this report to help provide further clarification of what is being requested and how best to address and comply with requirements.
- o Considering a five (5) year waiting period before making additional adjustments to state statutes, allowing for the existing goals and implementation strategies of cities to be applied in-full as planned.
- o A grant funded program would be very helpful in providing possible incentives and support for implementation - funding considerations for studies, planning and possibly even housing projects.
- o Coordination is needed between state departments to evaluate



impacts of varying requirements relative to the city's ability to fully implement desired outcomes. One example being the state's natural resources and water division, who have similar reporting requirements based on water quality and conservation. These two reports at times have competing interests which can make city implementation difficult.

Providence

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- I. Through the zoning process, the city staff and appointed and elected officials met with and worked with development applicants to develop projects that allow for a variety of lot sizes and housing types.
- II. During the zoning application process, the city met with developers and encouraged them to involve and inform current residents of their proposed developments and their impact on the neighborhoods.
- III. During the zoning process, using the public notice website, the city website, physical posting, social media, public meetings and public hearing, etc., the city involved residents in the planning process and the ordinance process to create neighborhoods and a community that respects the desires and needs of the current residents, while planning for future resident needs and desires.
- IV. Using various online and in-person trainings, the state website, the ULCT website, etc. elected officials, appointed officials, and staff received information and tools necessary to make informed decisions regarding land use and moderate income housing needs.

Specific trainings attended (included but not limited to):

Elected officials: ULCT Spring and Fall Conferences, ULCT LPC, Utah Land Use Institute conference and webinars, ULCT webinars, State Auditor online open



and public meetings, Cache Summit (fall and midyear).

Appointed officials: ULCT Spring and Fall Conferences, ULCT LPC, Utah Land Use Institute conference and webinars, ULCT webinars, State Auditor online open and public meetings, Cache Summit (fall and midyear), Utah SHPO historic tax credits webinar.

Staff members: ULCT Spring and Fall Conferences, ULCT LPC, Utah Land Use Institute conference and webinars, ULCT webinars, APA Utah spring conference, Growing Water Smart Workshop, UFSMA conference, State Auditor online open and public meetings, Cache Summit (fall and midyear), ULGT land use legislative update in-person and online, Utah SHPO historic tax credits webinar.

V. This year as part of the budget process, the city reviewed and planned for training opportunities, from those listed above, for staff and elected and appointed officials. Money was allocated for education (registration fees) and travel expenses for the following: city council, planning commission members, historic preservation commission members, city manager, and community development staff members. The city also reviewed attendance of elected officials, appointed officials, and staff members to ensure compliance with state code or applicable certifications.

VI. Our current general plan was adopted April 15, 2020 and revised on November 16, 2022 to amend the wording of the strategies listed in 6.3 Moderate Income Housing Element. At this time, we anticipate starting a comprehensive review sometime in 2025.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As a result of the above actions, the city:

I. In October 2022, the city council adopted Ordinance No, 07-2022 annexing and assigning the R-1-6 zone to 20.87 +/- acres adjacent to the north boundary of the city. In March 2023, the planning commission approved the final plat for phase 1. This zone change provides for a potential increase of 106 units.

II. In June 2023, the city council adopted Ordinance 04-2023, an ordinance approving the application and authorizing the rezoning of parcel 02-096-0038 located in the general area of 380 W 300 S Providence from R-1-1 to R-1-10. This zone change provides for a potential increase of 8 units.

III. Because the city has a variety of zoning districts, promotes a variety of housing types, and had previously approved zoning that allowed townhomes, zoning clearance was granted for 57 single-family attached townhome units.

IV. To promote a variety of zoning and housing types, in 2019 the city adopted ordinance 2019-012 which annexed and assigned a SFH zone for a 9.5 acre parcel of property adjacent to the southwest boundary of the city. The



developer completed the subsequent subdivision process for a senior adult community, and as a result, zoning clearance was granted for 17 single-family detached units on lots with a minimum lot size of 6,000 sq.-ft.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As a result of the annexation and zone assignment, the city anticipates granting zoning clearances for units in phase 1 during fiscal year 2024. The city also anticipates approving future phases in future years.

As a result of annexations and rezones in multiple previous years, the city granted zoning clearances for the above-mentioned 74 units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

During the 2021 Municipal Election, the citizens overwhelmingly voted (81% to 19%) to support a referendum that stopped a residential development with a density ranging from 4 - 12 units per net acre. The proposed development included single-family detached on 6,000 sq. ft. lots, townhomes, and condominiums.

During 2022 and 2023, the citizens have continued to vocalize their opposition to small lots, townhomes, and multifamily units.

Number and type of new units permitted
31 lots for single-family detached

Number and type of affordable units added
Unknown

Number and type of affordable units rehabbed
Unknown

Number and type of units converted from other uses
Unknown

Change in local rent amounts
Unknown

Change in the number of people displaced
Unknown

Change in the number of households experiencing housing cost burden



Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market has not had time to respond to the two rezone actions this year. During the past 12 months, Providence City issued zoning clearance for building permits for 92 units that are currently under construction. Of those 92 units, 17 were single-family detached homes in Zone R-1-6 (minimum lot size 6,000 sq.-ft. maximum density 5.5 units/net acre), 33 were single-family attached units in Zone R-M-12 (single-family attached and multi-family units, maximum density 12 units/net acre), and 24 single-family attached units in Zone R-M-18 (single-family attached and multi-family units, maximum density 18 units/net acre). Since 1999, the City has had zoning districts that provide for a variety of housing types. Densities in 1999 allowed up to 18 units/net acre. In 2009, the City added a mixed-use district with densities up to 33 units/net acre. Over the years, the city has developed into a community of 2,825 residential units, which includes 638 single-family attached/multi-family units, 23% of the total residential units. The city also has an estimated 472 lots of various sizes that are available for building; of those 113 multi-family/single-family attached units. At the current build rate, it will take approximately 6.5 years to fill the available lot inventory.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

I. The city updated our interactive mapping as needed to include the associated improvements.

II. The following are infrastructure and facility improvements that were rehabilitated or expanded and/or constructed using the schedule and master plan.

- Southwest sewer improvements. Most of this area is undeveloped. A significant portion of this area is zoned Life-Cycle-Residential LCR (residential development with a density ranging from 4 - 12 units per net acre that allows single-family detached on 6,000 sq. ft. lots, townhomes, and condominiums); a



portion of the area is zoned R-M-18 (residential development with a maximum density). For development to occur, a sewer lift station and lines under the west side of SR165 are needed.

The city has an engineering firm designing the lift station and is in the process of acquiring property for the lift station.

This project will continue into 2024.

- In an effort to improve walkability throughout the community, Providence City worked with the Cache MPO and UDOT to acquire a grant for striping roadside pathways throughout the city. The Providence City 2021 Parks, Trails & Recreation Master Plan defines roadside pathways as paths parallel to existing roadways are integrated as part of the existing asphalt paving and are delineated by striping. These pathways are intended for non-motorized users such as bicyclists and pedestrians.

III. During our budget process this year, we reviewed and adjusted the capital project list as needed.

IV. During our budget process this year, we made budget recommendations based on the capital project lists in the master plans.

V. Every 4-6 years, we anticipate a comprehensive review of each master plan.

Our current parks, trails, and recreation master plan was adopted in 2021. We anticipate beginning a comprehensive review in 2027.

Our current transportation plan was adopted in 2021. We anticipate beginning a comprehensive review in 2027.

Our current 40-year water rights plan was adopted in 2019. We anticipate a comprehensive review in 2025.

Our current wastewater master plan was adopted in 2020. We anticipate a comprehensive review in 2026.

Our current storm water master plan was adopted in 2019. We anticipate beginning a comprehensive review in 2025.

Our current culinary water system master plan was adopted in 2022. We anticipate beginning a comprehensive review in 2028.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- Money was appropriated in the 2023 budget to facilitate a sewer lift station in the southwest area of the city. The 2024 budget also appropriated money for this project.

- The city council adopted Resolution 06-2023, a resolution approving the 2024 budgets for all funds.

- The 2024 capital project budget includes money for street improvements, including sidewalks, and roadside pathway improvements as described in the 2021 Parks, Trails, & Recreation Master Plan.



- This project will continue into 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

- During this fiscal year 2024, the city intends to work with developers in the southwest area to complete the design and installation of the sewer lift station.
- A contractor was selected this year for the street, sidewalk, and roadside pathway improvements. The anticipated start date is fall 2023.
- We anticipate the completion of these projects will improve our sewer system and transportation (particularly active transportation) system making smaller lots and townhomes more desirable.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

- Property acquisition. The property owner has yet to agree to the exact location.
- Some residents voiced opposition to painted pathways; feeling that the space should be utilized for street-side parking.
- A 12" sewer main line to the Logan City wastewater treatment plant is nearing capacity. The city has included this improvement in the 2024 wastewater capital projects list. However, it is a joint project with Logan City and we are waiting on their commitment. Failure to complete this project in a timely manner will limit building in Providence.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA



Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

A. Property owners in the southwest area of the city are currently working on development plans that will be submitted after the lift-station location is finalized.

B. It is too early to tell how the market will respond to the street and roadside pathway improvements.

Strategy #3

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

I. The city supports programs administered by the Bear River Association of Governments to provide assistance to eligible residents for housing repair and rehabilitation projects.

The opportunity does not often arise, but when it does, the city refers interested parties to the Bear River Association of Governments (BRAG) for programs that include the emergency home repair program, first-time home buyers program, HEAT assistance, and the non-emergency rental assistance program.

II. In preparation to utilize the tax credit program offered through the Utah Division of State History, the City, in years past, completed intensive level surveys on many of the homes in our downtown area that qualify as a historic home.

At this time the city does not own any housing stock. However, as homeowners inquire about additions and remodels, we do let them know about the historic tax credit programs offered through federal historical tax credits and the Utah historic preservation tax credits.

The City maintains its status as a Certified Local Government, making us eligible to apply for federal grants for historic preservation.

III. The city continued to look for programs offered through other agencies



for assistance on repair and rehabilitation of existing housing stock for moderate income housing.

IV. The city continued to provide opportunities for city representatives to receive training to understand the eligibility requirements for various assistance programs.

During the past 12 months the historic preservation commission has received training on utilizing the tax credits for historic home restoration.

During the past 12 months city representatives attended the Cache Summit.

During this annual and mid-year forum, representatives from BRAG discuss their assistance programs.

V. The city will inform the public of available programs.

When the city receives inquiries regarding the renovation of historic homes, we discuss our zoning and building process. We also refer interested parties to the State Historic Preservation Office website, particularly the Historic Preservation page.

VI. The city reviews current housing stock for structures for eligibility for repair and rehabilitation programs.

The city received and reviewed an application for a preliminary plat to subdivide a one-acre parcel, that currently has an existing older home and an uninhabitable mobile home, into three lots, the proposal includes keeping the older home and replacing the uninhabitable mobile home with a single-family detach home. During the process, the developer was informed of the tax credit for historic home restorations program. However, the contractor has yet to approach us about renovating the older home.

VII. The city reports on the programs being utilized. Once the MIHP progress report is approved, it will be shared with the city council, planning commission, historic preservation commission, and posted on the city website. See Strategy Market Response No. 10 for utilization numbers.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

I. Referring parties to the BRAG assistance program does not require land use regulations or land use decisions.

II. The planning commission approved the preliminary plat to subdivide the property with the older homes into 3 lots on April 26, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Three single-family detached homes that were uninhabitable are currently being renovated. Zoning clearance was given for the renovations. Each renovation will keep the structure a single-family detached home.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

To the best of our knowledge, the public did not take advantage of the federal or state historic tax credits.

The selling prices of the homes under renovation is not known at this time. However, the appraised value of homes in the neighboring areas of the three renovations are higher than the moderate income threshold.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As per Bear River Association of Governments, during the past year, the city had 2 homes with section 8 assistance, 5 households had emergency, assistance, and 46 households utilized the heat program.

The city received requests for information about the historic home restoration program in the last 12 months; however, no one has applied for the program.



Do you have additional strategies to report?
Yes

Strategy #4

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This is an ongoing strategy. Changes made in our code for mixed-use development in previous years allows developers to take advantage of the less restrictive parking requirements. The city code currently allows and encourages walkable and active transportation areas within residential and mixed-use zones. In mixed-use zones the parking requirement is reduced to 1.5 spaces/residential unit. Bicycle repair and maintenance stations and electric vehicle charging stations are required to support and encourage active transportation.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

I. The city worked with development applicants to develop projects that allow for a variety of lot sizes and housing types while utilizing cluster, inner block, and PUD ordinances.

Providence Springs 55+ is a cluster development and Larsen Subdivision is an inner block development.

II. As the city reviewed development applications, the developers were encouraged to involve and inform current residents of their proposed developments and their impact on the neighborhoods.

III. As the city met with developers and applicants, the existing code was reviewed for possible modifications that encourage moderate income housing units.

Providence City-Center is a mixed-use project; it's not considered a cluster, inner-block or PUD.

Discussions with a developer regarding the mixed-use code changes from previous years regarding parking and bicycles, and electric vehicles resulted in an application for revising Providence City-Center, a mixed-use development that was approved during 2022. The planning commission originally approved the final plat for this development on March 31, 2021. The final plat was recorded May 29, 2021. After Ordinance 2021-0012 was adopted in July of 2021, the developer chose to petition for a final plat amendment to utilize the code



adopted in 2021. The revised plat was approved by the planning commission on May 25, 2022. The amended final plat was recorded on June 27, 2022.

The city granted certificate of occupancy given to 14 apartment units in this mixed-use development on December 22, 2022. The developer informed us he plans that these rental units will meet the rent threshold for moderate income housing.

IV. The city staff reviews and reports on the number of developments that have utilized cluster, inner block and PUD ordinances.

Larsen Subdivision, a 3-lot inner block development, final plat recorded 08/2022

Providence Springs 55+ Cluster Development, a 31-lot cluster development for single-family detached homes with a minimum lot size of 6,000 square feet, final plat recorded 09/2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Providence City added the mixed-use zone option to our city code in December 2009, but had very little interest from the development community to utilize this zone. After working with the development community and citizens, on January 8, 2019 the city council adopted ordinance 2019-001 amending the mixed-use regulations. After more discussions, on July 21, 2021, the city council adopted ordinance 2021-0012 further amending the mixed-use district regulations.

Recently, developers have started to use this zone and we anticipate the use of this zone to grow in future years.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

14

Number and type of affordable units rehabbed

Unknown

Number and type of units converted from other uses

0

Change in local rent amounts



Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As per Census.gov QuickFacts, the median income in Cache County is \$69,154. Based on the monthly rent calculator, at 30% the maximum monthly rent is \$1,728. Based on the mortgage rate calculation, using a 6.55% interest rate, an applicant may qualify for a home of approximately \$325,800. A local housing lender calculated, if they need 100% financing on a Utah Housing loan, they would be looking at a \$350,000 home.

One local developer has 76 multi-family residential units (which includes the 14 residential units added this year in a mixed use zone) with rents ranging between \$1,600 - \$1,750; the appraised value per unit is approximately \$300,000 - \$325,000.

Do you have additional strategies to report?

Yes

Strategy #5

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- I. ADUs and IADUs are currently allowed.
- II. ADUs are currently allowed to utilize the service lines from the main structure. Impact fees are not charged.
- III. As the city reviewed the ADU and IADU applications and questions from the public about those applications, we looked for ways to streamline the process and reduce obstacles. To help with the application process and



received suggestions on improving our process and reducing regulations that may be problematic to creating and ADU or IADU, we created a moderate income housing page on our website. It includes information on ADUs. It asks residents to give us suggestions on improving our processes.

IV. The city staff continues to review and report on the number of new and active units.

Once the MIHP progress report is approved, it will be shared with the city council, planning commission, historic preservation commission, and posted on the city website. Two building permits were issued for ADUs. The city currently has 16 active ADUs.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use regulation or land use decision was not made. However, during the application review process, the following applicant questions and suggestions to improve or reduce regulations were received.

1. Our current code does not allow a detached ADU in front of the primary residence; we received comments that this is a problem for large lots with the primary structure located toward the rear of the lot. Staff is working to prepare a code amendment to resolve this issue.
2. Our current code allows a portion of a detached building that existed prior to February 2022 to be converted into an ADU. However, new ADUs must conform to the 1200 sq-ft. size limit preventing them from being a portion of a larger structure. We have received comments from the public requesting the ability to include an ADU in a larger building as long as the ADU portion is no more than 1200 sq.-ft. Staff is preparing a code amendment.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not been completed, the staff is working on a proposed code amendment that incorporates the suggestions.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The suggestions came in too late in the year to have a draft amendment prepared by June 30.

People do not want to file the required deed restriction limiting the occupancy of either the primary unit or an internal ADU to the owner of the property for fear that the ADU will increase their property taxes.

Number and type of new units permitted



2

Number and type of affordable units added
Unknown

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
Unknown

Change in the number of people displaced
Unknown

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This strategy is still in progress. It is not ready for a market response.

Do you have additional strategies to report?
Yes

Strategy #6

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Two ADUs were permitted during the previous 12 months to implement this strategy.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

I. This strategy is an ongoing strategy. Providence city code allows an ADU to utilize the existing utilities of the principal dwelling.

Providence City Code 10-13-13 states, An ADU may utilize the existing utilities (City supplied culinary water and sanitary sewer or the principal dwelling. An ADU that requires separate utility hookups will be subject to metering and city connection fees.

The Providence City Fee Schedule adopted by Resolution 007-2023 on May 17, 2023, lists the connection fees and utility billing fees.

II. The city staff reviewed and reported the number of new and active units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

We have started to receive more inquiries regarding detached accessory dwelling units. We anticipate new detached accessory dwelling units will continue to connect to existing services and no impact fees will be charged.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Very few property owners are requesting ADUs.

Number and type of new units permitted

2

Number and type of affordable units added

Unknown

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Unknown

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA



Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have received numerous inquiries regarding the construction of ADUs; however, even though we explain impact fees will not be charged, we have received very few actual applications.

Do you have additional strategies to report?

Yes

Strategy #7

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

A. Cache County and its communities are included in the Bear River Association of Governments (BRAG) area. Providence City has an ongoing working relationship with BRAG including CIB capital project listing and obtaining information for available assistance programs.

The assistance programs are listed on the Bear River Association of Governments website. At least once a year, the city mentions assistance programs in the monthly utility billing and on our website. We also send BRAG a letter to renew our support of their programs annually. City staff also informs residents of available programs during in-person and phone discussions.

The number of residents that took advantage of these programs is shown in Strategy Market Response 10 below.



B. During early 2022, city representatives had an opportunity to work with representatives of neighboring communities, BRAG representatives, members of the real estate and development professions, and others to discuss the housing crisis in Cache County.

In Apr - Jun of 2022 Providence had representation on the Cache County Housing Crisis Task Force committee. The committee was assigned to identify the causes of the crisis, quantify the magnitude of the problem, survey public attitudes, and make impactful recommendations. This committee was made up of representatives with a wide variety of community interests, including but not limited to representatives from the Bear River Association of Governments, the Utah Legislature, the Department of Workforce Services, the Bear River Health Department, elected and appointed officials, and staff members from the County and local communities, Utah State University, private citizens, and various professionals in real estate, development, and financing.

The Task Force assigned subcommittees; Providence City staff member chaired and presented the finding of the public education subcommittee.

The Final Report was initially presented during the June 2022 Cache Summit and to various cities and organizations throughout this year. The report was presented to the Providence City Council on August 17, 2022.

The city has used the information in the final report to help residents better understand the need for affordable housing. We anticipate that we will also benefit from the public education videos promoting the message of the importance of affordable housing.

The Task Force received the Merit Award from APA Utah in October 2022.

The Task Force also applied for funding from the Office of the Property Rights Ombudsman and received \$30,000 for public education videos and marketing the video/sharing the message, to encourage residents, community leaders, business leaders, educators, developers, and many others to support and promote the construction or preservation of moderate income housing. The initial grant (\$15,000) for the public education videos was awarded December 21, 2022. The grant for marketing (\$15,000) was added and awarded February 22, 2023, with a renewal extension given on May 16, 2023.

City representatives also support BRAG and work with neighboring cities by actively participating on the organization committee and attending the Cache Summit. Under BRAG supervision, beginning in 2015 this annual and mid-year forum encourages ongoing coordination between local governments, home builders, developers, planners, lenders, consultants, educators, realtors, and many others on critical growth and development issues in Cache Valley.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

None required



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The goal of the videos is to educate Cache Valley communities regarding the need for diverse housing to accommodate growth. The public education videos will discuss such topics as workforce housing and a place for children and grandchildren to live. This project is to be completed by December 31, 2023. As stated in previous strategies, Providence City residents have voiced strong opposition to small lots, townhomes/condominiums, and apartments. We hope to use these educational videos and marketing tools to address the concerns the residents have.

- I. The city will continue to work with and support BRAG and other entities the provide assistance for moderate income housing.
- II. The city will continue to encourage its neighboring cities to support Providence's efforts to provide moderate income housing.
- III. The city will continue to work with BRAG for public information announcements informing residents of the various assistance programs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

Unknown

Change in local rent amounts

Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown



Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

A. As per Bear River Association of Governments, during the past year, the city had 2 homes with section 8 assistance, 5 households had emergency assistance, and 46 households utilized the heat program.

B. Even though the market responds well to small lots and multi-family units, many residents in Providence and throughout Cache County are strongly opposed to lots less than 12,000 minimum square feet, townhomes, condominiums, and multi-family units. The Task Force recommends media/public relations/education campaigns for a variety of venues and population groups. Objectives include connecting with young people (they are our future policymakers/drivers) and helping foster a cultural shift to help citizens become more open to new neighbors.

The recommended emphasis for the proposed public education campaign is to reach younger people who are close to or at home-ownership life-stages.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
16

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
NA

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:



NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

- Determine expectations.

Is it a percentage of total dwelling units, such as 25% of the total dwelling units should be moderate income housing units?

- Recognize the city does not control the market. We have spoken with developers that develop moderate income units; even though our city code allows it, they are not interested in developing moderate income housing units in our area.

Provo

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

A pedestrian bridge at the UTA Frontrunner HUB was completed in October 2023. This bridge will make it easier and more safe for those using active transportation to access public transit.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



NA

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

NA

Strategy #2



(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Discussions took place on housing strategies in June 20, work session. Council Called upon policy analysts to explore affordability strategies. RDA executive board also discussed housing options and the possibility of using Tax increment to incentivize developers. Because of turnover in RDA staff housing issues and incentives will be decided when the RDA board sets goals and priorities in early 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Housing affordability will be addressed in the goals and priorities by Council members and RDA executive board in the 2024 planning sessions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

NA

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced



NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

NA

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Off street parking requirements for ADUs were examined by staff and legal council. It was determined that Provo requires a minimum of 2 off-street parking spaces for every dwelling unit within the existing city code (Provo City Code 14.37.080). No changes were made as Provo is already in compliance with State code.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

NA

Number and type of new units permitted

8 ADUs



Number and type of affordable units added
8 ADUs

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
NA

Do you have additional strategies to report?
Yes

Strategy #4
(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
The City is working on completion of strategies associated with Station Area Plans. In March of 2023 a kick-off meeting was conducted with an open house including City leaders. Site visits took place with consultants and scope and processes were discussed. Stakeholder meetings occurred May-



July 2023 including local businesses, resident groups, UDOT, UTA, BYU, Provo Towne Center Call, micro mobility providers, individuals from the development community, city staff and elected officials. Public outreach was conducted in the summer of 2023 through the website <https://provosap.com>. An online survey and interactive map collected over 600 responses. Outreach was also conducted through social media, at the summer Provo Farmer's Market and canvassing at the Freedom Festival parade route. July-October consultants researched current zoning and General Plan and use designation, building ages and heights, geographical and environmental constraints, existing transportation networks, and demographic information.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. Decisions have not yet been made, but studies were conducted to move the plans and changes forward. Work on the Station Area Plans is expected to be completed for plan adoption by the end of 2024.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
NA

Number and type of new units permitted
NA

Number and type of affordable units added
NA

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA



Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
NA

Do you have additional strategies to report?
Yes

Strategy #5
(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This is currently in progress. There are seven stations currently in Provo with and eighth anticipated in the near future on 900 East near the Brigham Young University Campus. All Station Area plans are scheduled for completion by December 2025 with a goal of completing by June 2024

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No regulations were decided upon, but stakeholder meetings and public outreach events were held May-July 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
NA

Number and type of new units permitted



NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

NA

Do you have additional strategies to report?

Yes

Strategy #6

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City is working on completion of strategies associated with Station Area



Plans. In March of 2023 a kick-off meeting was conducted with an open house including City leaders. Site visits took place with consultants and scope and processes were discussed. Stakeholder meetings occurred May-July 2023 including local businesses, resident groups, UDOT, UTA, BYU, Provo Towne Center Call, micro mobility providers, individuals from the development community, city staff and elected officials. Public outreach was conducted in the summer of 2023 through the website <https://provosap.com>. An online survey and interactive map collected over 600 responses. Outreach was also conducted through social media, at the summer Provo Farmer's Market and canvassing at the Freedom Festival parade route. July-October consultants researched current zoning and General Plan and use designation, building ages and heights, geographical and environmental constraints, existing transportation networks, and demographic information.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

NA

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

NA

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced



NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

NA

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

430

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

15

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance,



resources, data, etc.)

Resources as this report is labor intensive. Grants and consulting fees in addition to Data would be helpful.

Riverdale

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://www.riverdalecity.com/uploads/1/3/3/6/133630718/riverdale_general_plan.pdf

Link to Ordinance or Resolution

https://www.riverdalecity.com/uploads/1/3/3/6/133630718/moderate_income_housing_element.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the prior year (2022) there has been one approved rezone of properties to single family residential R-2 zoning, one attempted and denied rezone of properties to single-family residential R-1-6 zoning, and three approved rezones of properties to multiple-family residential R-4 zoning.

The R-2 zoned property is now in the process of nearing completion of the subdivision approval consideration process for this area. In 2023, on all three of the property areas rezoned in 2022 to R-4 zoning, we are currently considering approval of a site plan for five apartment buildings that will accommodate 152 multiple family residential units and combine with an adjacent already approved site plan that will accommodate 48 additional units. Overall, this project will provide an additional 200 multiple family residential units throughout six buildings. In discussions with the developers of these



apartments, the expectation will be that a portion of these units (up to 20%) will be at moderate income rent rates (80% of market rate). This project is currently being reviewed for site plan approval consideration by the City Council.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

City approval of rezones of properties in these areas, from commercial zoning to multiple-family residential zoning instead, from low-density single-family residential zoning to higher density single-family residential zoning, and from agricultural to single-family residential zoning have increased new residential mixed housing opportunities that have developed and are now more aggressively developing in Riverdale City. The new single-family residential zoned area will qualify for Internal Accessory Dwelling Unit (IADUs) use and is benefited by this rezone; the subdivision plat for this rezoned area is currently in the final approval consideration process before the City Council. Furthermore, as new multiple-family housing zoned projects are developing, the City has been able to create inroads with developers to establish moderate income rent rate opportunities within these new housing developments. As noted in item (2.), a final site plan consideration is before the City Council for a project proposal to develop five new apartment buildings in Riverdale City to accommodate new housing and moderate-income housing opportunities in the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2022, Riverdale City commenced working on a Comprehensive General Plan update. The General Plan update is nearing completion, and the Land Use Master Plan draft has been updated. This Land Use Master Plan draft reflects more housing uses flexibility within the City and supports more creative ways to consider and approve potential future rezoning opportunities that may support additional moderate-income housing opportunities within Riverdale City. Furthermore, a thorough review of land development codes is anticipated to occur throughout the 2023 year, which may further impact the future rezoning and land use development opportunities for multiple modes of housing in Riverdale City.

This General Plan update will assist leadership and City staff to better identify where rezoning opportunities may exist on parcels that previously were not determined to be best suited for potential rezoning changes that may accommodate new low- to moderate-income housing development. This General Plan update hopefully will provide more opportunities to consider alternative options in areas that have been historically low-density residential



areas and/or commercially zoned areas that may contribute new low- to moderate-income housing development in the future within Riverdale City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Existing barriers tied to this strategy include a heightened expression of public clamor that was encountered during the Summer 2022 rezone of properties from a significantly blighted residential mobile home park (Rmh-1) zone to a multiple-family residential (R-4) zone and the associated rezoning of regional commercial (C-3) zoned properties to multiple-family residential (R-4) zoning. Additionally, there was a level of public clamor associated with the early 2022 rezone of properties from agricultural (A-1) zoning to single-family residential (R-2) zoning because of the previous property use as a local drive-in theater. A third example of this occurred during mid to late-2022, due to some significant land use concerns associated with a targeted property, the earlier identified R-1-6 requested rezone was denied by the City Council. Public clamor had an impact on this decision, as did a perception of potential flooding concerns in this location as raised by the City Council during multiple hearings associated with the rezone process.

Another existing barrier with this strategy is having limited capacity to require developers to establish future single-family and multiple-family residential units at moderate income purchasing and/or rental rates for the new units that are anticipated to be developed due to these rezone changes.

Number and type of new units permitted

There are 200 anticipated new multiple-family residential units due to the R-4 rezones. There are 68 anticipated new single-family residential units planned as a result of a R-2 rezone, which will also allow for additional single-family residential units to exist internally in the form of IADUs (the exact number is hard to predict at this point).

Number and type of affordable units added

This number is unknown at this time; will need to wait until construction is near complete and will need to discuss further with developers.

Number and type of affordable units rehabbed

0 units.

Number and type of units converted from other uses



0 units.

Change in local rent amounts

N/A

Change in the number of people displaced

55 mobile home units.

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

4 rezones in the year 2022 that are associated with this MIH strategy.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We are seeing more interested parties (i.e. broker and developer inquiries) procuring ideas for other rezones for properties with historically commercial, low-density residential, or other uses that may be converted into residential (mostly multiple-family residential) uses within the City, especially in closer proximity to commercial districts and large transportation corridors like Riverdale Road. Clearly any future rezoning discussions will also require discussion regarding ways to provide more low- to moderate-income rental housing or ownership opportunities within Riverdale City.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the prior year (2022), the Redevelopment Agency of Riverdale funded the replacement of air conditioning units and other facility repairs within the Riverdale Senior Center apartments and Senior Center. There continues to be a growing need for facility infrastructure repairs and other needs within the apartments and facility. Throughout the year, the RDA of Riverdale has taken care of these responsibilities.

Additionally, in the year 2022, the RDA of Riverdale has participated in



budgetary and planning efforts to develop new infrastructure in the 550 West RDA and adjacent Riverdale Road RDA to create road and infrastructure linkages that better provide for future development of moderate-income housing opportunities within these RDA areas and further supports existing multi-family housing in this area. Through the utilization of RDA resources, these internal road and infrastructure developments will further strengthen the planning for housing development in this area that supports moderate income housing development within these RDA areas. During the year 2022, the RDA staff has been in frequent conversation with property owners/developers of this area who are relying on the development of this infrastructure to develop need housing and moderate-income housing within this area. It is anticipated that the RDA of Riverdale will commence some of these planned construction activities during the later portion of the 2023 year.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. Previous land use regulations and land use decisions are in effect in the areas noted above in item (1.), as established for and on behalf of the RDA of Riverdale. No new land use regulations or land use decisions were implemented during the year 2022 that directly affect and/or impact this strategy. Land use decisions affecting this strategy were put into place prior to the year 2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. During the years prior to the 2022 year, Riverdale City and the RDA of Riverdale established different RDA areas that were set up to redevelop blighted areas, create new commercial/retail opportunities within the City, develop new housing opportunities, and to raise property values. To establish these RDA areas, the City approved and passed land use regulations that were required to create these RDA areas. One of the resultant benefits in one of these planned RDA areas is the establishment of the Riverdale Senior Center and associated senior apartments. A resultant benefit for another planned RDA area is the redevelopment opportunities that are now available to City and the Redevelopment Agency to procure new housing (which includes moderate-income housing) and commercial/retail opportunities.

Since that time, in more recent years, the Redevelopment Agency has taken initiative in the 500 West RDA and adjacent Riverdale Road RDA areas to clear up blighted areas, organize properties to be more easily developed and construct new infrastructure (in the form of utilities and roadway improvements) that support the development of new housing and commercial/retail opportunities therein. As noted above, this new infrastructure is a key



component of the development of moderate-income housing opportunities within this area of the City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Existing barriers tied to this strategy include resolving significant challenges in working with property owners to develop infrastructure adjacent to and through portions of the private property owner's real estate to connect infrastructure within the RDA area. At times, property owners seem to have higher expectations than can be achieved through RDA programs and these expectations delay progress in the development of new infrastructure opportunities that can benefit new moderate-income housing development. Existing barriers tied to the Senior Center continued maintenance are rising costs associated with the replacement of appliances, structural needs, and infrastructure fixes/replacement that are a part of the Senior Center and Senior Center apartments. These rising costs affect the rent rates that are applied to the Senior Center apartments and lead to some difficult decisions for the administrators of this facility. At current time, RDA leadership is contemplating raising rates, which may affect the identification of this facility as having moderate income rental rates.

Number and type of new units permitted
0 units.

Number and type of affordable units added
0 units.

Number and type of affordable units rehabbed
5 units.

Number and type of units converted from other uses
0 units.

Change in local rent amounts

Riverdale Senior Center Apartments Rent Rate Changes in 2022 - For existing senior apt rentals: 1-bedroom is \$585 to \$644, 2-bedroom is \$766 to \$843; For new move-in senior apt rentals: 1-bedroom is \$585 to \$891, 2-bedroom is \$766 to \$1105

Change in the number of people displaced

Riverdale Senior Center Apartments - 5 apartment home units (move outs); no other change elsewhere in RDA areas.



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We are seeing increased desire and efforts from partners in the 550 West RDA and adjacent Riverdale Road RDA area to commence planning and decision-making activities regarding the development of new residential units, including developer established moderate-income rate housing, within this area of the City. This is seen as a direct result of progress being made by the RDA of Riverdale to develop new infrastructure and roadway connectivity in this RDA area that is a direct benefit for the development of new residential housing units within this area.

As it relates to the Senior Center, all 20 of the apartments are being rented at this time and there is constant interest to rent these apartments by individuals within the moderate-income housing need community.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the prior year (2022) there has been one approved rezone of properties to single family residential R-2 zoning; this property is adjacent to and visible from the Interstate 84 (I-84) highway and State Road 60 (1050 West). Additionally, there are three approved rezone requests of properties to multiple-family residential R-4 zoning; these three properties are located adjacent to and visible from State Road 26 (Riverdale Road), which also happens to be a major commercial center and employment center corridor area. Riverdale Road, from end to end of the City, is a major commerce center with multiple businesses, offices, and other services located along this road. Businesses along the Riverdale Road commercial district provide many jobs within the community,



starting with America First Credit Union and Northrup Gruman on the west end of the road and ending with In-N-Out, Take 5 Oil, and Zurchers on the east end of the road. Additionally, Northrup Gruman have created a large number of higher paying job opportunities within the community and America First Credit Union is growing their campus headquarters over the next 10-15 years to accommodate up to 4000 jobs. These job opportunities are located within less than one mile from the location of the noted rezones.

The R-2 zoned property at current time is now in the process of nearing completion of the subdivision submittal and approval consideration process for a Planned Residential Unit Development (PRUD) in this area that accommodates the allowance for Internal Accessory Dwelling Units (IADUs). In 2023, on all three of the property areas rezoned in 2022 to R-4 zoning, we are currently in the process of considering approval of a site plan for five apartment buildings that will have 152 multiple family residential units and combine with an adjacent approved site plan that will have 48 additional units. Overall, this project will provide an additional 200 multiple family residential units throughout six buildings. In discussing with the developers of these apartments, the discussed expectation will be that a portion of these units (up to 20%) will be at moderate income rent rates (80% of market rate). This project is currently being reviewed for site plan approval consideration by the City Council.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

City approval of rezoning for properties in these areas (from commercial zoning to multiple-family residential zoning instead, from low-density single-family residential zoning to higher density single-family residential zoning, and from agricultural to single-family residential zoning) have increased residential mixed housing opportunities that have developed and are now more aggressively developing in Riverdale City next to established major transit investment corridors, commercial centers, and employment centers of the community. The new single-family residential zoned area will qualify for Internal Accessory Dwelling Unit (IADUs) use and is benefited by this rezone; the subdivision plat for this rezoned area is currently at final approval consideration before the City Council.

Furthermore, as new multiple-family housing zoned projects are developing, the City has created inroads with developers to establish moderate income rent rate opportunities within these housing developments and to consider discussions regarding the development of additional moderate-income housing opportunities close to major transit investment corridors, commercial centers, and employment centers within the City. As noted in item 2., a final site plan



consideration is before the City Council for a project proposal to develop five new apartment buildings in Riverdale City that will accommodate new housing and moderate-income housing opportunities for the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2022, Riverdale City commenced working on a Comprehensive General Plan update. The General Plan update is now nearing completion and the Land Use Master Plan draft has been updated. This Land Use Master Plan draft reflects more housing uses flexibility within the City and supports creative ways to consider and approve potential future rezoning opportunities that may support moderate-income housing opportunities within Riverdale City. Furthermore, a thorough review of land development codes is anticipated to occur throughout the 2023 year, which may further impact rezoning and land use development opportunities for multiple modes of housing in Riverdale City. Part of this thorough review may include considering zoning designations and/or land use codes that create new housing development opportunities for areas of the City that are proximate and/or adjacent to major transit investment corridors (like Riverdale Road, I-15, I-84, and 1050 West), commercial centers, and employment centers of the City.

This General Plan update will assist leadership and City staff to identify where rezoning opportunities may exist in the future on parcels that previously were not determined to be best suited for potential rezoning changes to accommodate new low- to moderate-income housing development. This General Plan update will hopefully provide opportunities to consider alternative options in areas that have been historically low-density residential areas and/or commercially zoned areas that may contribute new low- to moderate-income housing development as positioned along major transit investment corridors, commercial centers, and employment centers within Riverdale City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Existing barriers tied to this strategy include a heightened expression of public clamor that was encountered during the Summer 2022 rezone of properties from a significantly blighted residential mobile home park (Rmh-1) zone to a multiple-family residential (R-4) zone and the associated rezoning of regional commercial (C-3) zoned properties to multiple-family residential (R-4) zoning. Additionally, there was a level of public clamor associated with the early 2022 rezone of properties from agricultural (A-1) zoning to single-family residential (R-2) zoning because of the previous property use as a local drive-in theater.



Another existing barrier with this strategy is having limited capacity to require developers to establish future single-family and multiple-family residential units at moderate income purchasing and/or rental rates for the new units that are anticipated to be developed as a result of these rezone changes, even when the property is located proximate and/or adjacent to a higher traffic area like a major transit investment corridor, commercial center, and/or employment center.

Number and type of new units permitted

There are 200 anticipated new multiple-family residential units due to the R-4 rezones, that will be located adjacent to a major transit investment corridor (Riverdale Road), major commercial center corridor (along Riverdale Road and 700 West), and employment centers (again made available through the Riverdale Road corridor). There are 68 anticipated new single-family residential units planned as a result of a R-2 rezone, which will also allow for additional single-family residential units to exist internally in the form of IADUs (the exact number is hard to predict at this point).

Number and type of affordable units added

This number is unknown at this time; will need to wait until construction is near complete and will need to discuss further with developers.

Number and type of affordable units rehabbed

0 units.

Number and type of units converted from other uses

0 units.

Change in local rent amounts

N/A

Change in the number of people displaced

55 mobile home units.

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

4 rezones in the year 2022 that are associated with this MIH strategy.



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We are seeing more interested parties (i.e. broker and developer inquiries) procuring ideas for other rezones for properties with historically commercial, low-density residential, or other uses that may be converted into residential (mostly multiple-family residential) uses within the City, especially in closer proximity to commercial districts, employment centers, and/or large transportation corridors like Riverdale Road and Interstate 15. Clearly any future rezoning discussions will also require a discussion regarding ways to provide more low- to moderate-income rental housing or ownership opportunities within the City.

Do you have additional strategies to report?

Yes

Strategy #4

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the year 2022, the RDA of Riverdale participated in the funding of zero Purchase Assistance Program qualifying loans to residents of Riverdale City. Additionally, the RDA of Riverdale participated in the funding of zero Rehabilitation Loan Program qualifying loans to residents of Riverdale City. Unfortunately, the residents of the community and prospective residents did not take advantage of this program during the 2022 year. The RDA of Riverdale staff will need to make more effort to better advance the education and awareness of these programs to the public for the future year.

As noted in the declared strategies of the Riverdale City Moderate-Income Housing Plan, "The RDA of Riverdale provides this service to the residents of the community in order to maintain moderate income and affordable housing opportunities within the community to young, lower income, and/or elderly residents looking to purchase a home in Riverdale or currently living within the City." The hope is that in the year 2023, Redevelopment Agency leadership and staff will find more opportunities to promote these programs to the public within the community so that more residents are able to benefit from these programs. By doing so, Riverdale City will be able to better maintain property occupancy and stability in existing neighborhoods with potentially higher



amounts of moderate-income housing unit availability.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Previous land use regulations and land use decisions are in effect in Riverdale City as established for and on behalf of the RDA of Riverdale. No new land use regulations or land use decisions were implemented during the year 2022 that directly affect and/or impact this strategy. Land use decisions and programs created for the benefit of this strategy were put into effect prior to the year 2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

During the years prior to the year 2022, Riverdale City and the RDA of Riverdale established the "RDA Residential Loan Program" to maintain and improve existing residential areas of the City, to reduce the creation of blighted areas within the City, and to raise or maintain existing property values. The two loan funds that comprise the "RDA Residential Loan Program" are the Purchase Assistance Program and the Rehabilitation Loan Program. To establish these RDA programming funds, the City approved and passed administrative policies and programs that were required to fulfill housing requirements within established RDA areas. Multiple property owners over the last few decades have participated in these loan programs and have benefitted from this programming. Further, the Riverdale community has been able to retain higher rates of home occupancy in older neighborhoods and bolstered the quality of moderate-income housing units within the City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

5. Existing barriers tied to this strategy include promoting and educating the residents of the community and prospective residents regarding the availability of the RDA loan funding available through this program. It has proven to be difficult, during the lifetime of these programs, to make sure that interested residents and/or prospective residents are aware of these programs and the opportunities that these loan funds might provide to assist with rehabilitating and/or repairing older residential properties within the community. The Redevelopment Agency of Riverdale and City staff should work on finding better ways to communicate that these program funds are available in order to grow the number of interested parties who may take advantage of this program in the future.

Number and type of new units permitted



0 units.

Number and type of affordable units added

0 units.

Number and type of affordable units rehabbed

0 units.

Number and type of units converted from other uses

0 units.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unfortunately, no property owners and residents of the community have taken advantage of the RDA Residential Loan Program funds that were available to them during the 2022 year. However, the intent would be for more residents to become educated about the loan program funds and then benefit from them in the coming year.

Do you have additional strategies to report?

Yes

Strategy #5

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



Historically, in order to encourage new growth and development, Riverdale City has not imposed impact fees on development projects, including those projects related to moderate-income housing development. This historical tradition continues to the present day. In 2022, Riverdale City did not impose impact fees on housing development projects within the City, including moderate-income housing development. The only impact fees the City assesses on building permits for housing development are pass-through fees that city staff are required to receive by direction of Central Weber Sewer District.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There were no decisions made during the 2022 year to change or alter the current impact fee related policies of Riverdale City. The City has no intention to change, amend, or otherwise alter the existing impact fees strategies of the City as outlined above in item (2.). A change that has occurred over the last 12 months that may affect moderate-income housing development is a new arrangement made with Weber Basin Water to provide additional opportunities for developers to acquire water through Weber Basin Water on behalf of Riverdale City to cover the water requirements necessary for development within Riverdale City. This may be seen as a sort of impact fee, but it is not an outright fee assessed on a building permit for housing and is associated with subdivision housing development and commercial site plan development requirements.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As previously noted in items (2.) and (3.) above, Riverdale City has maintained a long-standing tradition of not imposing impact fees on development projects within the City, which includes housing and moderate-income housing development projects. As a result of this policy, this has been a great advantage to encourage development projects within Riverdale City.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There are no perceived existing barriers associated with this strategy. This strategy seems to be working the way it was intended to as it does appear to promote development opportunities within the City of Riverdale.

Number and type of new units permitted
2 units.

Number and type of affordable units added



1 unit.

Number and type of affordable units rehabbed

0 units.

Number and type of units converted from other uses

0 units.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market has been supportive of the implementation of this strategy and developers continue to seek new housing development opportunities in the City as a result of this strategy. We are hopeful that more moderate-income housing projects will take advantage of development in Riverdale City utilizing the no impact fees policy of the City as a component of decision-making for future developments.

Do you have additional strategies to report?

Yes

Strategy #6

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

The Redevelopment Agency of Riverdale (in the year 2022) participated in multiple efforts and programs connected to subsidizing and creating moderate-income housing opportunities in Riverdale City. These efforts include: subsidizing repairs and replacement of equipment and facilities that are a part of the Riverdale Senior Center and housing (by way of the 1050 West RDA); participating in the planning, preparation and funding phases of infrastructure development within the 550 West RDA and Riverdale Road RDA areas to develop new moderate-income housing opportunities in these RDA areas; and maintain the program and funding for the RDA Residential Loan Program (with its bifurcated programming of the Purchase Assistance Program and the Rehabilitation Loan Program).

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Previous land use regulations and land use decisions are in effect in Riverdale City as established for and on behalf of the RDA of Riverdale. No new land use regulations or land use decisions were implemented during the year 2022 that directly affect and/or impact this strategy. Land use decisions and programs created for the benefit of this strategy were put into effect prior to the year 2022. RDA planning efforts were occurring during the 2022 year to work on infrastructure planning, property owner negotiation, and other associated pre-development activities to commence infrastructure development in future years that will accommodate and require the construction of new moderate-income housing in the 550 West RDA and adjacent Riverdale Road RDA areas.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Previous Redevelopment Agency leadership has approved and implemented programs through Redevelopment Agency funding set aside strategies. The first of these is the RDA's general housing funding set aside to implement the RDA Residential Loan Program. The second of these is the 1050 West RDA funding set aside to maintain and subsidize the repairs and continued operation of the Riverdale Senior Center and associated apartments. The third of these is through utilizing RDA funding to establish utility and access infrastructure for the development of new moderate-income housing opportunities within the 550 West RDA and Riverdale Road RDA areas.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

Existing barriers tied to this strategy include funding resources that are limited and finite in size to maintain the Senior Center and apartments, as well as the RDA Residential Loan Program. There is a time coming when the funding for these programs will likely not be available through the RDA. The City and/or RDA of Riverdale will need to determine funding options and solutions in order to continue to operate and subsidize these programs after the RDA funding has ended.

Additionally, as it relates to the development of new moderate-income housing in the 550 West RDA and Riverdale Road RDA, a major existing barrier will be to resolve significant challenges in working with property owners to develop infrastructure adjacent to and through portions of the private property owner's real estate to connect infrastructure within the RDA area as a whole. At times property owners seem to have higher expectations than can be achieved through RDA programs and these expectations delay progress in the development of new infrastructure opportunities that can benefit new moderate-income housing development

Number and type of new units permitted
0 units.

Number and type of affordable units added
0 units.

Number and type of affordable units rehabbed
5 units.

Number and type of units converted from other uses
0 units.

Change in local rent amounts
Riverdale Senior Center Apartments Rent Rate Changes in 2022 - For existing senior apt rentals: 1-bedroom is \$585 to \$644, 2-bedroom is \$766 to \$843; For new move-in senior apt rentals: 1-bedroom is \$585 to \$891, 2-bedroom is \$766 to \$1105

Change in the number of people displaced
Riverdale Senior Center Apartments - 5 apartment home units (move outs); no other change elsewhere in RDA areas within the City.

Change in the number of households experiencing housing cost burden



N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

550 West RDA and adjacent Riverdale Road RDA area to commence planning and decision-making activities regarding the development of new residential units, including developer established moderate-income rate housing, within this area of the City. This is seen as a direct result of progress being made by the RDA of Riverdale to develop new infrastructure and roadway connectivity in this RDA area that is a direct benefit for the development of new residential housing units within this area.

As it relates to the Senior Center, all 20 of the apartments are being rented at this time and there is constant interest to rent these apartments by individuals within the moderate-income housing need community.

As it relates to the RDA Residential Loan Program, unfortunately, no property owners and residents of the community have taken advantage of the RDA Residential Loan Program funds that were available to them during the 2022 year. However, the intent would be for more residents to become educated about the loan program funds and then benefit from them in the coming year.

Strategy #7

(U) Develop a moderate-income housing project for residents who are disabled or 55 years old or older.

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In previous years (2007-2008), the RDA of Riverdale constructed and established a Riverdale Senior Center, which included 20 apartments set apart for use by residents who are 55 years of age or older. These apartments were constructed to provide senior residents with fixed income housing options at a reasonable rent rate. During the year 2022, all the units were being rented and a few of the units were remodeled and repaired to provide opportunities for new senior aged residents. In addition to maintaining the residential component for seniors in the community, the RDA of Riverdale (in the year 2022) has continued its efforts to subsidize the operation of Senior Center lunches and activities programming within the Riverdale Senior Center. These efforts



include: subsidizing repairs and replacement of equipment and facilities that are a part of the Riverdale Senior Center and housing (by way of the 1050 West RDA); staffing and preparing weekday lunches for the senior population of the overall surrounding community; and providing a facility for events and activities programming for seniors in the community to enjoy. Unfortunately, rate hikes in food and personnel costs have required the Redevelopment Agency to minimally raise the fee amount for the weekday lunches, but they still are at a comparably low rate for the overall cost of each meal expense.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Previous land use regulations and land use decisions are in effect in Riverdale City as established for and on behalf of the RDA of Riverdale. No new land use regulations or land use decisions were implemented during the year 2022 that directly affect and/or impact this strategy. Land use decisions and programs created for the benefit of this strategy were put into effect prior to the year 2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Previous Redevelopment Agency leadership have constructed and commenced a reduced rate rental program for the 20 senior apartments. In addition, the RDA leadership implemented programs through Redevelopment Agency set aside funding for Riverdale Senior Center programming and activities. This was established as an immediate benefit for the residents of the facility and seniors throughout the community. Upon implementation of the 1050 West RDA plan, the Redevelopment Agency agreed to a funding set aside to construct, maintain, and subsidize the repairs and continued operation of the Riverdale Senior Center, senior (55 years and older) rental apartments, weekday lunch program, and other related activities within the Senior Center facility. This program continues to be implemented as it was previously set up to function by the RDA leadership in past years.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Existing barriers tied to this strategy include funding resources that are limited and finite in size to maintain the Senior Center and apartments. There is a time coming when the funding for these programs will likely not be available through the RDA. The City and/or RDA of Riverdale will need to determine funding options and solutions in order to continue to operate and subsidize these programs after the RDA funding has ended.



Number and type of new units permitted

0 units.

Number and type of affordable units added

0 units.

Number and type of affordable units rehabbed

5 units.

Number and type of units converted from other uses

0 units.

Change in local rent amounts

Riverdale Senior Center Apartments Rent Rate Changes in 2022 - For existing senior apt rentals: 1-bedroom is \$585 to \$644, 2-bedroom is \$766 to \$843; For new move-in senior apt rentals: 1-bedroom is \$585 to \$891, 2-bedroom is \$766 to \$1105

Change in the number of people displaced

Riverdale Senior Center Apartments - 5 apartment home units (move outs); no other change elsewhere in RDA areas within the City.

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As it relates to the Senior Center, all 20 of the apartments are being rented at this time and there is constant interest to rent these apartments by individuals within the moderate-income housing need community. Additionally, the Senior Center provides weekday lunches for seniors in the community; these lunches are attended by many seniors in the overall Weber County community. Further, the Senior Center provides a calendar of events and activities for all seniors in the local community to gather, socialize, and enjoy the activities.

Do you have additional strategies to report?



Yes

Strategy #8

(W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has been working with a developer to establish a multi-use residential development project on 68 acres of land located within a Mixed Use (MU) Zone. The plan is for the developer to be allowed to develop variations of housing options (apartments, townhomes, and single-family dwellings) that will create up to 900 housing units in this area. Over the last year (2022), Riverdale City staff and Council worked with this developer to establish and approve two amendments to the existing development agreement for this area. The amendments supported the developers in their efforts to acquire the required water needed to develop this area and to provide for the multiple housing units proposed within this area. Further, the City has had multiple meetings during the year 2022 to go over conceptual designs, bridge development plans, river interface ideas, and other similar project discussions. These talks are currently ongoing as project efforts by the developer continue to move forward in this area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Riverdale City Council approved two separate amendments (at different times during the year) to the previously approved and amended development agreement between the City and the developer for 68 acres of real estate located in the Mixed Use (MU) Zone. These amendments strengthened the City and developer's efforts to acquire water for the project area, extended the duration of the original development agreement approval, solidified the density use of the project area, and accepted the concept plan for the housing options in this area. The developer has also agreed to developing a portion of these new housing units to accommodate moderate-income housing rental rates.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Many years prior to the year 2022, Riverdale City approved the Mixed Use (MU) Zone to allow the option to develop a variety of mixed uses (single family and multi-family residential, commercial, office, etc) within the zoned area. This



zoning creates an opportunity for a developer to maximize flexibility in the development of a project. The mixed uses can be strictly residential variations or allow for a mixture of residential, office, and commercial uses in these areas of the City. The City is hopeful that other property owners will take advantage of this zoning designation and seek more creative uses for other properties within the City that may fit this zoning. This zoning would be most effective to be applied in areas with walkable access to public facilities and/or commercial use and job growth areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Existing barriers tied to this strategy include funding resources to pay for and find water and/or other required resources to develop large projects. Another barrier may be public responses to a request for a rezone of parcels to Mixed Use (MU) Zones in the future. Otherwise, barriers for this strategy during the 2022 year have not impacted the project efforts within the Mixed Use (MU) Zone.

Number and type of new units permitted
0 units.

Number and type of affordable units added
0 units.

Number and type of affordable units rehabbed
0 units.

Number and type of units converted from other uses
0 units.

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A



The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response to the Mixed Use (MU) Zone has seemed to be positive over the years since the implementation of this zone (on the 68 acres of land noted with this strategy). We believe that the currently proposed project will eventually develop on this 68-acre development area and that moderate-income housing will need to be developed therein as a component of this strategy. Further, the future possibility of Mixed Use (MU) rezoning of other properties, in close proximity to commercial centers and job centers, could be of greater market interest and would further encourage development of additional moderate-income housing opportunities within the City. The City has been working with other developers in looking at rezoning another area of the City to Mixed Use (MU) Zoning in the future for development of more housing options within Riverdale.

How does the jurisdiction track Accessory Dwelling Units?

Approval and issuance of Conditional Use Permit for Accessory Dwelling Unit on residential property

Total Number of Accessory Dwelling Units in the Jurisdiction

3 through the City's ADU tracking process; there are more of these units from prior development, but we did not track them in the past like we do now.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

One permitted through conditional use permit approval for ADU

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical



assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Housing data information and associated rates of the county or local area would be beneficial. Also, continued access to state staff assistance and resources/guidance will be crucial for our City.

Riverton

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Use the field below to update any of the information above

Jason Lethbridge, Development Director, 801-208-3141, jlethbridge@rivertonutah.gov

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our 2022 Implementation Goal was to "establish policy/code amendments to address previously unpermitted construction."

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2022 the Riverton Development Office streamlined the ADU approval process by requiring only a single safety inspection for previously completed but unpermitted basement finishes.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Riverton is processing ADU applications administratively, no land use or



planning commission action is required for approval. This facilitates an expedited approval process for previously unpermitted construction to provide city-approved housing. Also, since ADU's are permitted in all residential zones, rezoning is eliminated as a potential land use barrier.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

23 ADU applications in 2022, 15 ADU permits issued in 2022

Number and type of affordable units added

N/A, we don't track rent for ADU's

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

5 were previously unpermitted construction, now approved for housing.

Change in local rent amounts

N/A, we don't track rent for ADU's

Change in the number of people displaced

N/A, we don't track this data

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0 - ADU's do not require a rezone in any residential zone

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Even considering barriers of cost and time, Riverton residents have responded positively to the concept of ADU's. The number of ADU applications trends upwards year over year.



Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

One 2022 implementation goal was to identify eligible spaces for rezoning in Riverton near such areas. This is considered an "ongoing" goal, these rezones cleared the way for a higher-density of land use for 7.3-acres and will add 35 single-family housing units to the city's housing supply near bus transit and commercial development.

Our other 2022-23 implementation goal is to coordinate development within the 12600 S. Redevelopment Area with stakeholders including Salt Lake County. Progress has been made towards this goal. Development meetings occurred throughout 2022 and 2023 with major and potential stakeholders, including Salt Lake County, for this development area. Riverton City acquired right-of-way to facilitate improved access to properties within the RDA via plat dedication recorded September 26, 2022 (#14021450).

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

1. Kunz Rezone, 3.25 acres near intersection of 12000 S. 3600 W. rezoned from residential low (R-3) to medium (RM-6) density, Ivory senior housing under construction. (May 17, 2022 City Council approved rezone and amended the General Plan from Low-to-Medium-High Density (Ord #22-15). This rezone began the process of adding 20 senior housing units in this area near bus transit and commercial development.

2. Howell Rezone, 4.07 acres near 11800 S. 2400 W. rezoned from residential low (RR-22) to medium (R-4-SD) density. City Council amended General Plan and approved rezone 1.04.22 (Ord #22-03). This rezone enabled 15 new single-family residences to be built near transit and commercial development.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Rezoning from lower- to higher-densities in areas that have more access to transit and commercial/mixed-use activities encourages a wider variety and greater number of housing options to be built.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



The main barrier that we experienced is that the city can only rezone, we can't promise that affordable housing will come to fruition. Even though zoning is in place, one developer sold the entitled lots to a luxury builder who is building luxury homes on very small lots.

Number and type of new units permitted
35 single-family units entitled by rezones

Number and type of affordable units added
N/A, we don't track prices of units

Number and type of affordable units rehabbed
N/A, all new construction

Number and type of units converted from other uses
N/A, all zones were residential prior to rezoning

Change in local rent amounts
N/A, we don't track

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A, we don't track

Change in the share of household income spent on housing
N/A, we don't track

The number of rezones associated with MIH strategies
Two in 2022

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Even when given preferential zoning, developers are building for the top end of the market. Though the city may encourage affordable development, it may not mandate it. The market has responded to up-zoning with higher-density development offered at the highest feasible price point.

Riverton City's real estate market has been affected by nationally high interest rates and a general real-estate slowdown. Some of our entitled developments have not yet applied for building permits even though preferential rezoning has



taken place.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Our 2022 Implementation goals for G were to 1) identify areas for higher-density housing development along major transit corridors in Riverton, and 2) monitor progress and impacts of completed actions. These are "ongoing" goals and include multiple actions throughout 2022. Riverton's last remaining undeveloped large land parcels are located on the west side between Bangerter and the Mountain View corridor. We encouraged developers to build multi-family units in these transportation-investment areas by giving them high-density zoning. As we evaluated the impacts of these actions, we can report that 1339 new residential units were approved between 13200 and 13600 South and Bangerter and the Mountain View Corridor. This area is now well situated for a major investment in transit.

Also under strategy G, Riverton has a goal for 2023 to "review and update the Redwood Road corridor land use designations." City Council began doing foundational work on this goal by creating a CRA to provide financing and adopting a Project Area Plan for the Redwood Road Community Reinvestment Project Area (Ord #22-04, #22-05, #22-11, 04.05.22). Riverton has reviewed and updated land use designations at critical intersections, including conversion of commercial and single-family zoning to increased-density residential single- and multi-family zoning for development at 11800 South and Redwood Road. Approvals for this project area (PLZ-20-8019, Sycamore Glen) occurred 1.27.22.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Planning Commission approved several community/block scale and detail plans that included high-density residential units, adding 1339 units in the last remaining large undeveloped parcels near the upcoming transit corridor around 13200 - 13600 South and 3600 - 4500 West. We are finding that the innovative CSP/BSP/DP method of approving large sites works well for multi-family and mixed-use developments.

1. Mountain Ridge - Edge Homes was given PC approval 10-13-22 to build 515 residential units (high-density multi-family and single-family townhomes) in the



area of 4500 W. and 13600 S. A zoning designation of SLR-SP (Specific District) was approved, which includes commercial and mixed-use. This will be Riverton's prime area for transit development. Current status - under construction

2. Lofts at Mountain View Village - SALT Development was given plan approval and high-density zoning (also SLR/SP) by the PC on 7-22-22, this development will add 280 residential apartment units to the rental supply. Location is Mountain View Village, planned to be a future transportation hub in Riverton. Current status - waiting for construction to begin

3. Park at Mountain View/Viviano - Suburban Land Reserve was given PC approval 10-13-22 (SLR-SP zone) for 364 residential rental units (single and multi-family) at 13200 S. and 4500 W. Current status - under construction

4. Lofts at Rose Creek Crossing - Wright Homes was issued building permits in July of 2022 for 180 townhomes located near the Walmart at 13600 S. Hamilton View Rd. This location is in the prime transit corridor, near both the Bangerter Highway and 13400 South. A rezone was previously approved for this property on 12-08-21 which changed unused commercial land to RM-14 (Residential Medium-High-Density), the first step to securing higher-density housing in this area. Current status - under construction

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Elderly Housing Overlay was applied to two developments in 2022, resulting in approval for 89 senior housing units in the area of 3600 West and 11800 - 12600 South, both major intersections. This demographic is disproportionately affected by mobility challenges and the currently available bus transit system will expand transportation alternatives.

1. Harvest Gardens - Ivory Development received PC approval 2-4-22 to build 43 senior housing units under the elderly housing overlay at 11800 South 3600 West. Current status - under construction

2. Homestead Subdivision - David Weekley Homes was PC approved 10-13-22 to build 46 senior housing units under the elderly housing overlay at 12800 South 3600 West. Current status - under construction.

By identifying areas near transit corridors for higher-density development, Riverton approved 1339 single- and multi-family units and 89 senior housing units in 2022. Each approval makes progress toward our ongoing implementation goals by increasing available housing options.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Riverton has bus service as its sole mass transit option. No other transit options (i.e. rail/TRAX) are yet available.

Number and type of new units permitted

1339 single- and multi-family units, 89 senior housing units

Number and type of affordable units added

N/A, we don't track prices

Number and type of affordable units rehabbed

N/A, all new construction

Number and type of units converted from other uses

N/A, all new construction

Change in local rent amounts

N/A, we don't track rent prices

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

5 for strategy G

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers are not building new moderate-income housing, they are making choices based on profit motives, leading to units at the highest possible price points.

Do you have additional strategies to report?

No



How does the jurisdiction track Accessory Dwelling Units?
Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
52

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
23

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
15

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Perhaps a state program with preferential loan rates for ADU's?

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
Requiring developers to build affordable housing when given preferential zoning.

Roy

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/2023%20Roy%20General%20Plan.pdf>

Link to Ordinance or Resolution
<https://cms7files1.revize.com/roycityut/Departments/planning%20&%20zoning/2023%20Roy%20General%20Plan.pdf>



Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Over the past year, Roy City has received only one (1) rezone application. The single application received by the City is scheduled for a Public Hearing on August 8, 2023. The request is to rezone six (6) parcels (10.13 acres) from RE-20 (a single-family 1/2 acre acre lot) zone to Community Commercial a Commercial Zone

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The August 8, 2023, Planning Commission meeting will be the first rezone request from the suggestions from the Future Land Use Map which changed an area strictly Commercial with no high density options to a Mixed Use type of use. The Council should hear this request on or before August 15, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Within the City's newly adopted General Plan (February 2023) the area of the rezone request is designated Commriral/Mixed Use which would allow high density housing as an option.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers are property owners themselves. In most cases they aren't yet interested in wanting to rezone their properties. Because rezones are mostly driven by the property owners the City has little control of if or when properties owners apply for a rezone.

Number and type of new units permitted

0

Number and type of affordable units added

0



Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

NA

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the adoption of the cities General Plan in February of 2023 - the proposed rezone scheduled for the August 8, 2023 Planning Commission meeting is the first request.

Strategy #2

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City created Two (2) CRA's within our Downtown (Ordinance No. 22-5) and One (1) FrontRunner Station (Ordinance No. 22-4), since then we have been working with property owners to help get with the other large Taxing Agencies to adopt the official area plans. During the month of June 2023 we have had meetings with both Weber County and the Weber School District along with two (2) potential developers for projects downtown, to trigger the areas and start the



CRA's within the Downtown area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

During the month of June 2023 we have had meetings with both Weber County and the Weber School District along with two (2) potential developers for projects downtown, to trigger the areas and start the CRA's within the Downtown area.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

City created two (2) CRA's within our Downtown (Ordinance No. 22-5) and One (1) FrontRunner Station (Ordinance No. 22-4), since then we have been working with property owners to help get with the other large Taxing Agencies to adopt the official area plans

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Only Barriers here are other Taxing Agencies to agree with the areas and adopt the Official Project Areas

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

NA

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0



Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During the month of June 2023 we have had meetings with both Weber County and the Weber School District along with two (2) potential developers for projects downtown, to trigger the areas and start the CRA's within the Downtown area.

Strategy #3

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On June 6, 2023, Roy City adopted our Station Ara Plan (Ordinance 23-4), it is currently under review with WFRC & UTA to be certified.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Adoption of the Station area plan on June 6, 2023 (Ordinance 23-4)

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Adoption of the Station area plan on June 6, 2023 (Ordinance 23-4). There is one (1) project within the FrontRunner Station Area that has applied for Site plan and Architectural approval from the Planning Commission for 295 units. They did receive approval and are still in the process of finalizing their civil drawings, etc. in order to begin development of the land and then apply for building permits.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Only barriers encountered during the adoption process were property owners not understand what we were doing, and why we were doing it. We held several meetings and invited them to be apart of the process.

Number and type of new units permitted



0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

NA

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There is one (1) project within the FrontRunner Station Area that has applied for Site plan and Architectural approval from the Planning Commission for 295 units. They did receive approval and are still in the process of finalizing their civil drawings, etc. in order to begin development of the land and then apply for building permits.

Do you have additional strategies to report?

Yes

Strategy #4

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy.

After adoption of the I-ADU ordinance in 2021 (Ordinance 21-11), the City has put a spot light within our Monthly News Magazine every 3 to 6 months providing advertizing of the option. We have also put it within our "New Move-in" packets, which each homeowner gets when they sign up for "Utilities", which informs the resident's of the options. In hopes that either as new homeowners move in they take advantage of this opprotunity or existing homeonwers take need extra income or have room can also take advantage.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

After adoption, the City has focused on providing information to the public. We put a spot light within our Monthly News Magazine every 3 to 6 months providing advertizing of the option. We have also put it within our "New Move-in" packets, which each homeowner gets when they sign up for "Utilities", which informs the resident's of the options. In hopes that either as new homeowners move in they take advantage of this opprotunity or existing homeonwers take need extra income or have room can also take advantage.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Again after adoption of the I-ADU ordinance in 2021 (Ordinance 21-11), all decisions has been to inform resident's of this option. Next step is to evalute all feedback from homeowners that have I-ADU's and see how to make things easier to convert into. To obtain feedback the City will send an email the first five (5) permits, asking how the process was and if they have suggestions or comments to make it easier. After the first five, we will randomly pick one (1) out of five (5) to provide sugguestions, or comments. To date there have only been two (2) I-ADU's have been approved and licensed, we sent emails to those two and received no comments and we are planing on sending out emails to the next three (3) who submit for I-ADU approval and licensing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Haven't received any feedback from homeowners that have converted their house to include a I-ADU at this time, but will request for Feedback from those that convert their homes in the future as well.

Number and type of new units permitted

2

Number and type of affordable units added



2

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

NA

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City has received several phone calls for property owner asking what is required to convert part of their into a I-ADU. As of today only two (2) has completed the conversion.

Do you have additional strategies to report?

Yes

Strategy #5

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

After rezoning the Downtown (Ordinance 21-3) and FrontRunner Station (Ordinance 21-12) areas as part of the Mixed-Use code in 2021, the City's focus has been to inform property owners of the changes and opportunities available.



The City has sent letters, and emails (where available) to property owners, who are just outside or are bordering the Downtown or FrontRunner areas of the changes within our Zoning Code in hopes that they (property owners) will ask questions and potentially want to rezone their property.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Everything we have done since the rezoning of both the Downtown (Ordinance 21-3) and FrontRunner (Ordinance 21-12) areas has been to inform property owners of the informing them of the change in the zone. We have sent letters, and emails (where available). We have also spoken with property/project owners as they submit projects within these areas regarding the density and providing moderate-income housing. We have also been informing the properties that are surrounding or are just outside the existing areas.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The zones that were created and adopted in 2021, were in these areas previously didn't allow for any multi-family dwelling units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers are property owners themselves. In most cases the property owners aren't yet interested in wanting to rezone their properties. Because rezones are mostly driven by the property owner the City has little control if or when properties apply for a rezone.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

NA



Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the rezoning of the Downtown and FrontRunner areas in 2021, we have received three (3) applications for development. Two (2) within the Downtown area, and one (1) within the FrontRunner area. DOWNTOWN - The 1st for a 40 unit development which has received Planning Commission approval, their Building Permit has also been approved and is waiting for them to pay for and pick up. The 2nd is a 250 unit development which has received Planning Commission approval, they are still finalizing their Civil Plans and have yet to submit for a Building Permit. FRONTRUNNER - we have received one application for a 295 unit development which has received Planning Commission approval and the are still finalizing their Civil Plans and have yet to submit for a Building Permit.

Do you have additional strategies to report?

Yes

Strategy #6

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

After adoption of the Mixed Use code in 2021, which covered both the Downtown (Ordinance 21-3) and FrontRunner Station (Ordinance 21-12) areas, the City has sent letters, and emails (where available) to all of the property owners informing them of the changes to the code. We have also spoken with property/project owners as they submit projects within these areas regarding the density and providing moderate-income housing.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

After amending the code within the Downtown (Ordinance 21-3) and FrontRunner Station (Ordinance 21-12) areas in 2021, all decisions has been to inform property owners of this options, the City sent letters, and emails (where available) to all of the property owners informing them of the changes to the code. We have also spoken with property/project owners as they submit projects within these areas regarding the density and providing moderate-income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Again after adoption of the Mixed Use code in 2021, the City has yet to receive any feedback from property owners that have proposed or built projects with concerns regarding the density or moderate-income housing. To obtain feedback the City sent letters, and and emails (where available) to all of the property owners informing them of the changes to the code. We have also spoken with property/project owners as they submit projects within these areas regarding the density and providing moderate-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City has received three (3) applications to building high density housing, two (2) within Downtown and one (1) within the FrontRunner Station Area, at this point none of them have begun construction. Only one (1) of the three (3) projects, is at building permit issuance stage. Their permit has been ready for almst 6 months and has yet to be issued.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



NA

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the adoption of the Mixed Code for the Downtown and FrontRunner areas in 2021, we have received three (3) applications for development. Two (2) within the Downtown area, and one (1) within the FrontRunner area.

DOWNTOWN - The 1st for a 40 unit development which has received Planning Commission approval, their Building Permit has also been approved and is waiting for them to pay for and pick up. The 2nd is a 250 unit development which has received Planning Commission approval, they are still finalizing their Civil Plans and have yet to submit for a Building Permit. FRONTRUNNER - we have received one application for a 295 unit development which has received Planning Commission approval and the are still finalizing their Civil Plans and have yet to submit for a Building Permit.

Do you have additional strategies to report?

Yes

Strategy #7

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

After adopting of an ordinance reducing the parking requirements with the Mixed Use Code in 2021 (Downtown Ordinance 21-3 & FrontRunner Station Ordinance 21-12) , those changes reduced the number of stalls required per



dwelling unit, and commercial requirements, but also allowed for sharing of stalls for different uses throughout the day.

[Previous parking standards for Multi-Family dwellings were 2.5 parking stalls per unit.

New parking standards for Multi-Family dwellings are 1 parking stall for a 1 bedroom unit, 1.5 stalls for a 2 bedroom unit and 2 parking stalls for anything 3 rooms or more.]

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

At time of submittal of plans (site & elevations) staff has been asking each applicant if they had any issues with the parking standards (numbers required, etc..) as they were designing their project and the City has yet to receive any negative feedback from those project developers and/or property owners that would trigger the City to evaluate the standards.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

At time of submittal of plans (site & elevations) staff has been asking each applicant if they had any issues with the parking standards (numbers required, etc..) as they were designing their project and the City has yet to receive any negative feedback from those project developers and/or property owners that would trigger the City to evaluate the standards.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Haven't encountered any barriers thus far.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



NA

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

6

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Since the adoption of the Mixed Code which reduced the required parking standards for residential and commercial, as well as provided a means to "Share" parking stalls the Downtown and FrontRunner areas in 2021, we have received three (3) applications for development. Two (2) within the Downtown area, and one (1) within the FrontRunner area. All of the Developers of each of these projects have expressed their appreciation for the modified standards and shared parking allowances

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

2

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

2

Total number of other types of permit or license issued for an ADU in the



jurisdiction granted the previous year:

2

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

NA

Salem

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2024-25, the city has a goal rezone and approve two (2) to three (3) developments with R-5 zoning or master planned communities with rezoned and designated R-5 zoning. To reach this goal the city will need to identify and rezone areas of the city that are suitable for R-5 and higher density housing. This can also be accomplished by approving applications that propose R-5 and higher density housing, especially in proposed master planned communities.

In the reporting period for 2022-23, Salem City accomplished the following in meeting its goal:

- On November 3, 2022, the city entered into a Development Agreement and enacted a zone change with the developers of Moonlight Village to permit



R5 zoning on a portion of the development which will allow the developers of Moonlight Village to construction of 335 town homes on 28 acres. This action will add needed higher density and more affordable housing to the city.

Availing itself of 10-9a-408(3)(c), prior to the reporting period and up to this progress report, Salem City accomplished the following to show progress towards it's goals:

- Received an application on April 21, 2021, for a Master Planned Development for the developers of the New Salem Project. A central part of the New Salem MPD is a zone change allowing higher density - including a proposal for R-5 and higher density zoning. New Salem has been before the city council several times in late 2022 and early 2023. The developers took several city council members and the Mayor on a field trip in March of 2023 to see some of the developers previous projects. In April, a special city council was held to discuss the project which was followed by a special city council work meeting in May of 2023. At present, the language for the Master Planned Development and Development Agreement are being negotiated with approval coming in the summer or fall of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On November 3, 2022, the city entered into a Development Agreement and enacted a zone change with the developers of Moonlight Village to permit R5 zoning on a portion of the development which will allow the developers of Moonlight Village to construction of 335 town homes on 28 acres. This action will add needed higher density and more affordable housing to the city.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The signing of a Master Planned Development Agreement, and accompanying zone change to R-5, with Moonlight Village gives the developer the ability to build and sell higher density housing, hopefully adding more affordable housing to Salem.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Market forces and the cost to pull utilities to outlying areas are two of the biggest challenges faced with finalizing and constructing some of the larger developments that include higher density housing in the city.



Number and type of new units permitted

121

Number and type of affordable units added

40

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

None

Change in local rent amounts

Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

2 with another 2 expected in 2024-15

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There appears to be a market and demand for higher density housing within the city but the costs of financing and utility costs have hampered developer's ability to meet that demand.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2024-25, the city has a goal to approve mixed use zoning into at least one (1) master planned community by the end of 2023. To reach this goal the city will



need to identify and rezone areas suitable for commercial or mixed-use zones that are near major transit corridors.

Availing itself of 10-9a-408(3)(c), prior to the reporting period and up to this progress report, Salem City accomplished the following to show progress towards it's goals:

- Received an application on April 21, 2021, for a Master Planned Development for the developers of the New Salem Project. A central part of the New Salem MPD is a zone change allowing higher density - including a proposal for R-5 and several mixed-use zones that include C-1 and highway commercial zones. New Salem has been before the city council several times in late 2022 and early 2023. The developers took several city council members and the Mayor on a field trip in March of 2023 to see some of the developers previous projects. In April, a special city council was held to discuss the project which was followed by a special city council work meeting in May of 2023. At present, the language for the Master Planned Development and Development Agreement are being negotiated with approval coming in the summer or fall of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Officially, no land use regulation or decision was made by Salem to implement this strategy, but as shown above the city is meeting with and giving feedback to New Salem in its endeavor to develop the western side of Salem with a mix of single family, townhomes, apartments and mixed uses that include a wide variety of commercial uses including highway and C-1 commercial.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By meeting with New Salem developers and providing them with feedback, Salem City is moving solidly towards its goal to approve mixed use zoning and enhance the availability of affordable housing in Salem.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The pulling of utilities to New Salem which is proposed on the far west side of Salem is posing to be a significant barrier to development. To that end, Salem City did recently sign a reimbursement agreement with the developer to give the developer comfort that the city is committed, as a partner, to a plan for reimbursable costs associated with the pulling of utilities to the area.



Number and type of new units permitted
None

Number and type of affordable units added
None

Number and type of affordable units rehabbed
None

Number and type of units converted from other uses
None

Change in local rent amounts
Unknown

Change in the number of people displaced
Unknown

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There appears to be a market for mixed-use / flex development but the costs of financing and the cost of pulling utilities to outlying areas appears to be hampering the development of such uses.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the last year, Salem City has been engaged in thinking of ways to expand its current Accessory Dwelling Unit ordinance (14-1-065) to provide more



affordable housing.

Although an ordinance has not formally been adopted, Salem City is considering such changes as:

- Allowing detached or external ADUs on smaller residential parcels. Currently, detached or external ADUs are permitted on parcels two (2) acres or larger;
- Allowing ADUs on properties with a non-residential use or multi-family use;
- Removing vague or conflicting requirements for different types of detached or external ADUs so the code is easier to read and apply; and
- Changing regulations that conflict with Utah State Code related to ADUs.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

While a land use code change has not been made, in the next few months, Salem City intends to address and modify its Accessory Dwelling Unit ordinance (14-1-065) to provide greater opportunities for ADUs to provide moderate income housing in the city.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use code change has not been made, the city desires to add the number and availability of ADUs within the city.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There has been some public pushback on the discussion to add ADUs to the city's housing stock. Many residents feel that ADUs harms the residential feel of the community. Still others see ADUs as sloppy planning and simply permitting housing wherever it can be jammed in sacrificing the orderly, residential feel of the area. Another group feels that ADUs are fine as long as they are on larger (6000' plus) lots.

Number and type of new units permitted

8

Number and type of affordable units added

8



Number and type of affordable units rehabbed

2

Number and type of units converted from other uses

3

Change in local rent amounts

Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

8

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There is obviously some demand ADU housing, but how much of a sustained demand is yet to be seen.

Do you have additional strategies to report?

Yes

Strategy #4

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2024-25, the city has a goal to approve projects that have as a component of the development housing for residents 55 years or older in the next five (5) years. To reach this goal, the city will need to communicate with applicants of large master planned communities that this is type of moderate income housing is desired in the city. And encourage, when possible, the addition or expansion of such housing in those developments.



Availing itself of 10-9a-408(3)(c), prior to the reporting period and up to this progress report, Salem City accomplished the following to show progress towards it's goals:

- Approved on May 17, 2022, a Development Agreement for a Master Planned Development for the developers of Viridian Farm. One phase of Viridian Farm will add over 400 four-plex and stacked units on 67.0 acres available to active lifestyle adults (55+ years old) with separate amenities from the rest of the development. This part of the project is planned for a later phase of the project, specifically phases 8 and 9. With that stated, Viridian Farms just submitted and had approved its first preliminary plat (Phase 1) in October of 2023. Phase 1 will consist of 282 lots along the main arterial road (750 North). No building permits have yet been pulled for Phase 1 as the developer is still working on transportation and utility easements to service the area. But as it stands today, Viridian Farms is contractually obligated to bring this type of housing to Salem in the future. As that phase draws closer, Salem City will assist with Viridian with the development of preliminary and final plats for that type of housing.
- Similarly, the city approved on June 18, 2020, a Development Agreement for a Master Planned Development for the developers of Arrowhead Springs. One phase of Arrowhead Springs will add 500 senior living units to Salem City with its own separate amenities from the rest of the development. This part of the project is planned for later phases of the project, specifically phases 7, 19, 20 and 33. With that stated, Arrowhead Springs had a preliminary plat of all its phases approved in May of 2023, but has yet to commence building any units in the initial phases as it has been working on utilities, the large regional park, and roads. But as it stands today, Arrowhead Springs is contractually obligated to bring this type of housing to Salem in the future. As that phase draws closer, Salem City will assist Arrowhead Springs in the development of preliminary and final plats for that type of housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Officially, no land use regulation or decision was made by Salem to implement this strategy during the previous 12 month period, but as shown above the city is assisting the developers with the initial phases of each project and is meeting regularly with and maintaining the expectation that Viridian Farms and Arrowhead Springs will develop housing for adults 55 years of age or older as memorialized in the signed Development Agreements.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By entering into Development Agreements with Viridian Farms and Arrowhead Springs the city can insist and legally and contractually bind the developers into providing 55 years of age or older housing in Salem to implement this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Single family housing demand appears to be a market barrier to the construction of more 55+ and senior living housing.

Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

None

Change in local rent amounts

Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Again, the overall market and lack of single-family homes may threaten or



hamper developers desire to build more 55+ and senior living housing.

Do you have additional strategies to report?

Yes

Strategy #5

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2024-25, the city has a goal to approve at least two (2) projects with a government or non-profit housing entity in 2023-24. To reach this goal, the city will need to identify entities and areas suitable for such projects. Generally, a rezone to smaller R-8 or R-5 lots is necessary for the viability of these projects, so Salem City will need to rezone areas suitable for such projects. To this end, Salem City will meet periodically with Rural Housing Development Corporation DBA Self-Help Homes, to identify potential areas for such developments and, if necessary, rezone those areas to higher densities to make the projects feasible.

In the reporting period for 2022-23, Salem City accomplished the following in meeting its goal:

- In 2020, Rural Housing Development Corporation DBA Self-Help Homes acquired property in Salem that was zoned R-10 single family. To better develop the parcel for potential moderate income housing Self-Help realized the lot sizes needed to be smaller. Therefore, on August 17, 2022, Self-Help Homes requested and was granted a zone change on 4.03 acres by the City Council from the R-10 single family home zone to R-5 town home zone to further accommodate the inclusion of moderate income housing to Salem City. This zone change likely would not have been approved had it not been for the desire and mission of Self-Help Homes to provide moderate income housing in Salem City.

Availing itself of 10-9a-408(3)(c), prior to the reporting period and up to this progress report, Salem City accomplished the following to show progress towards it's goals:

- On January 1, 2020, Salem City approved the preliminary plat for Salem Village a Self-Help Homes project. The Project is zoned R-5 and will have 60 single family lots. Funding issues have slowed development, but the project



is planned to move forward in the spring of 2024. The city has met with the developer on several occasions through the years to discuss the status of the project. This project will add much needed affordable housing to Salem.

- On June 22, 2022, the Salem City Council approved the final plat for Timber Ranch Phase 1 adding 20 single family lots to be developed by Self-Help Homes. That project is mostly complete and the city met with Self-Help Homes last year to discuss the future phase and how the city can help with a needed adjustment of a utility easement through the project.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In August of 2022, Self-Help Homes requested and was granted a zone change on 4.03 acres from the R-10 single family home to R-5 town home to further accommodate the inclusion of moderate income housing to Salem City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The zone change decision was a thoughtful decision to increase densities in a lower density area of the city specifically to be supportive of Self-Help which provides owner build opportunities for those seeking moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The demand and cost of land, along with the demand for single family housing is a significant barrier to providing affordable housing for many in the community who need it.

Number and type of new units permitted

7

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

None

Change in local rent amounts



Unknown

Change in the number of people displaced

Unknown

Change in the number of households experiencing housing cost burden

Unknown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There is a strong market for this type of housing, but so is the market for other housing that is more profitable. The city is committed to partnering with not-for profit entities to provide such housing when it can.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

17

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

8

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

None

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

None

What types of support would be helpful to your community as you implement



the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a

Salt Lake City

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

http://www.slc.gov/can/wp-content/uploads/sites/8/2022/09/Growing_SLC_Final_Attachments.pdf

Link to Ordinance or Resolution

https://www.slc.gov/can/wp-content/uploads/sites/8/2022/09/Ordinance-59-of-2022-Growing-SLC_Five-Year-Housing-Plan-2018-2022.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. More details can be found on the project page at <https://rmf-30-zoning-changes-slcgov.hub.arcgis.com/>.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives, which is a voluntary zoning incentive that allows for



increased building density in exchange for affordable housing considerations. More details can be found on the project page at <https://www.slc.gov/planning/2023/03/08/affordable-housing/>. The Ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. The RMF-30 ordinance introduces design standards for all new development, allows the construction of new building types including sideways row houses, cottage developments, and tiny houses, reduces the minimum lot area requirements per unit, removes minimum lot width requirements and adds a lot width maximum to discourage land banking, allows more than one primary structure on a lot, and grants a density bonus for the retention of an existing structure. The ordinance impacts 1,030 parcels, 890 of which are residential. The ordinance went into effect in April 2023. RMF-30 was not identified specifically in the implementation plan, but it was approved and meets the requirements of this strategy.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives (formerly Affordable Housing Zoning Incentives, AHZI), which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. The affordability requirements to receive the incentives (increased development capacity) are:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or
- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.



The ordinance has been submitted to City Council for their consideration. The implementation plan anticipated the adoption of the ordinance, but things have fallen slightly behind schedule due to concerns regarding the proposed ordinance. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Residential Multi Family 30 (RMF-30) ordinance moved more quickly than anticipated this year.

Residents have raised concerns regarding the affordable housing incentives, especially as it relates to the potential for displacement. Working with residents and other stakeholders to address the concerns has slowed the process. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

The Planning Commission provided a favorable recommendation to the City Council, and the ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses



0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Residential Multi Family 30 (RMF-30) ordinance was adopted in October 2022 and went into effect in April 2023. No new units have come online under the new zoning changes.

The Affordable Housing Incentives ordinance has not yet been adopted. Land use and zoning changes often take multiple years to have an impact.

Strategy #2

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Allocated \$30,000 to help rehabilitate units through City Housing Repair Programs (30 units)

- For the last fiscal year, our rehab program completed 9 jobs, we completed 20 handyman jobs, and added one home to the Shared Equity Program.
- The Home repair Program allows owner-occupied households with low to moderate income to obtain no and low-interest loans to address health, safety, and structural issues in your home.
- The Handyman Program provides seniors (62 years of age and older) and individuals with disabilities (under federal guidelines) whose income is below



80% of median income assistance with small household repairs.

Provided \$453,718 to Community Housing Development Organizations (CHDOs) for rehabilitation efforts (60 units)

- Did not receive any CHDO eligible applications. No projects currently underway. Funding remains set aside for CHDO eligible projects.
- A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. CHDOs are designated by the US Department of Housing and Urban Development (HUD). As a recipient of HUD HOME Investment Partnership Program (HOME) dollars, the City must set aside at least 15 percent of these funds for specific activities undertaken by CHDOs.

Provided \$700,000 to ASSIST Utah's Housing Repair Program (195 units) - HUD CDBG

- 106 units completed.
- Critical home repairs are provided free of charge to senior citizens, home owners earning less than 50% of area median income, and, in limited cases, renters.

Provided \$300,000 to Valley Behavioral Health Storefront, via ICast, for rehabilitation (49 units)

- 49 units in progress, but not completed. Extended through Dec 31, 2023.
- Valley Behavioral Health's homeless programs serve individuals age 18 and older who are experiencing homelessness and have a severe mental illness.

Provided \$196,837 to NeighborWorks SLC to rehabilitate units (80 units) -

- 8 units completed.
- NeighborWorks Salt Lake works in partnership with residents, government, and businesses to build and sustain neighborhoods of choice.

Provided \$322,000 to First Step House to rehabilitate (26 units)

- 26 units in progress, but not completed. Extended through Dec 31, 2023.
- First Step House's residential treatment facilities serve adult men, ages 18 and older, diagnosed with a substance use disorder. They specialize in helping people with co-occurring mental health conditions, Veterans, those involved in the criminal justice system, people with low to no income, and those who have unstable or no housing.

Total Funding Committed: \$2M; Total Units Rehabilitated: 218 units currently underway or completed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This strategy did not require any land use regulations or land use decisions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



This strategy did not require any land use regulations or land use decisions.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No Community Housing Development Organization (CHDO) eligible applications were submitted in the previous funding round. Funding remains set aside for this purpose. As required by the US Department of Housing and Urban Development, Salt Lake City is required to set aside at least 15 percent of HUD HOME Investment Partnership Program (HOME) funds for specific activities undertaken by CHDOs. Some of the development timelines were not met, but that occurs outside the City's responsibility. The funding was noticed and recipients awarded with funding spent down, as outlined in the implementation plan.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed
218 (underway or completed)

Number and type of units converted from other uses

0

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

This strategy did not elicit a market response, per se, other than prompting organizations that perform rehabilitation work on housing to apply for funding to perform rehabilitation work. 218 units were rehabbed through efforts on this strategy.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. More details can be found on the project page at <https://rmf-30-zoning-changes-slcgov.hub.arcgis.com/>.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives, which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. More details can be found on the project page at <https://www.slc.gov/planning/2023/03/08/affordable-housing/>. The Ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. The RMF-30 ordinance introduces design standards for all new development, allows the construction of new building types including sideways row houses, cottage developments, and tiny houses, reduces the minimum lot area requirements per unit, removes minimum lot width requirements and adds a lot width maximum to discourage land banking, allows more than one primary structure on a lot, and grants a density bonus for the retention of an existing structure. The ordinance impacts 1,030 parcels, 890 of which are residential. The ordinance went into effect in April 2023. RMF-30 was not identified specifically in the implementation plan, but it was approved and meets the requirements of this strategy.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable



recommendation to the City Council for the adoption of the Affordable Housing Incentives (formerly Affordable Housing Zoning Incentives, AHZI), which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. The affordability requirements to receive the incentives (increased development capacity) are:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or
- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

The ordinance has been submitted to City Council for their consideration. The implementation plan anticipated the adoption of the ordinance, but things have fallen slightly behind schedule due to concerns regarding the proposed ordinance. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Residential Multi Family 30 (RMF-30) ordinance moved more quickly than anticipated this year.

Residents have raised concerns regarding the affordable housing incentives,



especially as it relates to the potential for displacement. Working with residents and other stakeholders to address the concerns has slowed the process. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

The Planning Commission provided a favorable recommendation to the City Council, and the ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Residential Multi Family 30 (RMF-30) ordinance was adopted in October 2022 and went into effect in April 2023. No new units have come online under the new zoning changes.

The Affordable Housing Incentives ordinance has not yet been adopted. Land



use and zoning changes often take multiple years to have an impact.

Do you have additional strategies to report?

Yes

Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. More details can be found on the project page at <https://rmf-30-zoning-changes-slcgov.hub.arcgis.com/>.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives, which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. More details can be found on the project page at <https://www.slc.gov/planning/2023/03/08/affordable-housing/>. The Ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. The RMF-30 ordinance introduces design standards for all new development, allows the construction of new building types including sideways row houses, cottage developments, and tiny houses, reduces the minimum lot area requirements per unit, removes minimum lot width requirements and adds a lot width maximum to discourage land banking, allows more than one primary structure on a lot, and grants a density bonus for the retention of an existing structure. The ordinance impacts 1,030 parcels, 890 of which are residential. The ordinance went into effect in April 2023. RMF-30 was not identified specifically in the implementation plan, but it was approved and meets the requirements of this strategy.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing



Incentives (formerly Affordable Housing Zoning Incentives, AHZI), which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. The affordability requirements to receive the incentives (increased development capacity) are:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or
- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

The ordinance has been submitted to City Council for their consideration. The implementation plan anticipated the adoption of the ordinance, but things have fallen slightly behind schedule due to concerns regarding the proposed ordinance. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Residential Multi Family 30 (RMF-30) ordinance moved more quickly than anticipated this year.

Residents have raised concerns regarding the affordable housing incentives, especially as it relates to the potential for displacement. Working with residents



and other stakeholders to address the concerns has slowed the process. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

The Planning Commission provided a favorable recommendation to the City Council, and the ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Residential Multi Family 30 (RMF-30) ordinance was adopted in October 2022 and went into effect in April 2023. No new units have come online under the new zoning changes.

The Affordable Housing Incentives ordinance has not yet been adopted. Land use and zoning changes often take multiple years to have an impact.



Do you have additional strategies to report?

Yes

Strategy #5

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Off-Street Parking and Mobility Ordinance (formerly Parking reduction ordinance, or PRO) was adopted by the City Council in October 2022.

More information can be found at the project page: <https://www.slc.gov/planning/2021/02/16/off-street-parking/>.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Off-Street Parking and Mobility Ordinance was adopted by the City Council in October 2022. This ordinance made changes to minimum and maximum number of parking spaces required in new developments. This timeline reflects the moderate income housing implementation plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Off-Street Parking and Mobility Ordinance updates regulations for off-street parking and loading areas, including minimum and maximum number of parking stalls required/allowed, permitted alternatives to off-street parking requirements, and parking lot design, access, and dimensional standards. The new ordinance seeks to utilize parking "contexts" to implement the standards in a customized way that reflects neighborhoods context. Adoption of this ordinance changed parking requirements, reducing required parking in new construction in transit contexts and urban center contexts. The adoption of this ordinance is intended, in part, to reduce construction costs for new housing developments, thereby reducing housing costs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted



0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The ordinance was adopted recently and a mechanism to track the impact of the ordinance is in development.

Do you have additional strategies to report?

Yes

Strategy #6

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. More details can be found on the project page at <https://rmf-30-zoning-changes->



slcgov.hub.arcgis.com/.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives, which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. More details can be found on the project page at <https://www.slc.gov/planning/2023/03/08/affordable-housing/>. The Ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. The RMF-30 ordinance introduces design standards for all new development, allows the construction of new building types including sideways row houses, cottage developments, and tiny houses, reduces the minimum lot area requirements per unit, removes minimum lot width requirements and adds a lot width maximum to discourage land banking, allows more than one primary structure on a lot, and grants a density bonus for the retention of an existing structure. The ordinance impacts 1,030 parcels, 890 of which are residential. The ordinance went into effect in April 2023. RMF-30 was not identified specifically in the implementation plan, but it was approved and meets the requirements of this strategy.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives (formerly Affordable Housing Zoning Incentives, AHZI), which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. The affordability requirements to receive the incentives (increased development capacity) are:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or
- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or



- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
 - 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.
- The ordinance has been submitted to City Council for their consideration. The implementation plan anticipated the adoption of the ordinance, but things have fallen slightly behind schedule due to concerns regarding the proposed ordinance. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The Residential Multi Family 30 (RMF-30) ordinance moved more quickly than anticipated this year.

Residents have raised concerns regarding the affordable housing incentives, especially as it relates to the potential for displacement. Working with residents and other stakeholders to address the concerns has slowed the process. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

The Planning Commission provided a favorable recommendation to the City Council, and the ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed



0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Residential Multi Family 30 (RMF-30) ordinance was adopted in October 2022 and went into effect in April 2023. No new units have come online under the new zoning changes.

The Affordable Housing Incentives ordinance has not yet been adopted. Land use and zoning changes often take multiple years to have an impact.

Do you have additional strategies to report?

Yes

Strategy #7

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

A final report on the City's Community Land Trust (CLT) was received from the consultant at the end of 2022. This report outlines potential paths forward for growing the CLT, which currently has 18 single-family housing units. Additionally, the City CLT was rebranded as a Shared Equity Program. This program functions as a CLT but governance of the program is not performed through a trust; rather



through City staff. The Shared Equity Program allows homeowners to purchase a home (and all improvements on the land) while leasing the land from the City. This allows for income-qualified residents to purchase a home more affordably. The report findings were sent to City Council for their consideration. The Salt Lake City Redevelopment Agency also used \$440k of funding for the acquisition of property, which may potentially be used in an equity sharing context. The property acquisition is still being negotiated, so details cannot be disclosed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This strategy did not require any land use regulations or land use decisions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This strategy did not require any land use regulations or land use decisions..

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

More funding was allocated toward the Salt Lake City Redevelopment Agency's Westside Community Initiative, an initiative to put money from Inland Port Housing Funds to advance development on the City's westside, than originally anticipated, which meant that some of the funding needed to go toward the acquisition of properties. This is a good problem to have, but it created unplanned difficulties.

Number and type of new units permitted

0

Number and type of affordable units added

1 new property was added to the Shared Equity Program (formerly Community Land Trust)

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced



0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This strategy does not elicit a market response, per se. By adding a housing unit into the Shared Equity Program (formerly Community Land Trust), we are actually removing housing from the market, which insulates housing from the price pressures of the market. This creates affordability now and in perpetuity.

Strategy #8

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Committed \$12M through the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) and Community Development Block Grant (CDBG) Program Income for the creation of new affordable housing, with a prioritization on deeply affordable housing. These funds were included in the FY23 budget but have not yet been committed to projects. A transmittal has been submitted and it awaits Council review/direction/approval.

Commit \$3.5M through HUD HOME-American Rescue Plan (ARP) for the creation of housing for the unsheltered. The HOME-ARP Allocation Plan for \$3.5M has



been submitted and approved by HUD, as of May 11, 2023. Of the funding \$1,678,267 will be allocated to Tenant Based Rental Assistance (TBRA) activities, and \$1,678,267 will be allocated to development of new affordable rental housing. A competitive Request For Proposals for projects will open in FY24. The City Council and Salt Lake City Redevelopment Agency Board has prioritized the creation of family-sized housing (3+ bedrooms), permanent supportive housing (PSH), deeply affordable housing, and ownership opportunities.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

This strategy did not require any land use regulations or land use decisions in the previous year but may require some in FY24.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This strategy did not require any land use regulations or land use decisions in the previous year but may require some in FY24.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The funding has been allocated in the budget and will be put toward programs in FY24.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden



0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The funding will seek to leverage actors in the housing system to create housing for the individuals experiencing or at-risk of homelessness. This is not housing that "the market" typically builds. Rather, these will likely be non-profit housing providers that will be best suited to use this funding.

Strategy #9

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Salt Lake City Redevelopment Agency (RDA) allocated over \$13M of affordable housing funds in FY2022-23 to 9 projects. Approximately \$11M of the funds were allocated through the RDA's Housing Development Loan Program (HDLP).

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Implementation of this strategy focused on funding projects rather than the completion of projects, since there is a lag between funding and construction. As such, implementation did not require any land use regulations or land use decisions in the previous year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Implementation of this strategy focused on funding projects rather than the completion of projects, since there is a lag between funding and construction. As such, implementation did not require any land use regulations or land use decisions in the previous year.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

767

Number and type of affordable units added

1387 were allocated funding

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

285 affordable units will be created by converting an office building and a former motel

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The annual notices of funding availability for affordable housing developers contribute funding to help make projects either more affordable or to create more affordable units. The funding in FY22-23 will help bring an additional 1,387 units online over the course of the next few years as construction times lag behind funding by a few years, typically.

Do you have additional strategies to report?

Yes



Strategy #10

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Salt Lake City is working toward certifying all Station Area Plans (SAPs) per State code. There are 28 fixed-guideway public transit stations in the city boundaries. There are an additional six stations outside of city boundaries but have land within the ½ mile radius of the transit station. The City has certified one SAP and another SAP is in the process of being certified. There are 24 adopted SAPs which the City will submit for certification in FY24. The City will be submitting requests for Exceptions for five fixed-guideway public transit stations that are within the City's boundaries but over which the City does not have jurisdictional authority (Airport, University of Utah stations) and one station that is in West Valley City and for which an insignificant area of land in the ½ mile radius is within Salt Lake City boundaries. The City will continue creating, adopting, and certifying SAPs each year to reach the December 31, 2025, deadline.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Salt Lake City is working toward certifying all Station Area Plans (SAPs) per State code. There are 28 fixed-guideway public transit stations in the city boundaries. There are an additional six stations outside of city boundaries but have land within the ½ mile radius of the transit station. The City has certified one SAP and another SAP is in the process of being certified. There are 24 adopted SAPs which the City will submit for certification in FY24. The City will be submitting requests for Exceptions for five fixed-guideway public transit stations that are within the City's boundaries but over which the City does not have jurisdictional authority (Airport, University of Utah stations) and one station that is in West Valley City and for which an insignificant area of land in the ½ mile radius is within Salt Lake City boundaries. The City will continue creating, adopting, and certifying SAPs each year to reach the December 31, 2025 deadline.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Ensuring that the City is compliant with Utah code requires certifying existing Station Area Plans (SAPs) and drafting new plans for three stations. The City is making progress toward this goal. One SAP is certified. One SAP is in the



certification process. 24 adopted SAPs will be submitted for certification in FY24. Exceptions will be requested for six stations. One additional SAP will be drafted, adopted, and certified before the December 31, 2025, deadline.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Staff time and resource allocation pose barriers to quicker certification of all Station Area Plans (SAPs), especially since SLC has a large number of fixed-guideway public transit stations within its jurisdiction. Additionally, the City has multiple stations within its borders but not within its jurisdiction for which the City will be requesting Exceptions. Seeking these Exceptions represents an unknown factor in the City's progress, as we do not yet know if Exceptions will be granted.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

The City has 24 adopted Station Area Plans (SAPs), with one currently certified. Some of these SAPs have been adopted since 2016 and affordable units have been produced within the SAP boundaries. A mechanism for monitoring the market response to SAPs is in development.

Do you have additional strategies to report?

Yes

Strategy #11

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. More details can be found on the project page at <https://rmf-30-zoning-changes-slcgov.hub.arcgis.com/>.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives, which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. More details can be found on the project page at <https://www.slc.gov/planning/2023/03/08/affordable-housing/>. The Ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In October 2022, the Salt Lake City Council adopted the Residential Multi Family 30 (RMF-30) ordinance that increased density in certain areas of the city. The RMF-30 ordinance introduces design standards for all new development, allows the construction of new building types including sideways row houses, cottage developments, and tiny houses, reduces the minimum lot area requirements per unit, removes minimum lot width requirements and adds a lot width maximum to discourage land banking, allows more than one primary structure on a lot, and grants a density bonus for the retention of an existing structure. The ordinance impacts 1,030 parcels, 890 of which are residential. The ordinance went into effect in April 2023. RMF-30 was not identified specifically in the



implementation plan, but it was approved and meets the requirements of this strategy.

In April 2023, the Planning Commission of Salt Lake City forwarded a favorable recommendation to the City Council for the adoption of the Affordable Housing Incentives (formerly Affordable Housing Zoning Incentives, AHZI), which is a voluntary zoning incentive that allows for increased building density in exchange for affordable housing considerations. The affordability requirements to receive the incentives (increased development capacity) are:

20% of units are restricted as affordable to those with an income at or below 80% AMI; or

10% of units are restricted as affordable to those with an income at or below 60% AMI; or

10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or

10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or

5% of units are restricted as affordable to those with an income at or below 30% AMI; or

5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or

5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

The ordinance has been submitted to City Council for their consideration. The implementation plan anticipated the adoption of the ordinance, but things have fallen slightly behind schedule due to concerns regarding the proposed ordinance. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to

be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



The Residential Multi Family 30 (RMF-30) ordinance moved more quickly than anticipated this year.

Residents have raised concerns regarding the affordable housing incentives, especially as it relates to the potential for displacement. Working with residents and other stakeholders to address the concerns has slowed the process. The Mayor conducted a working group of stakeholders over a period of several months to address the concerns identified by residents during the engagement process.

The Planning Commission provided a favorable recommendation to the City Council, and the ordinance has been sent to City Council for their consideration. Adoption of the ordinance is anticipated in 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



The Residential Multi Family 30 (RMF-30) ordinance was adopted in October 2022 and went into effect in April 2023. No new units have come online under the new zoning changes.

The Affordable Housing Incentives ordinance has not yet been adopted. Land use and zoning changes often take multiple years to have an impact.

Do you have additional strategies to report?

Yes

Strategy #12

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

While the funding outlined in the strategy was budgeted, it has not all been allocated to specific projects yet. In November 2022, \$6M was awarded through a competitive process to three projects to develop housing for individuals experiencing or at-risk of homelessness. Not all of these projects are complete, but they should all be completed and leased up in 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions were made for this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use regulations or decisions were made for this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were some barriers to the construction on one of the projects that were outside the City's control. On the City side of things, there were no barriers to committing the funding and getting it out the door.

Number and type of new units permitted

389



Number and type of affordable units added

94 units that serve homeless seniors and veterans (40% AMI), 197 units experiencing or at risk of homelessness (30% AMI), 98 units for medically vulnerable populations (30% AMI)

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

These housing developments serve a diverse range of populations, including those with particular needs. They are all very or deeply affordable, helping create housing units that the market is unlikely to create on its own. These 389 units should all be occupied by the end of 2023, most likely earlier.

There are currently 8,353 units of deeply affordable housing in Salt Lake City with an additional 602 units of deeply affordable housing in the pipeline.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction



53

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

62

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

4

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Better reporting system

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

1. A more robust Initial Report to capture the strategies and implementation plan steps, which can then be stored for use by the cities for subsequent reports, making completing the subsequent reports less time-consuming.
2. A "Final" Report after the five-year plan is sunset to report on the overall success of the plan - how many strategies were completed, what was the outcome of the plan, etc. Progress on some items is difficult to report year over year. But a five-year period should show some change in the housing landscape, especially for efforts targeting better outcomes for renter households and low-income households.
3. Ongoing State funding source for housing.
4. A report that quantifies strategies for all cities (i.e., if 20 cities adopt ADU ordinances, how many ADUs have been generated statewide, etc.)
5. Increased clarity on how to sunset one housing element and adopt a new one, including reporting requirements.
6. A way to view the questions ahead of time. This makes it easier for tracking down the necessary information for completing the report.

Amendment to Salt Lake City Submission

Type of Jurisdiction

Municipality (City, Town, Metro Township)



Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Number and type of new units permitted

0



Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023. No new units have come online under the new zoning changes.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
4 projects are seeking rezone, none have received rezones to-date.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023. No new units have come online under the new zoning changes.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023. No new units have come online under the new zoning changes.

Do you have additional strategies to report?

Yes



Strategy #4

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0



Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023. No new units have come online under the new zoning changes.

Do you have additional strategies to report?
Yes

Strategy #5

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in



the annual MIHP Report on August 1, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Both land use regulations listed rezone for densities that have potential to increase the number of housing units in the city and moderate income housing units more specifically. Additionally, the affordable housing incentives ordinance includes a deed-restriction element for a certain number of units (depending on zoning area) to be maintained as moderate income housing for a set period of time. A list of affordability requirements is listed in the response to the previous question.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a



The number of rezones associated with MIH strategies
4 projects are seeking rezone, none have received rezones to-date

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

UPDATED: On December 5, 2023, the City Council adopted the Affordable Housing Incentives. This is in alignment with the revised timeline submitted in the annual MIHP Report on August 1, 2023. No new units have come online under the new zoning changes.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
Answer is not applicable to updates made

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
Answer is not applicable to updates made

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
Answer is not applicable to updates made

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
Answer is not applicable to updates made

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
n/a



Salt Lake County

Type of Jurisdiction
County

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Salt Lake County took several actions in the past year to invest in transportation and digital infrastructure to support moderate income housing and housing stability.

In 2023, Salt Lake County completed over 5 active transportation projects in Unincorporated Salt Lake County and updated its entire sidewalk inventory. The various projects were selected in order to complete transportation networks and bolster Safe Routes to School. Investment in active transportation is an important way to reduce household costs, freeing up income that could instead be used toward housing. Active transportation also allows County residents to age in place by reducing reliance on personal automobiles, enabling them to stay in residences that they already own outright or that are affordable to them.

In 2023, Salt Lake County also invested heavily in digital infrastructure in order to increase resident access to opportunity (including economic opportunity). Unincorporated Salt Lake County features several home businesses and other employment opportunities that rely on Internet access. Expanding access to digital infrastructure can bolster resident income, improving the amount of housing that is "affordable" to that resident / household. This year, a contract that Salt Lake County negotiated with Google Fiber went into effect. Google Fiber has started installation in the eastern portions of Unincorporated Salt Lake County and will eventually cover all areas of Unincorporated County. In addition, the County successfully applied for a \$169,716 grant from the Federal Communications Commission (FCC). This grant will be used to hire a time-limited employee to aid in getting residents enrolled in the Affordable Connectivity Program (ACP). The ACP reduces qualifying household Internet bills by \$30 per month (or \$75 per month for qualifying households on Tribal Lands). This action directly reduces household spending, allowing for income to be allocated elsewhere (toward resident utilities or housing costs).

Describe each land use regulation or land use decision made by the county



during the previous 12 month period to implement this strategy. A land use decision has not been made related to infrastructure investments. However, planning staff recently met with the Mayor's Office to discuss the MSD Digital Infrastructure Assessment and Action Plan. During that discussion, the group decided to discuss the potential of a "Dig Once" ordinance with Salt Lake County Engineering. Such an ordinance would coordinate transportation projects with other utility expenditures, including the installation of conduit for future broadband infrastructure. This could help the County more efficiently utilize funds in order to support service improvements and reduce household expenditures.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Unincorporated Salt Lake County's Moderate Income Housing Plan calls for reviewing the Digital Infrastructure Assessment and Action Plan in 2023 and applying for funding to implement recommendations. Both of these actions were completed, with the County having received funding to implement the ACP Outreach Program.

The Plan also calls for the County to update its sidewalk inventory annually and fund needed sidewalk and active transportation improvement projects. The majority of the County's capital improvement project funds in 2023 went toward active transportation infrastructure in Unincorporated Salt Lake County, further supporting the ability of residents to reduce household spending and live independently in their neighborhood of choice.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Funding for capital projects is always limited. Unincorporated Salt Lake County pools its revenue with the Metro Townships and Town of Brighton in order to pay for essential services. Every year, these communities compete for a limited capital budget. It is ultimately the MSD Board of Trustees that decides how funds get allocated. Planners and engineers try to supplement the limited budget with grant dollars, but project completion is always dependent on funding being available.

Number and type of new units permitted
NA

Number and type of affordable units added
NA



Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
The most recent rent data for Unincorporated Salt Lake County comes from 2021 ACS 5-Year Estimates. It shows the median contract rent for the Unincorporated Areas at \$1,588 per month. This data is from a time period before the County adopted or started implementing its newest Moderate Income Housing Plan. The County will continue to monitor median rents over time.

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
In 2021, 20.9% of all owner households within Unincorporated Salt Lake County were considered cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates). This is compared to 22.5% of households in 2020. This marks a slight decrease in the percentage of cost-burdened owner households between 2020 and 2021, but the decrease occurred prior to the County adopting and starting to implement its new Moderate Income Housing Plan. The percentage of cost-burdened rental households was 35.5% in 2020 (ACS 5-Year Estimates). Updated data on cost-burdened renters is not yet available for Unincorporated Salt Lake County. In general, renter households are at a greater risk of being cost-burdened than owner households.

Change in the share of household income spent on housing
In 2023, the average Unincorporated Salt Lake County household was spending 33% of its total income on housing costs, including utilities (Esri Community Analyst). This data is unavailable for previous years. The high percentage of total household income spent on housing costs indicates that the majority of households are likely cost-burdened or at risk of becoming cost-burdened. It is too soon to tell how Salt Lake County's implementation efforts are impacting this number, but staff will continue to monitor household spending in future years.

The number of rezones associated with MIH strategies
NA



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market responses to this strategy are difficult to measure. In future years, the County will be looking to see how the percentage of household income spent on transportation changes, as well as the number of households experiencing housing cost burden. Planners and engineers have received positive feedback from the Unincorporated Areas' aging residents, who applaud the improvements to the active transportation network. Adding to the sidewalk network allows these residents to remain independent in their homes (age-in-place) while expanding access to recreational opportunities, shopping, services, and community destinations.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

In 2023, Unincorporated Salt Lake County launched an accessory dwelling unit (ADU) survey, intended to understand existing barriers to ADU construction. The survey was published in late June and will remain open over the summer. Staff will analyze the findings in Fall 2023 / Winter 2024 and report on initial recommendations to the Council in Spring 2024.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

A land use decision has not yet been made. The results of the 2023 ADU Survey are intended to eventually lead to ordinance amendments (such as reduced parking or setback requirements, reduction of minimum lot size, etc.). Any proposed amendments will be based on the feedback received from past and future applicants and residents regarding barriers that they have faced with ADU construction or permitting. The timing of this action is consistent with the adopted Moderate Income Housing Plan, which identifies research as the primary action related to Strategy E in Year 1.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Although a land use decision has not yet been made, the survey research is a crucial first step. The survey was developed in coordination with Unincorporated Salt Lake County's current and long-range planners. These planners were able to adjust questions and responses based on applicable case studies and frequently asked questions received from potential applicants.



Once the survey is closed and analyzed, the results are intended to be used to form recommendations to the County Council. Recommendations may include policy changes (land use ordinances), education and outreach efforts, or other actions that are anticipated to facilitate additional ADU construction.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Staff have encountered challenges locating and obtaining feedback from property owners who have illegally added accessory dwelling units to their property. Their experiences are critical for understanding the shortcomings of existing ordinances and procedures. However, because they are in violation of ordinances, they may fear reprimanding if they come forth with information or feedback. The 2023 ADU survey articulates that responses will remain anonymous and will not be used to bring enforcement on any property owner. Staff hope this will encourage some property owners to respond who may otherwise not have.

When considering general barriers, it is important to note that the developable footprint of Unincorporated Salt Lake County is quite small. Most of the remaining land within the Unincorporated Area is owned by Rio Tinto Kennecott, is federally owned or managed, or has development constraints due to topography or water source proximity. Less than 1% of the total land area is currently zoned for residential uses. Most of this residentially-zoned land is located within Unincorporated islands, surrounded by fully incorporated municipalities. As a result, Unincorporated Salt Lake County is likely to see fewer building permit applications and land use decisions made than other communities along the Wasatch Front.

Number and type of new units permitted

1 new detached ADU received land use approval in 2023.

Number and type of affordable units added

NA - Applicants are not required to tell the County how much they charge for rent.

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts



The most recent rent data for Unincorporated Salt Lake County comes from 2021 ACS 5-Year Estimates. It shows the median contract rent for the Unincorporated Areas at \$1,588 per month. This data is from a time period before the County adopted or started implementing its newest Moderate Income Housing Plan. The County will continue to monitor median rents over time. It is anticipated that adding additional rental units to the market (for example through the facilitation of ADU construction) could eventually help to reduce local rents.

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
In 2021, 20.9% of all owner households within Unincorporated Salt Lake County were considered cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates). This is compared to 22.5% of households in 2020. This marks a slight decrease in the percentage of cost-burdened owner households between 2020 and 2021, but the decrease occurred prior to the County adopting and starting to implement its new Moderate Income Housing Plan. The percentage of cost-burdened rental households was 35.5% in 2020 (ACS 5-Year Estimates). Updated data on cost-burdened renters is not yet available for Unincorporated Salt Lake County. In general, renter households are at a greater risk of being cost-burdened than owner households.

Change in the share of household income spent on housing
In 2023, the average Unincorporated Salt Lake County household was spending 33% of its total income on housing costs, including utilities (Esri Community Analyst). This data is unavailable for previous years. The high percentage of total household income spent on housing costs indicates that the majority of households are likely cost-burdened or at risk of becoming cost-burdened. It is too soon to tell how Salt Lake County's implementation efforts are impacting this number, but staff will continue to monitor household spending in future years.

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Since originally adopting its ADU Ordinance in 2021, the limited geographic footprint of developable Unincorporated Salt Lake County has only seen 3 applications for accessory dwelling units. Two of these were issued building



permits early in 2022. This year, a land use permit was issued for a detached ADU, but it was new construction rather than re-use of an existing structure. Staff hopes that the ADU Survey results will provide additional insight on why there aren't more applications. The survey is also serving an educational role. As staff post the survey in various communities and on social media, they are educating the public on what ADUs are, what benefits they bring, and what regulations apply. Staff have already heard from some respondents that they were unaware ADUs were allowed in their communities.

Strategy #3

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

In its adopted Moderate Income Housing Plan, Salt Lake County planned to support Strategy F by taking actions to identify commercial and industrial sites that could accommodate infill residential development. Staff then planned to recommend rezones of those key sites to the Planning Commission and Council. When beginning to undertake these actions, contract planning staff realized that it was essential to update County land use ordinances first, to improve the feasibility of infill development. Without amending the County's existing land use ordinances, rezoning identified parcels would not lead to the housing creation that was desired. The County currently has few zones that allow residential and commercial uses to mix. Additionally, outdated parking minimums make it difficult for developers to provide housing on existing sites or to rehabilitate vacant buildings.

In the Spring of 2023, Salt Lake County's contract planning staff, the Greater Salt Lake Municipal Services District ("planning staff"), began drafting revisions to Title 19, its zoning ordinance. The current draft of zoning amendments includes new mixed-use zones, a new "Infill Development PUD", and reduced parking requirements. These changes were intentionally included to help improve the feasibility of infill residential development. Drafting of the Title 19 amendments is expected to continue into 2024, with the revisions being presented for adoption to the Salt Lake County Planning Commissions in Q4 of 2024 (these amendments are part of a complete overhaul of the Title 19 zoning ordinance).

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.



A land use decision has not yet been made on the drafted codes. Planning staff will continue to refine the draft zoning ordinance through 2023 and into 2024. Planning staff expects to bring the draft to the Salt Lake County Planning Commissions in Q4 of 2024.

Following adoption of the Title 19 amendments, planning staff will use GIS to identify underperforming commercial and industrial areas in the Unincorporated Areas of Salt Lake County that could support residential infill. Planning staff intends to conduct outreach with property owners in those areas to inform them of the ordinance changes and the opportunities that exist to provide infill residential development. The County's goal is to create new opportunities for housing production within areas where services are already available (i.e. existing commercial and industrial areas).

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Salt Lake County's General Plans clearly prioritize the development of housing in existing and growing mixed-use, land use centers. Currently, the County's ordinances do not contain the types of zoning districts or land use regulations that would fully support this vision. The model ordinances drafted by staff propose various methods for encouraging additional residential development in underperforming commercial and industrial centers. The Salt Lake County Council, as the legislative body for Unincorporated Salt Lake County, has the ultimate authority to adopt or revise ordinances. Planning staff is working closely with the County's legal team to develop drafted ordinances and perform analysis that creates a justification for proposed revisions. A few key changes that planning staff has drafted to support infill residential development include:

(1) Mixed Use Zones. Three new mixed-use zoning districts were drafted. These zones allow for various intensities of residential and non-residential uses, meaning that existing sites in the County could preserve their commercial uses while still embracing infill residential development. The proposed residential density in these zones ranges from 15-30 du/acre.

(2) PUDs. A new type of Planned Unit Development (PUD) is being proposed in the drafted ordinance amendments. This "Infill PUD" is specifically for sites that are ½ to 3 acres in size. In the existing ordinance, PUDs must be at least one acre in size. The draft proposes that Infill PUDs would have fewer requirements for an internal street network and would also be eligible for density bonuses based on proximity to transit or the provision of underground parking. Additionally, the existing ordinance limits PUDs to residential uses only. Drafted revisions to the PUD ordinance propose that uses allowed in the development are based on the underlying zones. This would allow a PUD to include both



residential and commercial uses in applicable zones; the intent is that the owner of a commercial property in a zone that allows mixed-uses could create housing on-site, without rezoning or entering into an agreement that makes the existing non-residential use(s) non-conforming.

(3) Parking. Several proposed changes to Salt Lake County's Off-Street Parking Ordinance would also improve the feasibility of infill residential development. Planning staff are proposing reductions to minimum parking requirements for nearly all uses. In addition, a maximum parking requirement has been proposed, to promote efficient use of scarce land resources. The drafted Off-Street Parking Ordinance includes a section that grants an exception to the parking requirements if a developer reuses an existing building or structure. In those instances, planning staff has proposed that the Director may waive any additional off-street parking requirements if the developer can show that adequate parking or transit service exists to meet demand. Similarly, additional reductions for off-street parking are built-in for sites that are located near transit stops or provide specified bicycle parking. Planning staff intends for the updated parking standards to make it possible for owners to redevelop underperforming sites or infill housing around existing commercial or other non-residential uses.

All of these actions support Strategy F in the adopted Moderate Income Housing Plan, as well as furthering the goals of the West Bench General Plan, which state that new housing development should be focused in existing land use centers.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Once the County achieves success with this strategy (i.e. codes are updated, preferred locations for infill are identified, and new development takes place), adjacent municipalities may annex the completed projects. This creates challenges for future reporting years, as the measurable benefits are often transferred to municipalities rather than the County.

Number and type of new units permitted

NA - the drafted ordinances have not yet been adopted.

Number and type of affordable units added

NA - the County does not require developers to disclose how much they are charging in rent.

Number and type of affordable units rehabbed

NA



Number and type of units converted from other uses

NA

Change in local rent amounts

The most recent rent data for Unincorporated Salt Lake County comes from 2021 ACS 5-Year Estimates. It shows the median contract rent for the Unincorporated Areas at \$1,588 per month. This data is from a time period before the County adopted or started implementing its newest Moderate Income Housing Plan. The County will continue to monitor median rents over time. It is anticipated that adding additional rental units to the market (for example by promoting infill development) could eventually help to reduce local rents.

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

In 2021, 20.9% of all owner households within Unincorporated Salt Lake County were considered cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates). This is compared to 22.5% of households in 2020. This marks a slight decrease in the percentage of cost-burdened owner households between 2020 and 2021, but the decrease occurred prior to the County adopting and starting to implement its new Moderate Income Housing Plan. The percentage of cost-burdened rental households was 35.5% in 2020 (ACS 5-Year Estimates). Updated data on cost-burdened renters is not yet available for Unincorporated Salt Lake County. In general, renter households are at a greater risk of being cost-burdened than owner households.

Change in the share of household income spent on housing

In 2023, the average Unincorporated Salt Lake County household was spending 33% of its total income on housing costs, including utilities (Esri Community Analyst). This data is unavailable for previous years. The high percentage of total household income spent on housing costs indicates that the majority of households are likely cost-burdened or at risk of becoming cost-burdened. It is too soon to tell how Salt Lake County's implementation efforts are impacting this number, but staff will continue to monitor household spending in future years.

The number of rezones associated with MIH strategies

NA - the drafted zoning amendments have not yet been adopted.

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

There has not yet been any market response to this strategy since staff are still in the drafting phase. Feedback from current land use applicants as well as staff members' past experiences processing permits are informing the ordinances drafted by staff. It is expected that drafted revisions to Title 19, including those which seek to promote infill residential in commercial and industrial areas, will be presented to the Planning Commissions in Q4 of 2024.

Do you have additional strategies to report?

Yes

Strategy #4

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

In 2023, Salt Lake County continued to manage its various housing programs, which are funded through the U.S. Department of Housing and Urban Development (Office of Lead Hazard Control and Healthy Homes) ("HUD").

In 2023, the County applied for and received \$5,816,785 from HUD to run the Lead Based Paint Reduction Program. The grant funding will be available until 2027. This County program, which provides needed funding to mitigate lead paint exposure in owner- and renter-occupied units, provided assistance to 37 households during the reporting year. Staff also made several efforts to boost participation in the program. Planning staff completed an analysis of lead paint exposure risk in Unincorporated Salt Lake County. This analysis helped identify households that would most benefit from Salt Lake County's Lead Safe Housing Program. In June 2023, an article on the Lead Safe Housing Program was shared through Greater Salt Lake Municipal Services District communications. In July, planning staff gave a presentation to the Sandy Hills Community Council and shared materials to help residents enroll. In September, planning staff will attend a Community Resource Fair with other County staff at the Sandy Library (near Unincorporated islands) to share additional information with residents.



The County also continued to run Green and Health Homes Programs (Production and Weatherization). These programs are funded by two separate grants from HUD. A \$2million grant for Healthy Homes Production is available through 2025; a \$1million grant for Weatherization improvements is available through 2024. During the reporting year, 31 Salt Lake County households received assistance through the Green and Healthy Homes programs. In addition to applying for and managing grants for housing, Salt Lake County administers HUD HOME funds to partner entities. In 2023, Salt Lake County awarded \$371,000 to the Community Development Corporation of Utah for their Green and Healthy Homes initiatives. The County also awarded \$200,000 to ASSIST Inc. for aging in place programs. These projects will directly benefit Salt Lake County residents by assisting renters and homeowners with housing retrofits to improve health, energy efficiency, and mobility to remain in their homes.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. There were no land use decisions made in relation to this strategy.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy. No land use decisions are anticipated in relationship to this strategy. Salt Lake County applies for and administers federal funding to support countywide housing initiatives, consistent with Strategy O in the adopted Moderate Income Housing Plan. As identified in the County's adopted plan, many residents, in the unincorporated areas especially, already own their homes or have access to affordable rental housing. The challenge for these residents is maintaining their residences, mitigating housing health concerns, and making retrofits needed to age in place. The three housing programs (Lead Based Paint Reduction, GHH-Production, and GGH-Weatherization) that Salt Lake County provides staffing and program management for, funded through HUD grants, directly address these concerns. In addition, Salt Lake County has channeled additional funding from HUD HOME funds to partners within Salt Lake County who are also tackling these challenges.

In 2023, staff made additional efforts to advertise the Lead Based Paint Reduction Program to residents. The County has invested significantly in programs that subsidize affordable housing construction and those that mitigate barriers to allow residents to stay in existing housing units. Unfortunately, residents do not always know that these programs are available. Additional education and outreach efforts can help these programs remain successful and ensure that residents are able to take full advantage. In turn, this



helps staff to demonstrate need through increased participation and increases the likelihood of receiving funding to continue the programs.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

NA

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

In total, 37 households received assistance with lead paint mitigation. 31 households received funds for retrofits or rehabilitation through Green and Healthy Homes programs.

Number and type of units converted from other uses

NA

Change in local rent amounts

The most recent rent data for Unincorporated Salt Lake County comes from 2021 ACS 5-Year Estimates. It shows the median contract rent for the Unincorporated Areas at \$1,588 per month. This data is from a time period before the County adopted or started implementing its newest Moderate Income Housing Plan. The County will continue to monitor median rents over time.

Change in the number of people displaced

Salt Lake County does not have data on displacement. However, each household (68 in total) that received assistance from Salt Lake County via the above HUD programs had a dire housing need. These residents may have been forced to leave their homes if assistance had not been available.

Change in the number of households experiencing housing cost burden

In 2021, 20.9% of all owner households within Unincorporated Salt Lake County were considered cost-burdened (spending more than 30% of their income on housing) (ACS 5-Year Estimates). This is compared to 22.5% of households in 2020. This marks a slight decrease in the percentage of cost-burdened owner households between 2020 and 2021, but the decrease occurred prior to the County adopting and starting to implement its new Moderate Income Housing



Plan. The percentage of cost-burdened rental households was 35.5% in 2020 (ACS 5-Year Estimates). Updated data on cost-burdened renters is not yet available for Unincorporated Salt Lake County. In general, renter households are at a greater risk of being cost-burdened than owner households.

Change in the share of household income spent on housing

In 2023, the average Unincorporated Salt Lake County household was spending 33% of its total income on housing costs, including utilities (Esri Community Analyst). This data is unavailable for previous years. The high percentage of total household income spent on housing costs indicates that the majority of households are likely cost-burdened or at risk of becoming cost-burdened. It is too soon to tell how Salt Lake County's implementation efforts are impacting this number, but staff will continue to monitor household spending in future years.

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

County-wide, the Lead Paint Reduction Program aided 37 households and provided a total of \$319,117 in funding. Staff are eager to see how their outreach efforts within the Unincorporated County influence these numbers for 2024. 31 households received assistance from the County's Green and Health Homes programs. Partnerships with HUD allow Salt Lake County to continue to offer these valuable programs to residents. In addition, the County administered \$571,000 of HUD HOME funds to partner agencies in 2023. These agencies will provide additional programs that support the housing goals of Salt Lake County, including assistance with aging in place.

Do you have additional strategies to report?

Yes

Strategy #5

(V) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

In 2023, planning staff drafted model ordinances intended to replace the



entirety of Salt Lake County's Zoning and Subdivision Ordinances (Titles 18 and 19 of County Code). The drafted ordinances explore accommodating a range of housing types, including townhomes, live-work units, duplexes, triplexes, and quadruplexes in R-2, R-4, RM, and new Mixed-Use zones. The drafted standards proposed for these housing types were based on model Missing Middle Housing Standards articulated by Opticos Design.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

A land use decision has not yet been made but is expected toward the end of 2023 for the updated subdivision ordinance and the end of 2024 or early in 2025 for the updated zoning ordinance. Staff have drafted comprehensive updates to the County's Zoning and Subdivision Ordinances and are continuing to revise these. The drafted ordinances suggest expanding the types of housing units allowed by right in multi-family residential zones. Staff are also exploring new mixed-use zones which could allow for diverse housing types. As a part of this effort, staff are conducting GIS analysis to determine where re-zones may be desirable to support traditional housing types in Unincorporated neighborhoods. For example, staff are assessing the location of existing duplexes within the Unincorporated islands, as compared to the location of zoning districts that allow duplexes by right. It appears that several existing small-scale multi-family properties are considered non-conforming. As proposed by the adopted Moderate Income Housing Plan, a land use decision on the updated zoning ordinance is not expected until Q4 2024, but is expected on the updated subdivision ordinance by the end of 2023.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

If adopted, the comprehensive update of Salt Lake County's Zoning and Subdivision Ordinances is anticipated to reduce barriers to developing missing middle housing types (multi-family housing at the scale of single-family housing). In the County's previous ordinances, diverse housing types could only be developed through Planned Unit Development (PUD) or Development Agreement processes. In addition, duplexes, triplexes, quadruplexes, and multi-family developments (5+ units), were only allowed conditionally (even in the highest-density zones). Planning staff members are currently analyzing these existing ordinances and seeking ways to reduce the regulatory burden on desirable, Missing Middle Housing Types. The GIS and plan analysis conducted by staff will accompany the drafted ordinances when presented to the Council, in order to create a strong justification for adoption.

Describe any barriers encountered by the county in the previous 12 month



period while implementing this strategy.

When drafting changes to the zoning ordinances, planning staff often struggled to find good local examples of residential ordinances that allowed for diverse housing types. The best local examples of diverse development have come through development agreements, but counties are increasingly wary of entering into development agreements because of recent legislative action. While drafting, staff looked at desirable developments from local master-planned communities (again, created through development agreements) and tried to match their standards accordingly. It would be helpful to have a statewide bank of successful ordinances that communities could reference when drafting their own language.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

The most recent rent data for Unincorporated Salt Lake County comes from 2021 ACS 5-Year Estimates. It shows the median contract rent for the Unincorporated Areas at \$1,588 per month. This data is from a time period before the County adopted or started implementing its newest Moderate Income Housing Plan. The County will continue to monitor median rents over time. It is anticipated that adding additional rental units to the market (for example by allowing for some types of small-scale multifamily housing by right) could eventually help to reduce local rents.

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

In 2021, 20.9% of all owner households within Unincorporated Salt Lake County were considered cost-burdened (spending more than 30% of their income on housing)(ACS 5-Year Estimates). This is compared to 22.5% of households in 2020. This marks a slight decrease in the percentage of cost-burdened owner



households between 2020 and 2021, but the decrease occurred prior to the County adopting and starting to implement its new Moderate Income Housing Plan. The percentage of cost-burdened rental households was 35.5% in 2020 (ACS 5-Year Estimates). Updated data on cost-burdened renters is not yet available for Unincorporated Salt Lake County. In general, renter households are at a greater risk of being cost-burdened than owner households.

Change in the share of household income spent on housing

In 2023, the average Unincorporated Salt Lake County household was spending 33% of its total income on housing costs, including utilities (Esri Community Analyst). This data is unavailable for previous years. The high percentage of total household income spent on housing costs indicates that the majority of households are likely cost-burdened or at risk of becoming cost-burdened. It is too soon to tell how Salt Lake County's implementation efforts are impacting this number, but staff will continue to monitor household spending in future years.

The number of rezones associated with MIH strategies

NA - if adopted, these ordinances would recommend text amendments.

Residents are expected to benefit from the changes without significant re-zones being required.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There has not yet been any market response to this strategy since the planning staff is still in the drafting phase. Feedback from applicants and planning staff members' past experiences processing permits are informing the ordinances drafted by staff.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

ADUs were prohibited in Unincorporated Salt Lake County until 2021. Since that time, two building permits have been issued for ADUs. An additional ADU recently received land use approval. It is possible that illegal ADUs are present in the Unincorporated Areas, but these are not measurable.

Total number of building permits to construct an ADU in the jurisdiction granted



the previous year:

0 building permits have been issued for ADUs since August 2022.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

0

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

1 land use permit was issued for a detached ADU. The owners / developers will need to apply for a building permit next for this site.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Salt Lake County appreciates our continued collaboration with the state to tackle our community's urgent need for moderate-income housing. We look forward to continuing to work together to refine existing tools and create new ones to track affordable housing units in the community to better inform our future decisions for increasing moderate-income housing.

It is important to note that preserving existing moderate to low-income housing units is also a critical companion MIH strategy for communities. If we fail to preserve long-existing affordable units while creating new ones, we will continue to face a lack of affordable units in our community. We look forward to working with the state and other stakeholders to implement this vital companion strategy.

Sandy

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan



<https://content.civicplus.com/api/assets/9203f5b7-186f-4339-a69e-7ca5af16a8b6>

Link to Ordinance or Resolution

<https://content.civicplus.com/api/assets/703d1196-82b1-467f-a47a-8d82e8f1232e>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- During the summer of 2022, Sandy City processed a General Plan amendment to comply with House Bill 462 (2022), specifically requirements imposed on municipalities related to moderate income housing. The City adopted Ordinance #22-10 on September 10, 2022, amending the City's Housing Element and adding the Moderate Income Housing Element, including six strategies and an implementation plan, to the General Plan.
- At the time that the City adopted Ordinance #22-10, the City had already funded and selected a consultant to update the City's General Plan. The City finalized the contract in the fall of 2022 and kicked off the project in November. As part of the General Plan update, the City is reevaluating all housing goals, policies, and strategies. The City has conducted research, issued surveys, held open houses, released a website, created committees, carried out social media communication, and other activities to pursue updates to the General Plan, with housing being a primary focus of those efforts. During the summer of 2023, actions are planned to specifically collect and evaluate public sentiment regarding moderate income housing strategies. These actions include a survey that will have been released, the addition of housing-related changes to the project website and implementing a communications plan.
- In preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings and consulted with other department to review progress made over the past 12 months implementing the Moderate Housing Implementation Plan and other actions completed to advance this strategy. Staff's review was presented to the City Council on July 11, 2023.
- Sandy City requires a special use permit and a business license (with



annual renewal) for approval of an accessory dwelling unit (ADU) that will be rented to individuals unrelated to the primary household. A building permit is required for construction or rehabilitation to create an ADU. Over the past twelve months, the City has issued 9 special use permits, with the required business licenses, and four building permits for basement finishes associated with a permitted ADUs.

- Planning staff held a discussion to review potential regulatory changes associated with accessory dwelling units. Sandy City has long allowed internal ADUs. The most obvious potential change would be to allow detached ADUs. This would be a substantial change to City policy and is being evaluated as part of the General Plan. Staff also identified minor changes that are necessary to comply with recent changes to Utah Code. Staff had determined to withhold consideration of any revisions until completion of the General Plan update.
- City Staff has determined that a webpage, dedicated to ADUs, on the City website will help to inform the public, facilitating the permitting process and compliance. Staff assignments have been made to prepare an ADU webpage.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Planning staff held a discussion to review potential regulatory changes associated with accessory dwelling units. Sandy City has long allowed internal ADUs. The most obvious potential change would be to allow detached ADUs. This would be a substantial change to City policy and is being evaluated as part of the General Plan. Staff has identified minor changes that are necessary to comply with recent changes to Utah Code. Staff is withholding consideration of additional revisions until completion of the General Plan update.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

On September 28, 2021, the City Council adopted Ordinance #2021-28, allowing ADUs as a permitted use in residential zones instead of as a conditional use permit. While approval of the ordinance did not occur in the last 12 months, the code amendment continues to facilitate, for residents, the Planning Commission, and City staff, the application process for obtaining ADUs permits.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

- Public awareness and access to information, specifically as it relates to understanding the permitting process and requirements.
- The real or perceived impacts (i.e., parking, privacy, etc.) that an ADU may have on surrounding neighbors or a neighborhood in general.



- In 2018, Sandy City approved an ordinance that allowed and regulated short-term rentals (STR). Since that time, the City has received significantly more applications for STR than ADUs, and the City is aware of seven ADU's that have legally converted to an STR. It is likely that there are other legally approved ADU's that are being used as an STR. Over the past twelve months, Sandy City as approved 63 STRs and 9 ADUs.

Number and type of new units permitted

9

Number and type of affordable units added

9

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

4

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

- According to HUD, the AMI for FY2023 is \$106,000, which would limit the LMI household range at \$84,800 and LMI monthly housing costs at \$2,120. Housing costs (rent, insurance, utilities, fees) for a typical market rate apartment often exceed affordable costs for a LMI household. Average costs for an ADU are typically less, making ADUs more affordable to LMI households. However, the real or perceived expectation is that a property owner will earn more



utilizing a unit as a short-term rental rather than a long-term ADU rental. The City is receiving significantly more applications for short-term rentals, both for new units and for conversion of existing ADUs.

- Prior to 2020, ADUs were being approved as a CUP, without a requirement for a business license. Those units are considered to be legally non-conforming as to the business license required and are therefore also not subject to an annual renewal of a business license. The annual business license renewal allows the City to track the number of active ADUs, which is not possible for those that were approved prior to 2020.
- It is likely that a significant number of ADUs exist and are occupied that have never gone through the City's approval process. The City does not have an estimate for the total number of these units.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Adopted Moderate Income Housing Element as previously mentioned.
- Started a General Plan update, with all of the associated activities, as previously mentioned.
- In-depth City Staff review of progress and implementation, as previously mentioned.
- As part of the General Plan update project, the City will also be preparing five station area plans and six additional small area plans with the intent to help revitalize some of the City's aging commercial centers. As required by Utah Code, housing will be a primary consideration of the station area plans being prepared. The majority of the six commercial revitalization centers are located on major transit investment corridors. Incorporating additional housing in those areas has been identified as a potential opportunity and tool that could be utilized as part of the commercial revitalization efforts, and the potential to do so is being evaluated for the six commercial revitalization areas as part of the General Plan update project.
- Sandy City adopted The Cairns Master Plan, which covers the City's "downtown" area, in 2017. This was followed up with a set of land use regulations called The Cairns Design Standards that were adopted in 2018. In 2019, the Stadium Village Master Plan was approved as a sub-area plan within The Cairns Master Plan. The City continues to promote and implement The Cairns Master Plan. Progress has been made on several significant projects



within The Cairns area over the past 12-months, including construction being completed at East Village Phase 3/Seven Skies, 307 units) and reviewing (at various stages) applications for projects (Red Sky, Summit at The Cairns, and Shulsen Mixed-Use) totaling approximately 725 housing units.

- The City pursued, and received approval in September 2022, for an HTRZ for the Red Sky project (Centennial HTRZ).
- Sandy City previously purchased a property (formerly Wasatch Shadows) that is crucial to the road network in the Stadium Village subdistrict of The Cairns and could be a catalyst to redevelopment of the area. The City issued an RFP, has selected a developer, and is currently working with that developer on concept plans that would be consistent with The Cairns Master Plan.
- A primary focus of The Cairns Master Plan is an emphasis on creating better street networks, improving active transportation, and increasing transit access. Sandy City completed realignment 9270 S., east of State Street, in 2021. This project provided a more direct connection between the Sandy Expo Trax station and the Real Salt Lake stadium. It improved traffic efficiency, safety, and active transportation in the area. It also resulted in two residential building lots which are currently in the process of being acquired for moderate income housing through RDA housing set-aside funds. Sandy City continues to work on a multi-phase realignment of Monroe Street, which has and will continue to improve traffic flow, walkability, and free-way access throughout The Cairns. Phase 7 was completed in 2021. Phase 6 was funded in July 2022, and subsequent design and acquisition efforts have occurred over the past 12 months. The City has been working with property owners to establish an actual alignment for Phase 3.
- The City has two projects in The Cairns, out of 13 regional projects, that were included in a recently awarded RAISE Grant that had been submitted by WFRC. Both Sandy City projects are canal trails that will improve active transportation on the north end of The Cairns, and more specifically improving first mile/last mile connections to Trax stations in the area.
- In May 2023, Sandy City participated in the kick-off meeting for the Sandy/South Jordan Small Area Study. This study renews efforts to pursue to improve connections between Trax stations and the South Jordan Frontrunner station and to improve transit connections between major housing and employment centers. The study area includes the entire Cairns Master Plan area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

- Progress has been made on several significant projects within The Cairns area over the past 12-months, including construction being completed at



East Village Phase 3/Seven Skies, 307 units) and reviewing (at various stages) applications for projects (Red Sky, Summit at The Cairns, and Shulsen Mixed-Use) totaling approximately 725 housing units.

- Sandy City completed realignment 9270 S., east of State Street, in 2021. This project provided a more direct connection between the Sandy Expo Trax station and the Real Salt Lake stadium. It improved traffic efficiency, safety, and active transportation in the area. It also resulted in two residential building lots which are currently in the process of being acquired for moderate income housing through RDA housing set-aside funds. Sandy City continues to work on a multi-phase realignment of Monroe Street, which has and will continue to improve traffic flow, walkability, and free-way access throughout The Cairns. Phase 7 was completed in 2021. Phase 6 was funded in July 2022, and subsequent design and acquisition efforts have occurred over the past 12 months. The City has been working with property owners to establish an actual alignment for Phase 3.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

- The three projects currently being processed for entitlements in The Cairns would add approximately 725 housing units in close proximity to both Trax and FrontRunner Stations.
- The City's efforts to improve street, active transportation, and transit options in The Cairns not only improves the quality of life and access in the area but is expected to support and incentivize additional redevelopment of the area.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

- The primary barrier to completing proposed projects in The Cairns is financing and current market conditions. Projects that may have started construction by now are on hold.
- A barrier to many proposed residential projects in commercial areas along transit corridors outside of The Cairns is a lack of support due to proposals that excessively eliminate essential commercial space, lack a sufficient mix of uses, or do not sufficiently consider adequate buffering or transitioning to existing uses.
- Sandy City is nearly at a built-out situation. Most new projects face challenges associated with redevelopment, infill, and property consolidation.



Number and type of new units permitted
307

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

- The primary barrier to completing proposed projects in The Cairns is financing and current market conditions. Many projects that may have started construction by now or soon are on hold.
- A barrier to many proposed residential projects in commercial areas along transit corridors outside of The Cairns is a lack of support due to proposals that excessively eliminate essential commercial space, lack a sufficient mix of uses, or do not sufficiently consider adequate buffering or transitioning to existing uses.

Strategy #3

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's



own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Adopted Moderate Income Housing Element as previously mentioned.
- Started a General Plan update, with all of the associated activities, as previously mentioned.
- In-depth City Staff review of progress and implementation, as previously mentioned.
- As part of the General Plan update project, the City will also be preparing five station area plans and six additional small area plans with the intent to help revitalize some of the City's aging commercial centers. As required by Utah Code, housing will be a primary consideration of the station area plans being prepared. The City has also recognized that incorporating additional housing may be an opportunity and a tool that could be utilized as part of the commercial revitalization efforts, and the potential to do so is being pursued as part of the General Plan update project. Parking is an essential consideration of the General Plan update process, specifically related to the eleven small area plans being prepared.
- In 2018, Sandy City adopted an ordinance that allows walkability and proximity to transit as criteria for requested parking reductions. A parking demand analysis and/or market demand analysis may also be used to justify a request for a parking reduction, as may be the case for senior housing. Over the past 12 months, parking reductions have been utilized by 4 projects in The Cairns (Sandy's "downtown" area with proximity to transit stations): Red Sky (20% reduction approved), East Village Phase 3/Seven Skies (25% reduction, construction completed), Summit at The Cairns (20% reduction approved), Shulsen Mixed-Use (reduction submitted, currently being processed). The majority of proposed projects that could be eligible for a parking reduction are being approved for at least some level of parking reduction.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Over the past 12 months, parking reductions have been utilized by 4 projects in The Cairns (Sandy's "downtown" area with proximity to transit stations): Red Sky (20% reduction approved), East Village Phase 3/Seven Skies (25% reduction, construction completed), Summit at The Cairns (20% reduction approved), Shulsen Mixed-Use (reduction submitted, currently being processed).

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

Nearly every proposed project that could be eligible for a parking reduction is requesting a parking reduction and is being approved for at least some level of reduction. Reducing the amount of required parking reduces the costs associated with development and/or increases usable space for other uses.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City occasionally receives complaints from residents near some higher density housing developments due to an over-abundance of on-street parking. This typically occurs near housing developments that unbundle parking from the base rent amount. While the development, even with a parking reduction, may have sufficient on-site parking, unbundling of parking, together with free and legal on-street parking, creates a disincentive for residents of those developments to park on-site when parking is an additional cost.

Number and type of new units permitted

307

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Adopted Moderate Income Housing Element as previously mentioned.
- Started a General Plan update, with all of the associated activities, as previously mentioned.
- In-depth City Staff review of progress and implementation, as previously mentioned.
- On January 31, 2023, The City Council adopted Ordinance #23-01, amending the Moderate Income Housing Element. The amendment provided additional detail in the implementation plan regarding strategy P.
- As part of the General Plan update project, the City will also be preparing five station area plans and six additional small area plans with the intent to help revitalize some of the City's aging commercial centers. As required by Utah Code, housing will be a primary consideration of the station area plans being prepared. The City has also recognized that incorporating additional housing may be an opportunity and a tool that could be utilized as part of the commercial revitalization efforts, and the potential to do so is being pursued as part of the General Plan update project. Housing set-aside funds have been discussed to help fund potential moderate income housing projects in these areas.
- The RDA focuses on two goals when utilizing RDA housing funds. One goal is to use the funds to rehab or redevelop blighted areas or buildings for moderate income housing. The way this is currently being done is through a partnership with the Canyons Technical Education Center (CTEC) of the Canyons School District. Sandy City previously purchased a blighted property. Existing structures were demolished, and the property was subdivided and improved as vacant residential building lots. Those lots are donated to CTEC, which uses the property to teach trades and construction skills through the construction



of a home. Each completed home is then sold to a low to moderate income household. Over the past 12 months, CTEC has had a house under construction (150 E. Cottage Ave., Property 1). As of this report, the house has not yet been completed.

- A second goal of the RDA housing funds is to retain existing moderate income homes that can be used by eligible Sandy City employees. The RDA currently owns three for-rent properties (Property numbers 2, 4, and 6). Property 2 was vacated in April 2023. The property is currently involved in a land swap with two City-owned buildable lots on Rimando Way. The lots will either be sold, with the funds reprogrammed for affordable housing, or the lots will be used for construction of affordable housing. Property 4 has been occupied continuously over the past twelve months. Property 6 was recently acquired by the RDA and is being prepared to be rented.
- The RDA also owns vacant property (Property number 3,5, and 7). The RDA held discussions regarding the potential use of those properties, and additional meetings are planned. These properties are within the area of one of the station area plans that is being prepared as part of the General Plan process.
- The RDA currently has approximately \$900,000 in available housing set-aside funds.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Mt. Jordan Meadows No. 4 Subdivision was processed and approved by the City in 2021. This subdivision created the two building lots that are currently being acquired by the RDA on Rimando Way. The City completed the subdivision improvements over the past twelve months. The City also processed and approved two general plan amendments associated with this strategy over the past twelve months.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

- The Mt. Jordan Meadows No. 4 Subdivision approval and improvements created two building lots that are being acquired by the RDA.
- The general plan amendments processed over the past twelve months brought the City into compliance with Utah Code to have this strategy recognized by the State as a credited strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



Many housing-related decisions, including many decisions associated with this strategy, are dependent on the outcome and direction of the General Plan update.

Number and type of new units permitted

1

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Sandy City RDA is acquiring two buildable lots, located near the Expo Center Trax station in exchange for one older home that was not located nearly as close a transit station. The exchange occurred after the most current tenant had moved.

Do you have additional strategies to report?

Yes

Strategy #5



(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Adopted Moderate Income Housing Element as previously mentioned.
- Started a General Plan update, with all of the associated activities, as previously mentioned.
- In-depth City Staff review of progress and implementation, as previously mentioned.
- As part of the General Plan update project, the City will also be preparing five station area plans and six additional small area plans with the intent to help revitalize some of the City's aging commercial centers. As required by Utah Code, housing will be a primary consideration of the station area plans being prepared. The City has also recognized that incorporating additional housing may be an opportunity and a tool that could be utilized as part of the commercial revitalization efforts, and the potential to do so is being pursued as part of the General Plan update project.
- Twelve months ago, Sandy City was seeking approval of the Centennial HTRZ. The approval was granted in September 2022. In May 2023, a conditional use permit and preliminary subdivision were approved for the Red Sky development in the Centennial HTRZ area. That project includes a total of 164 units, 10% of which will be available at rents affordable to moderate income households.
- As part of the General Plan update process, a second location for a possible HTRZ has been identified. Initial discussions have occurred with the property owner and a possible developer.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In May 2023, a conditional use permit and preliminary subdivision were approved for the Red Sky development in the Centennial HTRZ area.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Red Sky project includes a total of 164 units, 10% of which will be available at rents affordable to moderate income households.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Financing difficulties and current market conditions are a significant barrier for



housing projects such as Red Sky.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While the City has an approved HTRZ and a preliminary approval for a project in the HTRZ, that project is facing financing challenges due to current market conditions.

Do you have additional strategies to report?

Yes

Strategy #6

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Adopted Moderate Income Housing Element as previously mentioned.
- Started a General Plan update, with all of the associated activities, as previously mentioned.
- In-depth City Staff review of progress and implementation, as previously mentioned.
- As part of the General Plan update project, the City is preparing eleven small area plans, including five station area plans. The five station areas being planned include Historic Sandy, Sandy Expo, Sandy Civic Center, and Crescent View Trax stations and the South Jordan FrontRunner Station. As required by Utah Code, housing will be a primary consideration of the station area plans being prepared.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

None

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a



Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The General Plan update project team has been meeting with residents, regional partners, commercial property owners, and business owners in the five station areas being planned.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

88 (legally approved since 2001)

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

4

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

9

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

9 - Sandy City requires both a special use permit and a business license for each ADU.

What types of support would be helpful to your community as you implement the moderate income housing strategies?



Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

- Guidebooks, data models, data sources, formulas, etc. which would not only facilitate the reporting process but would improve the quality of the information and provide a level of consistency in reporting from year to year and from jurisdiction to jurisdiction.
- Support by State agencies, when facing proposed legislative changes or when allowed administrative discretion, for longer timeframes to meet deadlines. Tight deadlines limit the ability to adequately engage the public and have important discussions with city administration, planning commissions, and city councils.
- Utah has a high quality of life and the State has created a prosperous economy that benefits all residents, which also contributes to increased housing demand. More State funding made available to cities would help facilitate programs and projects, but also to provide the necessary management and oversight of those programs and projects.

Santa Clara

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city has continued to work with the developer on the Deserts Edge Project which includes 120 apartment units. During the 2022 review cycle with Utah Housing, it was determined that funding was not available to build the entire



project. As a result, the developer has resubmitted the application for the 2023 review cycle as directed by Utah Housing. A funding decision is likely by December 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2022, the Planning Commission and City Council approved the overall Site Plan for the project. In 2023, the Planning Commission and City Council approved the first Final Subdivision Plat allowing for site construction and utility improvements to begin for Phase 1 which includes 24 townhome units. The future Phase 12 includes 60 apartment units in two buildings. Additionally, the future Phase 6 includes 60 apartment units in two buildings. However, the developer intends to build both phases concurrently if the funding is approved by Utah Housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

City officials believe that this previous decision to rezone the property to the highest density in the city will provide an affordable housing option in the community. While the Deserts Edge Community includes both townhomes and apartments, it will be the first multi-family project in the city to include Utah Housing assistance with units at 30% to 80% of AMI.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Adjacent residents have been vocal in the community as this project includes multi-family housing. Residents have been critical of City staff, the Planning Commission, and City Council because they don't agree that multi-family and/or affordable housing is needed in the city. Once construction started, several residents called city staff to complain about the project.

Number and type of new units permitted

240 units are included in Deserts Edge

Number and type of affordable units added

120 apartment units are included in Deserts Edge

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0



Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We've observed some changes to the housing market in the past year. The sharp increase in interest rates has created a burden for those looking to purchase a home. As a result, many have chosen to rent rather than invest in a home purchase. This has resulted in higher monthly rents for many looking for housing. The Deserts Edge project will provide additional affordable rental units at 30% to 80% of AMI in the city.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City staff has been working with developers and property owners during the past year to encourage the use of ADUs/IADUs in the community. The recently approved Pioneer Pointe Community includes small lot single-family homes and townhomes. The small lot single-family homes will sit on lots that are approximately 4,000 square feet in size. However, the city and developer have encouraged the use of IADUs in the community. As a result, the developer is planning for up to 50% of the homes to include an IADU allowing for future homeowners to have a rental unit to help pay their monthly mortgage.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



The City council approved a property rezoning for the Pioneer Pointe PUD project on July 12, 2023. This included a total of 133-units (82 small lot single-family and 52 multi-family townhomes).

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City Council is in support of allowing for both ADUs/IADUs in the city. We believe that the Pioneer Pointe PUD project is a good example of allowing for them and reducing local restrictions for these units. This will allow for some residents to live within an established neighborhood instead of a multi-family project if preferred. A total of six (6) ADUs/IADUs were approved in the city in the last 12 months.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Currently, we do not have barriers restricting the city from approving ADUs/IADUs. We've streamlined the process allowing for administrative approvals by city staff.

Number and type of new units permitted

6

Number and type of affordable units added

6

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A



The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We believe that the market has responded well to ADUs/IADUs in the city. This allows for another affordable housing option in the community. We hope to increase the number of ADUs/IADUs in the community each year.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City staff has continued to work with the developer of the proposed Silverado Mixed-Use Project. This project includes multi-family housing, with commercial and retail uses on approximately 20 acres. On July 26, 2023, the City Council approved a General Plan Amendment in support of the Mixed-Use Project. This approval includes a Mixed-Use Residential, MUR and a Main Street Commercial, MSC land use designation in support of the project.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As stated above the City Council made a Legislative decision on July 26, 2023, to approved a proposed General Plan Amendment for the project. The developer has submitted a Rezoning application which is currently going through a review process with the city. This timeline reflects the MIH Element Implementation Plan approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

A Legislative decision was made by the City Council on July 26, 2023, to approve a General Plan Amendment in support of the proposed Silverado Mixed-use Project. Step 2 of the process includes a Rezoning application which is currently being reviewed by the city. Once the Rezoning application is approved, the city will be able to move forward in implementing this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



The proposed Silverado Mixed-Use Project includes 96 multi-family apartments. During the public hearing process for the General Plan Amendment, several residents indicated that they were not in support of multi-family apartments. Comments included: this will lower property values in the area; this creates a burden for our schools; too much traffic will be added to the area; burden on police and fire services, etc.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

1 in review after GPA was approved

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We believe the market is shifting and a compact Mixed-Use Development will benefit the city. It will allow for residents to walk to purchase goods and services. Walkability in this area of the city is encouraged by our General Plan. Rents in this area appear to be adjusting with market conditions, so additional affordable multi-family units are needed. The city is encouraging additional commercial, retail, and office uses in the area to support housing.



Do you have additional strategies to report?
Yes

Strategy #4

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City officials have been working with the developer (Robert Smith) of the Deserts Edge Project in an effort to bring in 120 affordable multi-family apartment units. The developer has resubmitted for Utah Housing assistance to building all 120 units concurrently. A decision by December 2023 is pending.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has been made for this project; however, because of previous funding levels and current economic conditions, additional time is needed. Mr. Smith is currently working with Utah Housing to get the amount of funding needed to building the entire 120 unit apartment community.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city has been in support of the project since a land use decision was made in fall of 2021 to support it. This approval included a project density bonus for the apartment units as the developer committed to obtain Utah Housing assistance allowing for rents at 30% to 80% of AMI.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Recently, the developer, Robert Smith, informed the city that the level of funding provided by Utah Housing wasn't enough to build the 120 apartment units originally entitled for the project. He was looking to amend the project to build just 60 apartment units. However, city officials have reached out to Utah Housing in an effort to allow the project to proceed with funding for the 120 units. As a result, the developer has submitted an updated application for the 2023 review cycle to obtain funding. A funding decision is pending by December 2023. The city is hopeful the the right amount of funding will be allocated for the project.

Number and type of new units permitted

0



Number and type of affordable units added
0

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
It appears that rents are adjusting in the area. We've notice some vacancy in the community resulting in lower rents. However, rents are still higher than they should be. If rents can adjust to a lower level in the next year, it will allow for this project (Deserts Edge) to have more affordable rents.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
75 - 80

Total number of building permits to construct an ADU in the jurisdiction granted



the previous year:

6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

6

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

N/A

Santaquin

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Santaquin City Council adopted Ordinance No. 12-03-2022 on December 20, 2022, which allowed detached accessory dwelling units in the Residential R-10 zone.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.

The Santaquin City Council adopted Ordinance No. 12-03-2022 on December 20, 2022, which allowed detached accessory dwelling units in the Residential R-10 zone.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This action allows many more residents the opportunity to build a detached accessory dwelling unit on their property. This action is consistent with the benchmarks and timeline for this strategy specified in the Moderate Income Housing element of the Santaquin City General Plan.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No building permits for detached accessory dwelling units have been applied for since Santaquin City allowed them to be built in the Residential R-10 zone. In fact, there has never been a building permit application submitted for a detached accessory dwelling unit since Santaquin City allowed them to happen in the Main Street Residential (MSR) district or the Residential R-8 zone a few years ago. However, residents and contractors have inquired about and expressed interest in the opportunity to build detached accessory dwelling units.

Strategy #2

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Santaquin City Council adopted Ordinance No. 05-01-2023 on May 2, 2023, which approved an updated Sewer Collection and Treatment Master Plan and associated Impact Fee Facility Plan and Impact Fee Analysis. Subsequently, the Santaquin City Council approved Resolution No. 06-01-2023 on June 6, 2023, which amended the Fee Schedule for Santaquin City and specifically provided a 10% reduction on sewer impact fees for detached accessory dwelling units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Santaquin City Council adopted Ordinance No. 05-01-2023 on May 2, 2023, which approved an updated Sewer Collection and Treatment Master Plan and associated Impact Fee Facility Plan and Impact Fee Analysis. Subsequently, the Santaquin City Council approved Resolution No. 06-01-2023 on June 6, 2023, which amended the Fee Schedule for Santaquin City and specifically provided a 10% reduction on sewer impact fees for detached accessory dwelling units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the current benchmarks and timeline specified for this strategy in the Moderate Income Housing element of the Santaquin City General Plan indicate that action would be taken based on the update of the Parks, Recreation, Trails, and Open Space (PRTOS) Master Plan, it turned out that the Sewer Collection and Treatment Master Plan was completed first. It is anticipated that



a reduction of impact fees will be considered in the coming weeks based on the recent completion of the PRTOS Master Plan update and this action will be accounted for in next year's report.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

0

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This action has not created any noticeable impact on the market yet, but impact fees will be reduced when a building permit application is made for a detached accessory dwelling unit.

Strategy #3



(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Santaquin City Council approved Ordinance 11-02-2019 on November 19, 2019 that rezoned approximately 5.76 acres from Interchange Commercial (C-1) to Main Street Residential District (MSR). In conjunction with this rezone, the Santaquin City Council also approved Resolution 01-01-2020 on January 7, 2020 that approved a development agreement that would allow nine three-story condominium buildings that would consist of 102 residential units. This development was called Orchard Vistas. This development is directly behind Santaquin City's first and only grocery store and is in close proximity to other businesses and UTA bus stops. To further support this project, the City Council approved an amendment to development agreement proposed by the developer who purchased the property and associated entitlements through Resolution 09-02-2021 on September 7, 2021. The name of the development was also changed to Cortland Park. As of January 11, 2024, this development has not started construction and is still a vacant parcel.

The Santaquin City Council approved Resolution 12-06-2021 on December 14, 2021, which established a development agreement for a planned unit development called Santaquin Estates. This legislative action was essentially a rezone near the major commercial center of Santaquin City that created small lots (as small as 5,000 square feet) which will be more affordable. This development has good access to Interstate 15, public transportation, and other services. Construction of the subdivision improvements have been happening over the past couple years and homes are starting to be constructed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Santaquin City Council approved Ordinance 11-02-2019 on November 19, 2019 that rezoned approximately 5.76 acres from Interchange Commercial (C-1) to Main Street Residential District (MSR). In conjunction with this rezone, the Santaquin City Council also approved Resolution 01-01-2020 on January 7, 2020 that approved a development agreement that would allow nine three-story condominium buildings that would consist of 102 residential units. This development was called Orchard Vistas. This development is directly behind Santaquin City's first and only grocery store and is in close proximity to other businesses and UTA bus stops. To further support this project, the City



Council approved an amendment to development agreement proposed by the developer who purchased the property and associated entitlements through Resolution 09-02-2021 on September 7, 2021. The name of the development was also changed to Cortland Park. As of January 11, 2024, this development has not started construction and is still a vacant parcel.

The Santaquin City Council approved Resolution 12-06-2021 on December 14, 2021, which established a development agreement for a planned unit development called Santaquin Estates. This legislative action was essentially a rezone near the major commercial center of Santaquin City that created small lots (as small as 5,000 square feet) which will be more affordable. This development has good access to Interstate 15, public transportation, and other services. Construction of the subdivision improvements have been happening over the past couple years and homes are starting to be constructed.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The described actions are in harmony with the approved strategy because the rezoned properties are within or immediately adjacent to the Commercial core of Santaquin City which creates additional employment opportunities and access to public transportation.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No significant barriers were experienced in the implementation of this strategy but some careful planning and negotiation of the road network needed to happen in order to accommodate a future replacement and expansion of the I-15/Main Street Interchange which is in close proximity to the Santaquin Estates development.

Number and type of new units permitted

45 lots that are less than standard zoning (10,000 SF) for Santaquin Estates and 102 condominium units for Cortland Park

Number and type of affordable units added

23 lots in Santaquin Estates that are around 5,000 SF. 102 condominium units in Cortland Park. However, the City does not know if any of these lots/units will be affordable or not because the developer will determine the listing price.

Number and type of affordable units rehabbed



0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This action has not created any noticeable impact on the market yet since construction of the subdivision is either still happening (Santaquin Estates) or construction has not even started (Cortland Park).

Do you have additional strategies to report?

Yes

Strategy #4

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Santaquin City Mayor and staff have held meetings with developers over the past 12 months to explore the possibility to develop senior housing for people who are 55 years old or older on property they either own or on property in strategically positioned areas of the city. In addition, staff provides information and a desire for senior housing anytime a developer expresses interest in doing a development in Santaquin.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Santaquin City Mayor and staff have held meetings with developers over the past 12 months to explore the possibility to develop senior housing for people who are 55 years old or older on property they either own or on property in strategically positioned areas of the city. In addition, staff provides information and a desire for senior housing anytime a developer expresses interest in doing a development in Santaquin.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Santaquin City Mayor and staff have held meetings with developers over the past 12 months to explore the possibility to develop senior housing for people who are 55 years old or older on property they either own or on property in strategically positioned areas of the city. In addition, staff provides information and a desire for senior housing anytime a developer expresses interest in doing a development in Santaquin.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This action has not created any noticeable impact on the market yet since a zone change, development agreement, or other similar action has not happened yet.

Do you have additional strategies to report?

Yes

Strategy #5

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Santaquin City Council adopted Ordinance No. 06-01-2023 on June 20, 2023, which created an incentive for a developer to receive a 6% density bonus increase in a planned unit development if at least 6% of the residential dwellings in the development were reserved to be moderate income housing as defined by the State of Utah.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Santaquin City Council adopted Ordinance No. 06-01-2023 on June 20, 2023, which created an incentive for a developer to receive a 6% density bonus increase in a planned unit development if at least 6% of the residential dwellings in the development were reserved to be moderate income housing as defined by the State of Utah.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This action provides an incentive to a developer to include moderate income housing in a planned unit development. The 6% density bonus increase is the highest percentage that could be earned from the options provided.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This action has not created any noticeable impact on the market yet since a developer has not yet chosen moderate income housing as a way to earn a density bonus in a planned unit development.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Santaquin City has not in the past and currently still does not require a special accessory dwelling permit or a business license for a resident to have an



accessory dwelling unit. Generally speaking, building permits are required for any structural or utility related work. However, it is often not clear if structural or utility improvements are an indication that the work is specifically being done to create an accessory dwelling unit that could be leased. The purpose of not requiring a special accessory dwelling permit was to make it easier for residents to create an accessory apartment within their home. While 22 regulations for accessory apartments do exist, the only way to estimate the number of new accessory dwelling units is through building permits, but only if an applicant specifically identifies the intention to lease the space that is being worked on. Applicants often don't explain their intentions for how they will use the space after completing a remodel or new build. Therefore, Santaquin City does not have good data to provide in order to quantify a good estimate for the number of accessory dwelling units in the city. However, the City is aware that there are several accessory dwelling units with Santaquin City. Requiring a special accessory dwelling permit or business license is something that the City may need to start doing in order to collect data and understand the amount of moderate income housing units that are available in the city.

Total Number of Accessory Dwelling Units in the Jurisdiction

10

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

0

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

0

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

0

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Reporting technical assistance, Data on market conditions and construction costs specific to our area. How does the City know if a reduction in impact fees makes a difference in affordability for the end user if we don't understand a developer's/builder's cost breakdown?

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance,



resources, data, etc.)

Time is needed in order for the implemented strategies to make a difference. While preparing this report, commenting on a market response was difficult because there is no information to provide. Time is needed before determining if the market has responded to actions that Santaquin City has taken in order to see more moderate income housing. It is difficult to focus on promoting and encouraging moderate income housing when the City is pre-occupied with trying to understand and comply with new requirements from constantly changing legislation. Santaquin City cares about the wellbeing of its diverse population and is carefully planning for the future needs of our children, aging parents, and all other demographics. This includes planning for moderate income housing.

Saratoga Springs

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.saratogaspringscity.com/DocumentCenter/View/11366/General-Plan-Appendix-B-Moderate-Income-Housing-Implementation-Plan---Adopted-January-3-2023>

Link to Ordinance or Resolution

<https://www.saratogaspringscity.com/DocumentCenter/View/11366/General-Plan-Appendix-B-Moderate-Income-Housing-Implementation-Plan---Adopted-January-3-2023>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Since our Moderate Income Housing Plan was adopted in January, the city has approved 731 total building permits, 268 of which are for new residential



development. This includes permits for 201 single-family lots and 67 multi-family structures ranging from 2-plexes to 10-plexes, amounting to 127 multi-family units.

Approved Building Permits (through June 30th): 731

- Single-Family: 201 lots
- Multi-Family: 67 permits, 127 units
- 2-plex to 10-plex

The city continues to track these approvals on an ongoing, annual basis, in line with our Moderate Income Housing Plan strategies.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Decisions:

In 2023, the City Council approved the 3 new subdivision plats and master plans (Community Plans or Village Plans) which entitled 1,092 new residential units as follows:

- Brixton Park Plat B - 248 single-family lots
- Wander Village Plan 3 - 842 units (592 single-family including 563 cluster homes, 250 multi-family units)
- Talus Ridge Plat 1 IADU Amendment - 2 IADU units (2 lots amended to allow IADUs)

Saratoga Springs is continuing to approve a variety of housing types, including small single-family lots and multi-family units both within standard subdivisions and master planned communities. The Planned Community zone continues to allow small lots, including cluster homes (shared driveways, footprint development), which has been a majority of our approved units so far this year since we approved our Moderate Income Housing Plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These approvals listed above support Strategy A in relation to the following benchmarks assigned in January 2023:

- 1) The city is tracking the raw data to see what housing types have been built/approved and entitled. We are committed to tracking these numbers annually as planned, and have issued land use decisions resulting in the approval of 731 building permits and the entitlement of 1,092 new residential units in 2023 (from January through July).



2) The city is also tracking single-family products by lot size and IADU status annually as planned. In 2023 (January-July), the City has a total of 10,883 single-family lots. Of those, 2,210 (19.5%) are less than or equal to 6,000 square feet, and 8,763 (80.5%) are more than 6,000 square feet. We also have 11 total approved and permitted IADUs.

3) The City Council has approved 1 new Village Plan so far in 2023. We also have 3 new Village Plans and 0 new Community Plans currently under review pending future land use decisions by the City Council.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

While many lots and developments have been entitled, one of the barriers we face is that these entitlements are not being fully utilized to meet demands. Permits are not being pulled on all existing and available lots. Additionally, there is a lot of unmet opportunity for IADUs in existing homes. We are doing our best to get the word out, but residents are not applying for or building very many of these units. We also have not seen applications to permit existing illegal units.

We have also faced some barriers in collecting new data on IADUs and small lots. The data breaking down single-family lots into 6,000 square foot lots and less, or greater than 6,000 square foot lots was found to be compiled by a third party based on County data rather than utilizing raw City data. Those errors have been found and corrected as reported above. We also have faced difficulties tracking administrative approvals which do not go through a public approval process. Because of these difficulties, we have started looking into a new process for reporting and tracking administrative approvals.

Number and type of new units permitted

Building Permits: 328 new units permitted - 201 single-family units, 127 multi-family units

Number and type of affordable units added

N/a - we do not track the price of units/affordability

Number and type of affordable units rehabbed

N/a - we do not track affordable units

Number and type of units converted from other uses

N/a - we do not track this, and we have not seen a conversion like this in the city



so far

Change in local rent amounts

N/a - we do not have a way to track the cost of rent in the city or how many units are for rent

Change in the number of people displaced

N/a - we do not have a way to track this

Change in the number of households experiencing housing cost burden

N/a - we do not track this

Change in the share of household income spent on housing

N/a - we do not track this

The number of rezones associated with MIH strategies

N/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As our Planned Community zone allows smaller single-family lots and cluster units, these seem to be some of the most popular homes being built in the City this year. In many cases, tracking some of this data would be challenging to available staff time and/or cost prohibitive for the City.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022, the city implemented an IADU Registration form that goes through both the Planning and Building Department for approval. In 2023, we have updated that form to better function based on trial and error with our first few applications. We added an IADU Map Amendment Application form in June, making a clear path for residents to change their IADU status from not allowed to allowed.

The city has also updated the code for increased clarity and usability in 2023 to reflect updated legislation on IADUs. The city has published informational social media posts quarterly for residents to learn about IADUs and the process for obtaining approvals, if allowed. The city is tracking all IADU applications, in



line with our Moderate Income Housing Plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Regulations:

IADU regulations were updated on June 20, 2023 to better comply with this year's legislation. Changes include updates to definitions, new code added for off-street parking and IADUs in an attached garage, removal of restrictions, and clarifications to the registration process.

Decisions:

The City Council also approved an IADU Map Amendment application allowing two homes previously identified as "IADU Prohibited" to now be "IADU Approved." This process to allow homeowners to petition a change to their IADU status is critical to allowing residents to choose whether they want these units in their neighborhood and giving them a say in the process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city is supporting Strategy E in relation to the following benchmarks assigned in January 2023:

- 1) The Land Development Code was updated in June 2023 in line with new legislation and amended to increase clarity and usability as we received our first handful of IADU applications. We have also updated our process and informational materials outside of City Cody to create a more usable process for residents in line with this benchmark. We will continue to do this as we better understand what residents want and need from this process.
- 2) The City is tracking IADU specific applications with our CityWorks software and separate IADU applications annually as planned. So far in 2023, the city has received 3 applications for IADUs and approved 3 units for construction.
- 3) The City is also working hard to educate residents on the IADU process and how to obtain the proper permits if their property allows IADUs. We have committed to provide educational material to residents at least 3 times a year, and we are on track to meet that with a plan to make informational posts across all of the City's social media accounts quarterly. We have already published materials as follows:
 - a) Facebook:



- i) 3/15 <https://www.facebook.com/photo/?fbid=581443650683132&set=a.221210626706438>
- ii) 6/23 <https://www.facebook.com/photo/?fbid=637617401732423&set=a.221210626706438>
- b) Instagram:
 - i) 6/23 https://www.instagram.com/p/Ct2OYk0JZOf/?utm_source=ig_web_copy_link&igshid=MzRIODBiNWFIZA==
- c) Twitter:
 - i) 3/15 <https://twitter.com/saratogasprngut/status/1636034523442950149?s=20>
 - ii) 6/23 <https://twitter.com/saratogasprngut/status/1672349337999794179?s=20>

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In the past year, the biggest barrier to allowing more IADUs has been working out a simple and straightforward application process both for changing property status to "IADU Approved" as well as getting an IADU application approved.

Number and type of new units permitted
IADU Permits issued in 2023: 3

Number and type of affordable units added
N/a - we do not track the price of units/affordability

Number and type of affordable units rehabbed
N/a - we do not track affordable units

Number and type of units converted from other uses
N/a - we do not track this, and we have not seen a conversion like this in the city so far

Change in local rent amounts
N/a - we do not have a way to track the cost of rent in the city or how many units are for rent

Change in the number of people displaced
N/a - we do not have a way to track this



Change in the number of households experiencing housing cost burden

N/a - we do not track this

Change in the share of household income spent on housing

N/a - we do not track this

The number of rezones associated with MIH strategies

N/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

While the City has seen a handful of IADUs requesting approval for construction and the number of lots requesting IADU allowance, it has not been significant. This year, there have only been 3 applications even as we begin to allow them in increasingly more places. In 2023, the City has received applications for and permitted 3 IADUs, bringing the total number of permitted IADUs in the City to 11.

The City does not allow external ADUs at this time outside of the Beacon Pointe subdivision. No external ADUs have been constructed or permitted as of this time.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has contracted with MHTN Architects to develop a town center/downtown plan for the identified area within SLR's District Area Plan. The steering committee met for the first time in July 2023. The small area plan is in progress.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Decisions:

The City Council approved the contract for MHTN to conduct this master planning and visioning process in June 2023. The steering committee has just begun, so no land use decisions have come up on this property so far in 2023. While no formal land use decisions or regulations have been put in place for the Town Center area, this project is fully under way, and the City expects that the resulting plan will allow for increased higher density development in the



area surrounding the downtown. The District Area Plan has density allowances up to 75 units per acre, and the goal is for this project to identify supporting residential and office uses buffering existing roads and neighborhoods from the main area.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city is supporting Strategy F in relation to the following benchmarks assigned in January 2023:

- 1) The City is on track to meet our first benchmark with the anticipated completion of this small area plan in Q4 2023. The project timeline expects the plan to be completed in December 2023, and adoption by the City Council will likely be shortly thereafter, though it may occur in Q1 2024.
- 2) The completion of the small area plan will inform which City ordinances need to be updated to implement this plan. These changes are now anticipated to be adopted in Q1 2024 (as opposed to Q4 2023) with the delay in getting the steering committee started.
- 3) The city is continuously working with landowners and developers to implement the Town Center small area plan, as evidenced by bringing the property owner on board to the steering committee. This collaboration is going well, and the City intends to continue this throughout this process.
- 4) The City is tracking applications for residential development in Regional Commercial (RC) zoned areas, as planned. No developers have opted for this density in 2023. Staff has taken this a step further and is researching why this may be and what potential code changes might encourage more property owners to develop vertical mixed use products. RC is our most common zone, and this type of mixed use is allowed anywhere in this zone.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Because the city does not own the land for the town center, the property owner needs to be on board with any master plan for the town center area. Getting this area plan under way has been delayed about 6 months beyond what we had hoped for in 2023; however, the property owner is now a part of the steering committee.

Additionally, encouraging vertical mixed use has been another major challenge in terms of trying to encourage additional density where it is already allowed.



Developers seem to specialize in residential or commercial development and rarely want to do both, trying to sell the other part of the project away. This makes condominium plats difficult for something like a residential over commercial building in our RC zone, which allows up to 14 units per acre.

Number and type of new units permitted

N/a - the plan is in progress, no permits issued

Number and type of affordable units added

N/a - we do not track the price of units/affordability

Number and type of affordable units rehabbed

N/a - we do not track affordable units

Number and type of units converted from other uses

N/a - we do not track this, and we have not seen a conversion like this in the city so far

Change in local rent amounts

N/a - we do not have a way to track the cost of rent in the city or how many units are for rent

Change in the number of people displaced

N/a - we do not have a way to track this

Change in the number of households experiencing housing cost burden

N/a - we do not track this

Change in the share of household income spent on housing

N/a - we do not track this

The number of rezones associated with MIH strategies

N/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We are still in the planning process for this area. There is no market response to report in 2023. In many cases, tracking some of this data would be challenging to available staff time and/or cost prohibitive for the City.

Do you have additional strategies to report?

Yes



Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Future Pony Express ROW is being reserved along 145 North as the city sees development inquiries come in along that corridor. No new formal applications have been approved directly adjacent to this road in 2023, but two projects in this area are under review and are required to reserve this space according to our Master Transportation Plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Regulations:

The Mixed Waterfront (MW) zone was updated in May of 2023 to encourage a more integrated mix of higher density residential and commercial uses, and correlating design standards are currently being updated to encourage more community oriented development in this zone. The most prominent area where we are seeing new MW development is between 145 North and Utah Lake, east of Saratoga Road. This is the area just east of where the Jordan River meets Utah Lake. It's critical to reserve space for higher density products along this (future) major corridor through the city if we want more moderate income development and any potential BRT or LRT in this part of Saratoga Springs, which is otherwise mostly built out.

Decisions:

The City Council has not entitled units for this area as of this report, the city has received a zone change and concept application which is currently under review for the Harbor Springs project, 23.38 acres in size proposing 215 multi-family units. This project is also required to reserve space for the future Pony Express roadway and is negotiating increased density with commercial uses. This has not yet gone to the City Council for a decision.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city is supporting Strategy G in relation to the following benchmarks assigned in January 2023:

- 1) 842 new units were entitled along this Pony Express corridor area in 2023.



These are a part of Village 3 of the Wander planned community south of 145 North between Redwood Road and Saratoga Road. The Village Plan identified 592 single-family units, including 563 cluster homes (footprint development) and 250 multi-family townhome units.

2) One rezone has been requested along this corridor to the Mixed Waterfront zone. This project supports increased densities with a commercial component that is still under review by staff. No rezones have been approved in 2023.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Our Mixed Waterfront code had not been used before, and any inquiries we have received in the past were not bringing in the types of development the city wanted to see in this area. Most potential developers were wanting to propose horizontal mixed use products and lower density projects. In the MW zone, increased density is awarded for providing increased commercial area as an incentive to create functional mixed use spaces. It has been difficult to find examples of code that encourage true horizontal mixed use (instead of leaving the commercial part of the project to sit vacant) or vertical mixed use. It has also been difficult to find examples of developers in Utah that build such products.

Number and type of new units permitted

842 units were entitled along this corridor in 2023 so far - 592 single-family and 250 multi-family

Number and type of affordable units added

N/a - we do not track the price of units/affordability

Number and type of affordable units rehabbed

N/a - we do not track affordable units

Number and type of units converted from other uses

N/a - we do not track this, and we have not seen a conversion like this in the city so far

Change in local rent amounts

N/a - we do not have a way to track the cost of rent in the city or how many units are for rent

Change in the number of people displaced

N/a - we do not have a way to track this



Change in the number of households experiencing housing cost burden
N/a - we do not track this

Change in the share of household income spent on housing
N/a - we do not track this

The number of rezones associated with MIH strategies
N/a (1 in progress, not yet approved)

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

a) We are still in the planning process for this area. In many cases, tracking some of this data would be challenging to available staff time and/or cost prohibitive for the City.

Do you have additional strategies to report?
Yes

Strategy #5

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city adopted updated standards for the Mixed Waterfront (MW) zone in May 2023 to encourage more vertical mixed use developments with multi-family and small-lot residential components. There is a committee working on updating the MW design standards as a follow-up to this code change, but this will be a one-time update if the code functions as planned. We hope this will inform potential updates to our Mixed Use and Mixed Residential zones as well.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Regulations:

The City Council adopted the updated MW standards in May of 2023. Staff has worked on additional design guidelines which are to be adopted later this year.

Decisions:

No land use decisions have come up for approval in these zones, however



several projects are currently under review and it is anticipated that the City Council will make a decision on those later this year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city is supporting Strategy W in relation to the following benchmarks assigned in January 2023:

- 1) In 2023 (Jan-July), the City Council has approved the following:
 - a) PC zone: 161 acres and 842 units approved
 - b) MR zone: no new projects
 - c) MW zone: no new projects approved, 57.22 acres and 439 units currently under review
 - i) North Cove: 33.84 acres; 224 multi-family units
 - ii) Harbor Springs: 23.38 acres; 215 multi-family units
- 2) In 2023 (Jan-July), the City issued the following building permits which are tracked on a monthly basis:
 - a) Single-family: 201 lots
 - b) Multi-family: 67 (127 units)
- 3) The City is also tracking the number of small single-family buildable lots in the City. These are mostly in the Planned Community zone which allows for lots that are 6,000 square feet and smaller. In 2023 (Jan-July), the City has the following breakdown of single-family lot sizes:
 - a) Lots 6,000 square feet and less: 2,120
 - b) Lots greater than 6,000 square feet: 8,763
- 4) The city is tracking the metrics for the PC and MR zones as well. There have been no new applications in the MR zone in 2023. However, the PC zone is where a majority of our new homes are being entitled and constructed. Looking at City Council approvals alone, approximately 51.7% of all new residential units approved in 2023 so far are cluster homes, well under 6,000 square feet in size, and 77.2% of all new residential units were approved within the PC zone. The 2023 data shows that our MR zone (and likely other similar zones which allow mixed-use development) is not popular with developers. The city is seeing a majority of development occurring within the PC zone and a majority of development occurring as single-family residential lots under 6,000 square feet in size. We are also getting a handful of standard residential subdivisions, primarily within the R1-10 zone.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

The biggest barrier to collecting this data has been a gap in how we track administrative approvals. While the city has detailed data on new development applications and building permits, there is no central location to determine whether administrative applications have been approved. This is critical to understanding the impact of our PC zone because most Planned Communities allow site plans and subdivisions to be approved administratively as long as they follow the Community and Village Plan, which do get approved legislatively by the City Council.

Number and type of new units permitted

Within the PC, MR, and MW zones combined, 842 units have been approved by the City Council in 2023 so far - 592 single-family, 250 multi-family

Number and type of affordable units added

N/a - we do not track the price of units/affordability

Number and type of affordable units rehabbed

N/a - we do not track affordable units

Number and type of units converted from other uses

N/a - we do not track this, and we have not seen a conversion like this in the city so far

Change in local rent amounts

N/a - we do not have a way to track the cost of rent in the city or how many units are for rent

Change in the number of people displaced

N/a - we do not have a way to track this

Change in the number of households experiencing housing cost burden

N/a - we do not track this

Change in the share of household income spent on housing

N/a - we do not track this

The number of rezones associated with MIH strategies

N/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



It appears that the market is not responding to these more flexible zones which require mixed use elements as much as it is to the general planned residential communities which allow for a variety of lot sizes and standards with no commercial component. This does not lend itself to creating more walkable communities, but a variety of housing types is also important to building vibrant and sustainable communities. In many cases, tracking some of this data would be challenging to available staff time and/or cost prohibitive for the City.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

IADU permits (planning application), which is required for a building permit

Total Number of Accessory Dwelling Units in the Jurisdiction

11

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

3

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

Not required or tracked in this city

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

3 IADU permits

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Having Counties help provide summary data of plats/units recorded in a City in a specific period of time would be helpful.

It would be great to have a resource on how to encourage vertical mixed



use development. In our Mixed Use and Mixed Waterfront zones, we have mostly seen developers opt to do horizontal mixed use where they separate the commercial and residential parts of their property which results in one component of the project (typically the commercial part) sits vacant for a long time.

It would be great if there were some tools to encourage and incentivize developers to building commercial and non-residential uses that serve the community at the same time as they are building homes.

Smithfield

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://smithfieldcity.org/sites/default/files/fileattachments/community_development/page/2881/2023_moderate_income_report_actions.pdf

Link to Ordinance or Resolution

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/smithfield/ADC/files/ordinance/1675951558_Ord%2023-04%20Moderate%20Income%20Strategies.pdf

Use the field below to update any of the information above

None

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the last 12 months, Smithfield City has rezoned approximately 68 acres to the Master Plan Community zone and approximately 32 acres to a higher density Planned Unit Development zone. The city has approved the rezone (in the last



18 months) of a total of approximately 270 acres to the Master Plan Community Zone and 42 acres to the Planned Unit Development zone. All three MPC zones and all three PUD zones have had final plats approved or are in the process of approval. The City Council and Planning Commission are currently in the process of reviewing approximately another 63 acres requested as an MPC rezone.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

One large rezone for the Master Plan Community (Village at Fox Meadows) has been approved in the last 12 months totaling 68 acres and three separate Planned Unit Developments (Mountain Valley, Meadows at Sky View and Gregory Stables) have been approved in the last 12 months totaling 32 acres.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

All the previously mentioned rezones comprise of a recently created zone (Master Plan Community) or an existing overlay zone (Planned Unit Development) that allow for higher densities and collected open space. Both rezone options allow for smaller housing types or smaller land sizes, creating the opportunity for lower housing costs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The city has experienced an increase in resistance from existing residents, more noticeably, in more affluent or agricultural areas of the city. There has been some resistance based on the overall design of individual projects, with a particular focus on density. Any housing type that creates density beyond single family homes becomes a point of conflict.

Number and type of new units permitted

166 Small Single-Family Units, 391 Multi-Family Units, 557 Total Units.

Number and type of affordable units added

An approximate 14 units per rentable calculations

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

Smithfield City does not have a budling department for this calculation.



Change in local rent amounts
Approximately 3% (\$1,400/2022 to \$1,358/2023).

Change in the number of people displaced
No displacement has been reported.

Change in the number of households experiencing housing cost burden
The most recent estimates show no change from last year.

Change in the share of household income spent on housing
The most recent estimates show no change from last year.

The number of rezones associated with MIH strategies
Four (Village at Fox Meadows, Mountain Valley, Meadows at Sky View and Gregory Stables).

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The initial introduction of the Master Plan Community Zone has created a large number of rezone requests and approvals. The approved rezones have been accompanied by an extensive number of smaller lots, with a proportionate number of buildable units. Broadly speaking, the city has provided substantial incentives for the housing market to increase the proposed supply in face of economic demands.

Strategy #2

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Smithfield City made the decision to reduce and eliminate specific impact fees for the construction of individual residences using the 30% AMI range. We have announced this action through the general plan and to developers and contractors that work in the city.

To further specify, if developers or contract owners can comprehensively prove that they will sell a home that meets the criteria for the details specified in the Smithfield City general plan, then the city will remove the "Park SFD" fee, "Storm Drain" fee and the "Non-Commercial" review fee.

The estimated AMI for the city is \$76,900. Utilizing that number, we have calculated the applicable income range to be \$19,500 to \$23,070. With these



rates, developers can comply for the reduced impact fees, when building homes that have approved mortgages between \$155,000 and \$243,000. We are employing these numbers with developers for potential moderate-income construction.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made; however, we have been in discussions with housing developers to create a housing subdivision that would meet the described goals. In these discussions we have determined that the 30% AMI range does not sufficiently reach the attended user as expected. We plan to utilize the same strategy but use the AMI range of 30% to 50%.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city has been working closely with a housing developer in the valley (Neighborhood Housing Solutions), that utilizes federal and state grant money for single family housing subsidization. Consultations with this developer are ongoing. Our goal is to determine the exact size and type of housing needed (with the reduced impact fees) to meet the annual income range for the numbers calculated above.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The main barrier we have found for the above-mentioned implementation, was the economic price of a new residence and the use of the lower AMI calculations. Our plan, moving forward, is to update the general plan to show the 30% to 50% range of AMI rather than 30% or less.

Number and type of new units permitted

None

Number and type of affordable units added

None were added at the current projected range. See the general plan update.

Number and type of affordable units rehabbed

None were added at the current projected range. See the general plan update.

Number and type of units converted from other uses



This strategy is used for new units constructed.

Change in local rent amounts
Approximately 3% (\$1,400/2022 to \$1,358/2023).

Change in the number of people displaced
No displacement has been reported.

Change in the number of households experiencing housing cost burden
No change has been reported.

Change in the share of household income spent on housing
The most recent estimates show no change from last year.

The number of rezones associated with MIH strategies
No additional rezones were added for this particular strategy, final plats are being approved for a previous rezone.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
We haven't seen a market response for the existing AMI range and hope to see some response in the updated numbers proposed in the general plan. A proposal to the general plan is being proposed in August of 2023.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
Internal Accessory Apartments have been allowed in all residential zones for many years. The city started the process of drafting changes to the accessory dwelling code for allowance of detached accessory apartments. Research was conducted on the potential impacts and the most appropriate way to integrate aspects of infrastructure, setbacks, parking and utilities. In addition, we have removed the requirement for a public notary witness for the homeowner living in the residential structure. We simply require an owner's signature verifying that they will live in part of the residence.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
In the past year, the City Council voted and approved the implementation of the



addition of detached accessory units to the “Accessory Apartment” code (SMC §17.92). The code changes include information that dictates that new detached units must apply with the use of a zoning clearance for new construction and a conditional use permit approved by the administration. Existing detached units can apply for the same conditional use permit and building inspection.

The City Council also approved the requirement of having separate water and sewer connections for detached accessory dwellings, a minimum size for new detached units and a minimum distance that the unit must be from the original residence. Specific definitions were added to the ordinance in order to clarify what structures can be considered “detached accessory units.”

In addition, storm water fees have been removed from the total impact fee list. The total fees that are charged, is completely dependent on whether the detached accessory apartment is new construction or an existing structure to be modified or updated.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As mentioned previously, the City Council approved the alteration of code that allows for detached accessory units in all residential zones. The City Council and Planning Commission has been educating the citizens on the alternatives of detached accessory apartments to the removal of older residences. Property owners have also communicated the financial benefits to remodeling or constructing smaller detached structures in lieu of demolition or property sales and purchases.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

We haven't encountered any considerable barriers. We added the additional requirement for detached accessory apartments to have separate utilities that the original residence. This has slowed the proposed construction but has not been a major obstacle for most property owners.

Number and type of new units permitted

(7) Seven units

Number and type of affordable units added

(5) Five units

Number and type of affordable units rehabbed

We have not been made aware of any accessory apartment rehabilitations.



Number and type of units converted from other uses
(3) Three units

Change in local rent amounts
Approximately 3% (\$1,400/2022 to \$1,358/2023).

Change in the number of people displaced
No displacement has been reported.

Change in the number of households experiencing housing cost burden
The most recent estimates show no change from last year.

Change in the share of household income spent on housing
The most recent estimates show no change from last year.

The number of rezones associated with MIH strategies
None needed, accessory apartments are allowed in all residential areas.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The descriptions above show a clear picture of the market response. The city expects to see an increase in accessory apartments with a downturn in the economy.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
We use a specific packet (including a CUP form) for accessory dwelling units.

Total Number of Accessory Dwelling Units in the Jurisdiction
43 Total (known or registered) accessory units.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

(1) detached ADU and (3) internal ADU's were approved. All units, internal or detached, required a building permit to alter the space.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
(4) total units approved.



Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a

South Jordan

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Change Daybreak's ADU standards.

In November 2022, South Jordan City Staff met with the Daybreak ownership group to discuss the expanding opportunities to build ADUs in the mixed-use Planned Community (PC) Zone, where the large-scale community continues to grow. The outcome from this meeting, in addition to some discussion during the regular coordination meetings held weekly, led to a draft of design guidelines that contain visual examples for the expansion of ADUs on new and existing residential lots in the community where they are currently not allowed. The guidelines would be used by developers, Daybreak review boards, and residents in designing ADUs and obtaining internal approval before City Staff reviews a building permit. Staff and Daybreak had specific meetings to discuss ADUs in



March, April, and May 2023. Planning staff provided comments to Daybreak on the design guidelines after the May meeting and is waiting for Daybreak to submit an updated document in response to Staff's comments. The next meeting is scheduled for September 2023. Once the design guidelines are finalized, the City and Daybreak will begin the process to modify the Daybreak Master Development Agreement and other zoning requirements.

- Advertise ADU changes and report ADU permits

Staff will finalize the ADU illustrative guide for residents and post the document to the city website once updates are made to the South Jordan municipal code. Since the beginning of 2023 through August, the City has approved 19 ADUs.

- Consider additional modifications to the City's ADU requirements.

Staff is continuously monitoring bills presented to the state legislature regarding ADU regulation that may require modifications to city code. Changes to the City's ADU requirements to allow detached ADUs in more residential zones, in addition to other possible changes, will be discussed with the Planning Commission and City Council during a joint training and policy meeting that will be held during the first quarter of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The 19 ADUs were approved by the City according to the current code requirements and do not require a public meeting or hearing. No other land use decisions regarding ADUs have been made since the approval of the amended MIH plan and implementation plan that were approved in January of this year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No changes to ADU regulations have been made at the time of this report. One potential change to the regulations that will be discussed is to allow detached ADUs on properties based on lot size rather than zone, which would make many more single family residential properties eligible for guesthouses, rather than just basement apartments. Previous text amendments that were approved in 2020 and 2021 were done by Staff in response to changing state law, easing the regulations that made the approval of ADU's more efficient and available to more residents.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Changes in ADU regulations and the proposed design guidelines to expand potential locations in the Daybreak development have been delayed due to prioritizing the approval of the HTRZ, which includes a large commitment from the City and the Developer (Larry H. Miller) to provide hundreds of affordable



units in Downtown Daybreak. Through continued discussions Staff had with the ownership group over the past year has promoted optimism that these changes can be implemented during the next Moderate Income Housing Reporting period.

Number and type of new units permitted
19 ADUs

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Staff has not observed any other market responses associated with this MIH strategy due to the short reporting period and limited tools available to measure market responses.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In March of 2023, GOEO formed the required HTRZ committee, which reviewed and unanimously approved the HTRZ application for the Downtown Daybreak. This plan includes approximately 500 affordable units that will be constructed in the development area. Staff continues to work closely with the development group for Daybreak in taking the necessary steps to realize the Downtown Daybreak plan, including the creation of affordable housing. Staff continues to work on a draft for changes to the PD Floating Zone to clarify the process and include more regulations regarding proposed housing projects. Staff will present a draft to the Planning Commission and City Council by the end of this year.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Staff is currently reviewing the first subdivision of the Downtown Daybreak development area that will be developed for a variety of uses, including high-density housing. The Planning Commission approved the preliminary plat in July 2023, and City Staff anticipates approving the final subdivision before the end of August.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Planning Commission approval of the first preliminary plat for the Downtown Daybreak development is a necessary step to allow more high density housing in the city.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed



n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Staff has not observed any other market responses associated with this MIH strategy due to the short reporting period and limited tools available to measure market responses.

Strategy #3

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Strengthen the existing parking reduction ordinance

The current municipal code for South Jordan City includes two options to reduce the minimum parking requirement for new development. In section 16.26 it states, "The city council may determine the requirements for individual developments if a use is not listed or under unusual circumstances in which a greater or lesser number of parking stalls is justified." In the Bangerter Highway Mixed Use Zone requirements (chapter 17.70), the Planning Commission can allow a reduction in parking for projects that include "shared parking and



mixed use site plan design". These processes have been used a few times in the past, but not during the current reporting period. Staff is currently researching parking statues in other cities with similar characteristics in order to draft potential changes to the current parking regulations. The American Planning Association, Strongtowns, and the Parking Reform Network provide valuable resources for considering options to amend current regulations. Staff has considered adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case by case basis. An initial draft of these changes will likely be ready to present to the City Council during the next reporting period.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
No land use decisions have been made by the City during this time period with regards to this implementation strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
No land use decisions have been made by the City during this time period with regards to this implementation strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced



n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Staff has not observed any other market responses associated with this MIH strategy due to the short reporting period and limited tools available to measure market responses.

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Enter into formal agreement with developer to build the Senior Housing Project

South Jordan City is partnering with Ivory Innovations to develop a new Senior Center and housing project. South Jordan City worked with this developer on a previous project that included workforce housing, so the City sought to build off of this prior experience to work on the current senior housing project. A concept was presented to the City Council during a study meeting held on May 3, 2022. The City's RDA will provide \$10 million in funding that is required to be used for affordable housing. South Jordan City will submit a rezone application for a proposed 17,000 square foot Senior Center and 138 senior housing units in Fall 2023. The proposed housing units include 104 that will be dedicated as affordable housing units. The City will also host a neighborhood open house on September 27, 2023 to answer questions and receive feedback from the community. City staff is hoping to finalize the agreement with the developer at



the beginning of the next reporting period so that the necessary entitlements can be approved before construction.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No regulations or decisions have been completed for this strategy yet. Once the agreement is finalized, Staff can proceed with the zone change application for the proposed senior housing project and hold the required public hearings.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use decisions have been made by the City during this time period.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a



The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Staff has not observed any other market responses associated with this MIH strategy due to the short reporting period and limited tools available to measure market responses.

Do you have additional strategies to report?

Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In May 2023, South Jordan submitted an approved resolution to WFRC that outlined the previous actions and impracticability around one of the 5 stations that fall within our purview. The resolution will be presented to the approval board in August of this year and will be the first of its kind reviewed by the Regional Growth Committee (RGC). Staff continues to work on another resolution that is more complex and involves 3 existing and 1 future station located in the Daybreak Development. The Frontrunner station on the east side of the City will likely be planned by way of a joint effort between South Jordan and Sandy City. Some initial discussions have occurred, but a plan will likely not be drafted until after the other stations have been addressed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The approved resolution for the station located at 4800 West in West Jordan outlined the impracticability for any future development in South Jordan based on the existing conditions. Therefore no land use regulation will be necessary.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

n/a

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

None.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Staff has not observed any other market responses associated with this MIH strategy due to the short reporting period and limited tools available to measure market responses.

Do you have additional strategies to report?

Yes

Strategy #6

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



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy:

During this reporting period the City made meaningful progress towards adopting a unique zone that incentivizes moderate income housing units in a new development called Shoreline (a.k.a. Lark Meadows). Shoreline is a development that will cover over 191 acres of rehabilitated water reclamation property on the City's west side. The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market. The zone allows 1,600 housing units of a wide variety of housing types, housing sizes, and lot sizes. The number of unit and the variety of unit types incentivizes the developer to build moderate-income housing. Minimum residential project densities of 20 units per acre near the intersection of 11800 S and Utah 111 (a.k.a. Bacchus Highway) will support the possibility of adding transit to the area in the future. The mixed-use zone also allows accessory dwelling units that will be in addition to the over 1,600 primary dwelling units that can be built in the zone.

During the reporting period staff worked with the land owner's representatives ("developer") to develop the zoning proposal and the associated design guidelines, site design regulations, public improvement standards, street type and design standards, and other zoning regulations unique to this zone.

On March 15, 2022, the City Council first discussed the Shoreline PD Zone with the applicant.

The developer submitted an application to create the Shoreline PD Zone in April and May 2022.

After beginning its review of the development and zoning proposal, City staff met with the developer on May 31, 2022 to discuss the proposal and provide feedback. After the meeting the developer began making revisions to the proposal, but did not resubmit anything because of the status of UDOT's U-111 State Environmental Study (SES). Through the end of 2022 and until UDOT completed the SES in June 2023, City staff and the developer met and talked with UDOT officials regularly to discuss the SES and the alignment of U-111, which fundamentally affects the proposal. Apart from discussions directly with UDOT, the City hosted a landowner coordination meeting on March 16, 2023 with the developer and other landowners. During this meeting the developer discussed the zoning proposal and the impact the realignment of U-111 will have on that proposal.

As the U-111 alignment was being resolved, the developer submitted the revised zoning proposal and staff began its review of the revised proposal on February 15, 2023. The developer supplemented the proposal with additional documents on March 10, 2023. Staff reviewed these submissions and responded to the developer.

In addition to general conversations and communication between City staff



and the developer regarding the zoning proposal, additional specific meetings included:

- September 27, 2022—the City's Director of Planning toured the property and learned about the remediation efforts.
- April 11, 2023—meeting to discuss changes to the zoning proposal.
- July 6, 2023—meeting to discuss status of the project and schedule for public hearings into the next reporting period.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy:

Although the City Council did not adopt a land use regulation or make a land use decision during this reporting period, City staff and developer worked diligently through the complicated zoning process of creating a new zoning designation, and City staff reviewed and responded to developers submissions and resubmissions.

During this reporting period (July 2023), City staff scheduled a City Council discussion and presentation on August 1, 2023, a Planning Commission public hearing on October 24, 2023, and a City Council public hearing on November 7, 2023, during which the City Council approved the zone.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy:

Although the land use regulation was not adopted and no land use decision was made during the reporting period, the zoning proposal will provide many opportunities to build a variety of moderate-income housing units throughout the zone. The zone also allows ADUs, which is another opportunity for affordable units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

In addition the complicated nature of planning a new zone for such a large area, the questions and uncertainty about the future alignment and design of U-111 made it difficult to move forward with the adoption of the zoning proposal during this reporting period.

Strategy Market Response

Number and type of new units permitted:

Approximately 1,634 (possibility of additional units if land is added to the zone, which decision is dependent on a quiet title action developer is pursuing.)

Number and type of affordable units added:

TBD



Number and type of affordable units rehabbed:

n/a

Number and type of units converted from other uses:

n/a

Change in local rent amounts:

n/a

Change in the number of people displaced:

n/a

Change in the number of households experiencing housing cost burden:

n/a

Change in the share of household income spent on housing:

n/a

The number of rezones associated with MIH strategies:

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies:

Because the City Council did not adopt the zoning proposal in this reporting period the City has not yet observed a market response. The developer is finishing up the multi-million dollar rehabilitation of the property and hopes to begin construction of housing as soon as possible.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

number of approved ADU planning applications

Total Number of Accessory Dwelling Units in the Jurisdiction

200 approved since 2012

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

15



Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
19 ADU planning applications have been approved in 2023 so far.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Specific instructions on how to provide data that is asked for on the annual MIH reports.

South Ogden

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

Yes

Please describe the changes that were made and the page number on which the changes to the Moderate Income Housing Element can be found?

As a part of the comprehensive General Plan update that South Ogden City was completing at the time of the October 2022 Moderate Income Housing reporting, the Planning Commission and City Council reviewed and discussed the city's moderate income housing strategies.

In January 2023, as a part of the City Council's strategic plan update, the Council decided to replace menu item "H" - Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle" with menu item



“P” - Demonstrate utilization of moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing. This new strategy (P) was added to the city’s Strategic Plan and became one of the city’s areas of focus related to housing while the General Plan update was being finalized and prepared for adoption.

Similarly, the Council replaced menu item “W” - Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones, with menu item “K” - Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund. This new strategy (K) was also added to the city’s Strategic Plan and became another area of focus related to housing as the General Plan was being finalized and prepared for adoption.

The changes listed above can be found beginning on page 109 of the City’s new General Plan which was adopted on July 18, 2023 as Ordinance 23-05 (see Attached 1, https://drive.google.com/file/d/1zmItMVIRKc3U6K1xUwo9k5vI_GUkPjH7/view?usp=sharing).

Provide the link to the General Plan (or if the moderate income housing element is a separate file, to that element)

<https://tinyurl.com/3hump984>

Provide the link to the ordinance or resolution to adopt/amend the General Plan related to the moderate income housing element.

https://drive.google.com/file/d/1zmItMVIRKc3U6K1xUwo9k5vI_GUkPjH7/view?usp=sharing

Strategy #1

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, South Ogden City engaged with students and faculty at Weber State



University to help design house plans for the construction of an affordable, single-family home on a parcel of land owned by the city. The council's intent is to not only provide an opportunity for students to learn, but to also build an affordable single-family home to then be either rented based on income, or to be deed restricted and sold to a qualifying family. Funding for the engineering and construction of the home will come from moderate income housing set aside from the South Ogden Community Reinvestment and Renewal Agency. The hope is to have a completed set of plans by December 31, 2023, with engineering to follow and construction to take place in the summer of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The property where the affordable house will be built is already zoned (R-1-6) for single-family, residential use. No additional land use regulations will be needed for this project.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The R-1-6 zoning allows for the construction of single-family residential homes with a minimum lot size of 6,000 sq. ft.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Working with students to provide learning opportunities can take longer and the work coincides with college semesters. Conceptual plans were presented during spring semester of 2023 and the city hopes a final plan can be completed during the fall semester of 2024.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA



Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Given that his strategy is still in the implementation phase, it is too early to determine any market impacts this project will have.

Strategy #2

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On March 21, 2023, South Ogden City approved Ordinance 23-06 (see Attached 2, <https://drive.google.com/file/d/1yyt9Vgeh45V4crkhvbtUcROdaMT4f3nY/view?usp=sharing>) a development agreement with McConkie Multifamily, LLC with one of the conditions of agreement was that the developer designate and restrict five of the apartment units for "workforce housing." Workforce housing was defined as, "...critical workforce...including police, fire, emergency responders, teachers and staff in public schools, and municipal employees of the city." Those with qualifying employment will be given first preference for occupancy of the workforce housing set aside units. The agreement prohibits those who rent the workforce units from making more than 80% of the Area Median Income. Rent for the restricted units cannot be greater than 30% of the gross monthly income of the household. In the event that there is no interest from those working in professions defined as "critical workforce," the units can then be offered for rent to those who qualify based on income, although they may be employed in a non-critical workforce position. The workforce housing set aside units will remain available to critical workforce and income-qualifying



families for a period of 50 years. This is accomplished through a deed restriction that was included as an exhibit in the development agreement and as recorded against the land.

In exchange for the deed-restricted units, the city was willing to grant an additional story for the two apartment buildings (allowing four-stories instead of three-stories).

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Because this was one of the strategies the city chose to focus on, it made it easy to have these discussions with the developer as a part of the development review process. This approach felt more like a partnership between the city and the developer and less like what often feels like an adversarial relationship. The city looks forward to having similar discussions with other developers as we continue to try and help the housing needs of our community.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These efforts were made possible through approval of a Development Agreement (see Attached 2, <https://drive.google.com/file/d/1yyt9Vgeh45V4crkhvbtUcROdaMT4f3nY/view?usp=sharing>) in March 2023.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Looking back, the only barrier was really the city's knowledge of how deed-restricted units work and how these discussions can, and should, be a part of the "quid pro quo" negotiations that often accompany the development of multifamily housing projects. There was some initial reluctance on the developer's side which also stemmed from inexperience with deed-restricted units. Once both the city and the developer were better educated in how to do this, the negotiations became very productive, and they went smoothly. Some on the city council felt like 5 units was too low a number. Others felt like it was sufficient. Restricting five units was more than the developer would have liked but less than what the city would have preferred - evidence that some would suggest indicates it was a good compromise.

Number and type of new units permitted

166 apartment units

Number and type of affordable units added



Five (5) deed-restricted units at 80% AMI

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Project has been approved but no construction permits have been purchased. Once the project gets built the city will be able to better report on the market response to these efforts.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Beginning in the spring of 2023, South Ogden City tracks building permits and rental licenses related to ADUs. At the time of this report, South Ogden City had permitted two (2) ADUs with two (2) ADU permits in the review process and one (1) ADU permit on hold due to challenges with parking. In the summer of 2023, the South Ogden City Planning Commission began working on reviewing external and detached ADU ordinances from other municipalities in preparation to make an ordinance recommendation to the City Council for consideration



(see Attached 3, <https://drive.google.com/file/d/1nta4faWy0FuU51rvF0Cc7QSAuotQBO1W/view?usp=sharing>). According to the implementation plan schedule, this work will be completed by the city during the winter of 2023 with a new code amendment to occur spring of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made at this point. Once a recommendation has been made by the Planning Commission, the City Council will determine what land use regulations may need to be updated for successful implementation.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

NA

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA



The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Policies are still being reviewed and worked on. Once a policy is adopted, the city will be able to monitor and better evaluate the market's response to these efforts. The city anticipates that as the demand increases and as residents become more aware of their ability to have internal and external ADUs, there will be an increase in permits issued for ADUs.

Do you have additional strategies to report?
Yes

Strategy #4

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In April of 2023, the City Council approved a development agreement (see Attached 2, <https://drive.google.com/file/d/1yyt9Vgeh45V4crkhvbtUcROdaMT4f3nY/view?usp=sharing>) with McConkie Family Multifamily, LLC for the development of 166 apartment units. This development is a direct result of the property being rezoned to the city's mixed-use zone (Neighborhood Commercial). As a part of the negotiations, the city required that a certain number of units be deed-restricted for critical workforce families who make less than 80% AMI. Additionally, rents cannot exceed 30% of the family's income. Without the rezone of this property to allow for both commercial and residential uses, this project would not have likely been developed as a residential use.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City Council approved Ordinance 23-06 (see Attached 2, <https://drive.google.com/file/d/1yyt9Vgeh45V4crkhvbtUcROdaMT4f3nY/view?usp=sharing>) allowing the development of apartments with the requirement that a certain number of units be deed-restricted for families making less than 80% AMI.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



The decision to allow residential as well as commercial in this area made it possible for the development of this property to become residential.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Natural resistance from neighboring single-family homeowners who expressed concern with traffic, crime, impacts to property values, etc. There was also concern about the city granting an additional story to each of the two buildings in exchange for a higher-quality development and income-restricted units.

Number and type of new units permitted

166 new apartment units (mix of 1, 2, and 3-bedroom)

Number and type of affordable units added

Five (5)

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

With the rezone of all commercial zones to mixed-use, the market has reacted favorably with the construction of hundreds of apartments and townhomes within the last few years.



Do you have additional strategies to report?
Yes

Strategy #5

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city continues to promote and support zoning efforts designed to encourage multi-family, residential housing. As developers inquire about possible projects, they are pleased to hear that South Ogden does not control density on a per-acre basis. Rather, densities are controlled by other limiters (e.g. setbacks, parking, building heights, etc.). This has been positively received by the development community and will be something the city continues to promote moving forward.

This strategy played a significant role in the city's negotiations in a development agreement between South Ogden City and McConkie Multi-family, LLC where the city secured its first ever deed-restricted apartment units, as a condition of development.

Additionally, the city's planning commission held meetings in June and July 2023 (see Attached 3, <https://drive.google.com/file/d/1nta4faWy0FuU51rvF0Cc7QSAuotQBO1W/view?usp=sharing>) to begin work on zoning code amendments that will allow for both attached and detached ADU's within certain zoning districts. According to the implementation plan, this work is expected to be completed during the winter of 2023 with adoption of zoning changes occurring spring 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As reported in Strategy 4 above, in April 2023, the city entered into a development agreement (see Attached 2, <https://drive.google.com/file/d/1yyt9Vgeh45V4crkhvbtUcROdaMT4f3nY/view?usp=sharing>) wherein the city granted a zoning exception related to building height for two new apartment buildings, allowing the buildings to be four (4) stories tall. In exchange for the building height exception granted by the city, the developer agreed to deed-restrict five (5) of the residential apartments be rented to income-qualifying (80% AMI) renters, with preference given to individuals and families defined as "Critical



Workforce.”

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

City leaders continue to monitor market conditions, housing demands and the city's zoning ordinances to ensure the city is allowing for the development of new housing units for its residents. The city is committed to the preservation of existing affordable housing as well as working to provide new affordable housing options for individuals and families, based on market demands. Zoning amendments from previous MIHR reporting periods have established the expectation and the city's intent to work with the development community in the creation of more moderate-income housing. In the example cited above, the zoning already allowed for the development of residential, high-density, multi-family housing in the mixed-use zone. However, understanding more about the city's ability to negotiate for deed-restricted units as part of the city's quid-pro-quo, development agreement discussions, helped encourage city leaders to negotiate for this to happen. Absent the underlying, mixed-use zoning, it is unlikely that these deed-restricted units would not have come to fruition.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There continues to be those within the community that resist the growth South Ogden is experiencing and all the new developments throughout the city. Market conditions seem to also be playing a role in how quickly developers can continue to build the needed housing units.

Number and type of new units permitted

Since Oct. 2022, the city has permitted 29 new townhomes in two separate projects within the new mixed-use zoning designation. Additionally, the city approved a development agreement (see Attached 2, <https://drive.google.com/file/d/1yyt9Vgeh45V4crkhvbtUcROdaMT4f3nY/view?usp=sharing>) that allowed for taller apartment buildings in exchange for deed-restricted housing for critical workforce.

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA



Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

Zoning was already in place to allow these new housing units as permitted uses within the form-based code. Although not technically considered a “rezone,” the approved development agreement essentially created a new zone to allow for the taller apartment buildings.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market continues to respond favorably to the city's Form-Based Code and Commercial Areas Form-Based Code (adopted 2016 and 2017 respectively, see Attached 4, <https://drive.google.com/file/d/1dYz6QY23pzPvTZez8jmNgHQgWPTZSyx-/view?usp=sharing>). The city's focus on “form over use” and allowing developers the ability to determine densities based on market needs and factors other than an arbitrary code requirement (e.g. 15 units per acre) has been pleasantly received by the development community. Additionally, once developers understand the city's willingness to make favorable exceptions for their project's benefit for help with affordable housing, it has created a “partnership-like” feel to the new developments that the city believes is a very positive thing.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction



Officially, since tracking of ADUs began in 2023, there are only 2 approved, 2 in permitting process and 1 on hold based on parking challenges.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

Since tracking of ADUs began in 2023, there are only 2 approved, 2 in permitting process and 1 on hold based on parking challenges.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

Two ADU rental permits have been issued with 2 in review and 1 on hold due to parking challenges.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Continue supporting local governments' abilities to make land use decisions based on local needs. Allow time for newly passed legislation to be implemented and analyzed for outcomes prior to passing new legislation related to moderate income housing. Explore incentives/rewards for local governments who are truly committed to improving the availability of moderate-income housing in their communities.

South Salt Lake

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://www.sslc.gov/DocumentCenter/View/312/SSL-GP-Appendix-2022>



Link to Ordinance or Resolution

<https://www.sslc.gov/DocumentCenter/View/312/SSL-GP-Appendix-2022>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, South Salt Lake (SSL) deepened its commitment to advancing its MIHS by identifying a 3-pronged strategy that includes:

1) Hiring a housing consultant to create an enhanced MIHP including an implementation funding strategy. 2) Conducting a Needs Assessment through the Kem Gardner Institute. 3) Conducting a robust stakeholder engagement process with our various affected stakeholders as we ask our policy makers to consider #1.

To support these efforts, we have begun to audit the lot sizes within the R1 (single-family) and RM (residential multiple) zones. This audit will help staff and policymakers know what the average residential lot size is in the city. This will help staff and policymakers know if we want a square footage cap on detached ADUs. We are also looking at detached ADUs as part of a comprehensive affordable housing plan, which should be completed by November 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

While a discrete affordable housing "ordinance" has not been created, the City Council adopted modifications to our Town Home Overlay Zone to make it more flexible and accommodating, thereby facilitating delivery of additional housing styles, sizes and price points into our market.

The City Council also adopted modifications to our development code and design standards introducing reductions in parking requirements, flexibility in access and circulation requirements, and flexibility in landscaping requirements, along with opening up eligibility for financial rebates for reducing water use.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the discrete affordable housing land use decision has not been completed, the 3 pronged study described in #1 is expected to provide a series of detailed implementation tools or strategies including zoning tools (density, height, open space, lot sizes, ADU's, etc.), fee reductions, down-payment assistance, etc.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Hiring an experienced housing manager has been difficult. We budgeted \$110,000 in salary, plus benefits, and were unable to hire a qualified and experienced candidate, leaving us with no alternative but hiring consultants, which is not ideal to provide consistency and continuity.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No market responses have been observed. We anticipate there will be market changes once a Housing ordinance is adopted by the City Council. Once our Needs Assessment is completed, many of these questions will be addressed.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, SSL will complete an updated MIHP that will include prioritized implementation strategies. We expect the top strategy to be the use of zoning tools, including height, density, open space and other site requirements to incentivize housing. Currently we are updating the Downtown zoning district, which has no limitations for height or density. We expect to see limits on both of those to incent housing.

In 2023, SSL had multiple internal discussions about our TOD Zoning District. Most of the discussions included discussing make it more user friendly and working like a traditional TOD, which would allow for and incentivize higher density. The City has a consultant on contract who will begin working on updating and revamping the TOD, once the current zoning updates are finalized in the Downtown. We anticipate this work to begin in early 2024. Additionally, the City Council approved an ordinance amendment on July 12, 2023, which allows for higher parking reductions in the TOD-Core and in areas in the city located within ¼-mile radius of a TRAX station.

Lastly, we expect the City Council to finalize updates to our Townhome Overlay District, which can be applied anywhere in the City. The updates reduce many site and design requirements, and allow much more flexibility, as directed by the policymaker's goals of having the Overlay result in the delivery of more housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected to be made in 2024 as part of the consultant's work. This timeline reflects the Moderate Income Housing Element implementation plan, which was approved last year.

Describe how any land use regulations or land use decisions support the



municipality's efforts to implement the strategy.

While the land use decision has not been completed, the consultant is expected to draft an ordinance amendment that will have a bigger emphasis on housing and increased density than what is currently in place. It will also include an affordable housing component, which is not addressed in the current municipal code. City staff anticipates that we will begin this ordinance update in early 2024.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No market responses have been observed. We anticipate there will be market



changes once the TOD land use district code section has been updated.

Strategy #3

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, South Salt Lake City Council approved an ordinance amendment, which allows for additional parking reductions in the TOD-Core and in areas in the city located within ¼-mile radius of a TRAX station. SSL also hired a consultant who is updating the code for the Downtown land use district. As part of this updated, we are looking at further reducing parking stall requirements if there is a certain percentage of affordable units in the development. We anticipate this code update to be completed by the end of the 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

On July 12, 2023, the South Salt Lake City Council approved an ordinance amendment, which allows for higher parking reductions in the TOD-Core and in areas in the city located within ¼-mile radius of a TRAX station. This timeline reflects the Moderate Income Housing Element implementation plan, which was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The parking reductions that were passed in July 2023 help meet some of the municipality's efforts in the implanting this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed



0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Due to the ordinance being passed recently, no market responses have been observed. We anticipate more substantial market changes over the next 12 months.

Do you have additional strategies to report?

Yes

Strategy #4

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, South Salt Lake submitted its HTRZ application to GOEO for the Central Pointe Station/Downtown area. The City has held a handful of small group meetings in order to get feedback on the initial application prior to the HTRZ committee meeting. The application is expected to be approved in Fall 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



The HTRZ has not been approved by the committee, but is expected to be approved in the Fall 2023. This timeline reflects the Moderate Income Housing Element implementation plan, which was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The HTRZ is expected to provide affordable housing, public amenity improvements critical infrastructure to residents in the Downtown land use district, while addressing the "but for" gap impediments for free market delivery of residential development. Once this HTRZ is approved, the City will require the developers who are part of the HTRZ to have at least 10 percent of their units be affordable.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The largest barrier we have run into is delays with our consultant delivering the SAP plan, which was a result of COVID. We wanted the SAP plan to be completed prior to submitting the HTRZ application. Due to the cap of total HTRZ's as identified in the legislation, we did not want to risk not getting the application submitted this year, which is why we did not wait until we were further along with the SAP.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0



Change in the share of household income spent on housing
0

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City is expecting an increase of units and affordable units in the city through the HTRZ process. We anticipate the first set of units to come online in 2025. While only one development within the HTRZ area that has started construction, we anticipate several other developments within this area to submit permits in Fall 2023.

Do you have additional strategies to report?
Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, South Salt Lake began the process for the Central Pointe TRAX station area plan. The consultant is closing out the public engagement piece and has begun working on the framework for the plan. This plan will include a Traffic Demand Management Alternative Report, and Five-year Development Plan as well as an Opportunities and Constrains Report. We anticipate the study to be completed in Winter 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but it is expected pending the outcome of the Central Pointe Station Area plan. In anticipation of the Central Pointe Station Area Plan being completed, the City has a consultant working on updating our Downtown Form Based Code, which overlaps with the Central Pointe Station area. This update to the Downtown Form Based Code will modify our development code and design standards, parking requirements, and landscaping requirements. These proposed modifications will add flexibility to the Downtown code. This timeline reflects the Moderate Income Housing Element implementation plan, which was approved last year.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the land use decision has not been completed, the station area plan is expected to provide recommendations on the parking capacities of the area, the transit needs, and public right of way infrastructure in the Downtown land use district. The findings will be used to develop a recommendation to the council, which could include how much parking should be required for the development within this area, in addition to how different streets should function for different modes of transportation.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No market responses have been observed. We anticipate there will be market changes once the Central Pointe Station Area Plan is completed and the Downtown code has been updated.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

50

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

50

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

30

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a



South Weber

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

There have been barriers to completion on updating the various Master Plans. The Transportation Master Plan study has been completed and projects have been identified including the expansion of a key access point of the city to improve access and flow that will be caused by multi-family housing that is planned or approved for the surrounding area. This plan has not received final approval from the City Council as there have been projects that required the attention of the City Engineer. Anticipated adoption of the full and updated plan is currently projected to be in August of 2023. Water Capital Facility Plan is near completion with final remaining section being the long-term system replacement plan. A final draft for review is anticipated to be completed by October 2023. Sewer Capital Facility Plan is in progress. The City has completed the analysis of existing infrastructure and is currently working on the computer model for existing and future capacities. A final draft for review is anticipated to be completed by December 2023. Storm Water has been recently adopted, however, changes in scope on certain projects necessitates the City update the plan to amend for those projects.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In the past 12 months the city has approved a multi-family project that will impact a main collector which added to the need to redesign the collector. The City Council reviewed a proposed layout for the roadway upgrades and approved its inclusion in the Transportation Master Plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Any modifications to the General Plan in relation to Future Land Use Projections



generates the need to modify the CFPs that are currently adopted. As areas receive new zoning designations this information is given to the Engineering team to inform these plans.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Current facility needs and upgrades have occupied resources with the City's contracted engineering firm.

Number and type of new units permitted
103 Townhomes

Number and type of affordable units added
Unknown

Number and type of affordable units rehabbed
None

Number and type of units converted from other uses
None

Change in local rent amounts
None

Change in the number of people displaced
None

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
No Change

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
South Weber's housing market consists of mainly single-family homes. No significant change to that market has occurred in the past year. We have approved new attached single-family units in the past year, however, no certificates of occupancy have been issued.



Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022-2023 South Weber City has begun the research of allowing External Accessory Dwelling Units. Staff has worked to create a base template for review from the City's Code Committee. From the Spring of 2023 the Committee has been reviewing the regulations around these units in order to determine the best course of action for the ordinance. As of July 2023 a drafted ordinance has been given the green light to begin moving through the land use process.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made through the land use authority. It is expected that we will begin the process in September 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

A decision has not been made at the time of this reporting, but as we explored the options for the code it has been educational to determine what various regulations we should or could impose and what impediments we should be protecting. This conversation with the Code Committee will be helpful as we move forward in the approval process.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There are few barriers to our progress. One barrier is the amount of staffing resources that we possess as a city. There have been many different areas that are necessary for compliance that have been given by the state, but resources for smaller cities have not been compensated for. Other barriers that have delayed progress slightly are the varied opinions of elected officials and appointed officials and helping them come into alignment with the state's regulations.

Number and type of new units permitted

0

Number and type of affordable units added

0



Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have had some units come on the market for internal accessory dwelling units, however, we have not seen a large increase in market demand.

Strategy #3

(l) amend land use regulations to allow for single room occupancy developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Because of the delays in the other two strategies as well as the demands on staff's time for updates to the Development Approval Process, work has not significantly begun on this strategy. In July 2023 Staff has begun to identify other municipal codes that will help guide the decision-making process. A study is anticipated to begin in Winter of 2023 on the types of areas that we would allow for single occupancy units. Initial results of study indicate that there may be conflicts with this type of housing and the goals of the General Plan. The City Council anticipates discussing this item in detail in December 2023 after more information can be gathered on the subject. This will then inform the General



Plan update that will follow in 2024 allowing the City to determine the best location for such style units. If it is determined that this strategy no longer fits the goals of the City they will undertake as part of the General Plan Update an amendment to the MIHP to reselect a metric for the plan by May of 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
A decision has not been made pending the results of the study.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
While a land use decision has not been made, we anticipate that the study will help inform the Planning Commission and City Council on the effects of Single Occupancy Units and the impact they may have on the community. It will help inform the General Plan process as we begin to delineate the areas that should allow these types of units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Through our initial study it was found that these units may have been misunderstood by the City Council in making a selection for the MIHP. Which has caused somewhat of a halt on the process as the City Council would like to better understand these units. A discussion will take place in December 2023 to determine if the City Council would like to continue to pursue this option or reselect and amend the plan.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced



N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No market responses have been observed.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

2

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

2

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

2

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources

Describe any recommendations on how the state can support the jurisdiction in



implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Smaller communities, even in Higher Class Counties, do not have the amount of staff to make timely updates. So longer lead times for completion or some sort of help to administer state mandates.

Spanish Fork

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Spanish Fork City recognizes that allowing multi-family housing in close proximity to other uses is an effective way to allow for the densities necessary to facilitate the production of moderate income housing, while also reducing transportation costs for families that can live in such proximity to other uses. As such, Spanish Fork has taken initiative in the past year to draft a new Mixed-Use Zone that will allow for the construction of these lower expense households.

City staff have spent multiple work days drafting the text for a zone that would allow for residential uses to be in close proximity to other uses. The proposed changes to the zoning code were discussed in a public meeting with city staff on March 22, 2023 as well as a public meeting with the Planning Commission on May 3, 2023. The May 3rd Planning Commission meeting included a public hearing which was noticed for on April 20, 2023. Multiple Spanish Fork residents spoke during the hearing and no major opposition to the zone change was received.

The Vista View project mentioned in 2022's 5-year timeline is expected to be completed in the next year. In the last year, 110 units have been built and final plats for the remaining 66 units have been approved. Ridgeline Parkway



is also expected to be completed in the next year. Out of the 336 total units at Ridgeline Parkway, 48 units were occupied and 256 units were under construction as of August 2023. The Modera project is expected to begin construction by the end of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Since November 22, 2022, Spanish Fork has given legislative approval to two zone changes - designating a total of 6.3 acres for higher residential densities. The Voorhees Duplex rezone utilized the Infill Overlay Zone to allow for the construction of a new duplex in the heart of the city. The Wyndsong Subdivision rezone allowed for the creation of 19 new homes within six acres under the R-1-8 zone in an area that previously only allowed homes on five acre lots in the Rural Residential Zone. The R-1-8 zone allows for 4 units to the acre while the RR zone allows for 0.2 units to the acre.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These two zone changes constituted rezones that facilitated densities that are more compatible with the production of moderate income housing than their previous zones. The Infill Overlay allows for properties zoned for single family homes to be developed with attached, multi-unit housing. The Voorhees Duplex rezone permitted three units on a lot where previously only one unit was allowed. The Wyndsong Subdivision rezone increased the base density of the area by 3.8 units. In addition to the Infill Overlay zone and new multi-family housing projects that are growing the City's housing supply, this R-1-8 rezone offers a detached housing option to moderate-income households with smaller, more affordable lots.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The largest barrier to implementing this strategy has been a slowdown in the construction industry due to rising interest rates and inflation. Spanish Fork rarely denies a rezone application. However, there has been a dramatic slowdown in the amount of rezone applications received by the City. From November 22, 2021 to August 1, 2022, Spanish Fork received seventeen rezone applications and approved fifteen. From November 22, 2022 to August 1, 2023, the City approved two rezones. As downward pressure on the construction industry eases, Spanish Fork anticipates rezoning more land for higher residential densities to accommodate for development needs and demand.



Number and type of new units permitted

159 new multifamily units were permitted this year thanks to previous rezones.

Number and type of affordable units added

Not applicable to this strategy

Number and type of affordable units rehabbed

Not applicable to this strategy

Number and type of units converted from other uses

Not applicable to this strategy

Change in local rent amounts

Price differences discussed below.

Change in the number of people displaced

The City does not currently have the resources to get hyperlocal displacement data on its own.

Change in the number of households experiencing housing cost burden

The City does not currently have the resources to get hyperlocal housing cost burden data.

Change in the share of household income spent on housing

The City does not currently have the resources to get hyperlocal housing cost data.

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

In the past year, 159 multifamily homes received building permits on land that had been rezoned for higher densities. This represents 62% of the residential building permits granted in the past year. The new multifamily homes are more affordable than the new single family homes built in the same time frame and provide increased variety and options for residents of varying incomes.

According to Zillow, new multifamily units in Spanish Fork are selling for around \$400,000 while new single-family units are selling for around \$750,000 to \$800,000. Spanish Fork recognizes the new multifamily builds might not be affordable to all households, but housing would be much less affordable in



Spanish Fork if all new builds were single family homes.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The previously mentioned work on the proposed Mixed-Use Zone will greatly assist efforts to zone for mixed-use areas in commercial, employment, and transit centers. Beyond the hours and meetings spent creating the Mixed-Use Zone, Spanish Fork has also been working with UTA and UDOT and their consultants, AECOM and HDR, on the Environmental Assessment for the Center Street I-15 Interchange.

This EA will not just affect the creation of a new interchange and the accompanying commercial uses; it will also determine the location of Spanish Fork's incoming Frontrunner station. Spanish Fork is planning on zoning that area for a mix of high intensity uses, including residential densities that far surpass what is currently found in the City. The work Spanish Fork has done with UTA, UDOT, AECOM, and HDR regarding this area is laying the foundation needed to establish a high intensity zoning framework for the area.

In 2023 Spanish Fork was awarded a grant of \$250,000 by MAG to update its general plan. Spanish Fork has started working on a RFP to solicit a consultant to lead this project. It is expected that the new general plan will incorporate new possibilities for the development of moderate income housing in commercial centers and transit corridors, including the Frontrunner station area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Given that the EA is still ongoing and must be completed to inform the location of different uses in the area, no additional land use decisions have been ratified in the past year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although no land use decisions have been made because the environmental assessment is ongoing, significant rezoning for high density residential development near



transit investment corridors will take place when it is done.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Spanish Fork has encountered no barriers to these goals beyond the normal lengthy process of finishing an Environmental Assessment.

Number and type of new units permitted
Not currently applicable to this strategy

Number and type of affordable units added
Not currently applicable to this strategy

Number and type of affordable units rehabbed
Not currently applicable to this strategy

Number and type of units converted from other uses
Not currently applicable to this strategy

Change in local rent amounts
The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of people displaced
The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of households experiencing housing cost burden
The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the share of household income spent on housing
The City does not currently have the resources to get hyperlocal data on this issue on its own.

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because no new land use decisions have been made on this strategy this year,



there has been no additional market response to document.

Strategy #3

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The creation of a housing and transit reinvestment zone is reliant on a clear understanding of where the future commuter rail station will be in Spanish Fork. The past year Spanish Fork has held multiple meetings with UTA and UDOT and their consultants, AECOM and HDR, to continue work on the Environmental Assessment that will determine the station's location.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Given that the EA is still ongoing, no additional land use decisions have been made concerning the transit reinvestment zone in the past year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Although the EA is still ongoing, when Spanish Fork implements its Housing and Transit

Reinvestment Zone it will add a significant amount of new housing in the city.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Spanish Fork has encountered no barriers to these goals beyond the normal process of finishing an Environmental Assessment.

Number and type of new units permitted

Not currently applicable to this strategy

Number and type of affordable units added

Not currently applicable to this strategy

Number and type of affordable units rehabbed

Not currently applicable to this strategy

Number and type of units converted from other uses

Not currently applicable to this strategy



Change in local rent amounts

The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of people displaced

The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of households experiencing housing cost burden

The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the share of household income spent on housing

The City does not currently have the resources to get hyperlocal data on this issue on its own.

The number of rezones associated with MIH strategies

Not currently applicable to this strategy

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the transit reinvestment zone is not yet able to be established, no new moderate income housing units have been developed through this strategy in the past year. However, developers have already purchased significant amounts of land in the vicinity of the anticipated location of the future commuter rail station.

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In April of 2017, the City created the Krona Community Reinvestment Project Area through Ordinance No. 12-17 to promote development and improve quality of life for Spanish Fork. As of fiscal year 2023, Spanish Fork has set aside \$322,679 for a community reinvestment agency. Of those funds, \$32,268



was set aside for the City's housing fund. The original funding mechanism for the community reinvestment agency expired in August 2022. In June 2022, an agreement was reached with Target on an RDA for their property. As part of this deal, 10% of the sales tax generated in their store will go into the City's housing fund until the store reaches \$3 million in sales. It is expected that sales will begin generating tax revenue for the fund starting in Q1 2024.

The City aims to accumulate greater funds before investing in a moderate income housing project. The City is currently contemplating the best use of these funds when enough money has accrued to make an impactful investment. To date, potential uses of funds include construction of moderate income housing units, rehabilitation of existing structures that could provide moderate income housing, and a down payment assistance program.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Because the funds are not yet ready to be tied to a land use decision, no land use decisions have been made in the past year on this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The funds are not yet ready to be tied to a land use decision; therefore, no land use decisions have been made in the past year on this strategy. Because the balance of the fund is not yet sufficient to implement a program to facilitate moderate income housing, the City plans to reevaluate the initiation of such program in subsequent reporting periods and proceed according to the funds accrued at that time.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The largest barrier on this strategy is that funds accrue slowly and housing is increasingly expensive.

Number and type of new units permitted
Not currently applicable to this strategy

Number and type of affordable units added
Not currently applicable to this strategy

Number and type of affordable units rehabbed



Not currently applicable to this strategy

Number and type of units converted from other uses

Not currently applicable to this strategy

Change in local rent amounts

The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of people displaced

The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of households experiencing housing cost burden

The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the share of household income spent on housing

The City does not currently have the resources to get hyperlocal data on this issue on its own.

The number of rezones associated with MIH strategies

Not currently applicable to this strategy

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because no new land use decisions have been made on this strategy this year, no moderate income housing units can be tied to this strategy this year.

Do you have additional strategies to report?

Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As the work on Spanish Fork's future Frontrunner station reaches later stages, it is expected that the work for strategy seven and nine will diverge, but until then the preliminary work for each strategy is largely the same effort.



The creation of a station area plan is reliant on a clear understanding of where the future commuter rail station will be in town. The past year Spanish Fork has held multiple meetings with UTA and UDOT and their consultants, AECOM and HDR, to continue work on the Environmental Assessment that will determine the station's location.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
Given that the EA is still ongoing, no additional land use decisions have been made concerning the transit reinvestment zone in the past year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
Though the EA is not yet finished, once it is the station area plan for this area will accommodate for thousands of new units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Spanish Fork has encountered no barriers to these goals beyond the normal lengthy process of finishing an Environmental Assessment.

Number and type of new units permitted
Not currently applicable to this strategy

Number and type of affordable units added
Not currently applicable to this strategy

Number and type of affordable units rehabbed
Not currently applicable to this strategy

Number and type of units converted from other uses
Not currently applicable to this strategy

Change in local rent amounts
The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the number of people displaced
The City does not currently have the resources to get hyperlocal data on this issue on its own.



Change in the number of households experiencing housing cost burden
The City does not currently have the resources to get hyperlocal data on this issue on its own.

Change in the share of household income spent on housing
The City does not currently have the resources to get hyperlocal data on this issue on its own.

The number of rezones associated with MIH strategies
Not currently applicable to this strategy

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Because the transit reinvestment zone is not yet able to be established, no new moderate income housing units have been developed through this strategy in the past year. However, developers have already purchased significant amounts of land in the vicinity of the anticipated location of the future commuter rail station.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
268

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
n/a

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
6

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?



Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

While all of the above noted resources could potentially be very helpful, having consistent data would be a tremendous improvement. That would help us benchmark our performance with other jurisdictions. Any improvements that can be made to the reporting system that clearly distinguish the role cities play in providing moderate income housing from the role private development plays in providing moderate income housing would be helpful.

Springville

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
Following the adoption the Traditional Neighborhood Development Plan (Westfield Central New Neighborhood Plan in September 2021 (Ord. No. 46-2021)) . Springville entitled 197 units in the Westfields Central development in September 2022 which is an increase of 212% over the base zoning which would have allowed for the construction of 63 units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
The Planning Commission and City Council approved preliminary plats for 197 units to be developed in the Westfields Central. Additional development applications have been made which would provide for the development of an



additional 1,792 units; however, these units have not been entitled and are currently moving through the development review process.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The adoption of the Traditional Neighborhood Development (TND) Overlay Zone in September 2021 (Ord. No.16-2021) laid the groundwork for drastically increased density allowances. As stated previously, TND overlay zone has resulted in an increase of 212% unit increase over the base zoning in the Westfield Central Development (plat recorded September 2022). Additionally it has facilitated greater density than would have been granted to the developer under a standard 40% density bonus calculation of approximately 84 units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

197 with mix of townhomes, twin homes and SF residence

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

not tracked

Change in the number of people displaced

not tracked

Change in the number of households experiencing housing cost burden

not tracked

Change in the share of household income spent on housing

not tracked

The number of rezones associated with MIH strategies



0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Developers have been willing to take advantage of the added density but we have not seen this translate into reduced cost for the home buyer.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City Council passed Resolution #2022-54 on December 20, 2022 adopting a Public Infrastructure District (PID) Policy. The introductory policy statement accompanying the resolution clearly states that the City will only consider PID proposals for residential developments that include a dedication of moderate-income units. An application for the petition to create a Public Infrastructure District will be available on our website on 08/04/2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Criteria for Evaluation for PID proposals includes the criterion that "Residential Developments must demonstrate compliance with the City's Moderate Income Housing Plan as adopted.. The Moderate-Income Housing Plan requires the developer to dedicate an agreed upon number of units for moderate-income housing within the boundaries of the proposed district." The criteria was adopted as part of the PID Policy by Resolution #2022-54 on December 20, 2022.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The adoption of the PID Policy is not considered a land use regulation or decision and as of this reporting, the City has not received and proposals from developers requesting the creation of a Public Infrastructure District. The creation of a district would be considered a land use regulation and it is the intent of the City to only approve requests for PID creation for residential developments that provide dedication of affordable housing units in return for the benefits to the developer of the PID.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed
not tracked

Number and type of units converted from other uses
not tracked

Change in local rent amounts
not tracked

Change in the number of people displaced
not tracked

Change in the number of households experiencing housing cost burden
not tracked

Change in the share of household income spent on housing
not tracked

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Developers have indicated privately that they will not make proposals for PID for residential developments if they are required to dedicate units as affordable.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City adopted an ADU ordinance allowing ADU's, both internal and detached, in all residential zones except for R-MHP (Residential Mobile Home



Parks) in 2020 (Ord. No 17-2020 August 4, 2020). Since that time we have tracked the number of ADU certificates issued by the City. Beginning in July 2022, we began tracking all applications for ADU's, not just certificates. The hope is that we will be able to identify applications that have been denied and the reason for denial so that we can determine if our ordinance needs to be amended to assist with the creation of more ADU's or if a public information and education campaign is necessary to help homeowners who are interested in getting an ADU. We have issued five ADU certificates in 2023 with one denial that was for an ADU in a Mobile Home Park.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

We have not adopted any additional land use regulation or made any additional land use decision for this strategy since the original adoption of the ADU ordinance.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the ADU ordinance was not adopted in the last 12 months, we have seen the number of ADU's in new construction increase in the last 12 months with the five ADU certificates in 2023 being issued for newly constructed homes and a total of 14 ADU certificates issued in the last 12 months.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

13 internal ADU's

Number and type of affordable units added

None

Number and type of affordable units rehabbed
not tracked

Number and type of units converted from other uses
not tracked

Change in local rent amounts
not tracked



Change in the number of people displaced
not tracked

Change in the number of households experiencing housing cost burden
not tracked

Change in the share of household income spent on housing
not tracked

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have seen an increase in the number of newly constructed homes that are including ADU's and applications made for ADU in new construction.

Do you have additional strategies to report?
Yes

Strategy #4

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Springville City is currently working on the Scope of Work to send out with an RFQ to update the City's General Plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, and the SOW is being reworked to include requested information from consultants to specifically address the strategies of Incremental Development that have been outlined as part of the ULCT's "Your Land, Your Plan" General Plan workshops. Along with Incremental Development, we are requesting information from respondents addressing expertise in the use of New Urbanist/Form-Based codes which will allow for greater housing mixes, walkable communities, and proximity to community retail. We are behind the anticipated release for the RFQ stated in the MIH Element Implementation plan, which was approved last year, with our new goal date of release set to late fall 2023. THE SCOPE OF WORK WAS SPECIFICALLY



REWORKED IN JULY 2023 TO ADDRESS SPECIFIC HOUSING ELEMENTS THAT WILL BE REQUIRED IN THE GENERAL PLAN WITH SPECIFIC ATTENTION TO ELEMENTS AND DATA THAT WILL ASSIST IN MEETING STATUTORY REQUIREMENTS FOR MIH PLANS AND REPORTING. THE SOW OUTLINES THAT THE GENERAL PLAN SHOULD INCLUDE AN EVALUATION OF THE CURRENT AND FUTURE SUPPLY OF MISSING MIDDLE HOUSING ALONG WITH AN ASSESSMENT OF THE FEASIBILITY OF PERMITTING THE NEXT INCREMENT OF DEVELOPMENT ACROSS THE CITY TO ALLOW THE CITY'S HOUSING STOCK TO RESPOND QUICKLY AND DYNAMICALLY TO THE MARKET. THIS SCOPE OF WORK WAS FINALIZED FOR RELEASE NOVEMBER 2023

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the update of the general plan has not been initiated at this time, it is hoped that by requesting respondents to provide information on expertise in planning strategies that encourage the development of a mix of housing types, focus on connectivity and walkability and focus incremental design best practices, the resulting plan and implementation strategy will focus on a decrease need for parking requirements for housing as well as for retail, thereby decreasing the cost of building residential developments and provide a greater diversity in housing options. REQUIRING THAT AN IN-DEPTH EVALUATION BE COMPLETED ALONG WITH A PLAN OF ACTION FOR THE CITY TO BE MORE RESPONSIVE TO HOUSING NEEDS WILL BETTER EQUIP THE CITY TO ACT TO PROVIDE MISSING MIDDLE HOUSING MOVING FORWARD.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

not tracked

Number and type of units converted from other uses

not tracked

Change in local rent amounts



not tracked

Change in the number of people displaced
not tracked

Change in the number of households experiencing housing cost burden
not tracked

Change in the share of household income spent on housing
not tracked

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As we have not completed the General Plan update we have not seen any concrete response. However, we have received numerous calls from developers interested in rezoning and anticipate that City sponsored rezones will be well received by developers.

Do you have additional strategies to report?
Yes

Strategy #5

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In August of 2022, an initial Preferred Scenario and Regulating Plan for the I-15/1600 South Corridor was presented to the City Council and City Staff. Feedback to the consultant was incorporated into the working draft. The documents recommend a mix of housing along the corridor to include for rent and purchase options, townhomes, apartments, twin homes, and single-family options to be developed as part of a walkable mixed-use development that would utilize a form-based code to facilitate a diversity of housing options and neighborhood creation. UTA procured a consultant to begin work on the state-mandated Station Area Plan for the Springville FrontRunner in July of 2022, and the City, along with property owners, have been meeting regularly to determine the siting of the platform and the development of housing and other amenities



within the station area. The city is exploring the option of creating a Housing and Transit Reinvest Zone to facilitate the development of affordable housing. THE SPRINGVILLE STATION AREA PLAN STAKEHOLDER GROUP REVIEWED THE DRAFT HOUSING ANALYSIS ON JANUARY 3, 2023. RECOMMENDATIONS FROM THE SAP HOUSING ANALYSIS INCLUDE THE DEVELOPMENT OF MULTI-FAMILY FOR-RENT PROPERTIES AND IDENTIFIED THE LAND WITHIN THE STATION AREA PLAN AS IDEAL FOR THIS TYPE OF DEVELOPMENT. THE SAP STAKEHOLDER GROUP REVIEWED DENSITY CALCULATIONS FOR TWO DEVELOPMENT ALTERNATIVES ON MAY 9, 2023 FINALIZED A PREFERRED LAND USE DIAGRAM BASED ON LAND USE CALCULATIONS PROVIDED BY THE CONSULTING TEAM ON JULY 14, 2023. UTA IS THE ENTITY THAT IS RESPONSIBLE FOR CERTIFYING THAT THE SAP COMPLIES WITH STATE REQUIREMENTS.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Preferred Scenario and Regulating Plan are currently in the review stages by city

departments as part of the development review process and a final draft will be circulated for review the last two weeks of August of this year. The current adoption schedule anticipates the Planning Commission holding a public hearing the 2nd week of September 2023 and review by City Council in work session October and adoption in November of 2023. This timeline is behind the timeline set in the MIH Housing Element Implementation Strategy; the consultant failed to include items outlined in the SOW and the draft was sent back for revisions to include the contracted items. The Station Area Plan has not been completed at this time and it is anticipated that preliminary draft of the plan will be completed in September of 2023. NO FORMAL REGULATIONS OR DECISIONS HAVE BEEN MADE AS SPRINGVILLE CITY IS AWAITING ADDITIONAL INFORMATION ON THE PREFERRED DEVELOPMENT ALTERNATIVE AS WELL AS SITING FOR THE STATION PLATFORM AND TRACK ALIGNMENT DECISIONS TO BE FINALIZED IN ORDER FOR THE PLANNING COMMISSION AND CITY COUNCIL TO TAKE ACTION.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While neither the I-15/1600 South Corridor Preferred Scenario and Regulating Plan, nor the Station Area Plan have been completed a this time, both documents are anticipated to provide recommendations to increase housing options in two major transportation project areas. The recommendations will inform zoning/rezoning decisions as well as potentially spurring discussions regarding residential and mixed use parking requirements that currently add costs to housing construction. THE MILESTONE DOCUMENTS LISTED ABOVE



HAVE BEEN REVIEWED AND DISCUSSED EXTENSIVELY WITH CITY STAFF, AND WE WILL BE PREPARED TO MAKE IMPLEMENTATION DECISIONS ONCE THE SAP IS CERTIFIED AND RAIL ALIGNMENT ISSUES ARE RESOLVED.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted
none

Number and type of affordable units added
none

Number and type of affordable units rehabbed
not tracked

Number and type of units converted from other uses
not tracked

Change in local rent amounts
not tracked

Change in the number of people displaced
not tracked

Change in the number of households experiencing housing cost burden
not tracked

Change in the share of household income spent on housing
not tracked

The number of rezones associated with MIH strategies
not tracked

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
not tracked

Do you have additional strategies to report?
No



How does the jurisdiction track Accessory Dwelling Units?
ADU CERTIFICATES ISSUED BY THE CITY

Total Number of Accessory Dwelling Units in the Jurisdiction
26

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
13

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
13 ADU Certificates

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
specific information as to need for missing middle housing within each municipality

St. George

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://www.sgcity.org/pdf/economicvitalityandhousing/general/evhattainablehousing2019-2021/2022moderateincomehousingplanstgeorgefinaladopted09-22-2022.pdf>

Link to Ordinance or Resolution
<https://drive.google.com/drive/u/0/>



folders/1vVmJ5XXpWwAjiJpFGP7Tf3xer58leaCg

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On November 3, 2022 the Downtown Area Plan was adopted by the City Council. This is a one-time action item. Future one time action items of adopting an updated General Plan and amending City Code to reflect recommendations as they pertain to moderate-income housing are currently in process and on track to meet the June 2024 predicted timeline. The General Plan has been through extensive community involvement neighborhood meetings, surveys, and focus groups. City Code updates to be written have been outlined.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Adoption of Downtown Area Plan by City Council on November 03, 2022.

Adoption of updated General Plan is in process. The drafted General Plan is on track to be approved by the June 2024 projected timeline.

Amendment of City Code to reflect the Downtown Area Plan and updated General Plan is pending approval of the General Plan. Code sections to amend have been identified and a drafted code is in progress.

Other Land Use Decisions:

Of the five (5) proposed land use changes for zones with smaller lot sizes or greater density, all five (5) were approved.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Adoption of the Downtown Area Plan will guide future land use decisions in this specific area of the City. The Downtown Area Plan will help create opportunities for projects that may produce MIH products. This will be accomplished by allowing for infill development as well as vertical mixed use projects. The



Downtown Area Plan will also allow for small footprint options, increased height, and reduced setbacks. Each of these allowances in the Downtown Area Plan are intended to reduce barriers to housing variety and cost. Accessory Dwelling Units are also a permitted use in each character area.

Through adoption of a revised general plan, future land use decisions can be geared towards projects with MIH focuses. The general plan will help create opportunities for projects that may produce MIH products.

Revision of existing ordinances will help to reduce barriers to MIH products.

Zone Changes:

10/20/2022 Approval of 2022-ZC-040 Solace.

This was a zone change from A-1 (Agriculture 1 acre lot sizes) to RE-20 (Residential Estates 20,000 square foot lot sizes) on 18.62 acres. Approval of this zone change has the potential for greater density than previously zoned.

12/15/2022 Approval of 2022-ZCA-044 Sienna Park Condominiums.

This was a request to amend a previously approved project. The amendment modified the project unit count from 70 to 77 units with a revised conceptual site plan and building designs.

1/5/2023 Approval of 2022-ZC-045 Desert Terrace.

This was a zone change from commercial and various residential zones to a Planned Development Residential zone on 10.093 acres. The project will have a density of 3.3 units per acre adding 32 single family homes to the area.

1/5/2023 Approval of 2022-ZCA-051 Viviano at Red Cliffs.

This was a request to amend a previously approved project. The amendment modified the project unit count from 292 to 296 units with a revised conceptual site plan and building designs.

5/4/2023 Approval of 2022-GPA-011 GV-5.

This was a general plan amendment from LDR (Low Density Residential) to MDR (Medium Density Residential) on 4.51 acres. This changes the density range from 0-4 units per acre to 5-9 units per acre.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

During this reporting period, barriers encountered were:

Drastic reduction (65% fewer) in the number of applications received for



proposed land use changes.

Determination of general plan priorities required more in-depth consideration and research.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

5

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Development of the Downtown Area Plan and General Plan have received positive feedback from the public. Each plan hosted multiple public comment periods and the plan was presented in various venues to get as much feedback as possible.

Five zone changes to zones that may allow for greater densities were approved by City Council. Of these, there is the potential for 43 additional known units (planned developments). The other land uses changes were for straight zones or general plan amendments that will not show unit counts until the preliminary



and final plat stages.

A pending zone change for Soleil Ridge, not listed above, will be the first project to receive greater density (7 units) through a development agreement making such units deed restricted as moderate income housing.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Ongoing actions taken during the reporting period are a drafted ordinance rewrite and pending City Council work meeting agenda item.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations have been made at this time to further this strategy.

Ordinance is pending City Council work meeting discussions and revised drafts.

Once reviewed public hearings and a one-time action to approve the proposed City Code amendments may occur.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Approval of revised ordinances will reduce the regulations around accessory dwelling units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers to completion of this strategy are due to legislative changes in regulating internal accessory dwelling units. City Code rewrites were on hold to ensure new legislative actions would be met.

Number and type of new units permitted

11

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A



Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Though changes have not yet been made to reduce regulations related to accessory dwelling units, the demand is high. Sixty-seven permitted with standards applications were processed to approve ADUs. There are significant drops in numbers from the permitted with standards to building permit to rental license stage.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On November 3, 2022 the Downtown Area Plan was adopted by the City Council. This is a one-time action item. Future one time action items of adopting an updated General Plan and amending City Code to reflect recommendations as they pertain to moderate-income housing are currently in process and on track to meet the June 2024 predicted timeline.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Adoption of Downtown Area Plan by City Council on November 03, 2022.



Adoption of updated General Plan is in process. The drafted General Plan is on track to be approved by the June 2024 projected timeline.

Amendment of City Code to reflect the Downtown Area Plan and updated General Plan is pending approval of the General Plan. Code sections to amend have been identified and a drafted code is in progress.

Other Land Use Decisions:

Of the five (5) proposed land use changes for zones with smaller lot sizes or greater density, all five (5) were approved.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Adoption of the Downtown Area Plan will guide future land use decisions in this specific area of the City. The Downtown Area Plan will help create opportunities for projects that may produce MIH products. It is anticipated that through the Downtown Area Plan densities in Connected Corridors will increase to support transit service enhancements and increase mobility for residents. Both the Connected Corridor and Connected Neighborhood character area focus on live-work units and mixed-use products. Citizens in these determined character areas will have access to complete neighborhoods hosting retail, restaurants, services, employment, recreation and diverse housing options.

Through adoption of a revised general plan, future land use decisions can be geared towards projects with MIH focuses. The general plan will help create opportunities for projects that may produce MIH products.

Revision of existing ordinances will help to reduce barriers to MIH products.

Zone Changes:

10/20/2022 Approval of 2022-ZC-040 Solace.

This was a zone change from A-1 (Agriculture 1 acre lot sizes) to RE-20 (Residential Estates 20,000 square foot lot sizes) on 18.62 acres. Approval of this zone change has the potential for greater density than previously zoned.

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This was a request to amend a previously approved project. The amendment modified the project unit count from 70 to 77 units with a revised conceptual site plan and building designs.



1/5/2023 Approval of 2022-ZC-045 Desert Terrace.

This was a zone change from commercial and various residential zones to a Planned Development Residential zone on 10.093 acres. The project will have a density of 3.3 units per acre adding 32 single family homes to the area.

1/5/2023 Approval of 2022-ZCA-051 Viviano at Red Cliffs.

This was a request to amend a previously approved project. The amendment modified the project unit count from 292 to 296 units with a revised conceptual site plan and building designs.

5/4/2023 Approval of 2022-GPA-011 GV-5.

This was a general plan amendment from LDR (Low Density Residential) to MDR (Medium Density Residential) on 4.51 acres. This changes the density range from 0-4 units per acre to 5-9 units per acre.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

During this reporting period, barriers encountered were:

Drastic reduction (65% fewer) in the number of applications received for proposed land use changes.

Determination of general plan priorities required more in-depth consideration and research.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Adoption of the Downtown Area Plan will allow for greater product mix in the Downtown Core. Through this plan, four character areas were established, each allowing for and encouraging housing. This plan was recently adopted and now needs ordinance and additional approvals before it can be implemented.

Do you have additional strategies to report?
Yes

Strategy #4

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

During the reporting period the City has been able to draft a Development Agreement for the Soleil Ridge project. This project requested City property in order to better accommodate their needs. In exchange for the property, the City and Developer are entering into a development agreement that require seven (7) units to remain moderate income housing units in perpetuity.

The City is continuing to work with Friends of Switchpoint to expand The Point, a 48 unit affordable housing project. Existing units are targeted to veterans, seniors, and those in substance recovery. The property has an undeveloped area to the north that Friends of Switchpoint will seek LIHTC funding to develop sixty (60) additional units. The proposed units will be earmarked for seniors.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy. No land use regulations or land use decisions were made during the reporting period.

The Development Agreement for Soleil Ridge is expected to be heard by the City Council before the end of the fiscal year. With this Development Agreement, seven (7) moderate income housing units will be required to be built with the project.

The potential LIHTC project with Friends of Switchpoint may require a land use decision to modify their existing Agreement with the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The proposed land use regulations will create deed restricted units.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers encountered during the reporting period are a lack of projects being presented that lend themselves to the creation of Development Agreements for deed restricted units. Funding timeline for LIHTC proposals is also a barrier.

Number and type of new units permitted

N/A

Number and type of affordable units added

7

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden



N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response to this strategy has been slow and receptive. Projects that fit this strategy do not come often, however negotiations to create deed restricted units when opportunities arise have been productive.

Soleil Ridge has received a recommendation from Planning Commission and is pending City Council review for a development agreement that will deed restrict seven units.

Do you have additional strategies to report?

Yes

Strategy #5

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

During the reporting period, City staff worked through the budget process to earmark funds for an interest buy-down program. A finalized budget is pending approval from the City Council.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or decisions were made during the reporting period to implement this strategy. However, the budget request for this strategy is anticipated to obtain approval from City Council for the 2023 - 2024 fiscal year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Approval of the budget and creation of an interest buy-down program will accomplish this strategy.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers to this strategy are establishing funding options and creating the policies and procedures to implement the program if approved.

Number and type of new units permitted
N/A

Number and type of affordable units added
N/A

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This is an internal project not subject to market response outside of the budget process. The City will be creating this for its own employees.

Do you have additional strategies to report?
Yes

Strategy #6



(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City is continuing to work with Friends of Switchpoint to expand The Point, a 48 unit affordable housing project. Existing units are targeted to veterans, seniors, and those in substance recovery. The property has an undeveloped area to the north that Friends of Switchpoint will seek LIHTC funding to develop sixty (60) additional units. The proposed units will be earmarked for seniors.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use regulations or land use decisions were made during the reporting period.

The potential LIHTC project with Friends of Switchpoint may require a land use decision to modify their existing Agreement with the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Land use decisions regarding the development of this project will create moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Barriers encountered during the reporting period are a lack of funding opportunities and projects being presented that meet this criteria.

Number and type of new units permitted

N/A



Number and type of affordable units added

60

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response to this strategy has been slow. Projects that fit this strategy do not come often as there is a limited pool of funding and of providers to partner with.

The LIHTC project in partnership with Switchpoint has an established location at 999 E Red Hills Parkway. Switchpoint is currently drafting the application to submit for funding approval. The City will provide a zoning compliance letter and will offer additional support as needed. The LIHTC application is due to UHC before August 31, 2023.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits, Count of rental licenses or permits, Permitted with



Standards applications

Total Number of Accessory Dwelling Units in the Jurisdiction

11

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

25

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

11

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

67 permitted with standards

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Additional training on what to do when strategies are no longer viable or have already been accomplished.

Summit County

Type of Jurisdiction

County

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.1: Annually review, and amend as necessary, the Development Code moderate income housing provisions relating to the



Neighborhood Mixed Use Zone, Town Center Zone, and Resort Center Zone as necessary to meet the goals and strategies of this Chapter.

Reponse: Summit County reviewed the Snyderville Basin Development Code with regards to the moderate income housing provisions relating to the Neighborhood Mixed Use Zone, Town Center Zone and the Resort Center Zone. No amendments were recommended for the Snyderville Basin Development Code Moderate Income Housing provisions in 2023 as moderate income housing units were still being successfully brought online in Silver Creek Village (1,290 total units with 330 designated as affordable/workforce. Of the 330 affordable/workforce units, 230 units of workforce housing agreements are in place. Of those 230 units of subject to workforce housing agreements, 170 have recorded final deed restrictions, which are required prior to certificate of occupancy), Discovery Ridge (97 total units, 30 affordable/workforce units. 22 certificates of occupancy have been issued of the affordable units), Slopeside Village (169 Units = 1,107+ beds. As of June 30, 2023, 552 tenants reside in Slopeside village. Median Rent = \$850 per bed; Rents range from \$617 - \$1,350 per bed). and the Anaya's Market project (eight (8) affordable/workforce units).

Five (5) rezoning applications are currently in various stages of review. These projects include the following projects: (1) Dakota Pacific, 55 acres (21.12 acres residential), 727 total units, 490 market rate units and 237 deed restricted units. Status: Pending litigation (2) Highland Flats, 41-acre site, 410-unit housing complex, 80% would be reserved for low- and moderate-income households. Status: Developer is revising the plan. (3) Resonance Ventures, 1.6 acre, 22 Unit Project, 100% of the units would be made available to low- and moderate-income households. Status: Developer is revising the plan. (4) Marketplace at Silver Creek Center, 14.75 acres, 292 units, 128 keyed rooms. The majority of the units will be proposed as two-bedroom units, 50% of the units will be made available to low- and moderate-income households. Status: Developer has submitted concept plans to the Summit County Community Development Department to rezone the property to Neighborhood Mixed Use (NMU). (5) Columbus Pacific - Silver Creek, 30.07 acres, +50% of the housing stock would be deed restricted to low- and moderate-income persons. Status: Developer has submitted plans to the Summit County Community Development Department to rezone the property to Neighborhood Mixed Use (NMU). The project is being revised by the Developer based on feedback from staff and the Snyderville Basin Planning Commission.

Implementation Measure 6.1.2: Commence a study to determine the suitability of using some or a portion of various County owned properties for moderate income housing, to meet specific needs and deficits identified in the Moderate-



Income Housing Assessment. Such study should take into consideration the Moderate-Income Housing Assessment as well as other important County needs and uses for such properties. Properties found suitable and appropriate for moderate income housing development should be considered for moderate income housing to meet deficits identified in the Moderate-Income Housing Assessment but in all instances any study must make findings concerning the impacts on Critical Concerns. No County property acquired as public open space or on which conservation easements have been granted shall be considered for the purposes contemplated herein.

Response: On June 28, 2023, Summit County established a multidepartment internal team led by the Community Development Department to begin the master planning process for the County owned property known as "Cline Dahle." The internal team has continued to meet on a regular basis. Summit County acquired the property in 2016. The property is approximately 30 acres in size. More information regarding the Cline Dahle property is located on the County's web page at the following URL: <https://www.summitcounty.org/829/Cline-Dahle-Project>. Summit County Council also adopted as part of their 2023 work plan the following language, "Issue a Request for Qualifications (RFQ) for affordable housing development, leveraging county owned land (Economic Development and Housing Department, Finance Department, Attorney's Office)." Summit County also completed a land exchange with Henry Sigg, developer of the proposed "Marketplace" project who are seeking approval for 292 units, 128 keyed rooms and 129,350 square feet of food store anchored commercial. <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead> Their goal is to seek approval under the New Mixed Use (NMU) zoning. This means that the Marketplace project will have a workforce housing obligation of 50% FTE and 50% of any market units approved. Although they have not yet established the final project ratios and targeted AMIs, they feel like they can accommodate up to 292 total workforce units.

Implementation Measure 6.1.3: Review the current mixed-use zoning and density to determine whether the Moderate-Income Housing Assessment indicates that additional zones or rezones for higher density or moderate income residential development in commercial or mixed use zones, commercial centers, or employment centers are required to achieve the purposes of this Section 6.1.

Response: Summit County anticipates having proposals back from consultants on December 1, 2023, for a new five (5) year housing needs assessment and associated NEXUS study. The finalized needs assessment/NEXUS study will be



made available in February 2024. The County Council added to their workplan in April of 2023, "Complete five-year housing assessment as required by state code, bringing in partners (municipalities, townships, Park City Chamber of Commerce, nonprofits) to contribute to funding and the methodology for the needs assessment Request for Proposals (RFP) to cover years 2024-2028 (Economic Development and Housing Department, Finance Department). Summit County has budgeted \$242,000 towards this effort.

Implementation Measure 6.1.4: Within a year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should:

6.1.4.1: Review the General Plan to identify, plan, and possibly create additional neighborhood master planned development and/or redevelopment areas, if and as necessary, to relieve deficits identified in the Moderate- Income Housing Assessment, as updated, in accordance with this Chapter 6.1, and thereafter amend the General Plan accordingly. Note that such review should take into account such areas that the County has already identified in the Snyderville Basin as well as in Eastern Summit County; and

6.1.4.2: Review the Future Land Use Maps in Chapter 9 of the General Plan to identify and define specific densities that would be appropriate in mixed use areas to facilitate the deficits identified in the Moderate- Income Housing Assessment with careful consideration of negative and positive impacts on the Critical Concerns.

Response: Summit County anticipates having proposals back from consultants on December 1, 2023, for a new five (5) year housing needs assessment and associated NEXUS study. The finalized needs assessment will be made available in February 2024. Summit County's current needs assessment for years 2019-2023 can be viewed at the following URL: <https://www.summitcounty.org/DocumentCenter/View/21776/2019-Regional-Needs-Assessment> The impact/outcome of the Cedar Crest Village project in Eastern Summit County could also impact the needs analysis for the Snyderville Basin as 416 daily inbound commuters from the 84017 zip code work within the 84098 (Snyderville Basin) zip code.

Implementation Measure 6.1.5: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the Planning Commission should prepare and submit to the County Council an analysis of the benefits of creating a moderate income housing zone district to address the deficits identified in the Moderate-Income Housing Assessment, with careful



consideration of negative and positive impacts on the Critical Concerns as a critical part of such analysis.

Response: Summit County anticipates having proposals back from consultants on December 1, 2023, for a new five (5) year housing needs assessment and associated NEXUS study. The finalized needs assessment will be made available in February 2024. Summit County's current needs assessment for years 2019-2023 can be viewed at the following URL: <https://www.summitcounty.org/DocumentCenter/View/21776/2019-Regional-Needs-Assessment>

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. Although the five (5) rezone applications listed above are yet to be approved or denied, the Neighborhood Mixed Use Zoning District (NMU) https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-26486 has been embraced by two (2) of the development companies. The NMU zoning district requires that 50% of the housing units be deed restricted for low- and moderate-income households. The Highland Flats project came back to Council on October 26, 2022. https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10262022-3661?html=true and again on July 5, 2023. https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_07052023-3961

The Resonance Ventures, project was in work session with County Council on June 28 https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_06282023-3956 The two mixed use projects: Market Place & Silver Creek are also moving forward: <https://www.kpcw.org/summit-county/2023-04-06/basin-planning-commission-gets-first-look-at-new-silver-creek-mixed-use-development> & <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead>

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy. Summit County recently adopted Ordinance 955 (April 2023), which provides increased clarity regarding setbacks and what constitutes a perennial river/creek/stream, lake or pond. These amendments provide the development community and landowners with more predictable outcomes. <https://www.summitcounty.org/DocumentCenter/View/21561/Staff-Report-and-Ordinance-No-955-Setbacks?bidId=>



Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

A variety of constraints, both governmental and nongovernmental, impact housing costs and production in Summit County. These constraints sometimes limit development and can potentially increase housing costs, primarily affecting households with lower incomes and special needs who often cannot afford market-rate housing. Governmental constraints consist of local ordinances or practices that lengthen the time it takes to entitle and construct housing projects. These include land use controls, fees and exactions, processing and permit procedures and the interpretation of building codes. Summit County firmly believes that its processes and regulations are reasonably related to the protection of public health, safety and welfare and are tied to protecting the County's resort economy. Nongovernmental constraints are factors that limit housing development due to environmental, physical characteristics, social or economic factors that discourage housing construction. Moderate income housing is more difficult to develop than market rate housing because of lower profit margins. Limited availability of federal, state and local subsidies can also hinder the provision of housing for lower income households. High interest rates for construction loans can also slow construction activities and increase housing costs. The Utah Housing Corporation FirstHome interest rate is currently 7.125% (July 2023). Rising interest rates increase monthly mortgage payments and reduces the number of home buyers who qualify to buy a home. High interest rates can also impact the cost of construction. Developers often "pull back" from the market even when existing entitlements are available to build until market conditions improve.

Number and type of new units permitted

Rezoning Strategy = 0, but will change pending legislative actions.

Number and type of affordable units added

Rezoning Strategy = 0, but will change pending legislative actions.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Rezoning Strategy = 0, but will change pending final review.



Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

Rezoning Strategy = 0, but will change pending final review.

Change in the share of household income spent on housing

Rezoning Strategy = 0, but will change pending final review.

The number of rezonings associated with MIH strategies

Five (5) under current review

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No rezonings were approved or denied from August 2022 to July 2023. However, during that period 255 residential building permits were issued (market rate and moderate income housing).

Strategy #2

(D) identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county for the construction or rehabilitation of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.11: Maintain, and annually review, and amend as necessary, Development Code provisions regarding fee waivers for moderate income housing units.

Response: Summit County has historically offered fee waivers in the Snyderville Basin. The process and eligibility provisions are found in the Snyderville Basin Development Code Section 10-5-11: These may be viewed at the following URL: https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562

Affordable units may be eligible for waivers of building department and planning department application and permit fees. The waivers shall apply only to affordable units and/or lots and shall not apply to market rate units and/or lots in a development containing affordable units. Affordable units may be granted waivers as outlined below, up to the full amount of fees actually applied: A waiver of up to fifty percent (50%) of the fees for each unit targeting low income households; A waiver of up to seventy five percent (75%) of the



fees for each unit targeting very low income households; A waiver of up to one hundred percent (100%) of the fees for each unit targeting extremely low income households.

Implementation

Measure 6.1.12: Maintain, and annually review, and amend as necessary, the fee in lieu of constructing moderate income housing established in the Development Code.

Response: Summit County anticipates having proposals back from consultants on December 1, 2023, for a new five (5) year housing needs assessment and associated NEXUS study. The finalized needs assessment will be made available in February 2024. The NEXUS study will provide the basis of the associated "in lieu" fee. The County's current "in lieu" fee is \$86,610.00 per residential unit equivalent.

Implementation Measure 6.1.13: Amend the Development Code, within one year, to allow fees in lieu that have been collected to subsidize construction related fees for moderate income housing on private property.

Response: Summit County entered into a grant agreement with the Utah Preservation Fund LLC (\$500,000) towards the rehabilitation of 96 apartment units in exchange for preserving the units for low- and moderate-income households earning less than 60% AMI for a period of 40 years. <https://summitcounty.org/DocumentCenter/View/21698/June-29-2023-Grant-Award-to-Utah-Preservation-Fund>

The County's "in lieu" fee account funded the \$500,000 grant to the Utah Housing Preservation fund and the potential acquisition of a 1 BR condo unit in the Snyderville Basin that will be resold with revised and updated deed restrictions relating to affordability. These two actions leave the County with a balance of \$12,000.

Summit County has an ongoing contract in the amount of \$63,800 with Mountainlands Community Housing Trust (MCHT).

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. Summit County has an "in lieu" fee provision linked to its inclusionary zoning ordinance. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562



Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The County's "in lieu" fee account funded the \$500,000 grant to the Utah Housing Preservation fund and the potential acquisition of a 1 BR condo unit in the Snyderville Basin that will be resold with revised and updated deed restrictions relating to affordability. These two actions leave the County with a balance of \$12,000.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

The County's "in lieu" fee account has been significantly depleted with the recent grant award to the Utah Preservation Fund LLC and the acquisition of a Bear Hollow condo unit. As the "in lieu" fee per unit is approximately \$86,000 dollars and the cost of a new housing unit in Summit County is \$1,275,000. As such, Summit County prefers developers to build the required inclusionary units rather than pay the established in lieu fee.

Number and type of new units permitted

38 units, multifamily configurations (both ownership and rental)

Number and type of affordable units added

38 units under construction

Number and type of affordable units rehabbed

96 units under grant award agreement to Utah Preservation Fund LLC

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A



The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Cost burden and the share of household income on Summit County households has changed only slightly from data provided by the CHAS (HUD). 2015-2019, CHAS data o Cost burden $\leq 30\%$ of Income = 74%; Cost burden $>30\%$ to $\leq 50\%$ = 13%; Cost burden $>50\%$ = 12% 2014-2018 CHAS data; Cost burden $\leq 30\%$ of Income = 74%; Cost burden $>30\%$ to $\leq 50\%$ = 14%; Cost burden $>50\%$ = 11.3%; Income by Cost Burden (Owners and Renters) $>30\%$ of HAMFI 2015-2019, CHAS data; Household Income $\leq 30\%$ HAMFI = 37.1%; 2014-2018 CHAS data o Household Income $\leq 30\%$ HAMFI = 36.1%.

Strategy #3

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.14: Amend the Development Code, within two years, to incentivize the creation of moderate income housing units such as increased building height, reduced setbacks, reduced parking standards, and expedited building permit reviews.

Response: Upon completion of the new five (5) year housing needs assessment, NEXUS study, and Our Summit Vision Plan, Summit County will amend the Development Code as necessary in support of this implantation measure. Summit County anticipates having proposals back from consultants on December 1, 2023, for a new five (5) year housing needs assessment and associated NEXUS study. The finalized needs assessment will be made available in February 2024. The final "Our Summit Vision Plan" will be complete in November 2023.

Implementation Measure 6.1.15: Maintain the incentive community benefit criteria for incentive zoning for deed restricted moderate income housing in the Town Center and Resort Center zone districts.

Response: Chapter 10-2-12 (2) Development Within A Town Center Or Resort Center Zone District defines the benefit criteria for development within the Town Center and Resort Center Zone as follows: (1) Environmental enhancements (2) Restricted affordable housing (3) Contribution to community trails and parks (4) Exceeds open space requirements for project (5) Tax base and economic



enhancements (6) Compatibility with town, resort, village design. More specifically regarding affordable housing: “Higher densities will be permitted when restricted affordable housing is provided within the project. Restricted housing must be of a type that is compatible with the neighborhood within which it is proposed.

Restrictions by deed or other desired mechanism shall include appropriate sales and resale restrictions, rental rates restrictions, and other appropriate measures. The restrictions shall ensure that the dwelling units are oriented toward persons employed within Summit County and remain affordable to those employed in Summit County in perpetuity, including sales beyond the original owner. Affordable housing types and size, together with the percentage of such units provided must be compatible with and deemed appropriate by Summit County for the neighborhood in which it is proposed and meet the housing needs of the community. Before restricted affordable housing density increases are granted, the ability of the local community to absorb the number and type of units proposed must be demonstrated. It is not the intent of Summit County to create neighborhoods comprised of restricted affordable housing only.” https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-15740

Implementation Measure 6.1.16: Amend the Development Code, within two years, to incentivize the creation of deed restricted affordable senior living communities for residents that are 55 years old or older.

Response: Like many communities in Utah, Summit County’s population is getting older. It is estimated that 13,533 (31%) of Summit County’s total population of 44,027 are 55 years of age or older. In April 2023, the Summit County Council work plan included the following language, “Working with the Gray Ribbon Committee and other partners, explore the opportunity of establishing a Continuing Care Retirement Community (CCRC) in Summit County (Economic Development and Housing Department, Seniors Program Director, County Manager’s Office). Towards that end, Summit County has also interviewed several development companies who work in this space regarding the potential development of these facilities in Summit County—potentially on Summit County owned land.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Upon completion of the new five (5) year housing needs assessment, NEXUS study, and Our Summit Vision Plan, Summit County will amend the Development



Code as necessary in support of this implantation measure. Summit County anticipates having proposals back from consultants on December 1, 2023, for a new five (5) year housing needs assessment and associated NEXUS study. The finalized needs assessment will be made available in February 2024. The final "Our Summit Vision Plan" will be complete in November 2023. <https://oursummitcounty.com/> Summit County has hosted three (3) community workshops on the "Our Summit" Vision Plan over the compliance period. <https://townlift.com/2023/01/summit-county-to-host-three-kick-off-events-to-start-phase-one-of-the-our-summit-a-community-visioning-project/> These actions were also identified in the Summit County Council Work Plan (2023). <https://www.summitcounty.org/DocumentCenter/View/21064/Staff-Report-2023-Work-Plan-and-Council-Manager-Compact?bidId=>

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy. While no specific land use decisions have been made during the compliance period, Summit County is engaged in a number of studies (Housing Needs Assessment, NEXUS study, Our Summit Vision Plan and implementation of the Summit County Council Annual Work Plan.

In February 2023, Summit County completed a land exchanges with Market Place Silver Creek LLC <https://www.summitcounty.org/DocumentCenter/View/21360/Staff-Report-and-Ordinance-No-960-Zone-District-Determination?bidId=> in support of the Market Place project. As proposed, the 14.75 acre project contains, 292 units, 128 keyed rooms, the majority of the units will be proposed as two bedroom units, 50% of the units will be made available to low- and moderate-income households.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy. The primary barriers are the revenue streams required to subsidize the development of moderate income housing. However, Summit County has land assets which could potentially be offered as incentives to developers in exchange for the development of affordable/moderate income housing. Summit County. The Summit County Council Workplan (Updated April 2023) Identifies this as a potential strategy. https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2241945/Staff_Report-Updates_on_2023_Work_Plan.pdf

Number and type of new units permitted
0 to date, but the land exchange with Market Place at Silver Creek LLC could



result in 292 units, 128 keyed rooms, with 50% of the units being made available to low- and moderate-income households.

Number and type of affordable units added

0 to date, but the land exchange with Market Place at Silver Creek LLC could result in 292 units, 128 keyed rooms, with 50% of the units being made available to low- and moderate-income households.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

0 to date, but the land exchange with Market Place at Silver Creek LLC could result in 292 units, 128 keyed rooms, with 50% of the units being made available to low- and moderate-income households.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

Market Place at Silver Creek LLC could allow for 292 units, 128 keyed rooms, with 50% of the units being made available to low- and moderate-income households.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

24 apartment units (Low Income Housing Tax Credits) are under construction in Silver Creek Village, targeted to 50% AMI, these units contain a mix of one-, two-, three- and four-bedroom units <https://utahhousingcorp.org/pdf/2022SummaryAllApp.pdf>; 8 units are under construction at the Anayas Market project <https://www.summitcounty.org/DocumentCenter/View/15624/Anayas-Market-LIP-CUP-Plat-Amendment-Staff-Report-WORK-SESSION>, which are targeted to low and moderate income households; An additional five (50



income/price restricted units are also under construction in Silver Creek Village. If the Market Place at Silver Creek Village is rezoned, 50% of the units being made available to low- and moderate-income households (292 units, 128 keyed rooms).

Do you have additional strategies to report?

Yes

Strategy #4

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Demonstrate creation of, or participation in, a community land trust program for moderate income housing. (Utah Code § 17-27a-403(2)(b)ii(M))

Summit County maintains an annual contract with Mountainland Community Housing Trust in the amount of \$63,800. At the time of this report, the Summit County Economic Development Department has requested that the contract be increased to \$70,180.

Implementation Measure 6.1.23: Study and implement the creation of a Summit County Housing Authority and/or regional housing authority, within one year.

Response. On April 25, 2023, Summit County and Park City Municipal Corporation met to discuss the potential establishment of a regional housing authority. The staff was directed at that meeting to establish a working committee with one (1) council member from Summit County's Council and one (1) member from the Park City Council. Towards that end, Staff established the "Housing Authority Exploration Committee." The Committee was/is made up of the following members: Tana Toly, Chair (PCMC Council), Canice Harte, Vice Chair (Summit County Council), Jason Glidden, PCMC, Housing Development Manager, Jeffrey B. Jones, AICP, Economic Development & Housing Director, Elyse Kats, AICP, Economic Development & Housing Manager, Helen E.

Strachan, Summit County Attorney's Office, Cate Brabson, PCMC Attorney's Office, Jennifer McGrath, Deputy City Manager, PCMC, Daniel Nackerman, Advisor. The Committee meets weekly and has held twelve (12) meetings since its inception. Except for Mr. Nackerman, no one serving on the Committee has direct experience of working for a housing authority. The County/City have met on regular basis and have established a timeline for the inauguration of the regional housing authority for July of 2024. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>

Implementation Measure 6.1.24: Annually meet with local non- profit organizations who support the creation of and intend to ensure the long-term



affordability of moderate income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

Response. On July 11, 2023, the Housing Authority Committee presented a potential implementation timeline and operational manual to the Summit County and PCMC Councils. The Council directed staff to solicit feedback from various community partners on the potential creation of a regional housing authority. In response, staff created a series of questions and interviewed seventeen (17) community partners (non-profits, employers, school districts, private developers, chamber of commerce, etc.).

Implementation Measure 6.1.25: Establish a stakeholder committee, within one year, comprised of local governments, community housing agencies, and residents to establish numerical goals and associated milestones to track and monitor progress of creating moderate income housing and to uncover shortfalls.

Response: The "Housing Authority Exploration Committee." The Committee was/is made up of the following members: Tana Toly, Chair (PCMC Council), Canice Harte, Vice Chair (Summit County Council), Jason Glidden, PCMC, Housing Development Manager, Jeffrey B. Jones, AICP, Economic Development & Housing Director, Elyse Kats, AICP, Economic Development & Housing Manager, Helen E. Strachan, Summit County Attorney's Office, Cate Brabson, PCMC Attorney's Office, Jennifer McGrath, Deputy City Manager, PCMC, Daniel Nackerman, Advisor. The Committee meets weekly and has held twelve (12) meetings since its inception. Except for Mr. Nackerman, no one serving on the Committee has direct experience of working for a housing authority. The County/City have met on regular basis and have established a timeline for the inauguration of the regional housing authority for July of 2024. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>

As a budget "placeholder", Staff has requested that \$500,000 be allocated in support of a new regional housing authority. This allocation has not been approved and is subject to the approval of the legislative body (budget is approved by County Council in December).

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. *

Example response: "A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."

The County/City have met on regular basis and have established a timeline for the inauguration of the regional housing authority for July of 2024. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>



Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. The County/City have met on regular basis and have established a timeline for the inauguration of the regional housing authority for July of 2024. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy. In process. A new regional housing authority could act as a central clearing house for both locating and offering support to potential affordable/workforce developers.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy. The primary barriers relating to the creation of a new regional housing authority are the different budget cycles for both County (Calendar Year) vs City (Fiscal Year) and the path forward for other jurisdictions to joint the effort.

Number and type of new units permitted
Target date July 2024

Number and type of affordable units added
Target date July 2024

Number and type of affordable units rehabbed
Target date July 2024

Number and type of units converted from other uses
Target date July 2024

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing



N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Both the public and the elected officials from both Councils appear to support this action.

<https://www.kpcw.org/summit-county/2023-07-11/regional-housing-authority-or-authorities-likely-becoming-reality>

Do you have additional strategies to report?

Yes

Strategy #5

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.31: Hold community public hearings to acquire input in the criteria that the County should consider in selecting a HTRZ within one year.

Response: Summit County submitted an HTRZ proposal to the Governor's Office of Economic Opportunity (GOEO) on June 12, 2023. The submittal includes 21 units on a 1.31-acre that is zoned Town Center (TC). The proposal can be reviewed at the following URL: <https://www.summitcounty.org/DocumentCenter/View/21750/Housing-Transit->

Reinvestment-Proposal-HTRZ. No response to the County's proposal has been received at the time of this report (July 2023).

Implementation Measure 6.1.32: Amend the General Plan and Development Code to codify HTRZ criteria and establish zones where HTRZs are allowed within one year after the community public hearings are closed.

Response. Development Code review will occur once the HTRZ zone proposed by Summit County has been accepted by the State of Utah, property owner and considered "viable" by all involved parties.

Implementation Measure 6.1.33: Establish a development permit application process for projects in the HTRZ within one year after the community public hearings are closed.

Response. The Application and the permit process will be reviewed for projects once the HTRZ zone proposed by Summit County has been accepted by the



State of Utah, property owner and considered “viable” by all involved parties.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Response. Public involvement will occur once the HTRZ zone proposed by Summit County has been accepted by the State of Utah, property owner and considered “viable” by all involved parties. Development Code review will occur once the HTRZ zone proposed by Summit County has been accepted by the State of Utah, property owner and considered “viable” by all involved parties.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Response. Public involvement will occur once the HTRZ zone proposed by Summit County has been accepted by the State of Utah, property owner and considered “viable” by all involved parties. Development Code review will occur once the HTRZ zone proposed by Summit County has been accepted by the State of Utah, property owner and considered “viable” by all involved parties.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Response: Summit County does not own the property and the property is being offered for sale. If purchased, the new owner would need to be interested in the potential HTRZ project.

Number and type of new units permitted

21 total units if the project comes together.

Number and type of affordable units added

50% of the units would be deed restricted affordable.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

Property is already appropriately "zoned."

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A at this stage or review.

Do you have additional strategies to report?

Yes

Strategy #6

(W) demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.30: Annually review the Affordable Housing chapter of the Snyderville Basin Development Code and amend, if necessary, to ensure affordable housing best practices are implemented. Maintain the requirement that all new residential development be required to develop or ensure the development of moderate income housing at a rate of twenty percent (20%) of the units in a development. The moderate income housing obligation shall continue to be met concurrently with the construction of market rate units.

Response. Summit County continues to implement the Snyderville Basin's Inclusionary Zoning program as adopted in the Snyderville Basin Development Code (Chapter 5) https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16361

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Response. A land use decision has not yet been made, but is expected, pending the outcome of five (5) rezone applications. The following proposed projects



are subject to the County's inclusionary zoning code provisions. The inclusionary requirements provide the "baseline" of negotiation between a developer and the County.

Five (5) rezoning applications are currently in various stages of review. These projects include the following projects: (1) Dakota Pacific, 55 acres (21.12 acres residential), 727 total units, 490 market rate units and 237 deed restricted units. Status: Pending litigation (2) Highland Flats, 41-acre site, 410-unit housing complex, 80% would be reserved for low- and moderate-income households. Status: Developer is revising the plan. (3) Resonance Ventures, 1.6 acre, 22 Unit Project, 100% of the units would be made available to low- and moderate-income households. Status: Developer is revising the plan. (4) Marketplace at Silver Creek Center, 14.75 acres, 292 units, 128 keyed rooms. The majority of the units will be proposed as two-bedroom units, 50% of the units will be made available to low- and moderate-income households. Status: Developer has submitted concept plans to the Summit County Community Development Department to rezone the property to Neighborhood Mixed Use (NMU). (5) Columbus Pacific - Silver Creek, 30.07 acres, +50% of the housing stock would be deed restricted to low- and moderate-income persons. Status: Developer has submitted plans to the Summit County Community Development Department to rezone the property to Neighborhood Mixed Use (NMU). The project is being revised by the Developer based on feedback from staff and the Snyderville Basin Planning Commission.

Although the five (5) rezone applications listed above are yet to be approved or denied, the Neighborhood Mixed Use Zoning District (NMU) https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-26486 has been embraced by two (2) of the development companies. The NMU zoning district requires that 50% of the housing units be deed restricted for low- and moderate-income households. The Highland Flats project came back to Council on October 26, 2022. https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10262022-3661?html=true and again on July 5, 2023.

https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_07052023-3961

The Resonance Ventures, project was in work session with County Council on https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_06282023-3956 The two mixed use projects: Market Place & Silver Creek are also moving forward: <https://www.kpcw.org/summit-county/2023-04-06/basin-planning-commission-gets-first-look-at-new-silver-creek-mixed-use-development> & <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead>

Describe how any land use regulations or land use decisions support the



county's efforts to implement the strategy.

Response. Summit County continues to implement the Snyderville Basin's Inclusionary Zoning program as adopted in the Snyderville Basin Development Code (Chapter 5) https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16361 Summit County's inclusionary zoning requires a 20% inclusionary requirement. Most of the County's income/price restricted housing units +1,100 are the result of incorporating the County's inclusionary zoning code in concert with other development tools

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Response: Land use regulations must be reasonably related to public welfare. For example, growth management is a proper purpose. It is for these reasons that Summit County has adopted the following language in the Snyderville Basin General Plan: Policy 2.3: Do not approve any new entitlements beyond those permitted by the Development Code until such time that existing entitlements are significantly exhausted, unless the County legislative body first determines that: d. a compelling countervailing public interest, specifically identified in the General Plan exists and cannot be reasonably satisfied without expanding one or more entitlement(s); e. such new entitlement(s) do not simply result in an incidental benefit to the public interest, but rather such entitlement(s) are intended primarily to promote such compelling countervailing public interest; and f. any new entitlement(s) are consistent with the Neighborhood Planning Area Plans and the Snyderville Basin General Plan's Future Land Use Maps, as amended. It should also be noted that efforts to facilitate the production of more housing often leads to a "draw bridge" mentality. To reconcile these conflicts, Summit County has historically used a combination of land use management tools, including rezoning, conditional use permits, development agreements, assessment districts, specialty planned areas, neighborhood plans, housing agreements, deed restrictions and inclusionary zoning.

Number and type of new units permitted

Entitled = 38 units; Constructed and Leased = 571 SRO units Canyons Village during the compliance period. Combination of Single Family Attached, Single Family Detached, Multifamily and Single Residential Occupancy (SRO)

Number and type of affordable units added

96 units are being rehabbed in concert with the Utah Preservation Fund LLC's acquisition of the Elk Meadows development (Victory at Summit is the new name). Summit County has entered into a grant agreement in the amount of \$500,000 in support of this effort.

Number and type of affordable units rehabbed

N/A



Number and type of units converted from other uses
N/A

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Do you have additional strategies to report?
Yes

Strategy #7

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.6: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers. (Utah Code § 17-27a-403(2)(b)ii(F))

Timeline: Upon completion of "Our Summit", a community visioning project, to be completed in 2023, the Planning Commission will review and update, if necessary, the General Plan Future Land Use Maps and identify specific rezone areas as well as opportunities to create additional mixed use zones.

Response. The goal of the project is to create a cohesive vision and strategic plan to help guide the future of Summit County for the next 20 years. The



community-crafted Vision is something that the County can return to when faced with decisions regarding future challenges and opportunities. The first phase of the four (4) phase Our Summit Project kicked off on Jan. 17, 2023. Phase II was hosted in July 2023; Phase III was hosted in August 2023. Phase IV will be hosted in November 2023. Information gathered to date can be accessed at the following URL: <https://oursummitcounty.com/>.

Implementation Measure 6.1.7: Continue to regularly review, and amend as necessary, the comprehensive long range Snyderville Basin Transportation Master Plan.

Response. Summit County's Long Range Transportation Plan is continually updated. Although the last amendments occurred in 2022, there are a number of projects that are scheduled for completion. These updates can be found at the following URL: <https://www.summitcounty.org/631/Long-Range-Transportation-Plan-Info>

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. *

Example response: "A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."

Response. Future land use decisions may be impacted upon completion of the County's "Our Summit Vision Plan." The community-crafted Vision is something that the County can return to when faced with decisions regarding future challenges and opportunities. The first phase of the four (4) phase Our Summit Project kicked off on Jan. 17, 2023. Phase II was hosted in July 2023; Phase III was hosted in August 2023. Phase IV will be hosted in November 2023. Information gathered to date can be accessed at the following URL: <https://oursummitcounty.com/>.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The submitted HTRZ zone would create 50% income/price restricted units of the total project of 21 units. The other proposed rezoning applications using the NMU Zoning tool or properties located in or near commercial districts have the potential to add an additional 300+ units. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-26486

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

The concept of public welfare is broad and inclusive. It is within the power of the County Council to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled. Balancing these issues against the applications for rezoning always represents significant challenges.



Number and type of new units permitted

0 to date, but the NMU Zone and the current applications moving through review could result in an additional 300 plus units including 55 small lot single family detached units. The NMU zone requires an inclusionary component of 50%.

Number and type of affordable units added

50% of the final approved total units within the NMU zone would be price/income restricted to those earning less than 50% AMI.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

All price/income restricted units will be priced below $\leq 80\%$ AMI

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

The two mixed use projects: Market Place & Silver Creek are also moving forward: <https://www.kpcw.org/summit-county/2023-04-06/basin-planning-commission-gets-first-look-at-new-silver-creek-mixed-use-development> & <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead>

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The two mixed use projects: Market Place & Silver Creek are also moving forward: <https://www.kpcw.org/summit-county/2023-04-06/basin-planning-commission-gets-first-look-at-new-silver-creek-mixed-use-development> & <https://www.kpcw.org/summit-county/2023-07-12/marketplace-development-near-silver-summit-moving-ahead>



Do you have additional strategies to report?

Yes

Strategy #8

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Response. During 2023, Summit County has been working to augment the ADU provisions within both the Eastern Summit County Development Code and the Snyderville Basin Development Code. Draft amendments were crafted and a public hearing scheduled before the Snyderville Basin Planning Commission on Tuesday, October 10, 2023. A copy of the staff report may be viewed at the following URL: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10102023-4078

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. *

Example response: "A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."

Response. During 2023, Summit County has been working to augment the ADU provisions within both the Eastern Summit County Development Code and the Snyderville Basin Development Code. Draft amendments were crafted and a public hearing scheduled before the Snyderville Basin Planning Commission on Tuesday, October 10, 2023. A copy of the staff report may be viewed at the following URL: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10102023-4078

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Response. Within the Silver Creek Village project, 88 ADUs have been deed restricted to tenants earning less than 60% AMI. The deed restrictions require that the units be occupied by a qualifying household. 14 non-deed restricted ADUs were recorded from August 2022 to July 2023.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Response. Accessory Dwelling Units are allowed in both the Snyderville Basin Planning District and the Eastern Summit County Planning District. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16964.



Probably the greatest barrier to the development of ADUs in Summit County are homeowner associations (HOAs) and personal choice. A large number of homes in the Snyderville Basin are classified as “vacant. (39.9%)” Of these homes, a significant share are used as short-term rentals (STRs). As such, ADU units would need to be subsidized in exchange for deed restrictions at some level to offset the loss of income to homeowners who could earn a higher ROI by adding the property to the STR pool. Unfortunately, Summit County has only \$12,000 in unobligated funding in its affordable housing account after assisting with the rehabilitation (\$500,000) of the Victory at Summit (Former Elk Meadows) project in concert with the Utah Preservation Fund LLC and the planned acquisition of the 1 bedroom condo addressed as 5570 Oslo Lane, #200.

Number and type of new units permitted

Within the Silver Creek Village project, 88 ADUs have been deed restricted to tenants earning less than 60% AMI. The deed restrictions require that the units be occupied by a qualifying household. 14 non-deed restricted ADUs were recorded from August 2022 to July 2023.

Number and type of affordable units added

Within the Silver Creek Village project, 88 ADUs have been deed restricted to tenants earning less than 60% AMI. The deed restrictions require that the units be occupied by a qualifying household. 14 non-deed restricted ADUs were recorded from August 2022 to July 2023.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

ADUs that are income/price restricted are priced below 60% AMI.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies



N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Summit County has only started to tabulate the number of ADU's over the past several years (unless the ADUs were deed restricted as part of an affordable housing project). The County also does not track ADUs separately for each planning district. The numbers in this report represent both the Snyderville Basin Planning District and the Eastern Summit County Planning District.

Do you have additional strategies to report?

Yes

Strategy #9

(l) amend land use regulations to allow for single room occupancy developments

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.10: Amend land use regulations to allow for single room occupancy developments. (Utah Code § 17-27a-403(2)(b)ii(l))

Timeline: Amend the Development Code in 2024 to allow for the development of Single Room Occupancy (SRO) housing, group homes, community housing, emergency shelter and transitional housing, and supported living facilities for the elderly and persons with special housing needs in residential zone districts, taking into consideration the proximity to public transportation, shopping, medical services, and other essential support services.

Response. Single Room Occupancy (SRO) are permitted in the Snyderville Basin Development Code through special permits. More specifically, they are part of Summit County's inclusionary zoning code. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16377. Nevertheless, there may be more opportunities for these units in other zones. Additionally, there may be opportunities through the acquisition of older hotels/motels to convert units to the SRO standard. SROs in Summit County require a minimum of 275/SF.

From August 2022 to July 2023, the Canyons Village Master Association project, Slopeside Village has leased 571 beds/SRO configurations ($\leq 80\%$ AMI) of the approved +1,107 bed project. The rents range from \$617 to \$1,350 per bedroom with the median being \$850 per bedroom. Targeted specially to Summit County's hospitality workforce, which can increase by almost 4,000 workers during the peak season. For resort communities, these types of configurations offer affordability and are targeted primarily to hospitality workers.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. *



Example response: "A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."

None--Summit County already allows for SROs

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Although SROs are allowed through development agreements and special permits, SROs function best when they have the required infrastructures such as public transit, etc. to support their use. Placing too many SRO units in one location is what led to much of this housing choice being eliminated throughout the country starting in the 1970s. SROs tied to employer housing seems to work in Summit County. The creation of the remaining 536 beds will help to ease some of the housing shortages during peak hiring months.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Although SROs are allowed through development agreements and special permits, SROs function best when they have the required infrastructures such as public transit, etc. to support their use. Placing too many SRO units in one location is what led to much of this housing choice being eliminated starting in the 1970s. SROs tied to employer housing seems to work in Summit County. The creation of the remaining 536 beds will help to ease some of the housing shortages during peak hiring months.

Number and type of new units permitted

571 units

Number and type of affordable units added

571 units

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

The rents range from \$617 to \$1,350 per bed with the median being \$850 per bedroom.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A



Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Although SROs are allowed through development agreements and special permits, SROs function best when they have the required infrastructures such as public transit, etc. to support their use. Placing too many SRO units in one location is what led to much of this housing choice being eliminated throughout the country starting in the 1970s. SROs tied to employer housing seems to work in Summit County. The creation of the remaining 536 beds will help to ease some of the housing shortages during peak hiring months.

Do you have additional strategies to report?

Yes

Strategy #10

(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 6.1.26: Facilitate discussions with local political subdivisions to enter into a joint agreement within two years.

Response. Summit County budget funds \$242,000 for a new Five (5) Year Needs Assessment. It is anticipated that the new Needs Assessment will be available in December of 2023. The associated NEXUS study will also be available in February/March 2024.. Additionally, Summit County and Park City are working towards the development of a regional housing authority. Summit County has extended a contract to Dan Nackermann, the Executive Director of the Salt Lake City Housing Authority to assist the County and City in this effort. The County/City have met on regular basis and have established a timeline for the inauguration of the regional housing authority for July of 2024. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>. Although outside of the August 2022 - August 2023 reporting timeframe, Staff presented to a joint Summit County and Park City Council survey results regarding the potential contribution of land, cash or both in support of a regional housing authority. https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10102023-4074

Implementation Measure 6.1.27: Within two years, coordinate with local political



subdivisions to accurately assess regional moderate income housing needs, including a regional employment study.

Response. Summit County budget funds \$242,000 for a new Five (5) Year Needs Assessment. It is anticipated that the new Needs Assessment will be available in December of 2023. The associated NEXUS study will also be available in February/March 2024.

Implementation Measure 6.1.28: Within one year, coordinate with local political subdivisions in the development and implementation of regional moderate income housing strategies.

Response. The County/City have met on regular basis and have established a timeline for the inauguration of the regional housing authority for July of 2024. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>.

Implementation Measure 6.1.29: Within one year, coordinate with local political subdivisions to identify local, state, and federal funding sources to create moderate income housing through a regional housing authority or other forms of cooperation.

Response. As a budget "placeholder", Staff has requested that \$500,000 be allocated in support of a new regional housing authority. This allocation has not been approved and is subject to the approval of the legislative body (budget is approved by County Council in December 2023).

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. *

Example response: "A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."

Response. Both the public and the elected officials from both Councils appear to support this action. <https://www.kpcw.org/summit-county/2023-07-11/regional-housing-authority-or-authorities-likely-becoming-reality> A target date for inauguration is July 2024.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Both Summit County and Park City utilize inclusionary zoning which will benefit the creation of a regional housing authority.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

The primary barriers relating to the creation of a new regional housing authority are the different budget cycles for both County (Calendar Year) vs City (Fiscal Year) and the path forward for other jurisdictions to join the effort. Furthermore, how long would these institutions require funding

Number and type of new units permitted

The regional housing authority is not yet established, target date is July 2024.



Number and type of affordable units added

The regional housing authority is not yet established, target date is July 2024.

Number and type of affordable units rehabbed

The regional housing authority is not yet established, target date is July 2024.

Number and type of units converted from other uses

The regional housing authority is not yet established, target date is July 2024.

Change in local rent amounts

The regional housing authority is not yet established, target date is July 2024.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Both the public and the elected officials from both Councils appear to support this action. <https://www.kpcw.org/summit-county/2023-07-11/regional-housing-authority-or-authorities-likely-becoming-reality> A target date for inauguration is July 2024.

Do you have additional strategies to report?

Yes

How does the jurisdiction track Accessory Dwelling Units?

Summit County has only started to tabulate the number of ADU's over the past several years unless the ADUs are deed restricted as part of an affordable housing project. We are now tracking ADUs by issued building permits.

Total Number of Accessory Dwelling Units in the Jurisdiction

Unknown. Summit County has only started to tabulate the number of ADU's over the past several years unless the ADUs are deed restricted as part of an affordable housing project. The County also does not track ADUs separately for



each planning district. The numbers in this report represent both the Snyderville Basin Planning District and the Eastern Summit County Planning District.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

Summit County has a total of 88 total deed restricted ADUs in the Silver Creek Village project, 14 ADUs were recorded from August 2022 to July 2023.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

Summit County has a total of 88 total deed restricted ADUs in the Silver Creek Village project, 14 ADUs were recorded from August 2022 to July 2023.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Planning technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

More information with regards to strategies for rural areas where little infrastructure exists.

Summit County

Type of Jurisdiction
County

Strategy #1

(W) demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing



Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 7.1: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, the County Council should, amend the Development Code to provide incentives for a developer who agrees to include moderate income housing units in a project. Incentives could include, but are not limited to, additional units as part of the Master Planned Development Deed Restricted Open Space Land Calculation Process, or as a negotiated component of the Village Overlay process.

Incentives could include, but are not limited to, additional units as part of the Master Planned Development Deed Restricted Open Space Land Calculation Process, or as a negotiated component of the Village Overlay process.

Summit County and the developers/owners of property located in the Hoytsville area of Eastern Summit County are engaged in the planned development of what is known as Cedar Crest Village. The Cedar Crest Village Overlay application consists of approximately 1,012 acres in the Hoytsville area pursuant to the Eastern Summit County Development Code, Section 11-3-8: Village Overlay.

https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-18154 The aim of the Village Overlay process is to create a comprehensive, community-specific land use plan and design strategy to address current and future community needs. Representatives from the Cedar Crest Village Overlay Committee, which consists of 25 Hoytsville property owners, along with staff from the Summit County Planning Department, have been meeting on a regular basis to prepare a recommendation for the Planning Commission and County Council regarding the Village Overlay Rezone.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

During the compliance period, the Cedar Crest Village Overlay Committee has met seven (7) times on the following dates: May 4, 2023, April 20, 2023, March 23, 2023, Feb 9, 2023, Jan 19, 2023, October, 2022, November 3, 2022.

The Cedar Crest Village Overlay Rezoning Process has not been completed-
-but has been scheduled before the Eastern Summit County Planning Commission works session for October 25, 2023. https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10052023-4066



Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The Cedar Crest Village project is moving through the entitlement process. Incentives etc., will be negotiated as part of that process. 11% of Summit County's (including all cities/townships) occupied housing units are price/income restricted. Summit County has a history of successfully negotiating these entitlements/projects (Silver Creek Village (330 affordable/workforce units), Canyon's Village Master Plan (169 units, 1,107 beds of seasonal housing).

Incentives are negotiated based upon the number, price and targeted product type through a combination of development agreements, housing agreements and deed restrictions. Summit County identifies moderate income housing as <80% AMI. That number is adjusted based on unit size and assumed occupancies. Although contained in the Snyderville Basin Development Code, Chapter 10-5-1, https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16361, many of these backbone provisions will be used during the negotiations associated with the Cedar Crest Village project.

It should be noted that median household incomes in Eastern Summit County (not including cities/townships) are estimated at \$94,579 compared to \$163,209 in the Snyderville Basin—not including Park City. As such, the Area Median Income of \$148,600 (family of four) is driven up by those living in the Snyderville Basin, so lower AMI targets should be part of those negotiations.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Due to legislative changes, Eastern Summit County no longer can impose an inclusionary zoning ordinance unless funded by the County. As such, there is no potential to fund an "in lieu" fee affordable housing account. Within the Snyderville Basin (inclusionary zoning grandfathered), Summit County offers developers a menu of alternative ways to satisfy their affordable housing requirements. The most common alternative is to pay a fee in lieu of on-site production. In lieu-fees are paid into an affordable housing account and used to finance other affordable housing activities.

Number and type of new units permitted

No units have been created to date from the Cedar Crest Village Overlay project. However, we anticipate that a number of affordable housing options will be facilitated as the project entitlements are negotiated.

Number and type of affordable units added

No units have been created to date from the Cedar Crest Village Overlay



project. However, we anticipate that a number of affordable housing options will be facilitated as the project entitlements are negotiated.

Number and type of affordable units rehabbed

The Cedar Crest Village project is a greenfield site, so no units are projected to be rehabilitated as part of the application.

Number and type of units converted from other uses

Zero to date

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

The Cedar Crest Overlay Zone is under review

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Between August 2022 and August 2023, no rezones were approved by County Council in Eastern Summit County with respect to Moderate Income Housing. However, prior zoning/development agreement provisions within the Eastern Summit County Development Code resulted in the approval of four (4) buildings and forty (40) units of moderate income housing as part of the Promontory Club's development agreement.

Strategy #2

(D) identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county for the construction or rehabilitation of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 7.2: Within two years of the approval of the Summit



County Moderate Income Housing Plan by the State of Utah, the County Council should, amend the Development Code to make deed restricted moderate income units eligible for waivers from Building and Planning Department application and permit fees. Ensure that the waivers apply only to moderate income units and not to market rate units and/or lots in a development containing moderate income units.

Summit County has historically offered fee waivers in the Snyderville Basin. The process and eligibility provisions are found in the Snyderville Basin Development Code Section 10-5-11: These may be viewed at the following URL: https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16562

Affordable units may be eligible for waivers of building department and planning department application and permit fees. The waivers shall apply only to affordable units and/or lots and shall not apply to market rate units and/or lots in a development containing affordable units. Affordable units may be granted waivers as outlined below, up to the full amount of fees actually applied: A waiver of up to fifty percent (50%) of the fees for each unit targeting low income households; A waiver of up to seventy five percent (75%) of the fees for each unit targeting very low income households; A waiver of up to one hundred percent (100%) of the fees for each unit targeting extremely low income households.

Summit County intends to make this program available in the Eastern Summit County Planning District following the required legislative actions associated with the Cedar Crest Village project.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Implementation Measure 7.3: Annually review, and amend as necessary, the Summit County Transportation Impact Fee waiver for moderate income housing as set forth in Summit County Code, Title 9, Chapter 2C.

The Transportation Impact Fee calculations may be found at the following URL: https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-15250

Summit County has reviewed these provisions but will wait until the new housing needs assessment and associated NEXUS study are complete. This may also be a negotiation point with the developers of the Cedar Crest Village project. Staff



will revisit this provision in February/March 2024.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

Summit County has historically waived planning and building permit fees for qualifying affordable/workforce housing projects as outlined in the response above.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Limited revenue generating sources are available in Eastern Summit County. Additionally, limited infrastructure availability exists.

Number and type of new units permitted

40 Units: multifamily apartments. <https://www.kpcw.org/summit-county/2023-06-29/promontory-gets-green-lightfor-new-employee-housing-neighbors-voice-opposition>

Number and type of affordable units added

40 Units

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

All rents are deed restricted below 80% AMI adjusted for family size and the number of bedrooms.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Eastern Summit County also has affordability issues. However, limited infrastructures, including transit requires that the County evaluate projects holistically, such as described in the afore-mentioned Liberty Ranch project (40 income/price restricted) units approved as part of the Promontory Development.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 7.4: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to reduce regulations related to accessory dwelling units.

Accessory Dwelling Units are allowed in both the Snyderville Basin Planning District and the Eastern Summit County Planning District. https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16964.

During 2023, Summit County has been working to augment the ADU provisions within both the Eastern Summit County Development Code and the Snyderville Basin Development Code. Draft amendments and a public hearing were crafted and scheduled before the Eastern Summit County Planning Commission on Thursday, September 21, 2023. A copy of the staff report may be viewed at the following URL:

https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_09212023-4056

Implementation Measure 7.5: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to make accessory dwelling units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones.

Accessory dwelling units are a low impact permit in all zones that allow single family residences in the East Side Development Code. The proposed changes would allow the use in these zones but would create additional criteria that the property owner would need to follow: (1) Keeps 1,000 square foot size requirement (2) Prohibits them within condominium units (3) Prohibits nightly



rentals. Rentals must be for at least 30 days or more (4) Requires that property owners clearly identify the area to be an accessory dwelling unit on the building permit plans, (5) Requires the property owner to work with the Health Department to ensure that the property has proper septic/sewer capability prior to permit issue.

These changes are meant to give the County more clarity over what is allowed and what is prohibited when reviewing the use, and ultimately when reviewing enforcement complaints.

Implementation Measure 7.6: Clarify accessory dwelling unit regulations to ensure that fee waivers, or other benefits apply only to deed-restricted long-term moderate-income housing units.

Within the Snyderville Basin Planning District (primarily within the Silver Creek Village Project), Summit County has 88 deed price/income restricted units priced below $=60\%$ AMI. Summit County has learned through this process that where the primary unit is not owner-occupied, enforcing the deed restrictions takes significant staff resources. Housing agreements and deed restrictions should require that housing units with deed restricted ADUs be owner occupied in future projects. If the primary unit is being used as a short-term rental, it is very difficult to monitor the deed restricted provisions for the income/price restricted ADU.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. During 2023, Summit County has been working to augment the ADU provisions within both the Eastern Summit County Development Code and the Snyderville Basin Development Code. Draft amendments and a public hearing were crafted and scheduled before the Eastern Summit County Planning Commission on Thursday, September 21, 2023. A copy of the staff report may be viewed at the following URL:

https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_09212023-4056

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy. The new ADU provisions will go before County Council sometime in November or



October 2023.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Probably the greatest barrier to the development of ADUs in Summit County are homeowner associations (HOAs) and personal choice. A large number of homes in Summit County are vacant. (38.9%). Of these homes, a significant share are used as short-term rentals (STRs). As such, ADU units would need to be subsidized in exchange for deed restrictions at some level to offset the loss of income to homeowners who could earn a higher ROI by adding the property to the STR pool.

Number and type of new units permitted

14 ADUs (Snyderville Basin and Eastern Summit County have been permitted from August 2022 to July 2023.

Number and type of affordable units added

None in Eastern Summit County.

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



Cost burdens have increased from 36.1% to 37.1% of households in Summit County (CHAS/HUD) data over the previous data year.

Do you have additional strategies to report?

Yes

Strategy #4

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Implementation Measure 7.7: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend Development Code language in the Village Overlay (VO) and Commercial (C) zones to incentivize the creation of moderate-income housing units. Incentives may include: increased building height, expedited building permit reviews and/or building and planning department fee waivers.

The Cedar Crest Village project is moving through the entitlement process. Incentives etc., will be negotiated as part of that process. 11% of Summit County's (including all cities/townships) occupied housing units are price/income restricted. Summit County has a history of successfully negotiating these entitlements/projects (Silver Creek Village (330 affordable/workforce units), Canyon's Village Master Plan (169 units, 1,107 beds of seasonal housing). Incentives are negotiated based upon the number, price and targeted product type through a combination of development agreements, housing agreements and deed restrictions. Summit County identifies moderate income housing as <80% AMI. That number is adjusted based on unit size and assumed occupancies. Although contained in the Snyderville Basin Development Code, Chapter 10-5-1, https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-16361, many of these backbone provisions will be used during the negotiations associated with the Cedar Crest Village project.

It should be noted that median household incomes in Eastern Summit County (not including cities/townships) are estimated at \$94,579 compared to \$163,209 in the Snyderville Basin—not including Park City. As such, the Area Median Income of \$148,600 (family of four) is driven up by those living in the Snyderville Basin, so lower AMI targets should be part of those negotiations.

Implementation Measure 7.8: Within one year of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to incentivize the creation of deed restricted affordable



senior living communities for residents that are 55 years old or older.

Summit County's 2023 workplan under Housing Choice includes the following: "Working with the Gray Ribbon Committee and other partners, explore the opportunity of establishing a Continuing Care Retirement Community (CCRC) in Summit County (Economic Development and Housing Department, Seniors Program Director, County Manager's Office).

Summit County will further explore this option as the Cedar Crest Village project moves through the entitlement process. The need for senior care will also be identified as part of the County's contracted needs analysis and NEXUS study. Consultant responses should be available on December 1, 2023.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

To implement this strategy, the County plans to amend the Eastern Summit County Development Code to allow for height exceptions, expedited building permit reviews, and fee waivers within the Village Overlay and Commercial Zone, if the proposed development includes moderate income housing.

Currently, the master planned development process, which goes hand-in-hand with the Village Overlay zone, provides the possible allowance for a building height exception beyond the 45 feet maximum height exception based upon demonstrated good cause, including affordable housing.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

While the land use decision has not been completed for the Cedar Crest Village Overlay project, development incentives will be negotiated as part of that process. See Strategy M for more detail regarding progress associated with the Cedar Crest Village Overlay project.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Projects of higher density often bring with them the perception of loss of property value, increased demand on schools and other public services resulting in increased costs and taxes, and/or a general change or decline in the local quality of life. Although, numerous studies disprove these concerns, they persist and, when coupled with other local barriers, and can shut the door on any affordable housing development.

Number and type of new units permitted



N/A

Number and type of affordable units added
40 units of income/price restricted multi-family development.

Number and type of affordable units rehabbed
N/A

Number and type of units converted from other uses
N/A

Change in local rent amounts
All moderate income deed restricted units in Summit County are restricted to <=80% AMI.

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
Less than a 1% change according to the most recent HUD/CHAS data.

Change in the share of household income spent on housing
Cost burdens in all of Summit County increased 1% according to the most recent HUD/CHAS data.

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
In review and should be finalized as part of the Cedar Crest Village Overlay project.

Do you have additional strategies to report?
Yes

Strategy #5
(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.



Summit County maintains an annual contract with Mountainland Community Housing Trust in the amount of \$63,800. At the time of this report, the Summit County Economic Development Department has requested that the contract be increased to \$70,180.

Implementation Measure 7.9: Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, study and implement the creation of a Summit County Housing Authority and/or regional housing authority.

On April 25, 2023, Summit County and Park City Municipal Corporation met to discuss the potential establishment of a regional housing authority. The staff was directed at that meeting to establish a working committee with one (1) council member from Summit County's Council and one (1) member from the Park City Council. Towards that end, Staff established the "Housing Authority Exploration Committee." The Committee was/is made up of the following members: Tana Toly, Chair (PCMC Council), Canice Harte, Vice Chair (Summit County Council), Jason Glidden, PCMC, Housing Development Manager, Jeffrey B. Jones, AICP, Economic Development & Housing Director, Elyse Kats, AICP, Economic Development & Housing Manager, Helen E. Strachan, Summit County Attorney's Office, Cate Brabson, PCMC Attorney's Office, Jennifer McGrath, Deputy City Manager, PCMC, Daniel Nackerman, Advisor. The Committee meets weekly and has held twelve (12) meetings since its inception. <https://www.summitcounty.org/2357/Potential-Regional-Housing-Authority>

Implementation Measure 7.10: Annually meet with local non-profit organizations who support the creation of and intend to ensure the long-term affordability of moderate-income housing to establish on-going cooperation and coordination and to maintain public/private partnerships.

On July 11, 2023, the Housing Authority Committee presented a potential implementation timeline and operational manual to the Summit County and PCMC Councils. The Council directed staff to solicit feedback from various community partners on the potential creation of a regional housing authority. In response, staff created a series of questions and interviewed seventeen (17) community partners (non-profits, employers, school districts, private developers, chamber of commerce, etc.).

As a budget "placeholder", Staff has requested that \$500,000 be allocated in support of a new regional housing authority. This allocation has not been approved and is subject to the approval of the legislative body (budget is approved by County Council in December).



Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.
In progress see the response above.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.
In progress see the response above.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.
The primary barriers relating to the creation of a new regional housing authority are the different budget cycles for both County (Calendar Year) vs City (Fiscal Year) and the path forward for other jurisdictions to join the effort.

Number and type of new units permitted
Not established yet, target date July 2024

Number and type of affordable units added
Not established yet, target date July 2024

Number and type of affordable units rehabbed
Not established yet, target date July 2024

Number and type of units converted from other uses
Not established yet, target date July 2024

Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies



N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Both the public and the elected officials from both Councils appear to support this action.

<https://www.kpcw.org/summit-county/2023-07-11/regional-housing-authority-or-authorities-likely-becoming-reality>

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Summit County has only started to tabulate the number of ADU's over the past several years unless the ADUs are deed restricted as part of an affordable housing project. We are now tracking ADUs by issued building permits.

Total Number of Accessory Dwelling Units in the Jurisdiction

Unknown. Summit County has only started to tabulate the number of ADU's over the past several years unless the ADUs are deed restricted as part of an affordable housing project. The County also does not track ADUs separately for each planning district. The numbers in this report represent both the Snyderville Basin Planning District and the Eastern Summit County Planning District

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

The County has a total of 88 total deed restricted ADUs in the Silver Creek Village project, 14 ADUs were recorded from August 2022 to July 2023.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

14 - All of Summit County

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in



implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Would be interested in case studies and strategies for areas with limited infrastructure and revenue sources.

Sunset

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://drive.google.com/file/d/1RJ_5NXiPeCbQn0UcYGaM9XhAdPkmZaVU/view?usp=share_link

Link to Ordinance or Resolution

https://drive.google.com/file/d/1XGAJGsWjCNiXu2PENYl0FWSY2_uXPzMc/view?usp=share_link

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has begun the process of forming districts. Town Center District, Neighborhood Center District and Residential Transition. The current TC Zone is being discussed as a possible neighborhood district. The districts are still being distinguished from the current zones and should be finalized by Fall of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made yet, the City is working dilligently on creating the Form Based Code which reflects the vision of the Moderat Income Housing Element which was inserted into the General Plan as of November 15, 2022.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The Form Based Code is expected to create districts to ensure new development is compatible with the existing urban areas and contributes positively to the character and identity of the neighborhood. The Form Based Code will integrate a mix of uses together, resulting in communities that are well connected, and more livable. The areas are going to be designated as Form Districts, based on existing conditions, projected growth, and desired outcomes for Sunset. Sunset also put in place a building moratorium during this time so new developments would be on hold until the Form Base Code could be implemented to provide the MIH to residents or potential residents.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None so far. It is a long process to implement form based code from the start so we have kicked off and are completing the necessary items.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a



The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No strategies have been fully implemented yet. We are working on the Form Based Code which will help us facilitate the strategies.

Strategy #2

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City began their work on Form Based Code and Moderate Income Housing in October of 2022. The forming of districts will aim to create a comfortable pedestrian environment near the transit corridors to provide easy access to public transportation. The City is working with VODA to establish Form Based Code and is expected to complete it in Fall of 2023. They also have a building moratorium in place.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made but is expected pending the completion of the Form Base Code.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The districts being created from the zones they are now are being questioned on what they have the potential to look like in the future and we are looking to adjust the lines.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a



Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City Zoning map will be update to reflect the new zones once it is complete.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has found out information from other Cities on what has worked and what has been an issue for the ones who currently allow for ADU's. This process is still being worked on to detail the items wanted in a permit and which apply to building codes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made but is expected, pending the outcome of the research into all the need to know information in regards to ADU's.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The research will help the City determine which areas will benefit from ADU's while also providing adequate parking, internal amenities and/or providing access to public transportation.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This has not been implemented as of yet but we are working on the requirements.



Do you have additional strategies to report?

Yes

Strategy #4

(I) amend land use regulations to allow for single room occupancy developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City is working on being familiarized with single room occupancy and how it works. They are gaining knowledge and research from other Cities who allow for and finding out what does and does not work.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made but is expected following the research.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The research is expected to provide the City with enough information to make an educated decision on how to implement, how to legalize current and how to help legalize single room occupancy in the future.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0



Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City will take action by updating the zoning map to figure out which areas could allow for the single room occupancy while also trying to gauge community support and educate on the process.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Will have a permit but currently one is not established

Total Number of Accessory Dwelling Units in the Jurisdiction

0

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

0

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

0

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

0

What types of support would be helpful to your community as you implement the moderate income housing strategies?



Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
model ordinances, permits, etc. would be super helpful so they can be modified to fit our City.

Syracuse

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://syracuseut-my.sharepoint.com/:b:/g/personal/nsteele_syracuseut_gov/EfdWISPPpNN5Ggy9RWBMfORIBjrdyFFPDL1Hy2s6iUKYKTA?e=JsQXHG

Link to Ordinance or Resolution

https://syracuseut-my.sharepoint.com/:b:/g/personal/nsteele_syracuseut_gov/EcFO47_Jm8xCmJuZc_Tc2DAB3bk3KkxQ9kRWR2P_FKmmuQ?e=DaxWdB

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Construction of our recently approved multi family projects are ongoing and/or getting underway.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Hospital MXD Rezone - 5/10/22 - apartments and townhomes approx. 300 units on 17 acres (18 units per acre) , Banbury Place PRD Rezone - 7/12/22-townhomes



approx. 100 units. on 8.5 acres (12 units per acre). In 2021 we had 9 other approved multi family projects that are now underway.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Rezoning these higher density projects will facilitate the production of moderate income housing. The Hospital project will have both townhomes and apartment units. The project will be adjacent to a future hospital. We anticipate this will be workforce housing for the large number of people to be employed by the hospital. Living adjacent to place of employment should reduce monthly automobile related expenses as well. The project just broke ground for underground utilities and roads. Anticipated completion in 2024. Wasatch Residential will own and manage the project as a market rate rental property. Market rate monthly rents will be less than 36% of 100 % AMI. County AMI is \$99,600. The Banbury Project has not broke ground yet. It is located along a state highway, in front of a bus stop, near schools, and near shopping areas. At 12 units per acre, for sale townhomes should sell for less than 100% AMI.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The neighbors to the north of the Banbury Project opposed the project. They expressed that they would prefer more single family, that they were concerned about traffic, and worried that the townhomes would lower their property values. The Hospital project didn't have as many complaints from the neighbors but ran into challenges balancing road exactions being asked by the city. The city had to agree to help pay to upsize one of the roads.

Number and type of new units permitted

280 townhomes, 120 3 story walkup apartments

Number and type of affordable units added

100 for sale townhomes, 180 for rent townhomes, 120 for rent apartment units

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

to be seen



Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The first units of our multi-family projects approved in 2021 are finally coming on line. Reportedly they are filling up nicely. Since there are only about 100 units up, there hasn't been a market response as far as lowering rents. I believe that a 1 bedroom is starting at around 1,500 per month. They also have 2 and 3 bedrooms and 3 bedroom townhomes for rent. I have heard that the townhome is 2,200 per month. This next 12 months, we will have about 500 more units come online. Hopefully after that, we shall see if it effects the market.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As part of the Hospital MXD, they will be building two new roads and a roundabout. One of the roads, 450 S is a collector road. The city has agreed to pay for the increased capacity of the new road up to 800,000. In addition, the city will be accepting ownership and maintenance responsibilities of the road through the dedication plat. The city is applying for a third quarter transportation grant from Davis County to begin building 2500 W. 2500 W, when completed between SR-193 and 700 S will open up access to a large swath of vacant land that the city has master planned for industrial and medium density residential. The city is in the midst of updating our transportation master plan. We have hired a consultant and the study is anticipated to be completed in 2024. They are currently collecting traffic count data. The city has been coordinating with UDOT on the completion of the West Davis Corridor. The freeway is anticipated to be completed in early 2024. Utopia internet has almost completed installation of fiber internet through the



city. Anticipated to be completed later this year. Stillwater 2400 W payback agreement for upsizing

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Wasatch Syracuse Multi Family final subdivision plat - 2/7/23. city council approved budget funding transportation master plan update. Monterrey West final subdivision plat - 2/7/23

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

When we record the final plats with the county, the roads are officially dedicated to the city. The developer pays to build them but the city owns and maintains them in perpetuity.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The continued addition of road miles weighs down the city's long term budget and forces permanent increases in staffing levels. Many of our latest multi-family projects have been approved on state owned roads to try to reduce this cost however as you can see various other moderate income projects will add to the road miles. We recognize that the number of residents per road mile is higher with multi-family compared to single family making multi-family more cost effective to serve per capita. If rental apartment complexes were not taxed at 55% assessed property value, that would give city even more funding to take care of roadway costs born by multi-family, just a suggestion. However, perhaps the property owners would just pass those increased property tax costs to the renters making housing more un-affordable. On the other hand, perhaps this would add a financial incentive to municipalities to be more willing to approve density projects.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a



Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The added infrastructure will serve the proposed residential development as well as the Hospital which will also help with economic development of the city.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

We have recently approved multiple mixed use projects that are near commercial centers. These projects are at various stages of development. Arlo, Holt, Briggs North, Town Center, Monterrey West and Hospital MXD. We have multiple building permits, plats, bonds, inspections, etc. that are requiring a lot of city administrative resources. The community at large gave the staff and city council a hard time for 'stealing' prime retail sites and approving multi-family in their place.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Hospital MXD Rezone - 5/10/22 - apartments and townhomes approx. 300 units on 17 acres (18 units per acre). City general plan was for commercial. Banbury Place PRD Rezone - 7/12/22-townhomes approx. 100 units. on 8.5 acres (12 units per acre). City general plan for this was also commercial. In 2021 we had



multiple other approved multi-family projects that are now underway.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By rezoning these mixed use projects, the market demand for multi family was met but each project also provided some commercial component as required by the mixed use zone.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The most recent mixed use projects were located in areas previously slated for commercial. The public has been extremely critical of the city's decision to rezone these areas to allow multi-family. Residents claim they would much prefer commercial over multi-family. The sites that were rezoned to multifamily had been sitting, zoned commercial for a decade without movement. The city used the market pressure for multi-family to allow moderate income housing but also require commercial with each mixed use project where there was previously no commercial proposed.

Number and type of new units permitted

Arlo - 254 three story apartments, Aria - 360 (300 apartments, 60 townhomes), Aria East - 100 townhomes, Banbury - 100, Town Center - 20, Monterrey West - 200 (190 three story apartments, 10 small lot single family) , Hospital MXD - 300 (180 towns, 120 apartments)

Number and type of affordable units added

Many under construction. 100 units added but many more upcoming.

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
7

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Adding the multi family near the commercial areas has actually helped entice businesses to go into vacant retail spaces and pads.

Do you have additional strategies to report?
Yes

Strategy #4

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
We reduced impact fees for detached ADU's by 50%

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
Modified consolidated fee schedule to reduce traffic, park, and public safety. impact fees for detached ADU's by 50%. (R23-04)

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
We see ADU's as an important part of our housing strategy as they are much less controversial than apartments. They also can boost the income of local residents and often provide housing for newlywed kids or elderly parents while keeping them nearby.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
As a bedroom community, we rely on impact fees and property taxes heavily as our sales tax numbers are lower than other cities. It was a sacrifice to forgo any impact fees but we saw the benefit in encouraging ADU's. Even though we have a pretty liberal ADU ordinance and have now reduced fees, we still are not seeing very many being built. Perhaps the fact that they often cost upwards of 100k to build may be cost prohibiting for most families. There are also lots of



people just living with friends and family too based off the number of cars we see in driveway but they are not involving the city.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
n/a

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, CUP for ADU

Total Number of Accessory Dwelling Units in the Jurisdiction
19. We have many illegal basement apartments. We don't have a rental



permitting process. We have 19 CUP permits for accessory dwelling on file but I know that is not all that we have in the city.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

3

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Reporting technical assistance, If a membership to the local Association of Realtors was available to us local planners who are they do not share with, that would help with reporting. It would be nice if the required reporting data sources were standardized because the law tells us we have to provide data but doesn't exactly tell us where to find it. I had to call a realtor friend to get median home sales data. I also was calling all kinds of places feeling like a wild goose chase.

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

My council was really wanting to only do the bare minimum because they were afraid if we finish the list too quickly, we won't have anything else to report progress on and then we will be in trouble with the state. It would be nice if a community reaches a certain threshold, we can be in an ongoing holding pattern instead of feeling like we are going to run out of things to accomplish. This way maybe we could get more accomplished quicker instead of pacing ourselves.

Taylorsville

Type of Jurisdiction
Municipality (City, Town, Metro Township)



Link to Plan

https://taylorsvilleutgcc-my.sharepoint.com/:b:/g/personal/jspung_taylorsvilleut_gov/EWLhAoF9HrBFoVVb7-bxBsMBnfpfScqaB8xXBgbwSmVDQEw?e=w82yD4

Link to Ordinance or Resolution

https://taylorsvilleutgcc-my.sharepoint.com/:b:/g/personal/jspung_taylorsvilleut_gov/EVq8GsviWgBBukKANRHeyuMB71IddYNIpfw7EA8mY3GcfQ?e=RhU2U7

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

D1. Conduct a financial feasibility study to better understand the true financial impacts on the Taylorsville budget of waiving development related fees.

In process. Fee waivers under review include impact fees, building permit fees, plan review fees, and development application fees (General Plan amendment fees, rezoning application fees, conditional use application fees, subdivision fees, etc.). In February 2023, city staff shared this strategy with upper management and city administration and was given approval to explore this option further. Staff is conducting an analysis regarding the fiscal impacts such an amendment may have and is coordinating internally to draft amendments to the city's fee schedule.

D2. Present study findings to the Taylorsville City Council for consideration during the fiscal year 2023/2024 budget discussions.

Anticipated September 2023

D3. Develop decision making criteria and application process for builders/ developers seeking fee waivers for the construction of moderate income housing units

Future - Anticipated 4th quarter 2023

D4. Develop a staff recommendation and ordinance amendment for consideration by the Taylorsville City Council.



Future - Anticipated 4th quarter 2023

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

Unknown - not tracked

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

Unknown - not tracked

Change in the share of household income spent on housing

Unknown - not tracked

The number of rezones associated with MIH strategies

Unknown - not tracked

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

The fee waiver study is still in process and therefore no code amendments have been approved. As a result, no market responses have been realized.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

E1. Review current internal ADU standards for potential ordinance amendments to further reduce regulations that could inhibit ADU construction. (2023 Q2)

Complete - A comprehensive update of Taylorsville's internal accessory dwelling unit (I-ADU) standards was most recently completed in September 2021 (Ord. 21-13) to reflect state legislation in Utah Code §10-9a-530 and to remove barriers that may inhibit ADU construction. In January 2023, Taylorsville planning staff re-reviewed the existing I-ADU standards and determined that the existing I-ADU standards do not inhibit the construction of I-ADUs. In February 2023, the Taylorsville City Council approved a new fee schedule that eliminates rental license fees for all ADUs in the city (Ord. 23-01 and 23-02).

E2. Develop a unit legalization policy for illegal non-conforming ADUs constructed prior to legalization by the city for consideration by the Taylorsville Planning Commission and City Council. (2023 Q2)

Underway - Taylorsville planning staff is coordinating with city administration, the Planning Commission, and the City Council to establish a process by which illegal non-conforming ADUs can become legal. This process is proposed to be included in the comprehensive Land Development Code (LDC) update project that is currently underway.

E3. Research best practices, policies, and development codes from other cities to determine applicability of external ADUs in Taylorsville City. (2023 Q2)

Complete - Detached ADUs are currently not permitted in Taylorsville; however, as part of the comprehensive LDC update project, the city is evaluating the merits of allowing detached ADUs in some single-family neighborhoods.

Beginning in January 2023, planning staff began researching best practices, policies, and development codes from regional and national cities to update ADU standards to permit detached ADUs on single-family lots. These updates were presented to the Taylorsville Planning Commission in January 2023, and will be presented to the City Council in August 2023. Formal action related to these updates is expected prior to the end of 2023.

E4. Develop a recommendation and proposed ordinance amendment for consideration by the Taylorsville Planning Commission regarding development standards for constructing external ADUs.



Underway - See response to E3 above.

E5. Present Planning Commission recommendations to the City Council for adoption.

Underway - See response to E3 above.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Planning staff is preparing a series of ordinance amendments to allow the construction of detached ADUs in some single-family neighborhoods.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A



The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Taylorsville has allowed the creation of internal ADUs for several years, predating the most recent updates to Utah Code. The city ordinance amendments referenced above (Ord. 21-13; Ord. 23-01; and 23-02) have streamlined review processes and clarified regulating standards; however, the number of requests to create internal ADUs has remained relatively consistent over the past few years.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

F1. Complete station area master plans per State requirements for the Fore Lakes, Atherton, and Riverboat Road BRT stations on Taylorsville Expressway (4700 South). See Strategy V page 8-24.

In early 2023 the city secured a consulting team to begin development of the Station Area Master Plan, which formally began in June 2023. To date the city has secured funding, hired a consultant team, initiated preliminary research (market conditions, traffic analysis, site and utility inventory, etc.), performed stakeholder interviews, and conducted an initial public open house meeting attended by 35 area residents, planning commissioners, and elected officials.

F2. Seek funding for additional station area master plan for the 4700 S/2700 W Station based on redevelopment potential for the vicinity.

UTA has secured funding from the FTA for additional planning on the Mid-Valley Connector BRT Corridor. Although the BRT station at 4700 S and 2700 W didn't require a station area plan based on the criteria in State Code, this area has significant potential for high-density mixed-use development. Based on existing staffing and resources, the City intends to begin this plan following the completion of the state required plan.

F3. Discuss redevelopment potential with property owners in the following major commercial nodes: 4100 Redwood Road; 4800 S Redwood Road; 5400 South Bangerter Highway; 4700 S/2700 W; BRT Station Area Plan Study Area. 4100 S Redwood Road. In early 2023, the city approved a building permit to reconstruct and update the existing building facades of the Meadowbrook



Plaza center. Beginning in 2022, the city entered into a partnership with Carriage Square to use CDBG funds to update common area parking and pedestrian improvements. Based on recent and significant investments, it is unlikely the property owners will request a re-zone for higher density or moderate income residential development in this area.

4800 South Redwood. The City is exploring a redevelopment strategy with area property owners that could create additional senior housing. Only minimal discussions have taken place with area property owners over the last 12 months as the City focuses on current and pending development applications.

5400 South Bangerter Highway/4000 W. In May 2021, the city approved a General Plan Map Amendment (Ord. 21-05) and a re-zone request for 16.5 acres of property from Regional Commercial (RC) to High-Density Mixed-Use (Ord. 21-06). This project replaces a vacant shopping center with high-density residential with 647 residential units and some retail. The project has received final land use approval and is under construction. Since final approval the city has assisted the development team to secure off-site infrastructure improvements to serve the increased intensity of the site.

4700 S 2700 W. In April 2020 the City Council approved a rezone to allow for the construction of the Taylorsville Temple for the Church of Jesus Christ of Latter-Day Saints (Ord. 20-11). As a result, the City is coordinating with existing property owners to improve circulation and access throughout the area, including reconfiguration of the intersection of 2600 W and 4700 S, improved access to the south side of 4700 S, and a new I-215 frontage road north of 4700 S. These improvements are intended to enhance redevelopment feasibility.

Taylorsville Expressway (Station area plan vicinity). A development group expressed interest in consolidating several properties with the intent of building the areas first large-scale mixed-use center with a proposed density of approximately 50 units/acre. Current zoning of the property is professional office. Staff has met with the development team on numerous occasions over the last 6 months and a formal zoning/development application is expected to be filed by year end (2023). The development team met with city staff on July 12, 2023, to receive preliminary input on their proposed development.

F4. Update Land Development Code to facilitate approved redevelopment plans.

The city will continue to process Site Specific Development (SSD) rezoning applications as new development proposals are submitted.

F5. Review/evaluate redevelopment proposals as they are submitted.

Ongoing as necessary.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
see response above



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
see response above

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Barriers outside of city control continue to influence the number rezoning requests received for higher-density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. While some property owners have approached the city to request rezonings, many are not interested in pursuing change at this time. Additionally, interest rates and financing have had an impact on new development.

Number and type of new units permitted
0

Number and type of affordable units added
0

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
unknown - not tracked

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
unknown - not tracked

Change in the share of household income spent on housing
unknown - not tracked

The number of rezones associated with MIH strategies
0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The implementation of this strategy is on-going; however, the 647-unit 16.5 acre Volta mixed-use project (40 units/acre) located at the southwest corner of 5400 S and Bangerter Highway has received final land use approval. Additionally, the City is expecting an application for land use approval for a 547-unit 11.5 acre mixed use project (47.5units/acre) on 4700 S (Taylorsville Expressway) by the end of the year. Several additional exploratory discussions with area property owners may result in additional land use applications in the coming year. City staff will continue the dialog with property owners and stakeholders in areas identified in the City's General Plan as suitable for higher density or moderate-income residential development to explore options for rezoning and redevelopment.

Do you have additional strategies to report?

Yes

Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

G1. Identify in Chapter Three - Land Use of the Taylorsville General Plan, areas of the BRT transit corridor with redevelopment potential for high-density transit-oriented development and moderate-income housing. (2023 Q3)

Underway - The Taylorsville General Plan is currently under review and the updated plan is expected to begin the approval process with the Taylorsville Planning Commission and City Council in late 2023. The Land Use Chapter of the draft plan currently identifies five general areas within the City with potential to redevelop into higher density mixed use districts or transit oriented neighborhoods, including: 5400 South 4000 West; 4800 South Redwood Road; 5400 South Redwood Road; 4700 South east of Redwood Road; and 4700 South 2700 West.

G2. Further study areas with redevelopment potential for high density transit-oriented development and moderate-income housing in the Station Area Master Plans as required in Strategy V. (2023 Q4)

Underway - Development of the Station Area Master Plan was initiated in June, 2023. Plan competition is expected 2nd quarter 2024.

G3. Develop master plan implementation measures including decision making criteria for zoning amendment applications. (2024 Q1)



Underway - As part of the comprehensive LDC update project, planning staff has drafted new review and decision-making criteria for zoning map amendments. The updated criteria will encourage the Planning Commission and City Council to consider whether and to what extent the proposed zoning amendment is consistent with the city's General Plan and small area plans - including the station area plans associated with the proposed BRT line. These criteria are intended to help guide future land use decisions and remind decision-makers of the planning efforts for key areas of the city.

G4. Amend zoning on an individual basis based on requests from private sector developers. (on-going)

Ongoing - In the last 12 months the city has received one rezoning application that would result in higher residential densities. An applicant requested to rezone two parcels from single-family R-1-15 (3 units/acre) to multi-family RM-12 (12 units/acre). This application also requires a General Plan amendment as the property is currently within an area designated as low-density residential in the General Plan. The city is still processing this request and an outcome has not been determined.

G5. Create site-specific zoning standards that permit density levels appropriate for specific sites and development proposals. (on-going)

Ongoing - In the last 12 months the city has received one application to rezone a property to the Site-Specific Development (SSD) zoning destination. The applicant requested to rezone and convert an existing hotel to a residential multifamily building. The city has provided review comments to the applicant and the applicant has not yet responded with the information needed to continue processing the application.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

see response above

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In 2012, the City Council approved an ordinance (Ord. 12-15) to create a new zoning district, the Site-Specific Development (SSD) district, which has proven an effective tool in allowing for higher density. This district is intended to accommodate new and imaginative concepts in urban design and land development that require particular development standards and that are unique or have unusual characteristics not permitted by the standard zoning districts in the LDC, such as higher densities.

Additionally, the city is in the process of completing a comprehensive update to its Land Development Code, which will introduce a new suite of zoning districts and development standards that better address the current and future needs of



the city. One update the city is considering is a lineup of mixed-use districts that are appropriate for areas of varied scale and intensity that will help to diversify the housing stock and introduce more creative and innovative developments. The city is also considering eliminating density controls (either citywide or for some districts), since the size and scale of the building and its position on the lot is already covered by required landscape and buffering requirements, setbacks, maximum building height, and minimum parking requirements. In lieu of density controls, the city would rely on clear building envelope and lot development standards (setbacks, height limits, lot coverage, parking maximums, etc.) that regulate development form and scale in a predictable way to allow more flexibility and creative design in the market.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

unknown - not tracked

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

unknown - not tracked

Change in the share of household income spent on housing

unknown - not tracked

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city is still in the process of implementing this strategy and has not yet observed market responses.

Do you have additional strategies to report?

Yes

Strategy #5

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

H1. Research best practices for parking standards in high density multi-family housing projects within 1/4 mile and 1/2 mile of a public transit corridor, and senior living facilities. (2023 Q3)

Underway - Planning staff is compiling parking data from several local and national cities and is working on updating the city's parking regulations to reflect that research.

H2. Develop an amendment to the Taylorsville Land Development Code concerning parking requirements in transit-oriented development projects, and multi-family residential, mixed-use, and senior housing zones. (2024 Q4)

Underway - In 2023 planning staff began researching and drafting updates to the city's LDC related to parking standards. Several updates that are being considered include:

Evaluate minimum parking ratios. Consider the parking standards of surrounding jurisdictions and national best practices and propose adjustments where necessary. Establishing appropriate parking ratios is not necessarily scientific but should be locally tailored while considering other communities and referring to published standards such as the Institute of Traffic Engineers, Urban Land Institute, the International Council of Shopping Centers, the American Association of State Highway and Transportation Officials, the American Planning Association, or other acceptable source of parking demand data. This will require coordination and discussion with staff, stakeholders, and policy-makers.

Establish maximum parking standards. The city is exploring establishing a maximum parking standard in the LDC that prevents multifamily and other nonresidential developments from providing more parking than necessary.



Maximum parking standards can be tailored to address specific land uses or a general standard could be established (e.g., a maximum of 125 percent of the minimum required). For example, if a project has a minimum 100 vehicle parking space requirement, the project could not provide more than 125 parking spaces. Additional flexibility could be provided through other tools.

Strengthen alternatives for parking standards. Many communities offer options for minimum parking requirement reductions. Taylorsville's LDC already allows for some adjustments (e.g., retail businesses and shopping centers over 80,000 square feet can receive a parking reduction from the Planning Commission); however, additional options may be considered (e.g., crediting on-street parking, minimum/maximum parking based on an approved parking study, reductions for proximity to transit services, etc.). The current design standards encourage employers to provide employees with access to multi-modal transit systems (i.e. UTA passes, etc. for bus and light rail) in order to decrease the need for parking and transit trips to the development site. This type of standard can be incentivized and awarded in the LDC.

H3. Present recommendations to the Taylorsville Planning Commission for consideration and recommendation to the Taylorsville City Council. (2024 Q1)
Future - Anticipated in the fall of 2023.

H4. Present Planning Commission recommendations to the City Council for adoption. (2024 Q3)
Future - Anticipated in the fall of 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
see response above

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
The city is currently making efforts to amend land use regulations to help support our efforts to implement this strategy, as outlined in Part 1 above.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a



Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city is still in the process of implementing this strategy and has not yet observed market responses; however, the development community has been generally supportive of re-evaluating and lowering minimum parking standards.

Do you have additional strategies to report?
Yes

Strategy #6

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

V1. Determine Study Area. (2022 Q4)

Study area determined. The following Mid-Valley Connector Stations require station area plans based on the provisions in state law: 1300 West Station, Atherton West Station, and Riverboat Road Station. The required ¼ mile radius study area of each station overlap. As a result, one plan is being developed incorporating all three station areas. The combined study area includes 487



individual properties covering 1.78 square miles (1,140.5 acres).

V2. Develop scope of services (2022 Q4)

Consultant scope of services complete. Scope of services were developed by Taylorsville City Staff with input from Wasatch Regional Council and Utah Transit Authority. The scope of services were incorporated into the project Request for Proposals (RFP).

V3. Seek project funding. (2023 Q2)

Funding in the amount of \$207,000 was approved by Wasatch Front Regional Council on March 6, 2023.

V4. Consultant services procurement; contract development (2023 Q2).

A selection committee comprised of representatives from Taylorsville City, Wasatch Front Regional Council, and Utah Transit Authority, following a competitive bid process, selected a consultant team led by KGRW architects and BCT Design to complete the Taylorsville station area plan. The contract to complete the services was approved by Wasatch Front Regional Council on May 31, 2023.

V5. Plan development (2023 Q2 through 2024 Q2).

Plan development began June 2023 and is expected to proceed through the second quarter of 2024.

V6. Stakeholder involvement. (2023 Q2 through 2023 Q4)

Stakeholder meetings began the week of July 24, 2023. Stakeholders included property owners, business owners, local brokers and developers, city staff and administration, local transportation agencies, and representatives from other applicable government agencies.

V7. Public open house (2023 Q4)

The initial public open house for the study was conducted on July 25, 2023, at Taylorsville City Hall. An estimated 60 persons attended.

V8. Planning Commission public hearing and recommendation to the Taylorsville City Council. (2023 Q2)

TBD

V9. Final plan adjustments based on Planning Commission recommendation to the City Council (2023 Q2).

TBD

V10. City Council approval (2023 Q2 through 2024 Q2).

TBD

V11. Certification by WFRC. (2022 Q4)

TBD

V12. Plan implementation (2022 Q4)

TBD

V13. Plan updates (as necessary).

TBD



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
see response above

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
Planning staff is preparing a series of ordinance amendments to allow the construction of detached ADUs in some single-family neighborhoods.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

unknown - not tracked

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

unknown - not tracked

Change in the share of household income spent on housing

unknown - not tracked

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



Development interest is high in the Station Area Plan study area. The City has been approached by a development team that is currently assembling properties for a future proposed mixed-use development. The City has had extensive discussion with the developer and a rezone application to facilitate the development is expected by year end. The proposed development is expected to have over 500 new rental units at approximately 50 units/acre. The number of affordable units has yet to be determined.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units? building permits and rental licenses

Total Number of Accessory Dwelling Units in the Jurisdiction

46

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

10

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Example plans and reports would be helpful to clarify the level of detail needed. The trainings and 1-on-1 meetings have been helpful.



Tooele County

Type of Jurisdiction
County

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

(A) Tooele County has rezoned 25.28 acres of property from MU-40 (Multiple use, 40-acre minimum) to A-20 (Agricultural, 20-acre minimum) in November of 2022, which could allow for more housing/acre. Staff have been working with applicants on other potential properties from MU-40 to smaller acres, which creates higher density areas, in the near future. The applicants are waiting on surveyors to respond and obtaining all information to submit their complete applications.

Tooele County approved ordinance 2021-34 for a 356.84 acre planned community. This rezone required that 10% of all residential units be affordable housing and mixed throughout the development. The property has since been acquired by a jurisdiction through a recent incorporation. The water and waste water system that the project will connect to is still in the unincorporated boundaries of Tooele County. The developer of the project is continuing to work on getting the utilities to the project and has recently set up a PID to help with this. The underwriters required Tooele County to agree to accept the PID if the municipality were to disincorporate for any reason. In assisting the developer in setting up the PID and getting the PID approved this moves the project closer to being constructed and providing Tooele County with the needed moderate income housing mix within the development.

Tooele County has been actively working with the developer throughout the 12 month reporting period to establish locations where the utilities will need to be installed and working on easements where the utilities will be placed, whether in public right of way or through private properties. Once the easements are all recorded the PID can be triggered to fund the installation of the utilities in order to begin construction of the development and housing project.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

(A) Granted 1 rezone to smaller acres (MU-40 to A-20) in Ordinance #2023-04 for the 2023 year.



Tooele County approved ordinance 2021-34 for a 356.84 acre planned community. This rezone required that 10% of all residential units be affordable housing and mixed throughout the development. The property has since been acquired by a jurisdiction through a recent incorporation. The water and waste water system that the project will connect to is still in the unincorporated boundaries of Tooele County. The developer of the project is continuing to work on getting the utilities to the project and has recently set up a PID to help with this. Tooele County has been actively working with the developer throughout the 12 month reporting period to establish locations where the utilities will need to be installed and working on easements where the utilities will be placed, whether in public right of way or through private properties. Tooele County has been actively working with the developer throughout the 12 month reporting period to establish locations where the utilities will need to be installed and working on easements where the utilities will be placed, whether in public right of way or through private properties. Once the easements are all recorded the PID can be triggered to fund the installation of the utilities in order to begin construction of the development and housing project.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

(A) County has rezoned at least 1 acre for higher density residential than is currently zoned. Future rezones are expected in the near future.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

(A) Many property owners in Tooele County do not want to rezone to higher density. Planning Commission and County Council are also barriers when giving unfavorable or denying decisions.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts



N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

(A) No notable market response.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

(B) Tooele County has been working with UDOT on various grants and road projects. Tooele County has been working with Tooele City, Grantsville City, SPID, property owners and developers to facilitate the construction of water and sewer infrastructure that will help properties to have utilities available to decrease the cost of construction. No grants have been applied for water projects. Tooele county has been paying for all the engineering and budgeting for the water connections to connect three water systems to ensure water availability for all types of development. Tooele County has used the 2021 Rural County Grant Part B as grants to developers and municipalities to facilitate infrastructure planning for commercial and mixed-use growth that will allow for more units near transportation and commercial growth to encourage moderate income housing development, which was reimbursement to the property owners in 2023 for the work that was completed to begin getting the project areas shovel ready. The cost of running infrastructure makes a project much more costly. By facilitating infrastructure improvements in areas with grant funding it helps to make the infrastructure available for development and decreasing the cost to the end user which in turn may assist in creating more moderate income housing by decreasing the cost to the developer that ultimately gets



passed down to the buyer. Tooele County received a grant in October 2022 to update the Tooele valley master transportation plan which identifies areas where transportation corridors will be best located which in turn will identify areas where moderate income housing may be best suited. This plan has been worked on throughout 2023 and is set to be adopted by Tooele County in early 2024. The projects mentioned above will facilitate development in areas where moderate income housing will be best suited and may be more feasible. Tooele County has applied for a grant to update the general plan to include updating the land use in conjunction with the updated transportation master plan, to update the moderate income housing element and the add a water use element.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

(B) A land use decision has not been made yet for future development due to the market slowing and development slowing down. As developable properties are identified, and infrastructure is available land use decisions may be made on those properties if needed. The projects mentioned above in #2 will facilitate development in areas where moderate income housing will be best suited and may be more feasible.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

(B) As infrastructure is available and property owners develop their properties, if needed, land use decisions may be made to require moderate income housing measures are required where it makes sense and is cost effective.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

(B) Funding and escalating costs have been a barrier to construction of infrastructure.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses



N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

(B) The cost and availability of infrastructure in developments have hindered the housing market.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

(E) Tooele County has added internal accessory dwelling units in single and multiple residential zones affective in 2023. We also adjusted detached ADU codes to be more lenient by increasing the allowable square footage and increasing the height limit. Tracking software was created in 2023 to track the internal ADUs since they were not permitted before. Both these changes have helped Tooele County to meet the benchmark for Moderate Income Housing strategy.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

(E) County has adopted new code regulations to allow internal (Ordinance #2023-05, for 2023 year) and made changes to detached ADUs (Ordinance #2022-22, affective in October of 2022).



Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

(E) Adoption of internal ADUs and reduced regulations to detached ADUs have supported this strategy.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

(E) None.

Number and type of new units permitted

Internal ADUs-18, detached-1

Number and type of affordable units added

Internal ADUs-18, detached-1

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

0

Change in local rent amounts

suspected change with privately owned basements being rented out.

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

suspected change with new rental units

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

private internal ADUs/rental units have nearly tripled in the last year.

Do you have additional strategies to report?

Yes



Strategy #4

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

(O) Tooele County sponsored a Community Development Block Grant (CDBG) grant for Tooele County Housing Authority to provide housing assistance. It was awarded in 2022 for 2023 housing assistance.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

(O) A land use decision is not necessary for this element.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

(O) Does not require a land use decision.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

(O) Funding and escalating costs have been a barrier to affordable housing.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts
N/A

Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
(O) Market rates are so high that property owners and developers are able to price rates so high that the gap for needed moderate income housing is becoming greater.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits, Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
43

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
19

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
Tooele County does not require a license or permit to RENT ADUs. Just CUPs to build.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
1 CUP for a detached ADU. 18 building permits to finish basements for an



internal ADU.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
resources and data

Tooele

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://tooelecitey.org/wp-content/uploads/2023/02/Tooele-City-Moderate-Income-Housing-Plan-2022-Revised-February-2023.pdf>

Link to Ordinance or Resolution

https://drive.google.com/file/d/1X0IDqn6IY4fwBoNq_Ov14xdT2ziFG-yf/view?usp=share_link

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- In early 2023 Tooele City approved a land use map amendment re-assigning the land use designation to Mixed Use to permit an existing building to construct residential units above commercial on the ground floor level. Ordinance 2023-11, adopted on March 15, 2023 by the Tooele City Council.
- In September of 2022 Tooele City approved a zoning map amendment



for Hallmark homes rezoning 7.3 acres of property from NC Neighborhood Commercial to MR-12 Multi-Family Residential to make way for a higher density residential townhome and apartment development. Ordinance 2022-36, adopted on September 21, 2022.

- In August of 2022 Tooele City approved a zoning map amendment for Thrive Development Group to reassign the zoning for approximately 7 acres to the MR-20, MR-16 and MR-12 Multi-family Residential zones to make way for higher density residential townhome and apartment development. Ordinance 2022-32, adopted on August 17, 2022.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Tooele City has approved these requests to amend the land use map and the zoning map to higher density residential zones that permit the construction of townhome subdivisions, condominiums and apartment buildings, each type of housing being more conducive to the construction of moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These properties were not previously zoned for any residential uses but were zoned commercial and research and development. By changing the zoning of these properties Tooele City has opened the door to these properties being developed with a variety of homes ranging from individually owned town homes to condominiums and rental apartment spaces. These rezoning applications will provide additional housing options for current and future residents of Tooele City and hopefully will be affordable to potential buyers.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no politics, public, institutional, or regulatory barriers to this strategy experienced.

Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None yet, although historic downtown above ground residences can now again be inhabited.



Number and type of units converted from other uses
None

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
In relation to implementing this strategy, none known.

Change in the share of household income spent on housing
related to this strategy, none known.

The number of rezones associated with MIH strategies
Three in the past 12 months.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The implementation of this strategy has not had any notable market response as the developers that changed the zoning of the properties experienced the following difficulties.

- Developers are unable to find, purchase or locate sufficient water rights to satisfy the water usage needs of the potential development, causing a slowdown in all development, including higher-density and more affordable units.
- One of the applicants died in an unfortunate automobile accident, halting progress on his development.
- Land prices were so high that after the zoning map amendment was approved for higher density zones, the developer abandoned the project not wanting to take a loss developing land.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



- In September of 2022 Tooele City approved a zoning map amendment for Hallmark homes rezoning 7.3 acres of property from NC Neighborhood Commercial to MR-12 Multi-Family Residential to make way for a higher density residential townhome and apartment development. This proposed development is immediately adjacent to SR-36. SR-36 is Tooele City's main transportation corridor running the entire length of the City and connecting residents in all sections of the City to the City's job and commercial centers.
- In August of 2022 Tooele City approved a zoning map amendment for Thrive Development Group to reassign the zoning for approximately 7 acres, from commercial zoning districts to the MR-20, MR-16 and MR-12 Multi-family Residential zones to make way for higher density residential townhome and apartment developments. This proposed development is located adjacent to SR-36. SR-36 is Tooele City's main transportation corridor running the entire length of the City and connecting residents in all sections of the City to the City's job and commercial centers. The proposed development is also located less than ¼ mile north of a research, development and medical park where many people are employed. There is also a UTA park and ride facility located approximately 500 feet to the south of the properties rezoned accessible to and within walking distance of these properties. The three different higher-density zoning districts will allow a more diverse range of higher-density and, hopefully, more affordable housing options, as well as providing transitions in scale and massing between districts.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Tooele City's land use map places areas for higher density residential near major transportation corridors and commercial hubs. Tooele City, however, is located in a rural county, and the only major transportation hubs we have are SR-36, the City's main arterial highway where the greatest number of vehicle trips per day occur and a UTA park and ride on the north side of the city located adjacent to a growing commercial, light-industrial and research center. By approving higher density zones adjacent to these two transportation hubs and corridors the City hopes to get people to and from their destination in the fastest manner and avoid impacts to internal subdivision streets or other roads not designed to handle higher volumes of traffic.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Land use decisions involved the amendments of the Land Use Map of the General plan from commercial to higher density residential. Zoning Map amendments from commercial and industrial zones were approved to higher



density residential zoning districts which will enable the construction of townhouses, condominiums and apartment buildings which contribute and aid in the construction of moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Tooele City does not have a lot of major transit corridors or hubs, and public transit service options are limited. What we do have we try to work with.

Tooele City is a bedroom community and much of our workforce drives into Salt Lake County on a daily basis. There are some express bus services that provide shuttle services to the airport, and some vanpool systems operated by UTA, but by and large SR-36 is the greatest transportation asset and corridor we have. It's hard to plan high density residential developments near or around transportation stops and corridors when we don't know where they will be but we do the best we can with what we have. Tooele County's transportation plan calls for transit hubs with associated transit-oriented high-density development, but these hubs would be located outside and to the north of Tooele City.

Number and type of new units permitted

None

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

Non

Change in local rent amounts

None

Change in the number of people displaced

None

Change in the number of households experiencing housing cost burden
In relation to implementing this strategy, none that we know of.

Change in the share of household income spent on housing
Related to this strategy, none that we know of.



The number of rezones associated with MIH strategies
3 in the previous 12 months.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The implementation of this strategy has not yet had any notable market response as the developers that changed the zoning of the properties experienced the following personal and market-related difficulties.

- Developers are unable to find, purchase or locate sufficient water rights to satisfy the water usage needs of the potential development.
- One of the applicants died in a car accident, halting progress on his development.
- Land prices were so high that after the zoning map amendment was approved for higher density zones, the developer abandoned the project.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- This strategy is ongoing. Tooele City passed an ordinance that permits detached, attached and interior ADUs for properties that meet certain qualifications of lot size, setbacks, parking and so forth.
- Tooele City's ADU ordinance provides for a 50% reduction of the culinary water impact fee, the sanitary sewer impact fee, the public safety impact fee, and the parks and recreation impact fee. That is a total impact fee reduction of 50% of what a single-family home would pay.
- Tooele City's ADU ordinance waives the requirement of an ADU to convey water rights, a typical requirement for a new single-family home. Today, water rights in Tooele City can be upwards of \$60,000.00 per acre foot. That is huge savings and incentives to build an ADU.
- Tooele City's ADU ordinance exempts ADUs from paying street light utility fees and storm water utility fees.
- Since Tooele City adopted the ordinance and permitted the construction of ADUs, the City has issued building permits for 11 interior and attached ADUs.
- Tooele City has not issued any permits for detached ADUs, however, public interest in these types of housing units is high as Tooele City's Planning and Zoning department fields many requests about information to construct these types of ADUs. We hope that individuals will begin to utilize this valuable tool for additional housing opportunities.



- Tooele City enacted legislation to comply with state legislation during the 2022 Utah legislative session to comply with new internal ADU statutes, and will do the same in response to the 2023 legislative session.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

All of Tooele City's single family zones permit the construction of internal, attached and detached ADUs if the lots meet certain size restrictions, consistent with Utah law. Lots as small as 6,000 square feet are permitted to have an internal ADU. The smallest single-family lot that can be created under Tooele City's single-family residential zones are 7,000 square feet. Essentially, this ordinance permits an internal ADU on every legal-conforming and even some legal-nonconforming single-family residential property in Tooele City. This is evidence that Tooele City's land use decisions support the City's desires to enable the construction of ADUs on existing single-family residential properties. Tooele City also does not require the registration of ADUs, but simply an indication on the ADU building permit. Tooele City does not require a specific license or conditional use permit to authorize an ADU. Tooele City doesn't even require an affidavit stating that the owner of the property will live in one of the ADUs. This was done to make the process of creating an ADU as unobtrusive and as simple as possible for property owners. Tooele City has made exemplary efforts to make the construction of ADUs as painless as possible, possibly even to the City's own detriment. The State requires us to track these things and keep tabs on how many of them there are in the City and, since we made the process of creating an ADU as easy as possible, we have not kept track of them in a manner that may be satisfactory to the State.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

All land use decisions regarding ADUs have been favorable. Tooele City permits all types of ADUs and permits them on all properties within the City. Tooele City has made great efforts to make construction of ADUs as simple and painless as possible, almost to the city's detriment. Tooele City doesn't even require a business license or a recorded document against the ADU. Until now, Tooele City hasn't even been officially tracking ADUs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no political, public, institutional, or regulatory barriers to this strategy experienced.



Number and type of new units permitted
11 interior and attached ADUs

Number and type of affordable units added
11

Number and type of affordable units rehabbed
None that we know of.

Number and type of units converted from other uses
11

Change in local rent amounts
Unable to be determined.

Change in the number of people displaced
Unable to be determined.

Change in the number of households experiencing housing cost burden
In relation to implementing this strategy, none that we know of.

Change in the share of household income spent on housing
Unable to be determined.

The number of rezones associated with MIH strategies
Rezoning are not required to permit ADUs.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Although the City has made efforts to enable the construction of ADUs and make the process as simple as possible for existing home owners to have an ADU, we have not seen many applications come forward to legally construct an ADU. Only 11 have done so since the ADU ordinance was adopted. We know of these 11 because of notations of the building permit. Many individuals rent their basements out without informing the City of the rental situation. Many residents convert their basements to ADUs without informing the City or obtaining a building permit. Construction costs are also extremely high making it more difficult for individuals who could use the money generated by having an ADU to have enough money to apply for a building permit and fund the construction of or conversion of existing home space into an ADU. No building permits for detached ADUs have been issued by Tooele City as nobody has officially applied for this type of ADU. We are still waiting, but have prepared



fertile regulatory ground for the construction of detached ADUs when the market is ready.

Do you have additional strategies to report?

Yes

Strategy #4

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- In the last fiscal year Tooele City has partnered with and assisted the Tooele County Housing Authority for two affordable housing programs.
- The Harris Community Village. This project was constructed by the Tooele County Housing Authority. In that construction an existing abandoned elementary school was converted to a community resource center with services for those struggling with housing situations and other difficulties. Constructed with this project is a residential apartment building consisting of 66 low rent studio and 1 bedroom residential units.
- Murdock Subdivision. This project was originally entitled and platted by a private developer. The Tooele County Housing Authority acquired the project from the developer and, with Tooele City's assistance, developed the property as subsidized housing with special sweat equity programs to lower the cost of housing construction and enable individuals of lower income levels to purchase a single-family home. Murdock Subdivision consist of 26 single-family residential lots.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Tooele City has worked closely with the Tooele County Housing Authority to help both projects receive approval in a timely manner. Tooele City even changed its



automobile parking ordinance to reduce the parking requirement for housing assistance centers such as the Harris Community Village as residents of these units don't always own and operate a vehicle. Tooele City waived impact fees and water right requirements for these developments, a value of nearly a million dollars.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Property was rezoned to MR-8 but was not rezoned during this fiscal year. A Conditional Use Permit, a zoning tool, was approved for the Harris Community Village project, despite minimal public opposition.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no public, political, institutional, or regulatory barriers to this strategy experienced.

Number and type of new units permitted

95

Number and type of affordable units added

95

Number and type of affordable units rehabbed

66 from a prior abandoned institutional use to low-income residential use.

Number and type of units converted from other uses

66 from a prior abandoned institutional use to low-income residential use.

Change in local rent amounts

None detected thus far.

Change in the number of people displaced

We do not have a means to quantify this, but the purposes of the Harris Community Village include providing housing for the local homeless population, so potentially 66 families former displaced will now have their own housing

Change in the number of households experiencing housing cost burden

In relation to implementing this strategy, none that we know of.

Change in the share of household income spent on housing

Unable to be determined.



The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Phase 1 of Murdock Subdivision was built out quickly with 18 lots being constructed. The sweat equity program administered by the Tooele County Housing Authority was very popular. The Harris Community Village is still under construction so we are yet to see how quickly the facility will be fully utilized. We anticipate that it will be quickly filled.

Do you have additional strategies to report?

Yes

Strategy #5

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- In the last fiscal year Tooele City has partnered with and assisted the Tooele County Housing Authority for the Harris Community Village. This was an existing abandoned elementary school that has been refurbished and renovated into a community resource center for those needing housing assistance. A new structure is also being constructed providing 66 low rent residential apartment units. Because the school was existing the project has been able to utilize existing water systems, water rights credits (from the former institutional use), sewer systems, roads, sidewalks, curbs and gutters, and access points without having to construct additional utilities. This has helped to keep construction costs lower than would have been if the Tooele County Housing Authority was required to install all utilities on a vacant site.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Tooele City has worked closely with the Tooele County Housing Authority to help both projects receive approval in a timely manner. Site Plan approvals, Conditional Use Permits and building permits were issued in a timely manner to encourage construction of the project with minimal delays from the City. Tooele City waived impact fees and water right requirements for these developments, at a cost of nearly a million dollars.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Tooele City has worked diligently to approve all site plans, conditional use permits and building permits in a timely manner in order to facilitate the rapid construction of this necessary housing element.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no political, public, institutional, or regulatory barriers to this strategy experienced.

Number and type of new units permitted

66

Number and type of affordable units added

66

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

None detected.

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

In relation to implementing this strategy, none that we know of.

Change in the share of household income spent on housing

Unable to determine.

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The Harris Community Village is still under construction so we are yet to see how quickly the facility will be fully utilized. We anticipate that it will be quickly



filled.

Do you have additional strategies to report?

Yes

Strategy #6

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- Murdock Subdivision: Tooele City waived the impact fees for each Dwelling Unit in the subdivision by \$13,761.80.
- Total value of the impact fee waiver by Resolution 2022-60 is \$316,521.40.
- Harris Community Village: Tooele City waived the impact fees for each dwelling unit in the facility by \$12,756.80.
- Total value of impact fee waiver by Resolution 2022-61 is \$841,948.80.
- Tooele City waived water rights for this project totaling \$290,500 (at an earlier value of \$15,000 per acre-foot; the value today exceeds \$35,000 and may be as high as \$60,000).
- Tooele City has an in-fill area overlay for sections of the City where roads and infrastructure are established. In order to encourage development of vacant parcels, or redevelopment of existing homes in this area, Tooele City reduces the cost of water rights by between 25% and 50%, depending on the specific in-fill geographic area. During the reporting year, Tooele City issued two building permits for manufactured homes where this reduction was applied.
 - 533 South Coleman- water rights costs reduced by \$13,642.00.
 - 113 South Coleman - water rights costs reduced by \$6,768.00

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Tooele City has created the In-Fill Area Overlay to facilitate and encourage development in locations within the City where infrastructure has already been established. To encourage construction or redevelopment of these properties, Tooele City provides reductions in building setbacks, lot coverages, and reductions in the cost of water rights purchased from the City. Tooele City also has in place ordinances establishing impact waiver eligibility as well as impact fee waivers (TCC 4-15-1 and TCC 4-15-1-a) for affordable housing. Land use decisions or special permits or waivers are not necessary as the ordinances are already in place to enable the City to use these resources to reduce the cost of housing and encourage development in the in-fill area as much as possible.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

All land use decisions regarding site plans, conditional use permits, building permits and boundary line adjustments were approved in a timely manner to save time and reduce inflationary construction costs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no public, political, institutional, or regulatory barriers to this strategy experienced.

Number and type of new units permitted

97

Number and type of affordable units added

95 (two homes included that are not considered affordable).

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

None detected

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

In relation to implementing this strategy, none detected

Change in the share of household income spent on housing

Unable to determine

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Phase 1 of Murdock Subdivision went quickly and was very popular. The Harris Community Village is still under construction so we don't have any



mark responses to report yet. Two new homes developed on vacant land in the in-fill area overlay. Even with the reduction in the cost of water, land and homes are still considerably expensive so development on these in-fill parcels is slower than is desired. The in-fill areas also need to compete with newer developments on the perimeters of the City as well as many people prefer to live in newer areas and in newer homes rather than in older sections of the City near older homes.

Do you have additional strategies to report?

Yes

Strategy #7

(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

- As permitted by federal and state regulations, Tooele City used ARPA funds to help subsidize the General Fund when reducing impact fees for moderate income housing developments, as follows.
- ARPA FUNDS helped reduce impact fees for Murdock Subdivision by \$178,521.40.
- ARPA FUNDS helped reduce impact fees for Harris Community Village by \$445,948.80.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Tooele City has worked closely with the Tooele County Housing Authority to help both projects receive approval in a timely manner. Zoning approvals, Subdivision approvals, Site Plan approvals, Conditional Use Permits, and building permits were issued in a timely manner to encourage construction of the project with minimal delays from the City. Tooele City waived impact fees and water right requirements for these developments, at a cost of over \$1 million.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Zoning approvals, subdivision approvals, site plan approvals, conditional use permits and building permits were conducted and issued in a timely manner to encourage construction of the project and save inflationary costs during the



construction.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There were no public, political, institutional, or regulatory barriers to this strategy experienced.

Number and type of new units permitted

94

Number and type of affordable units added

94

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

None detected.

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

In relation to implementing this strategy, none detected.

Change in the share of household income spent on housing

Unable to determine

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Phase 1 of Murdock Subdivision was built out quickly with 18 lots being built out. The sweat equity program administered by the Tooele County Housing Authority was very popular. The Harris Community Village is still under construction so we are yet to see if the facility will be fully utilized. We anticipate that it will be.

Do you have additional strategies to report?



No

How does the jurisdiction track Accessory Dwelling Units?
Building Permits issued for ADUs since ordinance adoption.

Total Number of Accessory Dwelling Units in the Jurisdiction
There are 11 legally constructed ADUs in Tooele City since ordinance adoption

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
11

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
Tooele City does not require a business license for an ADU.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
11

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance, Guidebooks for planning and reporting, The reporting form has nearly identical questions and required the repetition of information. A more concise reporting form would be most appreciated with fewer repetitive questions.

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

1. Tooele City owns surplus land that could potentially be applied toward the construction of affordable housing. This housing would be truly affordable. Rather than merely increasing developer profit margins by reducing regulatory and construction costs (through utilization of existing statutory strategies), the City could pass all cost savings onto eligible homebuyers through deed restrictions, resale restrictions, mortgage and rental controls, and other tools, all of which have already been thoroughly developed, tested, and implemented by the Utah Housing Corporation. Tooele City would appreciate receiving technical expertise and assistance in knowing how to use its own land, together with available cost-saving tools, to lead the state in using its own land and



resources to develop truly affordable housing for Tooele constituents.

2. There are many reasons behind the high cost of homes. It would be of great benefit if data could be compiled that explains all of the factors behind home prices. For example, how much of a home's price is determined by the amount the developer had to pay to buy the land the home is constructed upon. It would be of benefit to understand the role of inflation in the cost of homes in Utah. It would be helpful to understand how the monetary resources of California relocations affect the home prices in Utah. Currently, Tooele City charges around \$16,000.00 for a new home in impact and building permit fees. Reducing the prices of a home by \$16,000.00 in impact fees on a \$600,000.00 home doesn't render that home affordable to most native Utahns. It would be most helpful to have data that demonstrates how much of a City's charged fees, architectural standards and so forth actually contribute to the cost of a home as compared to other forces above and beyond a City's ability to control.

Tremonton

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<http://tremontoncity.org/wp-content/uploads/2022/11/Approved-Res-and-Affordable-Housing-Plan-Nov.-1-2022.pdf>

Link to Ordinance or Resolution

<http://tremontoncity.org/wp-content/uploads/2022/11/Approved-Res-and-Affordable-Housing-Plan-Nov.-1-2022.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

During the 2023 calendar year, Tremonton City has been working with three potential developers on partnering to extend the infrastructure necessary for



the development of moderate-income housing units. The potential developers include Brodie Calder, Perry Homes, and Paul Johnson.

Brodie Calder has purchased approximately 30 acres within Tremonton City's declared annexation policy but is currently outside of the City limits. Brodie Calder's property needs culinary water, secondary water, sewer lines, and a sewer lift station. Brodie has been preparing cost estimates associated with extending the infrastructure. During the process, Brodie and the City discussed possibly using moderate-income house funds to extend the infrastructure in return for Brodie developing homes that meet the requirements for moderate-income housing. The City anticipates Brodie's timeline for development is within one to two years, market depending.

Perry Homes has under option 50 acres on the City's east side, just south of Main Street. A portion of this property has access to sewer, but most of the property does not. The City has discussed using moderate-income housing funds to extend the sewer lines south to the Tremonton City Wastewater Treatment Plant. Additionally, stormwater outfall lines are needed and would be located within the same alignment as the sewer lines. Most of the 50 acres are outside the City limits and would need to be annexed. The City anticipates the timeline for development is within two to three years.

Lastly, the City has been engaged in conceptual discussions with Paul Johnson, who is working with the property owners to develop property on the west side of the City and on the other side of Interstate 84. This area of the City has a future land use of higher density which may be more conducive for moderate-income housing. In exchange for the developer developing low to moderate-income housing, the City would partner on extending the infrastructure under the Interstate. The infrastructure needed under the Interstate includes culinary water and sanitary sewer, including a sewer lift station. This development prospect is the least solidified of the two others mentioned.

The current Tremonton City Moderate Income Housing Plan identifies the following implementation timelines for Strategy B.

- Identify strategic undeveloped areas of land to extend sewer and other utilities in order to facilitate the creation of residential neighborhoods. (Anticipated completion: end-2023 also see Appendix E)
- Utilize RDA funds to construct utility extensions to planned areas. (Anticipated completion: end-2024)
- Create and adopt a new ordinance requiring new developments utilizing the utility extensions to construct 10-percent of units as moderate-income



housing. (Anticipated completion: mid-2024)

- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st).

At present the City is meeting the timeline stated in its Moderate Income Housing Plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

There has been no land use decision made associated with Strategy B. The most likely land use decision that may come is an application from Brodie Calder regarding the annexation of 30 acres on the City's south side. If the City partners with Brodie and uses moderate-income housing funds, the City will formalize the City's obligation to participate in the extension of infrastructure and Brodie's obligation to construct moderate-income housing within a pre-annexation agreement. Additionally, land use decisions associated with this development would include zoning property with the approval of the annexation. Brodie is scheduled to visit with the Tremonton City Council about his proposed development on August 1, 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

There has not been a land use decision associated with this Strategy. A plausible land use decision for this Strategy may be amending the Tremonton City Moderate Income Housing Plan and selecting a different Strategy so the City can make more progress towards implementation.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The City has realized that Strategy B requires a willing developer with technical expertise, financial ability, and willingness to partner with the City in creating moderate-income housing. Since implementing this Strategy is beyond the City's ability to implement it independently, the City may consider amending its moderate-income housing plan in the upcoming months to select another Strategy.

Number and type of new units permitted

- o To date, there have been no units created under Strategy B



Number and type of affordable units added

- o To date, there have been no units created under Strategy B

Number and type of affordable units rehabbed

- o Not applicable to Strategy B

Number and type of units converted from other uses

- o Not applicable to Strategy B

Change in local rent amounts

- o Not applicable to Strategy B

Change in the number of people displaced

- o Not applicable to Strategy B

Change in the number of households experiencing housing cost burden

- o To date, there have been no units created under Strategy B

Change in the share of household income spent on housing

- o To date, there have been no units created under Strategy B

The number of rezones associated with MIH strategies

- o To date, there have been no units created under Strategy B

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

- o Tremonton City has experienced a significant decrease in development activity attributed primarily to conditions within the market, such as higher interest rates. Since January of 2023, no new development has been constructed for housing. Consequently, there have been no opportunities for the City to partner with developers on the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City has engaged Landmark Design, a land use consultant, to draft an Accessory Dwelling Unit ordinance. Since engaging Landmark Design, they have created a draft and several iterations of the draft ordinance based on the



Planning Commission and City staff's comments. The draft Accessory Dwelling Unit ordinance is a regular agenda item on the Planning Commission's agenda.

The current Tremonton City Moderate Income Housing Plan identifies the following implementation timelines for Strategy E.

- Draft and adopt a new ordinance for Accessory Dwelling Units, both internal and detached. (Anticipated completion: end-2023)
- Reduce regulations by designating ADUs as conditional use to be approved by the Zoning Administrator. (Anticipated completion: end-2023)
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st).

At present, the City is meeting the timeline stated in its Moderate Income Housing Plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. A land use decision has not yet been made, however, a draft Accessory Dwelling Unit Ordinance has been on the Planning Commission agenda multiple times over the past few months. City staff believes it is on pace to meet its implementation timeline of a new Accessory Dwelling Unit Ordinance by the end of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. While the land use decision has not been completed, the Planning Commission is progressing on a draft Accessory Dwelling Unit Ordinance. After completing a draft, the Planning Commission will conduct a public hearing and solicit input from the public on the draft ordinance. Thereafter the draft ordinance will be forwarded to the City Council for their review, consideration, and land use decision.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. The primary emphasis of the draft Accessory Dwelling Unit Ordinance is aimed at existing houses and existing lots accommodating accessory dwelling units. In many cases, it may be difficult for existing homes and lots to be reconfigured to accommodate accessory dwelling units. For this reason, the Planning Commission and City staff wonder how many existing homeowners will try to



retrofit Accessory Dwelling Units into existing houses (internal dwelling units) or existing lots (detached dwelling units). The Planning Commission and City staff believe that a better approach may be to find a mechanism to incentivize developers to construct an Accessory Dwelling Unit with the initial construction of a new home. The City is earnestly trying to find a way to implement Accessory Dwelling Units meaningfully.

Number and type of new units permitted

- o To date, no units have been created under Strategy E Accessory Dwelling Unit Ordinance.

Number and type of affordable units added

- o To date, no units have been created under Strategy E Accessory Dwelling Unit Ordinance.

Number and type of affordable units rehabbed

- o Not applicable to Strategy E

Number and type of units converted from other uses

- o Not applicable to Strategy E

Change in local rent amounts

- o To date, there have been no units created under Strategy E Accessory Dwelling Unit Ordinance

Change in the number of people displaced

- o To date, there have been no units created under Strategy E Accessory Dwelling Unit Ordinance

Change in the number of households experiencing housing cost burden

- o To date, there have been no units created under Strategy E Accessory Dwelling Unit Ordinance

Change in the share of household income spent on housing

- o To date, there have been no units created under Strategy E Accessory Dwelling Unit Ordinance

The number of rezones associated with MIH strategies

- o To date, there have been no units created under Strategy E Accessory Dwelling Unit Ordinance

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

o The City is currently working towards reducing regulations related to, internal or detached accessory dwelling units in residential zones. Once the detached accessory unit ordinance is in place, the City wants to see the market response for constructing detached units on existing lots. The City anticipates that the initial construction costs for detached accessory units may be a barrier for existing homeowners to create an accessory unit.

Additionally, the City anticipates that there is no economic reason for regional homebuilders to construct an accessory unit with the initial construction of the home. The City anticipates that there may need to be an incentive offered, such as eliminating impact fees, connection fees, infrastructure costs (such as separate sewer and water laterals), building permit fees, cost for garbage cans, etc., to see this strategy be successful.

Strategy #3

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

City staff is currently trying to secure an established partner to administer the mortgage assistance program on behalf of the City. City staff has contacted the Bear River Association of Government, Tremonton City's Housing Authority. It has been determined that they may not be the best staffed to administer a mortgage assistance program on the City's behalf.

The City has been working with Neighborhood Nonprofit Housing Corporation (NNHC) to administer the program. Josh Runhaar, Executive Director for NNHC, expressed some willingness to partner with Tremonton City to administer the program. Below is an email from Josh on March 7, 2023, outlining how the program will work.

We have been working on an equity position soft second program with Logan City and Visionary homes (we hit pause on it when the market went quiet) and also for our own corporate usage. The general outline is a down payment assistance program with an equity stake. It gets people into their first home and lets them build equity, though a portion of it would be returned to the program. In general, it would work like this:

- Home sale for \$400,000



- Equity stake from assistance fund of \$50,000 (12.5%) - Seller takes a loan for \$350,000
- No payments and no interest on the \$50,000
- When homeowner sells or refinances the home, repayment is made in a prorated amount:
 - Home sells for \$500,000
 - Equity stake is repaid: $\$50,000 + (12.5\% \text{ of } \$500\text{k} - \$400\text{k}) = \$62,500$
 - If value drops the equity stake may have a downward adjuster - we are still looking into that

The growing equity amount lets us re-allocate funding in a way that keeps up with cost inflation of housing. We may need to take a small portion of the returned equity as admin, maybe 10% of the increased equity (so 10% of the 12.5% in the example above). As it is we would be floating the program unless the city was willing to fund some level of admin per loan provided. Not sure what the funding amount would be, and perhaps we can find additional resources to match the city funds with to expand the pot of funding, we will have to dig around a bit I think.

Once we set the income limits and participant types, NNHC can manage the program. We can provide information to use with HR or hiring promotional material to help people understand the options with the program.

We have the basic concept together, but not the details of documents yet. We have been trying to wrap up a few other big projects, but hope to have something actionable for our own needs in the next couple of weeks.

Josh Runhaar, AICP
EXECUTIVE DIRECTOR
195 W Golf Course Road, Logan, UT 84321
(435)753-1112

City staff has contacted Josh several times to follow up and see if progress could be made towards implementation. City staff is sensing that while Neighborhood Nonprofit Housing Corporation may have the expertise to administer the program, they may not have the capacity to undertake it. In subsequent emails with Josh, the general response is that they desire to help but do not have the time to help.

The current Tremonton City Moderate Income Housing Plan identifies the following implementation timelines for Strategy N.



- Partner with Bear River Association of Governments Housing Authority or create and establish a local housing authority tasked with administering a mortgage assistance program for public employees of the City or School District residing in Tremonton. (Anticipated completion: end of 2023)
- Charge the housing authority with the tasks of administering developer fee-in-lieu payments and offering moderate-income housing assistance such as loans to first-time home buyers, giving priority to public employees. (Anticipated completion: on-going)
- Charge the City's RDA with constructing or supporting the construction of moderate-income, deed restricted housing units specifically reserved for purchase by public employees as part of a prioritization by waitlist/lottery process. (Anticipated completion: on-going)
- Tremonton City shall evaluate the implementation measures for this strategy and shall make adjustments as needed and permitted by Utah Code Utah Code 10-9a-403(2)(c)(ii)(B). (Annually between July 1st and October 1st).

Currently, the City is meeting the timeline stated in its Moderate Income Housing Plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made. City staff will contact Neighborhood Nonprofit Housing Corporation (NNHC) to clarify the NNHC capacity to create a mortgage assistance program and administer this program on the City's behalf.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

A land use decision has not been associated with the mortgage assistance program. A plausible land use decision for this Strategy may be amending the Tremonton City Moderate Income Housing Plan and selecting a different Strategy so the City can make more progress towards implementation.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Like Strategy B, the City realizes that Strategy N may be difficult for the City to undertake this Strategy independently and will need to find a willing and able partner with the technical expertise and staffing ability to create and administer the program. The City may re-evaluate if it wants to continue pursuing this as one of its required moderate-income housing Strategies. The City may consider amending its moderate-income housing plan in the upcoming



months to select a Strategy to accomplish independently.

Number and type of new units permitted

- o Not applicable to Strategy N

Number and type of affordable units added

- o Not applicable to Strategy N

Number and type of affordable units rehabbed

- o Not applicable to Strategy N

Number and type of units converted from other uses

- o Not applicable to Strategy N

Change in local rent amounts

- o This Strategy has not been implemented

Change in the number of people displaced

- o Not applicable to Strategy N

Change in the number of households experiencing housing cost burden

- o This Strategy has not been implemented

Change in the share of household income spent on housing

- o This Strategy has not been implemented

The number of rezones associated with MIH strategies

- o Not applicable to Strategy N

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

- o Tremonton City has experienced a significant decrease in development activity and new home starts. The City anticipates that this slowdown is attributed to the market condition associated with higher interest rates. Fewer housing units are coming onto the market, and the City understands that existing homes have been slower to sell. It seems as though some potential buyers may be waiting for market conditions to change.

A mortgage assistance program may provide potential buyers with the gap financing they need to make homeownership affordable, especially in light of higher interest rates. The City understands that the State of Utah has implemented a mortgage assistance program for first-time homeowners buying



new houses. As the City tries to establish its mortgage assistance program, the City would welcome knowing if the State of Utah has provided mortgage assistance in Tremonton.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

o The total number of known Accessory Dwelling Units is 11, all of which are internal dwelling units

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

o Not applicable as the City does not currently issue business licenses or permits to rent

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

Not applicable

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Planning technical assistance, Model Ordinances, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The State could support the City by enabling the use of additional revenue streams to be used to fund expenses with implementing the moderate-income housing strategies as well as paying for City staff time associated with implementation. Implementing moderate-income housing is time intensive and requires City staff time; funding to pay for implementation is a necessary



resource needed by the City to be able to engage and focus on creating moderate-income housing. Much like a portion of Community Block Grant Funds (CDBG) can be used for a land use planner's wages, a portion of restricted revenue streams for moderate-income housing should be able to use to fund a planner to administer and implement the City's Moderate Income Housing Strategy.

Utah County

Type of Jurisdiction
County

Link to Plan

https://utahcounty.municipalcodeonline.com/book?type=plan#name=4_MODERATE_INCOME_HOUSING_ELEMENT

Link to Ordinance or Resolution

https://s3-us-west-2.amazonaws.com/municipalcodeonline.com-new/utahcounty/plan/documents/1670966686_Ordinance%202022%20-%201126.pdf

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Reporting period actions: Consistent with, and in advance of, the implementation plan for this strategy, Utah County adopted an amendment to its accessory dwelling unit ordinance on October 5, 2022 (Ordinance #2022-949) which reduced regulations related to ADU's. Those reduced regulations included:

- i. Allowing an internal dwelling to be enlarged beyond the footprint of the "existing" primary dwelling as referenced in State Code provided certain size and timing requirements were met.
- ii. Eliminating the requirement that the floor area of a detached ADU not exceed 40% of the floor area of the primary dwelling. The ordinance now only requires that the ADU be "subordinate" to the primary dwelling in size.
- iii. Eliminating the requirement for the entrance to an internal ADU to be located at the side or rear of the primary dwelling. The ordinance now does



not restrict the location of the entrance to an internal ADU.

- iv. Expanding the allowance of ADU's in existing accessory structures, including agricultural buildings.
- v. Adding definitions and other clarifying changes for consistency within ordinance and with State Code.

Staff will continue with this strategy as detailed in this strategy's implementation plan as it relates to identifying future ordinance revisions needed.

Previous actions: Utah County adopted an accessory dwelling unit ordinance in 2019 (Ordinance #2019-29) which permitted ADU's (both internal and external) in all zoning designations that allowed a single-family dwelling. We believe this was one of the most permissive ADU ordinances in the state at that time. Utah County staff researched rental rates to determine the approximate maximum size to be allowed and still qualify as moderate income housing. That was determined to be 1,000 square feet. County Commissioners wanted to allow property owners to go larger, so the ordinance included an exception that allowed up to 1,500 square feet provided the property owner signed and recorded a restrictive covenant and acknowledgment form ensuring the ADU will only be rented at an amount which qualified as moderate income housing.

In 2021, the ordinance was amended (Ordinance #2021-450) to be consistent with HB 82 from the 2021 legislative session related to the provisions for internal ADU's (no size limitations, limitations to parking requirements, etc.).

In 2022, the land use ordinance was amended (Ordinance #2022-14) to allow ADU's to be approved accessory to farm caretaker dwellings.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Reporting period actions: As referenced above, Ordinance #2022-949 was adopted on October 5, 2022 which significantly reduced regulations related to ADU's in residential zones. This is a direct completion of this adopted strategy ahead of the implementation timeline. Staff will continue with this strategy as detailed in this strategy's implementation plan as it relates to identifying future ordinance revisions needed.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The above referenced land use regulations reduced restrictions related to



ADU's. Those reduced restrictions included:

- i. Allowing an internal dwelling to be enlarged beyond the footprint of the "existing" primary dwelling as referenced in State Code provided certain size and timing requirements were met.
- ii. Eliminating the requirement that the floor area of a detached ADU not exceed 40% of the floor area of the primary dwelling. The ordinance now only requires that the ADU be "subordinate" to the primary dwelling in size.
- iii. Eliminating the requirement for the entrance to an internal ADU to be located at the side or rear of the primary dwelling. The ordinance now does not restrict the location of the entrance to an internal ADU.
- iv. Expanding the allowance of ADU's in existing accessory structures, including agricultural buildings.
- v. Adding definitions and other clarifying changes for consistency within ordinance and with State Code.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

As referenced above, this strategy has been implemented ahead of schedule, so no barriers prevented this implementation. Ongoing barriers related to more widespread utilization of ADU's exist, including:

Limitations on domestic water supply. Most unincorporated residents rely on individual private wells for domestic water supply. These wells are reliant on source availability and water right availability under the jurisdiction of the Utah State Engineer.

Onsite sewage disposal systems. Most unincorporated residents rely on individual onsite sewage disposal systems. Such systems are limited by soil saturation and groundwater levels. Much of unincorporated Utah County has areas of high groundwater, including the areas that are most populated. The addition of an ADU on a property may be limited to the site's capacity for onsite sewage disposal.

Remoteness from municipal-type services and activities, including public transit access, employment centers, commercial centers (shopping, entertainment, etc.), social opportunities, etc. Residents of moderate income housing often desire to reside in cities closer to these types of services and activities.

Number and type of new units permitted

Three(3) new ADU's permitted during reporting period.



Number and type of affordable units added

Three(3) new ADU's as affordable units permitted during reporting period.

Number and type of affordable units rehabbed

Unknown

Number and type of units converted from other uses

Unknown

Change in local rent amounts

Unknown

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

Unkown

Change in the share of household income spent on housing

Unknown

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response has been quite favorable to this strategy. Our staff receives inquiries from interested property owners on a weekly basis. Permits issued for new ADU's total approximately 10% of all residential permits issued for the last year. This strategy has shown to be the most successful strategy for unincorporated Utah County due to its relative ease of implementation and desired use by the residents of the unincorporated area. Property owners have indicated that the primary need for ADU's is for use by family members which has shown to overcome the barrier of distance from municipal-types of services.

Strategy #2

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

Describe each action taken by the county during the previous 12 month period



to implement this moderate income housing strategy.

Reporting period actions: Consistent with this strategy's implementation plan, county staff are conducting a public outreach effort with large agricultural operators aimed at soliciting feedback on barriers or regulations that are preventing utilization of existing ordinance provisions for caretaker dwellings and/or worker housing. Staff has created an online survey and has distributed this survey to targeted agricultural operators. The survey link was sent to these operators on July 19, 2023 and will be available for approximately 60 days. Staff will then review and share the results with the Utah County Planning Commission this fall to identify any needed ordinance amendments to help foster greater utilization of these provisions.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Reporting period actions: An application was received by a property owner to rezone their property to an agricultural designation (A-40) to utilize the new provisions approved earlier in 2022 (Ordinance #2022-14) which allowed an exception to the requirement for farm caretaker dwellings to have frontage along a paved, public road. The application was submitted on September 13, 2022 for approximately 100 acres. The applicant subsequently asked that the application be put on hold as he worked to resolve some access issues to the property. As of the date of this report, the applicant has yet to contact staff to continue the application process. Staff has tentatively scheduled a site visit to the property for July 25, 2023 to discuss the feasibility and progress of this application with the applicant.

Previous actions: In 2022, Utah County's accessory dwelling unit ordinance was amended (Ordinance #2022-14) to allow ADU's to be approved accessory to farm caretaker dwellings, along with providing an exception to the frontage requirements along a paved, public road for farm caretaker dwellings. Unincorporated Utah County does not have any significant employment centers other than employment opportunities provided by the agricultural industry. This ordinance amendment gives farm operators an opportunity to provide more affordable, on-site housing options for employees.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

While the land use regulation (rezone application) has not been completed, the earlier land use regulation (Ordinance #2022-14) is expected to reduce requirements for agricultural caretaker dwellings and encourage more rezone applications for greater utilization of these provisions.



In addition, the outreach currently being conducted is aimed at identifying obstacles preventing such greater utilization of these provisions and then reviewing existing ordinances to identify future needed changes.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Barriers include the following:

A potential lack of awareness by farm operators of the provisions which allow farm working housing.

Department of Labor and other federal policies which might restrict the availability of migrant farm workers.

Construction costs, especially those related to construction in the more remote areas of unincorporated Utah County where large agricultural operations are typically located.

Limitations on domestic water supply. Most unincorporated residents rely on individual private wells for domestic water supply. These wells are reliant on source availability and water right availability under the jurisdiction of the Utah State Engineer.

Onsite sewage disposal systems. Most unincorporated residents rely on individual onsite sewage disposal systems. Such systems are limited by soil saturation and groundwater levels. Much of unincorporated Utah County has areas of high groundwater, including the areas that are most populated. The addition of farm worker housing on a property may be limited to the site's capacity for onsite sewage disposal.

Other barriers: As mentioned above, staff is soliciting feedback from large agricultural operators on barriers which might be preventing them from greater utilization of existing ordinance provisions for caretaker dwellings and/or worker housing.

Number and type of new units permitted
None

Number and type of affordable units added
None



Number and type of affordable units rehabbed
Unknown

Number and type of units converted from other uses
None

Change in local rent amounts
Unknown

Change in the number of people displaced
None

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
One(1) pending

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response to this strategy has been historically rather cool. As a result, staff is conducting outreach to determine the reasons behind that and determine what appropriate changes can be made to the land use ordinance to better facilitate utilization of these provisions. The past year has shown an increased interest, but that interest has yet to materialize in any permit requests for this type of housing. Ultimately, the barriers listed above, many of which cannot be overcome for the unincorporated areas, may be the driving force to the limited market response.

Strategy #3

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing



Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Reporting period actions: Consistent with this strategy's implementation plan, staff has initiated review of applicable agreements with the Housing Authority of Utah County to determine the status of those agreements. This review included collaboration with the Utah County Attorney's Office on June 22, 2023 to review the agreements, including contacting the Housing Authority. An initial report was received from the Attorney's Office on July 13, 2023 and will be shared with the Utah County Planning Commission in September 2023. In addition, staff has reached out to the Deputy Director of the Housing Authority of Utah County to schedule a meeting to gather information related to the existing agreements between Utah County and the Housing Authority, along with identifying areas of need or improvement.

In addition, Agreements #431 and 432 were approved on May 10, 2023 by the Utah County Commission to authorize Utah County's application for federal Community Development Block Grants (CDBG) for the period between July 1, 2023 through June 30, 2024 in the amount of \$1,367,783. The administering agency will be Mountainlands Association of Government. According to the Annual Action Plan 2023 for the Utah County Community Development Block Grant program, it is estimated that 88% of the available CDBG funds will be used to benefit low- and moderate-income persons, including for housing needs.

Also consistent with this strategy's implementation plan, Community Development staff participated in an exploratory meeting related to an "attainable ADUs" program with the Housing Authority of Utah County aimed at providing funding to qualifying property owners to create internal accessory dwelling units to be occupied by Housing Authority applicants/designees. The proposed plan included a provision requiring the home owner to provide housing for individuals who had applied for housing assistance from the Housing Authority of Utah County (Section 8 applicants). The initial meeting was held on September 26, 2022 and was facilitated by the Utah County Commission Office. Attendees included county staff and a sponsor working on securing revenue bonds associated with funding the program. It was suggested the sponsor work directly with the Housing Authority in establishing a mechanism for obtaining and distributing the funding associated with this proposed program.

Previous actions: Utah County has been a long-standing partner with the Housing Authority of Utah County providing support for the construction



and maintenance of housing projects, including 13 units of farm labor rental housing in the unincorporated area. These housing units were demolished and completely rebuilt in 2002.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Reporting period actions: No new land use regulations or land use decisions were implemented during the reporting period. Efforts have been focused on identifying and evaluating existing agreements/contracts between Utah County and the Housing Authority of Utah County, which is consistent with the timeline of this strategy's implementation plan.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

As stated above, this strategy is focused on updating and improving agreements between Utah County and the Housing Authority of Utah County. It is unknown at this time if such updated agreements/contracts will result in the need of any additional land use regulations. Such renewed/enhanced agreements/contracts are anticipated to result in future land use decisions.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Barriers include the following:

Remoteness from municipal-type services and activities, including public transit access, employment centers, commercial centers (shopping, entertainment, etc.), social opportunities, etc. Residents of moderate income housing often desire to reside in cities closer to these types of services and activities.

Housing Authority's funding ability to provide housing in rural/agricultural areas.

Development/construction costs, especially those related to construction in the remote/rural areas associated with unincorporated Utah County.

Lower availability of existing housing stock for potential rehabilitation projects.

Increased land costs.

Number and type of new units permitted
Unknown



Number and type of affordable units added
Unknown

Number and type of affordable units rehabbed
Unknown

Number and type of units converted from other uses
Unknown

Change in local rent amounts
Unknown

Change in the number of people displaced
None

Change in the number of households experiencing housing cost burden
Unknown

Change in the share of household income spent on housing
Unknown

The number of rezones associated with MIH strategies
None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response to this strategy is difficult to measure, particularly for the unincorporated area. Response to, and utilization of, this strategy is subject to Housing Authority policies and oversight. Focus on Housing Authority properties is generally within the incorporated areas of Utah County where residents have greater access and proximity to needed services and employment opportunities.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
14



Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

3

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Case studies for strategies, Reporting technical assistance, Population data

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Provide more data and resources that are applicable to rural areas or areas that have rural land use policies. This may necessitate the State Legislature reviewing the list of strategies and reporting requirements to include more flexibility/adaption for such areas.

Vernal

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://vernalcity.org/188/City-Planning>

Link to Ordinance or Resolution

<https://www.vernalcity.org/496/2023-Ordinances>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No



Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

in 2023 when individuals came in to inquire about what could be done on their property city staff encouraged them to go through the rezoning process to a higher density. When the applicant showed interest, we expedited their application and held a special meeting to facilitate the rezone to a higher density without causing them to delay their subdivision and title work. That property has now been subdivided and fourplexes (not allowed in the previous zone) are planned to go on each of the lots instead of single family homes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was made by the city council to allow for the rezone.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The decision to allow for the rezone supported Vernal City's effort to implement the rezone strategy and allow for higher densities.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The neighbors were not fans of a higher density than single-family to go on the lots near their homes.

Number and type of new units permitted

12

Number and type of affordable units added

12 (fourplex units)

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



None I believe. These will be rented out at the going market rate for vernal.

Change in the number of people displaced
0 the lots were previously empty

Change in the number of households experiencing housing cost burden
12

Change in the share of household income spent on housing
unsure without knowing what rent they were paying previously and what rent they will pay now.

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The applicant was appreciative that the city creatively looked at what the highest and best use of those properties could be not just in their current zone but in zones they could be eligible for. The neighbors initially didn't like it but now they see that fourplexes aren't as bad as they thought they don't mind it and others have asked how they can do the same.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023 Vernal City Accepted the bid and started construction work on the expansion of our sewer lines on 1st south to facilitate added density of residential units in that area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was made by City Council to start work on the sewer project.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This timely acceptance of the bid by City Council was much appreciated so that construction could start in this season rather than waiting until next spring.

This allows us to issue permits and be in discussions about what density can be



added over the winter months.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Cost. Upgrading sewer lines is expensive CDBG and other grants were used in conjunction with a development agreement that allowed us to get a larger grant.

Number and type of new units permitted

100+

Number and type of affordable units added

50+

Number and type of affordable units rehabbed

unsure how many existing residences will take advantage and turn homes into duplexes.

Number and type of units converted from other uses

50+ apartments from vacant land

Change in local rent amounts

May lower rent amounts with more options and inventory.

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Estimate to be around 20 less households experiencing housing burdens

Change in the share of household income spent on housing

Unsure

The number of rezones associated with MIH strategies

0 so far but 1 or two anticipated in 2024

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

People were nervous about more density in our downtown and to have people living close to the shops but we made lots of graphics and did lots of public outreach. Now most people are excited.



Strategy #3

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023 discussions with Uintah County on how to track and support accessory dwelling units started. Uintah County has created a draft ordinance and Vernal City is in the process of modifying it to suit our needs while still being conducive to the overall Uintah basin area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made but is expected, pending the language in the ordinance. Our Council whole heartedly supports our moderate-income housing efforts and I have spoken with many of them about plans to track ADUs and wave fees for them.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

by tracking the ADUs we will be able to better know where there is housing available as well as create a system for safely and equitably waiving certain fees.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

There are so many state code updates we have to put in and other work that needs to be done that with no planner our staff has such long to do lists.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market wasn't super thrilled about tracking adu's but they are excited about waving fees

Do you have additional strategies to report?

Yes

Strategy #4

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

in 2022 a CRA for the downtown was created. in 2023 we are researching best practices for housing above shops within the CRA to serve students and seniors. In 2024-2025 we believe 10% of the CRA money will be used for affordable housing per state code after CRA reaches \$100,000 or within 2 years.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision to implement the CRA was made. We have discussed the 10% being used for moderate-income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.



creating the CRA allowed for the funds to be collected so we could use 10% for moderate-income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Getting taxing entities to agree to CRA.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The citizens were skeptical of people living right downtown and most had not heard what a CRA was but our City manager made graphs explaining and we have done public outreach informing of the public of the benefits of people living in down town.

Do you have additional strategies to report?



Yes

Strategy #5

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

in 2023 we have had many discussions about parking with planning commission and city council. We have already amended the parking for the R4 zone.

We expect to update parking in MX zone by July 2024 (those two ordinance timelines got switched)

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was made regarding the R4 zone. No visitor parking is required on developments with 4 or fewer units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

This decision made it easier for developers to choose to do a dueplex, tri-plex or 4 plex without the added cost of visitor parking.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

We do not have lots of public transit and there is an average of 170 cars per 100 persons in Uintah county so there is a lot of driving and storing of vehicles. Parking spaces are required and planning commission doesn't want to cause problems by not having enough parking.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses



0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The community loves their cars and parking spaces. Many in the community do not want there to be less parking. Developers see the cost benefits of not having as much parking required.

Do you have additional strategies to report?

Yes

Strategy #6

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

in 2023 Vernal City applied for and was granted a Grant to fund a study of moderate-income housing in our city. We will award to a contractor in July and hope to wrap up the study by November. This study will help us identify gaps in the housing market and identify creative way we can help fill those gaps.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.
A land use decision was made by city council early 2023 to spend 5,000 as a match to help us secure the grant for the housing study.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
This study will provide recommendations on affordable housing strategies in our city. These findings will be used to develop recommendations to the council for areas to focus efforts on and strategies to get affordable houses built.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
Staff time. Finding planning companies willing to do the study.

Number and type of new units permitted
0

Number and type of affordable units added
0

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
0

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
0

Change in the share of household income spent on housing
0

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.
The community and council think this is a great endeavor.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
A mixture of building permits and verbal conversations. Its not perfect. Were actively working on this.

Total Number of Accessory Dwelling Units in the Jurisdiction
5

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
resources

Vineyard

Type of Jurisdiction
Municipality (City, Town, Metro Township)



Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, Vineyard City funded master plan studies for water, sewer, transportation, and storm water usage. These studies are currently underway and will include an analysis on how impact fees may be reduced, waived, or eliminated for future moderate income housing developments.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made regarding this strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As this strategy relates to impact fees for development, no land use decision has been made in support of this. The City Council has been supportive of the study to determine how impact fees can be utilized as a tool in decreasing the cost of moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

There are two developers that have been working with the City Council and staff to change their original development plans to incorporate more moderate income housing with a development fee waiver incentive.

Strategy #2

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city chose a consultant in the first quarter of 2023. The city is currently working with the consultant on land use and zoning for the VSAP area. The City Council is expected to adopt the VSAP plan in late 2023-early 2024.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected, pending the results of the VSAP. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The VSAP is examining how the city can better utilize it's land within a 1/2 mile radius of the Vineyard Frontrunner Station. This includes rezoning areas currently zoned for flex office or industrial and up zoning other areas to allow



for higher use.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None. The public process so far has been supportive of the VSAP.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market has been favorable of the VSAP as it allows for a greater use than flex office. This will provide a better use of the area surrounding the Frontrunner station.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment



corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Downtown Vineyard (Town Center) Special Purpose Zoning District includes two sub-districts which allow for high density and mixed use housing. Specifically, the Downtown Station district has no height limits or density limits in place.

The City worked with Flagborough (Property Owner) to process 5 site plan applications and 2 plats to allow for the construction of 871 multi-family dwelling units in the downtown. The city also worked with the developer and UDOT on the construction of the new Vineyard Connector road to help provide access to the housing units. The Promenade overpass design was also approved in 2023 which will allow access from the downtown to the lake road.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Planning Commission approved the 5 site plans in the downtown. The City Council approved the Promenade infrastructure design and the final plats.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These approvals are allowing the property owner to finally move forward with construction of the downtown residential units. The approvals were the final step needed prior to the city issuing all of the needed building permits for construction.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

871 multi-family residential.

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA



Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because of the approvals of the residential units, a grocery store has finally announced that they will begin construction of their project in 2024. These units are the start of Utah City which will provide a second headquarters for Huntsman Cancer Institute and many more projects that will announce in 2024.

Do you have additional strategies to report?
Yes

Strategy #4

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, the city council supported a measure to allow for detached ADU's as the previous code only allowed for attached ADUs. This measure was widely supported by the city council as ADUs have been very popular among the residents. While the city has not yet amended the zoning code to allow for mobile housing types intended for long-term placement to be utilized as accessory dwelling units such as tiny homes, modular homes, and prefabricated homes, language is currently being drafted and is expected to be brought to



the City Council in the Summer of 2024 for review and approval.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

No land use decision has been made yet regarding the different types of homes being allowed, it is expected that the city council will make a decision on it in the Summer of 2024. The city council in 2023 did support a measure to allow for detached ADUs which is also needed prior to allowing for the use of mobile housing types as accessory dwelling units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

A land use decision was made to allow for detached ADU's, such as a detached garage. This is a prerequisite to allowing for mobile housing types to become a permitted use.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing



NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We have seen an increase in ADU licenses as we have allowed for detached structures to be used as ADUs.

Do you have additional strategies to report?

Yes

Strategy #5

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City will commission a city-wide parking study to analyze parking rates and provide recommendations for parking reductions to the City Council by the end of 2026. Carry out this study will require approval of funding. In the 2024-2025 budget, the City Council approved necessary funding to pay for the parking study. A task order has been sent out to a consultant to provide a response to. The study is expected to take place throughout 2024. The Vineyard Redevelopment Agency (RDA) will provide funding for the construction of a parking structure to serve the multi-family units of the Vineyard Downtown District by the end of 2028.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2023, Vineyard City has entered into a Planning Services Contract with a transportation and parking agency to fulfill any task orders relating to this strategy. It is expected that the City Council approved a task order for a parking study in September of 2023 for Avenue Consultants to conduct the study.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city wide parking study will provide evidence based data to offer recommendations to the City Council on how to reduce parking requirements in



areas that are not needed.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The public is very vocal against reducing parking minimums.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As of right now, the market has not responded as a parking study has not been finished.

Do you have additional strategies to report?

Yes

Strategy #6



(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On August 10, 2022, the City Council voted in favor of authorizing the city manager to move forward with the HTRZ application to the Governor's Office of Economic Opportunity. Additionally, on April 12, 2023, the RDA Board was assigned to administer the HTRZ funds and operate as the HTRZ Board.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was made to allow the city to receive the HTRZ status. This required the city council's support.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The HTRZ status has allowed the downtown zoning district to be zoned and built for its highest and best capabilities.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA



Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The developer of the downtown has been very favorable to the HTRZ designation as it allows them to build a better product and offset the costs of constructing moderate income housing.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

139

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

77 Basement Finish Permits (not all are for an ADU)

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

23

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

na

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Planning technical assistance, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in



implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
NA

Washington County

Type of Jurisdiction
County

Link to Plan

<https://www.washco.utah.gov/wp-content/uploads/2021/09/washco-attainable-housing-plan.pdf>

Link to Ordinance or Resolution

<https://www.washco.utah.gov/wp-content/uploads/2022/09/comdev-ordinance-2022-1222-O.pdf>

Strategy #1

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

In the previous twelve month period, Washington County has been actively revising the Washington County Transportation Master Plan. Two primary elements of this plan include; 1) Proposed Roadway Projects, and 2) Active Transportation Projects. The Washington County Planning Commission was invited to attend these meetings, by members of the Transportation Master Plan Committee. The Planning Commission made the decision to attend, as the improvement projects would have substantial impact on future development within the county. The Planning Commission has been actively engaged in this process, along with staff from Community Development and Public Works. Roadway and connectivity improvements are essential for rural communities, especially where housing is often more affordable compared to areas in the St. George metro area. The distance these rural communities are located from larger population centers creates an issue with transit times, fuel costs, community resources, and services. These roadway improvements help our low to moderate income families by lowering monthly fuel costs, reducing wear on vehicles, and making the community and associated services more accessible to these rural residents. Four examples of roadway projects we have been



advocating for include a paved road to connect Apple Valley with Rockville, a paved road to connect Pinto with SR-18, a paved road to connect SR-59 and SR-9 (NE of Hurricane), and installing a passing lane, turn lane, and wildlife fencing along SR-18 as it approaches a newly approved (February 2023) moderate income housing development.

Electric bicycles are growing in popularity within our communities, which has resulted in more usage of our active transportation trails as travel corridors. This is especially popular with our younger working age population, who use these trails for getting to and from jobs, school, or social events. With the growing popularity of electric bicycles, many residents are finding these trails very useful and safe to travel on. This growing use, combined with considerable use by recreation enthusiasts, has prompted expansion of our trail systems by connecting new areas to existing trails, or in some instances establishing completely new trail systems.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Although a decision has not yet been made, one is expected on which projects will be funded. Washington County has advocated for priority projects in support of improving infrastructure and connectivity to support new moderate income housing developments and rural communities with existing moderate income housing stock. A public meeting was held May 24th, for the the purpose of displaying the proposed infrastructure improvements and solicit feedback from the public.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

By actively engaging in the process of suggesting and advocating for specific infrastructure improvements which support the moderate income strategy, Washington County Planning Commissioners and Staff took a prominent role in brining awareness to projects and needs within our jurisdiction. The Transportation Master Plan has a lot of different stakeholders competing for infrastructure funds. When the Planning Commission became actively involved, it gave more voice to these important projects concerning moderate income housing.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There are many competing interests ranging from safety concerns, traffic flow, creating bike lanes, etc. In total, there were 32 roadway projects, and 19 trail system proposals presented in the draft. Many of our rural roadways are used



by cyclists who visit the area or train for annual events, which creates safety concerns for residents. Improving a 20-mile section of road to the pave the shoulders, comes in at a cost of over \$65 million dollars. Three miles of wildlife fencing along a rural roadway is \$2 million dollars. The county is constantly taking feedback from the local communities to allocate funds and resources to serve the public interest. But in Washington County, the public interest often revolves around infrastructure projects which allow for more access to recreation opportunities, support tourism, or expand existing roadways to support the growing population. The economy in Washington County is very much a tourism based economy, which often takes the spotlight when projects are being considered for funding and approval.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
The cost of infrastructure improvements is a huge obstacle for developers to



overcome, especially as it relates to affordable housing. As an example, in February of 2023 the County Commission approved The Pine Valley Mountain RV development, a multi-family housing development in one of our rural communities north of Veyo. The project would include two multi-family structures totaling 16 apartment units for long term rental, 10 RV spaces for long term rental, and 23 RV spaces for short term use. The developer conducted a traffic study as required by UDOT, which determined deceleration and acceleration lanes were needed, along with a left hand turning lane. The cost of these roadway improvements are estimated to exceed \$1.5 million dollars. These costs are giving the developer pause, because a tremendous amount of infrastructure is also required in the county to develop water wells and septic systems to support projects of this nature. The county does not have any public utilities, so all of the cost burden for infrastructure falls on the developer. This particular developer (a former planning commissioner) wanted to build affordable housing, but as the costs of development keep adding up, the ROI is less and less achievable. He was even fortunate enough to own the land the development was approved for, which has been in his family for generations. Had he needed to buy the land, it wouldn't have been feasible.

Strategy #2

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Revising land use regulations has been a priority for Washington County in 2023. Title 10 Zoning Regulations are being revised to address the impact of development activities within the county. A number of public hearings, public meetings, and work meetings have been held concerning affordable housing developments, short term rental, unpermitted multi-family dwellings, and proposed overlay zones.

Meaningful actions taken thus far include the following:

- 1) Approval of the Pine Valley Mountain RV project, which combines multi-family residential housing with long and short term rental of RV sites. RV's are becoming a popular affordable housing option, there is growing demand in Washington County for developments which support this type of housing. Living in RV's has previously only been approved for temporary housing accommodation, when a building permit for a single family residence is



approved. With the approval of the Pine Valley Mountain RV development, the county has demonstrated their willingness to change regulations within the structure of a planned development. Approval was granted in February of 2023

2) Existing non-conforming status was granted to a triplex in Leeds. This home was originally permitted as a single family residence in the 1970's. During the 1980's it was illegally remodeled and converted to a triplex. The property owner wanted to sell the property and market it as a Triplex, however the county was unable to certify the structure as a legally existing structure. To help preserve the use as a Triplex, the county pursued a Staff Initiated Zone Change to bring the property into zoning compliance and designate the structure as existing non-conforming. Approval was granted in April of 2023.

3) Title 10 Zoning Regulations concerning short term rentals are being revised. Washington County is being negatively impacted by the volume of short term rentals in residential neighborhoods. Residents and families are competing with corporate developers for available housing stock in Washington County. The county is trying to place more regulation around short term rental properties so they aren't being owned and managed by people who don't actually live at the residence. We are also putting language in place which allows rental licenses to be revoked after a certain number of violations. Although short term rentals do have benefits for the economy and the ability for homeowners to generate income from their properties, they are also raising home values and taking long term rentals or available single family residence off the market. Revised ordinance approved by the Planning Commission in July 11, 2023 meeting.

4) The Community Development department is actively discussing the need for moderate income housing with developers wanting to bring projects to Washington County. In order for their project to be reviewed and be considered, we are requiring a percentage of their proposed plan be deed restricted and dedicated to moderate income housing. As we have communicated this need to developers, they seem willing to support this requirement in exchange for having a presence and their development approved in Washington County.

5) Community Development is working with residents of New Harmony to create a Mixed Use Overlay Zone for the New Harmony area. New Harmony is a gateway community to Washington County, and a target area for investment and future development. With two major transit corridors (I-15 and HWY 144), we have a unique opportunity within the county jurisdiction to create a framework for mixed use commercial/residential properties. Residents attended the last meeting with the county on July 7th, 2023 to review their proposed overlay language. Residents want to preserve the rural aspects of



New Harmony, but also allow for growth and economic development, especially along the transit corridors.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

- 1) Approval of the Pine Valley Mountain RV project, which combines multi-family residential housing with long and short term rental of RV sites. RV's are becoming a popular affordable housing option, there is growing demand in Washington County for developments which support this type of housing. Living in RV's has previously only been approved for temporary housing accommodation, when a building permit for a single family residence is approved. With the approval of the Pine Valley Mountain RV development, the county has demonstrated their willingness to change regulations within the structure of a planned development. Approval was granted in February of 2023
- 2) Existing non-conforming status was granted to a triplex in Leeds. This home was originally permitted as a single family residence in the 1970's. During the 1980's it was illegally remodeled and converted to a triplex. The property owner wanted to sell the property and market it as a Triplex, however the county was unable to certify the structure as a legally existing structure. To help preserve the use as a Triplex, the county pursued a Staff Initiated Zone Change to bring the property into zoning compliance and designate the structure as existing non-conforming. Approval was granted in April of 2023.
- 3) Title 10 Zoning Regulations concerning short term rentals are being revised. Washington County is being negatively impacted by the volume of short term rentals in residential neighborhoods. Residents and families are competing with corporate developers for available housing stock in Washington County. The county is trying to place more regulation around short term rental properties so they aren't being owned and managed by people who don't actually live at the residence. We are also putting language in place which allows rental licenses to be revoked after a certain number of violations. Although short term rentals do have benefits for the economy and the ability for homeowners to generate income from their properties, they are also raising home values and taking long term rentals or available single family residence off the market. Revised ordinance approved by the Planning Commission in July 11, 2023 meeting.
- 4) The Community Development department is actively discussing the need for moderate income housing with developers wanting to bring projects to Washington County. In order for their projects to be reviewed and be considered, we are requiring some percentage of their proposed plan be deed restricted and dedicated to moderate income housing. As we have



communicated this need to developers, they seem willing to support this requirement in exchange for having a presence and their development approved in Washington County.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The land use decisions described above support the county's efforts to implement our strategy. Most importantly, moderate income housing is becoming a point of discussion whenever a land use regulation is being revised, or a developer wants to bring new development into the county. We are also taking action to support and approve projects which target moderate income housing, or preserve existing multi-family properties, even if they are not permitted to legally exist. By classifying properties as existing non-conforming, this protects the use of the property, even if ownership of the property changes.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Within the county's jurisdiction, barriers to amending land use regulations to allow for higher density is really centered around the availability of resources; culinary water and septic. Requirements for these utilities are regulated by the Water Conservancy Districts and SW Utah Health Department respectively. The county cannot enact ordinances which violate the requirements of those agencies. For example, a single family residence in Washington County is required to have a minimum of 8 acres to be approved for a septic system, and a minimum of 1 culinary water share. When a developer is looking to bring in development under the jurisdiction of the county, our best option is to encourage them to petition an incorporated city for annexation. Annexing into a city allows them access to water and sewer, which makes their development much more feasible. Even if they can find the acreage to satisfy their density requirements, there's no guarantee of water shares, water shares are deeded with the property. However, because water is becoming such a rare resource, many land owners are holding on to water shares and forcing buyers to find and purchase them on the open market. Many of the existing water shares available are irrigation shares, not culinary. If someone purchases irrigation water shares and wants to convert them to culinary shares, they lose a percentage of the irrigation shares to make one culinary share. Not only are these barriers difficult to navigate, they are extremely expensive.

State code requires certain infrastructure be in place for even a two lot subdivision. If a family who owns property wants to split off land for a family



member, the subdivision procedures kick in, which requires septic feasibility, proof of water, proof of access, fire suppression plan, etc. These requirements have a substantial cost associated with them, before consideration of building a home is even possible.

Number and type of new units permitted

2 multi-family structures consisting of 16 units, 10 long term rental RV sites.
Triplex Structure consisting of 3 residences.

Number and type of affordable units added

Triplex was in danger of being shut down, but instead was granted legal non-conforming status. Multi-Family housing project and RV spaces are currently under development.

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

We have completed 2 zone changes to support MIH strategies. Rezone to approve Pine Valley Mountain RV approved in February of 2023. Rezone to approve Triplex as existing non-conforming in April 2023.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Market response has been mixed for the Pine Valley Mountain RV project and approving the Triplex as existing non-conforming. The Pine Valley Mountain RV



project was opposed by many members of the community and local residents in proximity of the development. There was support for the project by a small number of residents who spoke at the public hearing, advocating the need for affordable housing. Placing a development of this nature in a small rural community was unfavorable for those residents who felt the commute time and distance to metro areas would be too expensive for low income residents to afford, they also felt the added population of 20+ families would strain school bus services, and create dangerous road conditions for anyone traveling along the highway. There was also concern about multi-family housing attracting people to the area who may be more prone to committing crime.

Approving the Triplex in Leeds as existing non-conforming was supported by local residents. The property has been historically used as Triplex dating back to the mid 1990's, so the use was familiar to local residents, and the property owner did a nice job of maintaining the property.

Washington County residents applaud any effort to reduce the number of Short Term Rentals in local residential areas, or to strengthen regulation and enforcement capabilities. Some neighborhoods have more than 60% of homes being used as short term rentals. Washington County was already a community filled with vacant homes from seasonal residents, now we have added pressure on our housing stock from short term rental operators who are buying available homes for the purpose of short term rental. Residents are seeing the income potential of short term rentals, many ADU's are being built with the intended purpose of using them as short term rentals. The County Commission will vote on proposed ordinance revisions on 07/18/2023. We recognize these revisions will not reduce the market demand for short term rental, but it will hopefully allow us to take action against a license if they violate code provisions.

Strategy #3

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Approving the Pine Valley Mountain RV project established an incentivized framework in which the applicant was able to combine Planned Development Residential zoning and Planned Development Commercial zoning into the same project. This blended zoning approach allowed the developer to enjoy a more immediate ROI with short term RV rental spaces, while the longer term ROI associated with multi-family residential and long term RV rental is realized.



Washington County approved the mixed use zoning for this project in March 2023.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In March of 2023, Washington County Commission approved the zoning and project plan for the Pine Valley Mountain RV project, blending Planned Development Residential and Planned Development commercial on the same parcel. The Ordinance placed 11.74 acres in Planned Development Residential and 8.47 acres as Planned Development Commercial.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The decision to allow for mixed zoning on this parcel supported the county's efforts in developing affordable housing by working with the developer to phase the development in a manner which was profitable and supported their ability to see the project through to completion.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

The barriers experienced with this development have to do with infrastructure costs for providing water, septic, and road improvements to the highway accessing the property.

Number and type of new units permitted

2 multi-family units with 16 total residences, 20 short term RV sites, 10 long term RV sites. The development will also have open space, laundry facilities, an office, and other agreed upon amenities.

Number and type of affordable units added

16 residences for long term rental, 10 RV sites for long term rental.

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced



n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

We've completed 2 zone changes in support of Moderate Income Housing.

One related to the Pine Valley Mountain RV project and one associated with rezoning a Triplex in the Leeds area to make it Legal Non-conforming.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Market Response to the Pine Valley Mountain RV project specifically was not favorable for the local residents where the development was approved. Residents of the rural community attended the public hearings to protest the development.

Do you have additional strategies to report?

Yes

Strategy #4

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Washington County waived the zone change fee required to rezone the Triplex property in Leeds in April of 2023. Ordinance 2023-1229-O, Adopted April 18, 2023. The zone change allowed the Triplex to legally operate as existing non-conforming in a residential zone. Changing the zoning from A-20 to RE-40.

Washington County waived the zone change fee to bring a series of existing residential homes into zoning compliance. The homes were zoned OST-20, which required a minimum lot size of 20 acres. The property owners illegally subdivided the property at some point in the past, which created permitting issues for the new owners and those wanting to sell their properties. The zoning was corrected through a staff initiated zone change, which brought 5 homes into zoning compliance. This action allowed current residents to develop their properties and be able to obtain building permits, without the expense and legal hurdles of completing a zone change. Ordinance 2023-1230-O Adopted



April 18, 2023.

The county has worked with a number of residents who are currently living in RV's illegally on their property. The county has waived penalizing these residents with fines and instead has helped them with obtaining building permits, which makes living on their property in an RV legal. If they have demonstrated they do not have the means to obtain a building permit, the county has given them a 6 month grace period to either sell the property or

The county has received nuisance complaints from neighbors and residents of small communities where affordable housing exists. The county has worked with property owners who received nuisance complaints to clean up properties and address health and safety concerns. Washington County has funded a position for Zoning and Code Enforcement Specialist, which works directly with these complaints and helps the residents and community find common ground. We do not issue fines on property owners who are willing to work the county and address the concerns with their property.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Washington County waived the zone change fee required to rezone the Triplex property in Leeds in April of 2023. Ordinance 2023-1229-O, Adopted April 18, 2023. The zone change allowed the Triplex to legally operate as existing non-conforming in a residential zone. Changing the zoning from A-20 to RE-40.

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The county has received nuisance complaints from neighbors and residents of small communities where affordable housing exists. The county has worked with property owners who received nuisance complaints to clean up properties and address health and safety concerns. Washington County has funded a position for Zoning and Code Enforcement Specialist, which works directly with these complaints and helps the residents and community find common ground. We do not issue fines on property owners who are willing to work the county and address the concerns with their property.



Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The decision to waive fee's which support moderate income housing directly supports the county's efforts to implement this strategy. Community Development is able to review these land use scenario's as a department and take action which supports the resident rather than automatically taking enforcement action against them with a fine or monetary penalty.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

Although we are waiving fee's associated with affordable housing land use applications, these landowners and developers are still faced with a multitude of fee's especially if an engineering or survey firm is required to produce documents to support their applications.

Number and type of new units permitted

By waiving land use fee's we were able to rezone and reclassify a Triplex as legal existing non-conforming. This resulted in 3 long term rental units being preserved, which were in danger of being shut down.

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a



The number of rezones associated with MIH strategies Washington County has completed four rezones to support Moderate Income Housing strategies in 2023.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Market response to waiving fee's has been positive. Landowners many times don't realize their properties are zoned incorrectly, so helping them come into compliance is appreciated and generally welcomed.

Do you have additional strategies to report?

Yes

Strategy #5

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Washington County is actively participating in the SW Utah Community Land Trust and Housing Action Coalition. We host and attend monthly meetings to support these initiatives. We are part of the HAC Public Awareness Working Group Forum and Expo Subcommittee, attended by Scott Messel, Department Head Community Development and Reid Walkenhorst, Planning and Permit Specialist.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

Meetings are now held at the Washington County Administration Building to support the efforts of the group and provide a consistent meeting place.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The county has shown commitment to this strategy by hosting the group meetings and expanding our presence in the working groups by adding new staff.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

None

Number and type of new units permitted



n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market response to the Housing Action Coalition and SW Utah Housing Coalition has been well received. Developers are being made aware of the need for affordable housing when they present development projects to various municipalities. Having the Housing Action Coalition in place provides a mechanism for developers to give donations in the form of building lots or financial assets.

Do you have additional strategies to report?

Yes

Strategy #6

(N) implement a mortgage assistance program for employees of the county, an employer that provides contracted services for the county, or any other public employer that operates within the county



Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

Washington County has been actively sharing information relative to a mortgage assistance program which was approved as Utah Senate Bill 240 (2023), which created the First-time Homebuyers Assistance Program by Utah Housing Corporation. This bill provides Program funds to assist approximately 2,400 first-time homebuyers to purchase a newly constructed but not yet inhabited home. Up to \$20,000 in Program funds can be borrowed for the home. Purchase Price not to exceed \$450,000.

Communication about this program has been shared by Washington County Community Development in an effort to help employees who are potential first time homebuyers and who may qualify for assistance. The county is working with NeighborWorks and HAC to make sure this information is shared with those who can benefit from the program.

As the county helps to implement this program to those who qualify, we are also exploring the feasibility of developing a similar program which supports our strategy of developing a program by 2026. The First-Time Homebuyer Assistance Program provides a framework the county can utilize in developing a program specific to Washington County.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

The Utah Housing Corporation mortgage assistance program has been approved, so the priority within the county is sharing and linking the details to those who could benefit.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The decision to share this information with County staff shows the County's commitment to implementing this strategy. As programs become available the Community Development department helps to disseminate the information and make it available to those who might not otherwise be aware.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

None

Number and type of new units permitted

n/a



Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Market response has been positive. We have several employees who are in the process of applying for assistance through this program.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
(47) Report range Jan 1, 2015 to July 17, 2023

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
(14) Report range 7/21/2022 thru 7/17/2023



Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

(53) active short term rental licenses, Business Licenses are only required for short term rental, Washington County does not require a business license for long term rental.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

(46) minor home occupations; Home Offices or Operated in Garage (contractors, metal fabrication, gunsmiths, commercial operations using home as office location). Please note: These are not associated with ADU's specifically.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

We would appreciate any examples of what other municipalities are doing which is showing success in the fight for Attainable Housing.

Washington Terrace

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city's staff has undertaken a thorough examination of potential infill opportunities for higher-density development within the city limits. Regrettably,



our assessment did not reveal any additional parcels suitable for high-density development or MIH (Mandatory Inclusionary Housing) initiatives. This limitation is primarily due to the constraints on growth possibilities within Washington Terrace, which consequently hampers the availability of MIH development in a substantial manner.

Currently, our staff is collaborating with a developer to introduce higher-density housing to an existing parcel that is not currently zoned for such purposes. We are working diligently to identify a suitable location and assess the project's capacity to accommodate this density housing. It's important to note that this project is a unique endeavor, requiring unconventional, out-of-the-box planning strategies for successful implementation. The development is expected to gain approval through a site-specific Development Agreement. While it's not categorized as an MIH project, it will significantly expand our housing inventory in areas where higher-density housing was previously not permitted.

Furthermore, our staff has proactively reached out to other interested parties who may have land holdings currently underutilized in a commercial context. We are hopeful that such outreach will result in partnerships with individuals or entities willing to tap into the unrealized potential of these properties. We remain committed to exploring every avenue to make this a reality.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Analysis and Findings:

Limited Available Land: The city's land resources available for rezoning are restricted, posing a significant obstacle to conventional development strategies aimed at achieving higher density.

Site-Specific Development Agreement: After careful evaluation of available options, the city and staff have determined that the implementation of a site-specific Development Agreement offers a promising solution. This tailored approach ensures that the development project can proceed while adhering to the city's density objectives.

Alignment with City Goals: The proposed Development Agreement not only facilitates the development process but also harmonizes with the overarching city goals for density and the addition of housing stock. It strikes a balance between meeting the immediate needs of the project and serving the long-term vision of the city.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In light of the constraints on available land for rezoning, the city and its staff have identified the implementation of a site-specific Development Agreement as the most favorable approach. This strategy enables the development project to move forward, while still being in line with the city's objectives for density and housing stock expansion in the specified area.

Recommendations:

- Proceed with the establishment of a site-specific Development Agreement as the primary mechanism for advancing the development project.
- Continuously monitor and evaluate the progress of the project to ensure it remains aligned with the city's density and housing stock objectives.
- Explore additional innovative solutions to address the challenges posed by limited available land for future development endeavors.

This report provides a comprehensive overview of the city's approach to overcoming land limitations for rezoning and achieving its goals for density and housing stock expansion. It underscores the importance of flexible, site-specific solutions in addressing complex urban development challenges.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

As described earlier, the city is land locked with very limited available lots to expand density housing; the city simply has few options to expand into high density housing. We are doing when we reasonably can but finding it difficult at best.

Number and type of new units permitted

There will be 37 units if the project is successful.

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



No data to indicate change in rent amounts.

Change in the number of people displaced
No people will be displaced with this project.

Change in the number of households experiencing housing cost burden
No data available related to 37 units.

Change in the share of household income spent on housing
No available data.

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Washington Terrace City is strongly committed to addressing the pressing issue of affordable housing, particularly in light of the fact that more than 50% of our residents fall within the Low to Moderate Income bracket.

While we are acutely aware of this need, we are also faced with significant limitations in securing available land for development. We are optimistic that developers will view our city as a viable location for the successful construction of high-density housing solutions, all the while preserving the cherished sense of community that defines our unique character.

Strategy #2

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In an effort to simplify the licensing procedure for ADUs, the city has streamlined the application process and eliminated any disproportionately high licensing fees. As a result, there are now four more ADUs that have obtained licenses and are operating within the city legally. It's important to note that the limitations imposed by lot size and street width in Washington Terrace do constrain the number of dwellings eligible for ADU-based business activities, as you are already aware.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



Currently, we are in the process of implementing the ADU approval procedure as described earlier. The demand for ADUs is relatively low due to the limited availability of suitable residences capable of accommodating them.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
No additional land use was required to implement the approval process. The ADU process is running successfully.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
None

Number and type of new units permitted
4

Number and type of affordable units added
4

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses
0

Change in local rent amounts
No data to support rent amounts based on ADU allowances.

Change in the number of people displaced
No data

Change in the number of households experiencing housing cost burden
4 based on allowed ADU's

Change in the share of household income spent on housing
No Data

The number of rezones associated with MIH strategies
None

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



The market's response to the relaxation of ADU requirements for obtaining approval has been moderate. The approval process has been made more efficient and is available at a nominal cost for licensing. While the city cannot mandate ADU participation, it is supportive of applicants, provided that the proposed location can accommodate the additional parking and population.

Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Washington Terrace is utilizing Development Agreements to facilitate mixed-use projects. The city faces a significant constraint in terms of available land for commercial development, which restricts the number of mixed-use projects that can be accommodated. However, the city's leadership remains receptive to proposals that promote the overall economic well-being and structural resilience of the community.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The city has incorporated a city-owned parcel of land and has agreed to initiate a Development Agreement aimed at introducing 37 new housing units to the area. Given the current constraints on commercial projects arising from increasing interest rates, the city considers it a valuable opportunity to collaborate with a developer in a mixed-use capacity. Adding housing stock is a legitimate way to improve housing prices and rental availability.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The revision in land use regulations and subsequent approval of high-density housing represents a noteworthy shift in our perspective on housing regulations. Historically, the city prohibited high-density housing due to issues arising from a substantial number of apartments and condominiums within the city. Regrettably, high-density housing has been linked to an increased volume of law enforcement calls and consequentially limited in the past. However, the new land use policy now permits high-density housing through the implementation of a development agreement as the primary approval mechanism.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.



None

Number and type of new units permitted
36 units in the process

Number and type of affordable units added
None

Number and type of affordable units rehabbed
None

Number and type of units converted from other uses
None

Change in local rent amounts
No Data

Change in the number of people displaced
No data

Change in the number of households experiencing housing cost burden
No Data

Change in the share of household income spent on housing
No Data available

The number of rezones associated with MIH strategies
One in process

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

As previously mentioned, the city faces significant limitations in its capacity to expand its housing inventory. This constraint leaves the city heavily reliant on market dynamics and the willingness of developers to engage in high-density projects. Consequently, the city has adopted a more collaborative approach, demonstrating a willingness to engage in density projects when developers work in tandem with the municipal authorities to execute such endeavors.

In this cooperative model, the city and developers join forces to bring density projects to fruition. This symbiotic relationship helps mitigate the constraints imposed by market forces alone, allowing for a more deliberate and strategic expansion of housing options. By actively engaging with developers, the city



can tailor projects to address specific community needs and concerns, fostering a more balanced and inclusive approach to urban development.

This adaptive stance reflects the city's commitment to meeting evolving housing demands, all while ensuring that the broader interests of the community are carefully considered and integrated into the development process. It underscores a forward-thinking strategy aimed at achieving a harmonious balance between urban growth and community well-being.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction

11

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

No Building permits needed. The ADU's were accommodated with existing structures.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

4 permits were approved while others area in process.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Data specifically for our area and city. There are specific needs that we cannot meet if we don't know the details. We are very limited on staff and resources to take on statistical research.

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

We do not have financial resources to support MIH in the city. Funding for



development may be helpful but that is probably out of the realm of possibility.

Washington

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

<https://washingtoncity.org/development/affordablehousingplan>

Link to Ordinance or Resolution

<https://washingtoncity.org/communitydevelopment/2022ModerateIncomeHousingPlan.pdf>

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On July 13, 2022 Washington City adopted an ordinance allowing internal accessory dwelling units into single family zoning designations. The adoption of this ordinance sparked the conversation of our current code regarding detached accessory dwelling units and how this type of housing (detached accessory dwelling units) is a viable option to provide an affordable type of housing to residents. As these discussions continued, a few items seemed to prevail such as (1) The allowed square footage of livable space (2) allowed square footage the building can consume in the back/side yard area (3) height of building and (4) parking requirements.

On May 24, 2023 Washington City reduced regulations related to detached accessory dwelling units with the approval of ordinance 2023-21. This ordinance increased the allowable square footage of detached accessory dwelling units from the current 650 square feet to 1000 square feet along with increasing the allowable rear yard coverage from the current 25 percent to 30



percent.

In regards to implementation plan 1 and 2, we have incorporated a line item into the building department city inspect module that allows us to track the internal and external accessory dwelling unit permit applications. On a monthly basis we pull this information out of City Inspect and include it on the building department tracking sheet which is an overview of all the building department statistic.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As stated above approval of ordinance 2023-21

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

These reduced land use decisions support our efforts in implementing the strategy for two reasons. First, they provide more options for those desiring to build detached accessory building units and Second, the increase in square footage and rear yard percentage could potentially increase the bedroom count making this type of housing available to the broader community.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

A barrier we overcame during this process was making sure staff, planning commission and city council were informed with the latest information so that everyone is on the same page. Not everyone agreed that these were the right changes but by having a consensus of the majority, we were able to make this happen.

Number and type of new units permitted

81 permits issued

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses



n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

We had two separate detached accessory dwelling unit applications hold off submitting their plans as they were wanting to utilize the increase in square footage. We have also integrated a system to track the number of building permits issued for internal accessory dwelling units and detached accessory dwelling units. This will provide valuable data to illustrate an increase or decrease in these types of permits.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The Main street connection to Interstate-15 has begun. The construction of this project has allowed the city and community members to more easily see the impact that this connection is going to have on our community which in turn should help ease the zoning transition from single family (medium density) to higher density, commercial and mixed used commercially zoned areas. With the construction of the interchange connection in progress, discussions have begun which is the first step towards taking action in making this change.



The topic of rezoning main street quite often comes up during city council work sessions. This is a great time and place to facilitate these discussions as it progresses the implementation plan by unifying our thoughts, desires and of course the community needs. These discussions also create transparency with the community members which is always a positive.

Furthermore, we have identified a "downtown" committee that meets monthly to specifically discuss this area and the desired long term outcome such as the look and feel of this area and the needed zoning to be in place to make this happen. This committee is and will continue to be a key component throughout this transition.

Looking to implementation plan #3, and as discussed in questions 3 and 4, we were able to increase the density (through a zone change application Z-23-01) from 2 units per acre to a maximum of 16 units per acre (14 units per acre increase). This land use decision is crucial as it sets the boundaries for the amount of density that can be applied for in the very near future.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
As discussed in question #4 and looking to implementation plan #3, we approved ordinance 2023-08.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
For this strategy, specifically looking to implementation plan #3, the land use density was successfully increased from 2 units per acre to a maximum of 16 units per acre (14 units per acre increase). This land use decision is crucial as it sets the boundaries for the amount of density that can be applied for in the very near future. The specific density outcomes are unknown at this time as no formal application has been made but the ground work allowing a higher density has been established through the approval of this land use decision.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
There were no barriers encountered for this strategy.

Number and type of new units permitted
n/a



Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a

Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

With this Zone Change approval, we have received phone calls from prospective developers looking at their options in providing increased density in this area. No building approvals have been granted at this time but we will continue to put our best foot forward in building out this increased density project.

Strategy #3

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

We have begun internal discussions with staff and community stakeholders



(known developers) regarding the idea of reducing the number of parking stalls for senior living facilities while keeping the best interest of the community in mind while trying to minimize the land space that would need to be devoted to parking for these developments in an attempt to make the units more affordable.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.
There were no ordinances and/or resolutions passed.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
There have not been any legislative actions for this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
There were no barriers encountered for this strategy at this time.

Number and type of new units permitted
n/a

Number and type of affordable units added
n/a

Number and type of affordable units rehabbed
n/a

Number and type of units converted from other uses
n/a

Change in local rent amounts
n/a

Change in the number of people displaced
n/a

Change in the number of households experiencing housing cost burden
n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

During these discussions, it has become apparent that the land mass required to accommodate the required parking stalls does in fact play a role in the feasibility of the project. So far, the market response has been in favor of reducing the amount of parking needed for senior living facilities. One developer thought that if the amount of parking stalls required for these type of units are reduced, these savings should theoretically carry down and be passed onto the end users.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
81 units

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
36

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Staff resources, Reporting technical



assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a

Weber County

Type of Jurisdiction
County

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that previously were not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements, and other specific regulations for moderate income housing. The ordinance extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units. Specifically, this zoning ordinance amendment led directly to the rezone of two different projects, each with the potential for areas with no maximum number of units per acre. The only limiting factors for residential development in these areas is the height of the buildings allowed and the ability to transfer rights to develop residential units from sending areas to the higher-density receiving areas. The number of units to be established is yet to be determined, but typical condominium and apartment densities are in excess of 20 units per acre. As the rezones involved properties in excess of 80 acres, we could expect to see over 1000 units developed on these properties. It is unclear at this time how many of these units will be built and when they will be built. The County will continue to monitor and report on these activities as they progress.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/areas were rezoned to form-based code:



Nordic Valley Development
Froerer Development

These two areas represent more than 80 acres of land that could include moderate income housing.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code allows for higher densities than is currently allowed. This provides opportunities for developers to build lower-cost housing which is more affordable and addresses moderate income housing needs. Specifically, the approximately 80 acres of land that was rezoned this year will allow for potentially over 1000 new units. The ultimate buildout of these properties is still to be determined, but the prior zoning only allowed for one unit per every three acres, so the number of units allowed is very significant.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden



0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Strategy #2

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

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that previously were not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements, and other specific regulations for moderate income housing. The ordinance extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units. Additionally, these zones allow for flexibility in uses, such that commercial centers and employment centers can be developed together with mixed-use zoning areas. As noted above, there is the great potential for units to be constructed in these areas. However, in the reporting period, no new construction has taken place. It is unclear at this time how many of these units will be built and when they will be built. The County will continue to monitor and report on these activities as they progress.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/areas were rezoned to form-based code:



Nordic Valley Development
Froerer Development

These two areas represent more than 80 acres of land that could include moderate income housing in a mixed-use type zoning configuration that allows for commercial and employment centers to be developed.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The majority of the property is in the Nordic Valley ski resort area, which already is a large employer in the Ogden Valley area. It is anticipated that over the planning period additional development will take place around a group of commercial uses in support of the ski resort area, forming an even larger employment center, and that associated higher-density housing will also be developed.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0



Change in the share of household income spent on housing
0

The number of rezones associated with MIH strategies
2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that previously were not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements, and other specific regulations for moderate income housing.

The ordinance extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units. Additionally, these zones allow for flexibility in uses, such that commercial centers and employment centers can be developed together with mixed-use zoning areas. As noted above, there is the great potential for units to be constructed in these areas. However, there are few areas of the County that could be considered as "major transit investment corridors" at present. As such, while it is unclear at this time how many of these units will be built and when they will be built, the County will continue to work with UDOT, the developers, and internal roads plans to develop appropriate transportation options centered on transit centers and hubs. The County will also continue to monitor and report on these activities as they progress.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.



In early 2023, the following projects/areas were rezoned to form-based code:

Nordic Valley Development
Froerer Development

These two areas represent more than 80 acres of land that could include moderate income housing in a mixed-use type zoning configuration that allows for commercial and employment centers to be developed. Additional transportation requirements in these areas will support the transition to a "major transit investment corridor" as the expansion of State Highway 162 provides access to these new areas. Other areas of the Ogden Valley and Western Weber are anticipated to be form-based code street regulated areas and will develop along future extensions of UDOT and other public roadways.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The majority of the property is in the Nordic Valley ski resort area, which already is a large employer in the Ogden Valley area. It is anticipated that over the planning period additional development will take place around a group of commercial uses in support of the ski resort area, forming an even larger employment center, and that associated higher-density housing will also be developed.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts



0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Do you have additional strategies to report?

Yes

Strategy #4

(S) create a program to transfer development rights for moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that previously were not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements, and other specific regulations for moderate income housing. The ordinance allows for and requires the transfer of development rights into the higher-density areas of the form-based zone areas (receiving areas) from areas that are to remain open space (sending areas). These rights preserve and protect the rights of developers and property owners while allowing for open spaces and higher densities. Moderate income housing units are not required to transfer development rights. However, it is anticipated that moderate income



housing units will be constructed in connection with these higher-density units, accomplishing the goals and desires anticipated by the form-based code. The County will also continue to monitor and report on these activities as they progress.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/areas were rezoned to form-based code:

Nordic Valley Development
Froerer Development

These two areas represent more than 80 acres of land that could include moderate income housing in a mixed-use type zoning configuration that allows for commercial and employment centers to be developed. These areas are designated "receiving areas" for transferrable development rights, while other areas of the County have been designated as "sending areas". To date, no development rights have been transferred. The zoning and entitlements are in place now, however, to make this possible when market conditions are ready.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based zoning areas have become "receiving areas" for development rights transferred in from "sending areas." As noted, there have been no development rights that have been transferred to date. However, the processes and legislative structures for this kind of transfer and development have been established, pending appropriate market conditions.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0



Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Do you have additional strategies to report?

Yes

Strategy #5

(V) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that previously were not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard



requirements, and other specific regulations for moderate income housing. The ordinance extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units. Specifically, this zoning ordinance amendment led directly to the rezone of two different projects, each with the potential for areas with no maximum number of units per acre. The only limiting factors for residential development in these areas is the height of the buildings allowed and the ability to transfer rights to develop residential units from sending areas to the higher-density receiving areas. The number of units to be established is yet to be determined, but typical condominium and apartment densities are in excess of 20 units per acre. As the rezones involved properties in excess of 80 acres, we could expect to see over 1000 units developed on these properties. The construction of these units in a much higher density form-based zone allows for walkability and a mix of uses. It is unclear at this time how many of these units will be built and when they will be built. The County will continue to monitor and report on these activities as they progress.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy. In early 2023, the following projects/areas were rezoned to form-based code:

Nordic Valley Development
Froerer Development

These two areas represent more than 80 acres of land that could include moderate income housing in a mixed-use type zoning configuration that allows for commercial and employment centers to be developed. Due to the nature of form-based codes, these areas are places that are inherently walkable and provide for denser, mixed-use development.

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code and street regulating plans governing these areas reduce the requirements for setbacks, lot sizes, and other requirements typically associated with single-family dwellings. While the developers have yet to submit subdivision plans for these projects, we can anticipate that there will be a decreased burden on many of these units so that the housing is more affordable and accessible. The higher density in these areas is conducive to walkable neighborhoods, where goods and services are available within an easy and convenient distance to a majority of the newly-created units.



Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Do you have additional strategies to report?

No



How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
20

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
10

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The main concern is with a lack of supporting/supportive data to help guide policy discussions and decisions. The Census data/CHAS data suffer due to a lag time for reporting, making decisions based on those data severely limited in current applicability. Since the State requires these reports yearly, we need data sources that are current and constantly and consistently being updated. Further, unincorporated county areas suffer from a lack of available and applicable data sources that single out unincorporated areas for review. If the State could find a way to aggregate and make that data available, that would be extremely helpful.



Weber County

Type of Jurisdiction
County

Link to Plan

<https://www.webercountyutah.gov/planning/plans.php>

Link to Ordinance or Resolution

<https://frontier.co.weber.ut.us/p/Project/Index/17464>

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that were previously not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements. The ordinance also extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/area were rezoned to form-based code:

Nordic Valley Development

Froerer Development

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code allows for higher densities that is currently allowed. This provides opportunities for developers to build lower-cost housing which is more affordable and addresses moderate income housing needs.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the



impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Strategy #2

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



Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission voted to adopt a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that were previously not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements. The ordinance also extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/area were rezoned to form-based code:

Nordic Valley Development
Froerer Development

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code allows for higher densities that is currently allowed. This provides opportunities for developers to build lower-cost housing which is more affordable and addresses moderate income housing needs, particularly in higher density, mixed use developments along major transit corridors.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0



Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that were previously not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements. The ordinance also extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/area were rezoned to form-based code:



Nordic Valley Development
Froerer Development

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code allows for higher densities that is currently allowed. This provides opportunities for developers to build lower-cost housing which is more affordable and addresses moderate income housing needs. New moderate income housing units are anticipated in mixed use areas along transit corridors throughout the County.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies



2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Do you have additional strategies to report?

Yes

Strategy #4

(S) create a program to transfer development rights for moderate income housing

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that were previously not allowed in the County, including creating a program for transferrable development rights.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/area were rezoned to form-based code:

Nordic Valley Development

Froerer Development

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code allows for higher densities that is currently allowed. This provides opportunities for developers to build lower-cost housing which is more affordable and addresses moderate income housing needs.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the



impact of this kind of development on the existing neighborhoods.

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Do you have additional strategies to report?

Yes

Strategy #5

(V) create or allow for, and reduce regulations related to, multifamily residential



dwelling compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Describe each action taken by the county during the previous 12 month period to implement this moderate income housing strategy.

On May 16, 2023, the Weber County Commission adopted a new ordinance related to form-based codes in the County. This allows for moderate income housing provisions that were previously not allowed in the County, including higher density multi-family dwelling units, less restrictive lot, setback, and yard requirements. The ordinance also extended the existing provisions for affordable housing units, offering incentives and bonus densities for affordable housing units.

Describe each land use regulation or land use decision made by the county during the previous 12 month period to implement this strategy.

In early 2023, the following projects/area were rezoned to form-based code:

Nordic Valley Development
Froerer Development

Describe how any land use regulations or land use decisions support the county's efforts to implement the strategy.

The form-based code allows for higher densities that is currently allowed. This provides opportunities for developers to build lower-cost housing which is more affordable and addresses moderate income housing needs.

Describe any barriers encountered by the county in the previous 12 month period while implementing this strategy.

There has been some opposition from local community members regarding the impact of this kind of development on the existing neighborhoods. This is particularly true for those community members who feel like transferrable development rights make things too easy for developers to avoid complications and maximize profits at the expense of community character.

Number and type of new units permitted

0

Number and type of affordable units added

0



Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

0

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

0

Change in the share of household income spent on housing

0

The number of rezones associated with MIH strategies

2

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Because the zoning ordinance changes and amendments to the zoning map have taken place very recently, there has not been sufficient time to observe how these changes will impact the market. Further, the County does not track or observe most of these data, so we would have no way to accurately report these numbers.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

20 (since 2021)

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

10



Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Staff resources

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

The main concern is with a lack of supporting/supportive data to help guide policy discussions and decisions. The Census data/CHAS data suffers due to significant lag time for reporting, making decisions based on those data severely limited in current applicability. Since the State requires these reports yearly, we need data sources that are current and constantly and consistently being updated. Further, unincorporated county areas suffer from a lack of available and applicable data sources that single out unincorporated areas for review. If the State could find a way to aggregate and make that data available, that would be extremely helpful.

West Bountiful

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
https://westbountiful.municipalcodeonline.com/book?type=plan#name=VI_HOUSING

Link to Ordinance or Resolution
<https://cdn.townweb.com/wbcity.org/wp-content/uploads/2022/12/Res.-529-22-General-Plan-Housing-Update-2.pdf>

Has the municipality amended the Moderate Income Housing Element since the



last notice of compliance was issued?

No

Strategy #1

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

West Bountiful's first step in developing and adopting a Station Area Plan was to seek funding and expertise to create the plan. The city was successful in applying for and receiving a grant from Wasatch Front Regional Council for \$30,000. The City and WFRC have also drafted a scope to use in finding a consultation to assist with the plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Not applicable. The Station Area Plan should be ready to adopt during the next 12 months.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Once completed, the Station Area Plan will support the city's efforts of developing and adopting a Station Area Plan in accordance with Section 10-9a-403.1

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None - West Bountiful City appreciates the help and support of Wasatch Front Regional Council.

Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA



Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA

The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The City has not had any contact from property owners in the designated Station Area, but the within the scope of developing the plan, we intend to solicit input from all property owners.

Strategy #2

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The city engaged planning consultants to assist in drafting an ordinance to eliminate or reduce parking requirements where a resident is less likely to rely on the resident's own vehicle, such as a residential development near major transit investment corridors or senior living facilities. The planning commission discussed this at several meetings, and after a public hearing, made a recommendation to the city council. On June 20th, 2023, the city council adopted Ordinance 472-23, which allows for residential development within 1/2 mile of enhanced transit to request up to a 10% reduction in required parking spaces.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



The city council adopted Ordinance 472-23, which allows for residential development within 1/2 mile of enhanced transit to request up to a 10% reduction in required parking spaces. This will allow for the reduction of parking requirements as stated in the strategy.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
By allowing for residential developments within 1/2 mile of enhanced transit to request up to a 10% reduction in required parking, the city has created a tool that is directly inline with the stated strategy. The city will also continue to look at other eliminations or reductions in parking regulations that will support the city's effort to implement this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

It takes significant time to understand issues related to land use regulations and draft appropriate ordinances. However, the city has ultimately successful in taking a first step at adopting an ordinance that supports this strategy.

Number and type of new units permitted
NA

Number and type of affordable units added
NA

Number and type of affordable units rehabbed
NA

Number and type of units converted from other uses
NA

Change in local rent amounts
NA

Change in the number of people displaced
NA

Change in the number of households experiencing housing cost burden
NA

Change in the share of household income spent on housing
NA



The number of rezones associated with MIH strategies
NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The ordinance has only been in place for just over a month. In that time, and in the time of its drafting and consideration, the city has not had any contact from potential residential developments that would be interested in seeking a reduction in parking requirements.

Strategy #3

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

West Bountiful City engaged with planning consultants and legal counsel to draft necessary code changes that would allow for the the city to reduce, waive, or eliminate impact fees related to moderate income housing. After a necessary public hearing, on June 20, 2023, the city council adopted Ordinance 471-23, which eliminates park impact fees for any development attributable to moderate income housing.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The city council adopted Ordinance 471-23, which eliminates park impact fees for any development attributable to moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

By adopting an ordinance that eliminates park impact fees for any development attributable to moderate income housing, the City created an opportunity for development completely inline with the stated strategy. The city plans to continue to review additional options of reducing, waiving, or eliminating impact fees related to moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

It takes significant time to understand issues related to impact fees and draft appropriate ordinances. However, the city has ultimately successful in taking a first step at adopting an ordinance that supports this strategy.



Number and type of new units permitted

NA

Number and type of affordable units added

NA

Number and type of affordable units rehabbed

NA

Number and type of units converted from other uses

NA

Change in local rent amounts

NA

Change in the number of people displaced

NA

Change in the number of households experiencing housing cost burden

NA

Change in the share of household income spent on housing

NA

The number of rezones associated with MIH strategies

NA

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

This ordinance has only be in place for just over a month. Since that time and during the drafting and consideration process, the city has not had contact from residential development interested in impact fee waivers associated moderate income housing.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

21* (as the city does not require a license for ADUs, the acutal amount is



expected to be much higher).

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

4 granted, 1 pending.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

NA

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

NA

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Planning technical assistance, Model Ordinances

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

NA

West Haven

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

Yes

Please describe the changes that were made and the page number on which the changes to the Moderate Income Housing Element can be found?

The wording for Goal 4 outlining the goal to amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residents' own vehicle, was changed to comply with proper state wording for the goal.

Provide the link to the General Plan (or if the moderate income housing element



is a separate file, to that element)

https://www.westhavencity.com/departments/planning_department/index.php

Provide the link to the ordinance or resolution to adopt/amend the General Plan related to the moderate income housing element.

https://www.westhavencity.com/departments/planning_department/index.php

Strategy #1

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, West Haven City began drafting mixed-use revisions to ensure that the development of higher density could occur near the northeast portion of the City, near the I-15 and 2100 South interchange. The ordinance codified the boundaries for varying densities of moderate income housing. The WHC Council adopted the ordinance on July 5, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Since the recent passing of the ordinance, no decisions have been made yet.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Since the recent passing of the ordinance, no decisions have been made yet.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses



n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Strategy #2

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, West Haven City undertook revisions to the City's parking ordinance.

One of the goals in revising the ordinance was to reduce the amount of parking required for multi-family apartment style housing. The draft ordinance changed the required parking from unit-based to bedroom based. The ordinance was adopted by the City Council on April 5, 2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has not received a new application for multi-family apartment housing projects since the time the ordinance was adopted, but anticipates that the required parking will be reduced by up to 25%, depending on the # of bedrooms in the apartment project.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City anticipates that the required parking will be reduced by up to 25%, depending on the # of bedrooms in the apartment project.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

n/a

Strategy #3

(L) reduce, waive, or eliminate impact fees related to moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The City is in the process of examining the feasibility of providing a credit against certain impact fees for MIH projects, specifically multi-family apartment developments. The City has begun putting the RFP together for updating the City's transportation impact fee, with an expected deliverable of a strategy to reduce impact fees related to multi-family development.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, pending the outcome of the RFP issuance.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

n/a

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

n/a

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced

n/a

Change in the number of households experiencing housing cost burden

n/a



Change in the share of household income spent on housing
n/a

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
n/a

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
100

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
n/a

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
n/a

What types of support would be helpful to your community as you implement the moderate income housing strategies?

It's not possible for cities to track the change in rent or portion of monthly income to housing costs, as the City does not track this. If we are going to be asked these things, we need reasonable ways to track them.

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

Stop asking for information that cities, especially smaller cities, don't track. Trust



that cities know their demographics well enough to implement the strategies in a way that will work for their city. It's not a one-size fits all situation.

West Jordan

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Link to Plan

https://westjordangcc-my.sharepoint.com/:b:/g/personal/larry_gardner_westjordan_utah_gov/EXGWk9m4SORNr2Q7AT3WFRUBOIkTu58r8d1I3_g0jDpiSw?e=bG9Q42

Link to Ordinance or Resolution

https://westjordangcc-my.sharepoint.com/:b:/g/personal/larry_gardner_westjordan_utah_gov/EXGWk9m4SORNr2Q7AT3WFRUBOIkTu58r8d1I3_g0jDpiSw?e=bG9Q42

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Timeline: Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025. This is an ongoing strategy that will go into the next reporting period.

a. Measure: Identify the areas that qualify for the IOZ.

b. Measure: Complete existing conditions analysis of the areas.

i. Benchmark: Complete Measure a and b by May 31, 2023.

Two areas have been identified that qualify for the IOZ zone in the city.

1. This area located at 5648 West New Bingham Highway and is 13.3 acres in area. The property was purchased from the Redevelopment Agency of West Jordan City by Peterson Development in 2022. A complete rezone application has been accepted by the city and is under review and being processed. The



intent of this area is for high density multi-family housing in a range from 13 to 26 units per acre. The actual density will be determined when the property is rezoned. Utility constraints are being identified and conceptual designs are being vetted. It is anticipated that the application will be before the City Council in late 2023 or early 2024. The adopted benchmarks 2. a. and b. have been met. The city will continue to work on strategies c. through e.

2. The second area is located at 6170 West 7800 South and is 86 acres in area. The property is currently under the pre-application process with the city to be developed as an institutional use on 40 acres and 40 acres of housing with 6 acres open space at a density range established by the City Council. The intent is to provide higher density housing. This area is still in the planning process.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made yet. The two areas described are still under review, utility constraints are being identified and conceptual plans vetted. It is anticipated that entitlement will take place in the next reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While land use decisions have not been made it is anticipated that an entitlement will be made by the next reporting period. The city council has discussed both projects in work meetings. Feedback from those meetings is being used to formulate residential densities that could result in moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this point in time. There is a potential for several hundred new units in the next 2 to 3 years.

Number and type of affordable units added

The council is open to entering into an agreement with a willing developer to mandate a percentage of total units be moderate income housing. That



percentage will be determined when the actual zone change and mater development agreement is approved.

Number and type of affordable units rehabbed
This is bare ground with no rehab potential.

Number and type of units converted from other uses
Bare ground no units exist.

Change in local rent amounts
Unable to determine at this time because no units have been approved or constructed. Should have more information in the next reporting period.

Change in the number of people displaced
None

Change in the number of households experiencing housing cost burden
Will be able to determine better when projects are approved.

Change in the share of household income spent on housing
Will be able to determine better when projects are approved.

The number of rezones associated with MIH strategies
None yet. Will be two in the next reporting period.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
Have not been able to observe any changes as of yet. Will be able to when projects are approved.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Timeline: Demonstrate nexus by July 31, 2024. Ongoing through next reporting period.

a. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of MIH.

The city is currently constructing a 3-million-gallon water tank and infrastructure



(zone 6 water tank) at a cost of \$10,712,000.00. The city is also under final design of an additional 4-million-gallon water tank (zone 5 south) at a cost of \$21,310,000. The city is spending \$10,000,000.00 on construction of a portion of 9000 South between 6400 West and U-111. This will create a collector street, and with adjacent development system improvements the road will be widened and classified as an arterial street. These infrastructure improvements will make it possible to fulfill the moderate-income housing requirement of the Jones Ranch MDA.

b. Measure: Identify areas where infrastructure improvements will result in preservation.
of and/or the creation of MIH.

The water, sewer and road infrastructure improvements will make it possible to construct moderate income housing in the Dry Creek Highlands Development (formerly Jones Ranch). The city and Ivory Development entered into a development agreement where a minimum of 5% and no more than 10% of the 2,940 units (147 to 290 potential units) in the development will be Moderate Income housing. The first phases of Dry Creek Highlands are currently being approved and 10 building permits have been issued for the first phase. Additional permits cannot be issued, including moderate income housing, until the required water and road infrastructure is constructed. The infrastructure improvements will also serve the housing component of the Southwest Quadrant mixed development planned area, which is a planned housing and job center development. The housing will be a mixture of types between 5 units and up 40 units per acre. The city and, the property owner and developer are currently working on a rezone of 17.6 acres located at approximately 6835 West New Bingham Highway that will result in a multi-family development of 336 dwelling units for a density of 19 units per acre. It is anticipated that the city and developer will enter into an agreement requiring a minimum percentage of moderate-income housing but as of now that number has not been established.

c. Measure: Determine cost of infrastructure improvements.

i. Benchmark: Complete Measure a, b and c by July 31, 2023.

This benchmark of the Moderate-Income Housing Plan has been completed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

One phase of dry creek highlands has been approved. Two other phases are under review. All phases of Dry Creek Highlands are dependent upon infrastructure being completed.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The city and Ivory Development entered into a development agreement where a minimum of 5% and no more than 10% of the 2,940 units (147 to 290 potential units) in the development will be Moderate Income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Utility constraints are the barrier to construction of MDH. This should be resolved in the next two to three years.

Number and type of new units permitted

10 as of this reporting period.

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None as this is bare ground and no units exist.

Number and type of units converted from other uses

None as this is bare ground and no units exist.

Change in local rent amounts

Unknown until more units are approved. Will be able to determine better in next reporting period.

Change in the number of people displaced

None

Change in the number of households experiencing housing cost burden

Unknown at this time.

Change in the share of household income spent on housing

Unknown at this time.

The number of rezones associated with MIH strategies

One

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None observed.



Strategy #3

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Timeline: Rezone all qualifying properties, approved by the city council, to the Residential

Overlay District (ROD) by December 31, 2025. Ongoing strategy through next reporting period.

a. Measure: Identify the areas that qualify for the ROD.

b. Measure: Complete existing conditions analysis of potential ROD areas.

i. Benchmark: Complete Measure a and b by March 31, 2023.

Only one area has been identified that has potential to use the residential overlay zoning (ROD). This area is 6.23 acres and is located at 6686 South Redwood Road. The area did have an active application, but it was withdrawn because of rising interest rates and construction costs. Another developer is interested in the property to develop multi-family housing. The area's utility constraints have been identified and addressed and the project could be serviced with existing utility and roadway infrastructure. The density range in the ROD is a minimum of 45 units per acre and a maximum of 75 units per acre. The unit count range would net between 280 and 467 units. It is anticipated that a shared parking arrangement with the adjacent commercial development would be entered into and that a minimum percentage of moderate-income housing would be agreed upon with an MDA. Measure a. and b. have been completed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made. An application was under review but was withdrawn due to market conditions. The city is currently reviewing the site with another developer.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

A land use decision has not been made. An application was under review but was withdrawn due to market conditions. The city anticipates working with another developer on this site.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

High interest rates and construction costs.

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None as it is bare ground.

Number and type of units converted from other uses

None as it is bare ground.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

No one will be displaced.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

Potential for one.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

None at this time.

Do you have additional strategies to report?

Yes

Strategy #4

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major



transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

1. Strategy. Strategy type one time but will extend through the next reporting period. Amend land use regulations to allow for new moderate income residential development in mixed-use zones near major transit investment corridors.
2. Timeline: Modify City Center (CC) land use regulation by December 31, 2023

The City Center zone located at 7800 South Redwood Road and is 115 acres in area is being studied and a new station area plan is being developed at this time. The city has entered into a contract with Design Workshop from Denver Colorado and Wasatch Front Regional Council to create the plan. An updated ordinance and funding mechanisms will be analyzed and recommended as part of the plan. It is anticipated that the station area plan will be adopted late 2023 or spring 2024. The measures and timelines are a few months behind schedule due to the planning process. It is anticipated that the station area plan will result in increased moderate-income housing. The percentage of MIH will be better determined with the completion of the plan.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Land use amendments have not been made at this time pending approval of station area plans.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Land use amendments have not been made at this time pending approval of station area plans.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed



None at this time.

Number and type of units converted from other uses

None at this time.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

Unable to determine until a project is approved and completed.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

None yet. One anticipated.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unable to determine until a project is approved and completed.

Do you have additional strategies to report?

Yes

Strategy #5

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

With the passage of House Bill 462 (2022) West Jordan received a State Grant to complete a station area plan (SAP) for all property within ½ of a mile of a fixed rail station (Trax and Frontrunner).

Progress.

Station Area's Identified:

1. West Jordan City Center, Historic Gardner, & Bingham Junction (Midvale)
2. 5600 West Old Bingham Highway
3. 4800 West Old Bingham Highway



4. Jordan Valley & Sugar Factory Road

Technical Assistance Grants:

1. \$350,000 awarded for West Jordan City Center, Historic Gardner, & Bingham Junction Stations Joint Station Area Plan
2. \$100,000 awarded for 5600 West Old Bingham Junction Station Area Plan

Summary:

We are making great progress on the first two station area plans, which accommodate 4 total stations. I anticipate us hitting every implementation due date and benchmark for the West Jordan City Center, Historic Gardner, and Bingham Junction Joint Station Area Plan, and the 5600 West Old Bingham Highway Station Area Plan.

The remaining station areas (4800 West Old Bingham Highway and the Jordan Valley & Sugar Factory Road Combined Station Area Plan) are not on track to meet the Implementation Measure Due Dates, but I do anticipate both these plans coming online in 2023/2024 and to meet the implementation deadline of 12/31/2025.

It should be noted that the state only requires 4 stations to have plans by the end of 2025, plans for our 5th and 6th stations are not due until 12/31/2026, and the station plan for the 7th station is not due until 12/31/2027, putting West Jordan in good position to complete the station area planning process and complying with the state's implementation deadlines well in advance of being required to do so.

The bulk of the entire planning work is contained within the two active SAPs as the remaining stations are largely built out or (in the case of Jordan Valley Station) entitled with development of master development plans currently being executed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

While a land use decision has not be approved it is anticipated that ordinance amendments will be approved after the station area plan is adopted.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not be approved it is anticipated that ordinance amendments will be approved after the station area plan is adopted.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

None

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None at this time.

Number and type of units converted from other uses

Unable to determine until a project is approved and completed.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

None at this time.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

None at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unable to determine until a project is approved and completed.

Do you have additional strategies to report?

Yes

Strategy #6

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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.



1. Strategy. Strategy type ongoing. Implement zoning incentives for moderate income units in new developments.

2. Timeline: Implement Integrated Housing Ordinance (IHD) by December 31, 2024.

a. Adopt Integrated Housing Ordinance.

i. Benchmark: Complete measure a by September 30, 2022.

The Integrated Housing Ordinance was adopted by the City Council in August of 2022.

b. Measure: Identify the areas that could be used for the IHD.

c. Measure: Complete existing conditions analysis of each area.

d. Measure: Identify utility constraints of each area and plot timeframe.

e. Measure: Identify transportation constraints of each area and plot timeframe.

f. Measure: Conduct analysis of potential residential density in each IHD area, including

recommended percentage of moderate-income housing.

i. Benchmark: Complete Measure b through f by December 31, 2023.

30 properties have been identified that could be rezoned to the IHD district.

An active application is in with the city to rezone 53.2 acres located at 7141 South U-111. The applicant is proposing 323 units with 10 units designated as moderate-income housing. This application is still under review and will not be rezoned until water and sewer constraints are satisfied probably in the next two years.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made, but it is expected that a decision will be within the next two years.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not been made at this time the city and the developer are continuing to study utilities and what will be required to serve the project. Land use decisions will be made after the studies are completed.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Water, sewer and storm sewer constraints. The city and developer are



continuing to study and determine the best path forward toward approval.

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None as it is bare ground.

Number and type of units converted from other uses

None as it is bare ground.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

None as it is bare ground.

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.

The number of rezones associated with MIH strategies

One in the next one to two years, but several based on potential infill analysis described in first section of 30 potential properties.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Unable to determine until a project is approved and completed.

Do you have additional strategies to report?

Yes

Strategy #7

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing



programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

This is an ongoing strategy through the next reporting period.

In August 2022, staff contacted J Fisher Company ("JFC"), a non-profit multi-family housing developer at the Utah Housing Matters Conference in Midway, Utah.

On October 10, 2022, Larry Gardner, City Planner, Chris Pengra, Economic Development Director, and Lisa Elgin, Associate Planner met with representatives from JFC to determine what types of products they could provide in West Jordan, and what a non-profit builder needs from a municipal partner to develop moderate-income housing.

On December 7, 2022, Lisa Elgin, and Chris Pengra met with representatives of J Fisher Company on-site at a recently completed project in Midvale. They brought pictures back to share with staff, including Larry Gardner, Scott Langford, Community Development Director, and Jamie Davidson, Assistant City Manager.

Several meetings were held between WJ City staff and JFC with one more scheduled for summer 2023. At that time JFC will present to staff a presentation that has been developed to provide information to elected officials regarding the details of process, funding and management of low- and moderate-income housing. It is anticipated that soon after this meeting, JFC will present to City of West Jordan City Council. This presentation will provide City Council with the information necessary to determine their level of support for financing and building multi-family affordable housing.

A potential moderate-income housing project has been identified near the light-rail TRAX Station at 2700 W Sugar Factory Road. JFC performed some early research and estimates to provide low/mod housing on the site. They indicated that they typically look for sites in Qualified Census Tracts which allows more tax credits to add to their capital stack.

Potential funding sources include RDA Affordable Housing Funds, CDBG, HOME, Olene Walker Housing Loan Fund, West Jordan General Fund, and tax credits.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not been made at this time, but the city and the partner continue to look at and evaluate sites for potential low to moderate income housing.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While a land use decision has not been made both the city and the partner will continue to study potential sites suitable for the creation of low to moderate income housing. The study will determine adjacency to Trax and other mass transit, suitable census tracts that could provide additional federal funding and identify utility constraints.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

None at this time.

Number and type of affordable units added

None at this time.

Number and type of affordable units rehabbed

None at this time.

Number and type of units converted from other uses

None at this time.

Change in local rent amounts

Unable to determine until a project is approved and completed.

Change in the number of people displaced

None

Change in the number of households experiencing housing cost burden

Unable to determine until a project is approved and completed.

Change in the share of household income spent on housing

Unable to determine until a project is approved and completed.



The number of rezones associated with MIH strategies
None at this time.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
None at this time.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of rental licenses or permits

Total Number of Accessory Dwelling Units in the Jurisdiction
54

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
40

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
40

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
40

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Housing supply data, Housing needs data, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
Sources for market data, rents, cost burdens etc. Good way to determine how local rents have been affected.



West Point

Type of Jurisdiction

Municipality (City, Town, Metro Township)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In late 2022, West Point City help facilitated an agreement between the Davis School District and a private property owner that would free up land for the construction of a new Jr. High School. The agreement also included land that was owned by the School District for a future site of higher density housing near the future West Davis Corridor on 1800 North. The planning stages of the project have begun. The construction of the project is expected to begin later this year.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In early 2023, the West Point City Planning Commission recommended that the City Council approve the rezone of the property from A-40 (Agriculture) to R-4 (Residential). This rezone was approved with a development agreement that would allow up to 132 units. This rezone allowed for higher density housing along 1800 North, which is located near the future West Davis Corridor interchange. This rezone has allowed developers to build a larger housing project, thus providing more housing opportunities for the growing population of West Point

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Overall, the rezone of the property from A-40 to R-4 was a positive move for the City of West Point. The rezone would increase the number of homes available to current and future residents, thus helping to meet the growing demand for housing in the area.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

Throughout the planning process for this project, there have been no barriers encountered.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Once the construction of this project is completed and the units occupied, the city will have an opportunity to analyze whether the market will accept and respond positively to this type of more affordable housing.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to



implement this moderate income housing strategy. The ongoing initiative in West Point City involves the extension of the sewer infrastructure to the area where sewer service is not currently available. This significant undertaking has been made possible through the successful acquisition of a \$24 million APRA grant in 2022. The following timeline outlines the progress achieved during this reporting cycle.

- July 2022 - The city started the process of interviewing several engineering firms that would potentially be selected to design the sewer expansion project.
- July 2022 - The city selected Bowen Collins and Associates as the project engineers.
- August - September 2022 - The city reviewed the selected project engineers' scope of work.
- November 2022 - City Council passes a resolution for the city to sign a contract with Bowen Collins and Associates. Resolution No. 11-17-2022A
- November 2022 - A contract with Bowen Collins and Associates was officially signed.
- December 2022 - Project engineers were given notice to proceed.
- January 2023 - The City Engineer and project engineer started bi-weekly design meetings.
- January 2023 - Started the process of the lift station site selection.
- January 2023 - Stated lift station preliminary designs.
- January 2023 - MOU (memorandum of understanding) was made between West Point City and the North Davis Sewer District allowing the new sewer system to connect to NDSD system.
- February 2023 - Started Project 1 pipeline designs.
- March/April 2023 - Meeting with potential property owners willing to sell property for the location of the lift stations.
- May 2023 - Preliminary offers of land were made.
- June 2023 - Preliminary plans for Project 1 pipeline complete.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

At this time, no land use decision has been made, and it is expected that regulations and decisions will be determined after the General Plan has been adopted.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use decision has been made at this time; however, the city is in the



process of updating their general plan. This plan is an important document that will outline the future of land use in the community, specifically the areas in were improvements will be made. This process is vital in ensuring the best possible outcome for the community.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market's response to this area will come as the improvements in this area are completed and regulations are looked at closer.

Strategy #3



(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Recently, the city has been working on creating a page on its website to educate the public about detached accessory dwelling unit (ADU) to their property. This dedicated page will provide information about the benefits, regulations, and requirements for constructing an ADU, as well as the various options available. The page is set to launch within the next several month, and with it, the city hopes to make the process of adding an ADU easier and more accessible for citizens. The page will offer a comprehensive look at the ADU process, from zoning regulations to permitting and construction requirements. With the launch of this page, the city hopes to educate the public of the opportunity to add an ADU to their property.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

As more and more people are looking to build an Accessory Dwelling Unit (ADU) on their property, many regulations have already been adopted to ensure the safety and functionality of these structures. The Planning Commission has been working on establishing regulations for the overall height of internal ADUs in residential zones, as this is an important factor to consider when constructing an ADU in West Point City. The Planning Commission has had several discussions during the first 6 months of 2023 about giving more flexibility on the height of attached ADU's. The Planning Commission is holding a public hearing on August 10, 2023, to receive public input regarding the height of attached ADU's.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

In December 2021, the city adopted Ord. 12-21-2021 that regulated the use of detached Accessory Dwelling Units (ADU's) in all single-family residential zones. These regulations were created to make it easier for residents to add a second dwelling unit to their property, thus providing additional housing options in the city. It is important that these regulations are updated as needed to reflect the needs of the community, and to ensure that residents can safely and efficiently add an ADU to their property. In the last year the Planning Commission approved 2 detached ADU's and they have both been built. We expect this ordinance to remain in place and for more ADU's to be permitted in the future.

Describe any barriers encountered by the municipality in the previous year in



implementing this strategy.

Detached ADUs provide many challenges with the approval process, as they must be approved by other agencies such as water, sewer and fire districts. It is important to coordinate with all the agencies to ensure that all regulations they may have are addressed before the unit is approved. The approval process for an ADU can be lengthy and challenging, as it requires coordination with multiple agencies and adherence to a wide array of regulations.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The city has only received and approved a total of 5 detached ADU applications since allowing detached ADU's in 2018. With such a small number of applications, any market response to this addition will likely be too little to accurately measure. So far, the city remains optimistic that these ADUs will provide more housing options in the local area and increase the availability of



affordable housing in the city.

Do you have additional strategies to report?

Yes

Strategy #4

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In the fall of 2022, West Point City was awarded a TLC (Transportation and Land Use Connection) grant from the Wasatch Front Regional Council (WFRC) to update its general plan. A consultant was awarded the project in March 2023 and is currently working on the plan. It is anticipated that the plan will be completed by the end of 2023. While this plan will focus on the entire city it will also encompass various small area plans. The new general plan will also incorporate the market study that was finalized in February 2023, that focused on the vicinity surrounding the forthcoming West Davis Corridor interchange at SR-193.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

At this moment in time, no land use regulations have been made.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

No land use decisions can be made until the market study and general plan findings are completed. The plan is a crucial part of the process of determining the best use of the land, as it provides important data on the local market trends, the potential for economic growth, and the most suitable uses for the area. The analysis of this plan will provide the basis for making informed decisions that will be beneficial for all stakeholders involved.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Throughout the planning process for this project, there have been no barriers encountered. All stakeholders have been consulted and have been cooperative in providing the necessary information and feedback.

Number and type of new units permitted



N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market's response to the zoning of these certain areas will come as these regulations are looked at closer and the types of housing units that are available within these areas are better understood.

Do you have additional strategies to report?

Yes

Strategy #5

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2022 during the recent 2023 budgetary cycle the city decided to remove



storm water impact fees for detached accessory dwelling units (ADUs). By doing so, the city can determine how the elimination of these fees will affect the overall fee structure. The city will use the study results to inform future policy decisions regarding impact fees. As a result of studying the impacts of these fee changes, the city can make informed decisions about the future of the city.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In 2022 the city removed storm water impact fees for detached accessory dwelling units (ADUs).

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While no land use decision has been made, it is expected that the City will consider the impacts of eliminating the impact fees on the housing supply and affordability, the potential fiscal impacts on the City, and the potential community impacts of eliminating the fees. The City will also analyze how the elimination of the impact fees could benefit the local economy and the ability of citizens to achieve additional housing options. Additionally, the City will look at how eliminating the impact fees may affect the quality and safety of the housing stock, and how it may affect the ability of the City to provide its citizens with quality services. Finally, the City will look at the potential impacts of eliminating the impact fees on the City's overall budget. This study will provide the City with the information needed to make an informed decision about the potential impact of eliminating the impact fees for ADUs.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No barriers have been encountered at this time.

Number and type of new units permitted

N/A

Number and type of affordable units added

N/A

Number and type of affordable units rehabbed

N/A

Number and type of units converted from other uses

N/A



Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The market's response to this strategy will come as these regulations are addressed and implemented.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction

5

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

2

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A (the city does not track by business licenses)

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

N/A

What types of support would be helpful to your community as you implement



the moderate income housing strategies?
Model Ordinances, Case studies for strategies

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

N/A

West Valley City

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
https://wvcity-my.sharepoint.com/:b:/g/personal/steve_pastorik_wvc-ut_gov/EXmD3huef7NNn_aGmts9TdQBKUtnTn81cNNET_011yTx4g?e=4BBegk

Link to Ordinance or Resolution
https://wvcity-my.sharepoint.com/:b:/g/personal/steve_pastorik_wvc-ut_gov/ETKpM-9Tn3xDpe_ym0jeRogBqDrs0uw1xqMY1dgfG4cKCQ?e=MVn48C

Use the field below to update any of the information above
With our council manager form of government, I would suggest having the municipal government contact be the City Manager, Wayne Pyle. His phone number is 801-963-3201 and his email address is wayne.pyle@wvc-ut.gov.

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

On 6/27/2023, the West Valley City Council approved a General Plan change and a development agreement amendment for an existing mixed-use project called the Villages at Rivers Edge at 1251 W 3300 S. The approved changes allowed the property owner to convert 21,000 square feet of commercial space



into 30 apartments and to build 17 new rental townhomes. Since the mixed use zoning in place sets the density and use mix to whatever is approved in the development agreement, the approval of a development agreement amendment was essentially a rezone and a land use regulation amendment in this case.

The City's Moderate Income Housing Plan provided a table of approved rezones for many different multi-family residential projects at various densities that are at different stages of review or construction but not yet occupied. Implementation Steps 1 and 2 for this strategy were to approve subdivision plats, site plans, and building permits for the projects identified in this table and track their progress. The information below lists each project from the table along with the total number of units issued for each project, how many units were issued during the reporting period of 1/1/2023 to 6/30/2023, and the current status of the project.

- Alpizar Townhomes (now called Lofts on 35th) at 4565 W 3500 S: 50 total units, 24 units issued, 16 units issued in reporting period, project is under construction
- Back 9 Apartments at 2600 W 3800 S: 263 total units, 263 units issued, 0 units issued in reporting period, project is under construction
- Bonneville Townhomes at 2876 S 5655 W: 64 total units, 0 units issued, 0 units issued in reporting period, subdivision was approved in November 2022
- Central Station Apartments at 2940 W 3650 S: 330 total units, 0 units issued, 0 units issued in reporting period, project is under site plan review - last developer submittal in May of 2023 - waiting on corrections from developer
- Cypress Cove Townhomes at 3540 W 4700 S: 12 total units, 0 units issued, 0 units issued in reporting period, subdivision was approved in February 2022
- Decker Lake Station Apartments at 3078 S Decker Lake Dr: 219 total units, 219 units issued, 0 units issued in reporting period, project is under construction
- Erin Hills Estates Townhomes at 3567 S 5600 W: 130 total units, 130 units issued, 0 units issued in reporting period, project is under construction
- H2O at Decker Lake Apartments at 2892 S Decker Lake Dr: 286 total units, 234 units issued, 214 units issued in reporting period, project is under construction



- Heather Villas Senior Condos at 6087 W Parkway Blvd: 84 total units, 0 units issued, 0 units issued in reporting period, subdivision was approved in May 2023
- Highbury Townhomes at 5450 W 3100 S: 69 total units, 0 units issued, 0 units issued in reporting period, zoning was approved in December 2008
- Lofts on Redwood Townhomes at 3605 S Redwood Rd: 99 total units, 99 units issued, 2 units issued in reporting period, project is under construction
- Meadows on 32nd Townhomes at 3554 S 3200 W: 33 total units, 4 units issued, 4 units issued in reporting period, project is under construction
- Parkway Villas Senior Condos at 7147 W Parkway Blvd: 43 total units, 0 units issued, 0 units issued in reporting period, zoning was approved in July 2021
- Redwood Townhomes at 2351 S Redwood Rd: 24 total units, 0 units issued, 0 units issued in reporting period, zoning was approved in August 2021
- Sage Valley Apts. & Townhomes at 1770 W 4100 S: 448 total units, 430 units issued, 0 units issued in reporting period, project is under construction
- Sunrise Townhomes at 3550 S 4400 W: 33 total units, 0 units issued, 0 units issued in reporting period, subdivision plat is under review
- The Cottages Senior Condos at 3525 S 6800 W: 65 total units, 0 units issued, 0 units issued in reporting period, subdivision was approved in April 2022
- The Views on 6200 Townhomes at 5777 W 6200 S: 150 total units, 0 units issued, 0 units issued in reporting period, zoning was approved in February 2005
- The Views Senior Apartments at 6500 S 5600 W: 89 total units, 0 units issued, 0 units issued in reporting period, zoning was approved in August 2018
- Village at Rivers Edge Apartments Expansion at 1251 W 3300 S: 47 total units, 0 units issued, 0 units issued in reporting period, zoning was approved in June 2023

Overall totals: 2,538 total units, 1,431 units issued, 236 units issued in reporting period



Implementation Step 3 for this strategy was to consider additional areas for density as part of the City's General Plan update that is currently underway. As part of the City's General Plan update, Leland Consulting was retained by the City to identify likely development/redevelopment options for five key areas such as along Redwood Road and 3500 South. Leland's final report is anticipated later this month.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. As described above, the City Council approved a General Plan change and development agreement amendment that allowed for 47 new rental units at the Village at Rivers Edge. As outlined in the table above, the City issued building permits for a total of 236 units during the reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. The approved expansion of the Villages at Rivers Edge project allows for 47 new rental units. These units will likely be affordable to moderate income households. The issuance of building permits facilitates the production of additional housing, some of which will be affordable to moderate income households.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. The increase in interest rates caused financing challenges for the developer of the Central Station Apartments. As a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire. To prevent expiration of the approval, the developer re-applied and the Planning Commission granted approval on 5/24/2023.

Number and type of new units permitted
214 apartments and 22 townhomes

Number and type of affordable units added
214 apartments (market rate apartments in West Valley are generally affordable to moderate income households)

Number and type of affordable units rehabbed
0

Number and type of units converted from other uses



0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The responses above provide the best answer to market responses.

Strategy #2

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Through the City's Single-Family Home Rehabilitation and Repair Program, 6 homes were rehabbed. Through the City's Emergency Repair and Maintenance Program, critical repairs were made to 2 homes of very low-income residents.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

N/A



Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

8

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The responses above provide the best answer to market responses.

Strategy #3

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 for this strategy was to track building permits issued for new internal accessory dwelling units (ADUs). Since the City's adoption of an ordinance in 2021 that allowed internal ADUs, the City has issued 13 ADU permits. Of those 13, 6 were issued during the reporting period of 1/1/2023 to



6/30/2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has approved 6 building permits for ADUs during the reporting period.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The approval of 6 building permits for ADUs demonstrates that the City is allowing ADUs in residential zones.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

6

Number and type of affordable units added

6

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

6, the ADUs are part of an existing home.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0



Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The responses above provide the best answer to market responses.

Do you have additional strategies to report?

Yes

Strategy #4

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 for this strategy was to maintain the City Center (CC) zone within Fairbourne Station to continue to allow higher density development near the West Valley Central TRAX Station. This zone is still in place.

On 5/24/2023, the West Valley City Planning Commission reapproved the conditional use permit for the Central Station Apartments near the West Valley Central TRAX Station. The increase in interest rates caused financing challenges for the developer and as a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire. To prevent expiration of the approval, the developer re-applied.

On 6/27/2023, the West Valley City Council approved a General Plan change and a development agreement amendment for an existing mixed-use project called the Villages at Rivers Edge at 1251 W 3300 S. The approved changes allowed the property owner to convert 21,000 square feet of commercial space into 30 apartments and to build 17 new rental townhomes. Since the mixed use zoning in place sets the density to whatever is approved in the development agreement, the approval of a development agreement amendment was essentially a rezone in this case.

Implementation Step 2 for this strategy was to consider additional areas for density as part of the City's General Plan update that is currently underway. As part of the City's General Plan update, Leland Consulting was retained by the City to identify likely development/redevelopment options for five key areas such as along Redwood Road and 3500 South. Leland's final report is anticipated later this month.



Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The regulations and decisions made are described under the response to the previous question.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The retention of the City Center zone creates opportunities for uncapped housing density near the West Valley Central TRAX Station.

The Planning Commission's reapproval of the Central Station Apartments is a necessary step to seeing 330 more apartments built in Fairbourne Station near the West Valley Central TRAX Station.

The City Council's approval of the expansion to the Village at Rivers Edge was effectively a rezone that will allow more moderate income housing in a mixed-use zone.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

While building permits have not been submitted yet, the approved expansion of the Village at Rivers Edge will result in the conversion of 21,000 square feet of commercial space into 30 apartments.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The responses above provide the best answer to market responses.

Do you have additional strategies to report?

Yes

Strategy #5

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 was to maintain the City Center (CC) zone within Fairbourne Station to continue to allow higher density development near the West Valley Central TRAX station. The increase in interest rates caused financing challenges for the developer of the Central Station Apartments located within Fairbourne Station and within City Center Zone adopted by the City. As a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire. To prevent expiration of the approval, the developer re-applied and the Planning Commission granted approval on 5/24/2023.

On 6/27/2023, the West Valley City Council approved a General Plan change and a development agreement amendment for an existing mixed-use project called the Villages at Rivers Edge at 1251 W 3300 S. The approved changes allowed the property owner to convert 21,000 square feet of commercial space into 30 apartments and to build 17 new rental townhomes. Since the mixed use zoning in place sets the density and use mix to whatever is approved in the development agreement, the approval of a development agreement amendment was essentially a rezone and a land use regulation amendment in



this case.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Conditional use approval was granted by the Planning Commission for the Central Station Apartments.

A development agreement amendment was approved by the City Council for the Villages at Rivers Edge expansion.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The decision to approve the Central Station Apartments will allow new moderate income residential development in a mixed-use zone near light rail.

The amended development agreement at the Villages at Rivers Edge will allow commercial space to be converted to new moderate income residential units within a mixed-use zone along the commercial corridor of 3300 South.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

While building permits have not been submitted yet, the approved expansion of the Village at Rivers Edge will result in the conversion of 21,000 square feet of commercial space into 30 apartments.

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
1

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The responses above provide the best answer to market responses.

Do you have additional strategies to report?

Yes

Strategy #6

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 was to maintain the City Center zone parking reductions. The increase in interest rates caused financing challenges for the developer of the Central Station Apartments located within the City Center Zone that allows for reduced parking requirements given the proximity of light rail and bus transit. As a result, the developer delayed proceeding through the plan review process until the point that their Planning Commission approval was about to expire. To prevent expiration of the approval, the developer re-applied and the Planning Commission granted approval on 5/24/2023.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Conditional use approval was granted by the Planning Commission for the Central Station Apartments.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The decision to approve the Central Station Apartments will allow new



apartments with reduced parking requirements.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

N/A

Change in the share of household income spent on housing

N/A

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

No other market responses are known at this point.

Do you have additional strategies to report?

Yes

Strategy #7

(N) implement a mortgage assistance program for employees of the



municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 was to continue to offer police officers the residency incentive program. This program, which offers mortgage and rental assistance to police officers, is still in place. As of 6/30/2023, 15 police officers were receiving ongoing mortgage or rental assistance.

Implementation Step 2 was to continue to offer down payment assistance through the Grants Division of the West Valley City Community Preservation Department for low income households. As of 6/30/2023, 1 household was assisted through the down payment assistance program.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Assistance given through the police residency incentive program reduces rent or mortgage payments by \$165 per month.



Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
1 through down payment assistance

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.
The responses above provide the best answer to market responses.

Do you have additional strategies to report?
Yes

Strategy #8

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 was to monthly administer 531 vouchers to extremely low income and very low-income families within Salt Lake County. The City's Housing Authority continues to monthly administer 531 vouchers throughout Salt Lake County. Approximately 40% of the voucher holders lease in West Valley City.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

A voucher holding household pays between 30 to 40% of the total rent.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

531

Change in the share of household income spent on housing

The vouchers free up household funds for other essentials like groceries.

The share of household income spent on housing varies by voucher holding household.

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.



The responses above provide the best answer to market responses.

Do you have additional strategies to report?

Yes

Strategy #9

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 was to annually administer the Hometown Scholars program using housing set aside funds. On August 23, 2022, West Valley City's Redevelopment Agency approved \$180,000 in housing set aside funds to continue to support of the My Hometown Scholarship in partnership with the University of Utah. From the time of approval until the first half of 2023, these funds were expended to help first generation college students with housing and retention resources.

On June 27, 2023, West Valley City's Redevelopment Agency approved an additional \$180,000 in housing set aside funds to continue support of the My Hometown Scholarship. These funds will provide housing and retention resources to at least 16 first generation college students from West Valley City.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added



0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

Funding from last year assisted 27 West Valley City University of Utah students with housing and other retention tools through the first part of this year. The approved funding from this year will provide housing and other retention resources to at least 16 first generation college students. The City's Redevelopment Agency rents four, 2-bedroom apartments here in West Valley and four students live in each apartment.

Change in the number of people displaced

N/A

Change in the number of households experiencing housing cost burden

27 students

Change in the share of household income spent on housing

The housing assistance provided allowed students to focus on school.

The number of rezones associated with MIH strategies

N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The responses above provide the best answer to market responses.

Do you have additional strategies to report?

Yes

Strategy #10

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Implementation Step 1 for this strategy was to submit the necessary



documentation for the Fairbourne Station Vision (centered around the West Valley Central station) to Wasatch Front Regional Council and the Utah Transit Authority to demonstrate compliance with State code for the West Valley Central TRAX Station. City staff has prepared a resolution along with supporting documentation for the City Council to review and approve. However, before taking this resolution to the Council, City staff has asked Wasatch Front Regional Council to review the resolution and supporting documentation and provide their feedback. City staff hopes to expedite Wasatch Front Regional Council's certification of our resolution and supporting documentation by addressing any comments they may have before the Council approves the resolution. At the time this report was submitted, City staff was waiting for feedback from Wasatch Front Regional Council.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

N/A

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

N/A

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0

Number and type of units converted from other uses

0

Change in local rent amounts

N/A

Change in the number of people displaced

N/A



Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The adoption of the original Fairbourne Station Vision and subsequent updates has led to a significant housing market response including the construction of 426 apartments and the approval of 330 additional apartments.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
Count of building permits

Total Number of Accessory Dwelling Units in the Jurisdiction
13

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
6

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
1

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:
N/A

What types of support would be helpful to your community as you implement the moderate income housing strategies?
Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in



implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)
N/A

White City

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
<https://wc-lrp-gslmsd.hub.arcgis.com/documents/wc-moderate-income-housing-plan-final-sep-01-2022/explore>

Link to Ordinance or Resolution
https://www.whitecity-ut.org/sites/default/files/fileattachments/council/meeting/packets/3231/cc_packet_9-1-2022_wcmt.pdf

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.
Between June 2022 and June 2023 White City performed an entire comprehensive code up of its land use ordinances to ensure compatibility with existing development and compliance with applicable state laws with the inclusion of opportunities for moderate-income housing. These updates included reducing regulations related to internal accessory dwelling units, discussed in detail in the next questions.

In June 2023, the Greater Salt Lake Municipal Services District, on behalf of the communities it represents including White City, distributed an accessory dwelling unit survey to identify further barriers preventing the creation of accessory dwelling units. The results from this survey will create further land use decisions that the White City Council will address in the next 12 months. These will include any updates to the land use ordinances that will reduce regulations



related to internal accessory dwelling units.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

In June 2023, the White City Council approved internal accessory dwelling units in the R-1-21 zone, A-2 zone, and A-1 zone in the city. With the adoption of this legislation, White City now allows internal accessory dwelling units in 100% of White City's single-family residential zones and all zones where the primary use is single-family residential.

In June 2023, the White City Council approved an increase in allowed surface area for parking on single-family residential lots. The previous parking regulation limited the property owner to parking within 50% of the front yard, property owners can now use 50% of the back yard for additional parking. This will allow qualified properties to adequately meet the 1 parking stall requirement for internal accessory dwelling units.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

All property owners of single-family households in White City can now apply for an internal accessory dwelling unit. All property owners of single-family households in White City who can move a car into the backyard can now meet the minimum parking requirements to create the internal accessory dwelling unit without impacting on-street parking in the neighborhood. These are the major barriers White City has currently identified in preventing residents from applying for an internal accessory dwelling unit.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Although we have now lowered the threshold to permit accessory dwelling units in the community, many of the houses are being used for short-term rentals, even against the City's regulations that do not allow short-term rentals. A percentage of homes in the community are not used for long-term housing. It is difficult to find illegal accessory dwelling units to speak with owners about the barriers to properly permitting their units.

It's incredibly difficult for the City to issue violations for short-term rentals. The city is too small to have enforcement officers in the community 24/7 to monitor these properties, and it's very difficult to identify a short-term rental without using online advertisements. All of the code enforcement in White City is complaint-based, and some residents prefer to stay next to a short-term rental than a long-term rental. For these reasons, it has still been difficult for the City



to get new internal accessory dwelling units permitted.

Number and type of new units permitted

In 2022 to 2023 White City Metro Township issued 2 business licenses for internal accessory dwelling units.

Number and type of affordable units added

We do not require the applicant to provide rent rates for new units created so we do not currently have this data.

Number and type of affordable units rehabbed

There were zero units rehabbed and we would not be able to confirm whether they were affordable or not.

Number and type of units converted from other uses

White City issued two building permits to convert basements into internal accessory dwelling units.

Change in local rent amounts

We do not have any available data showing the local rent change between 2022-2023. The most recent rent data we can provide is from 2021 before the moderate-income housing plan was required to be updated.

Change in the number of people displaced

The owner occupancy rate in White City is approximately 85% we do not anticipate anyone has been displaced within the last year.

Change in the number of households experiencing housing cost burden

The most recent data we have on this is from 2021, when the cost-burdened households with a mortgage were 30% of the total households with a mortgage. The percent of cost-burdened renters in 2021 was 58% of the total occupied units paying rent (Census DP 04, ACS 2021).

Change in the share of household income spent on housing

According to ESRI Community Analyst Household Budget Expenditures reports from 2023 the average percentage of expenditures spent on housing was 33.3% this percentage does not differentiate between those renting and those paying a mortgage.

The number of rezones associated with MIH strategies

The amendments made by the Council to reduce regulations for IADUs applied



to all residential and agricultural zones. Property owners did not need to re-zone to receive the benefits.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

White City Metro Township is slowly seeing the creation of internal accessory dwelling units in the community. However, the community is largely long-standing residents with most residents having lived there since 2000. It is likely that these internal accessory dwelling units are being used for family members and therefore market responses would not be prevalent immediately in available demographic data. Increasing the number of internal accessory dwelling units is White City's most viable option to increase moderate income housing based on the community's population and current land use.

Strategy #2

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In May 2023, White City put the sego lily road infrastructure project out to bid and is currently reviewing applications for construction. Once an application is chosen, White City intends to start construction as soon as possible, the estimated start date is spring 2024. This project will calm traffic in White City's single-family residential neighborhoods and provide bicycling and walking as secondary or primary modes of transportation. The project will also provide street lighting and high back curb and gutter. The Sego lily corridor connects White City's single-family residential housing to grocery stores, retail, and places of worship. Making it easier for residents to access necessary amenities for daily life. The project will still accommodate parking on the street, making it easier for properties to add internal accessory dwelling units without causing additional parking issues. When the entire project is done, the city will contribute more than 1.5 million investment to the street corridor.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision was not required to implement the sego lily project. However, with the successful installation of the project and the retention of available on-street parking, the White City Council can consider reducing or removing the off-street parking requirement for internal accessory dwelling units next year.



Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City Council is trying to bring all roads in the community to higher standards that provide opportunities for walking, biking, personal vehicles, and transit, as well as keeping on-street parking. This will help make it more likely for residents to increase the density of their single-family residential houses with a product that can appeal to multiple demographics and limit the impact on the neighborhood. White City's only option for the expansion of housing units is to increase the density of the City's uniform single-family fabric.

Improving key transportation corridors in the community can also reduce household costs. In 2023 the average resident in White City spent 10% of their income on transportation.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

The largest barrier the community has faced is the incredible spike in construction costs after COVID-19. The community had planned for a certain budget but received quotes for the project 1.5-2 times the original estimate. This has delayed the construction timeline and therefore has delayed the community's supplements land use decisions.

Number and type of new units permitted
Not Applicable

Number and type of affordable units added
Not Applicable

Number and type of affordable units rehabbed
Not Applicable

Number and type of units converted from other uses
Not Applicable

Change in local rent amounts
Not Applicable

Change in the number of people displaced
Not Applicable

Change in the number of households experiencing housing cost burden
Not Applicable



Change in the share of household income spent on housing
Not Applicable

The number of rezones associated with MIH strategies
Not Applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The investment in infrastructure in major corridors in the community will not only provide on-street parking, as previously stated but will also provide opportunities for walking and biking to important community amenities nearby. This includes grocery stores and schools. This infrastructure improvement will contribute to the community's safe routes to school network. The sego lily corridor intersects with eight safe routes to school identified by the Canyons school district.

Strategy #3

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

In 2023, staff completed an analysis of lead paint exposure risk in White City. This analysis helped identify households that would most benefit from Salt Lake County's Lead Safe Housing Program, which provides needed funding to mitigate lead paint exposure and allow owners and renters to stay in their homes. In June 2023, an article on the Lead Safe Housing Program was shared through the White City Council and the White City Community Council. In August, staff will attend a community-wide event in White City to share additional information with residents.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.



No land use decisions are anticipated in relationship to this strategy. Instead, staff is pursuing education and outreach to connect residents with available programs. The lead-risk analysis performed by staff is intended to help program leaders target outreach to residents with the greatest need. Materials have been shared through the MSD newsletter and social media and will be shared at the White City Southeast Township Days in August.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.
No land use decisions were involved with the implementation of this strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.
No barriers were encountered with the Lead Safe Housing Program.

Number and type of new units permitted
Not Applicable

Number and type of affordable units added
Not Applicable

Number and type of affordable units rehabbed
So far, we have not received the data on how many houses applied for the lead safe housing program through Salt Lake County.

Number and type of units converted from other uses
Not Applicable

Change in local rent amounts
Not Applicable

Change in the number of people displaced
Failing to mitigate lead paint exposure in housing can result in severe health complications, which would force a household to relocate. White City Metro Township hopes to increase the number of housing units to apply to program in order to mitigate potential displacement.

Change in the number of households experiencing housing cost burden
Not Applicable

Change in the share of household income spent on housing
Not Applicable



The number of rezones associated with MIH strategies
Not Applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

2023 serves as a baseline year for recording White City's participation in the Lead Safe Housing Program. Prior to this summer, staff were not involved in outreach for the program (facilitated by Salt Lake County). In the future, staff will be able to compare the number of 2023 participants to participants in 2024, 2025, and 2026. This will provide a direct measurement of how staff's interventions and education efforts are affecting market response. Our goal is to remove all housing insecurity that arises from lead paint exposure in renter- and owner-occupied units. In future years, we will also expand these efforts to boost enrollment in the County's Green and Healthy Homes Initiative.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Building permits, rental licenses, and land use permits.

Total Number of Accessory Dwelling Units in the Jurisdiction

Two internal accessory dwelling units were permitted in 2022.

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

One building permit was applied for and issued.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

One business license was applied for and issued.

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

A planning permit was issued two both accessory dwelling units stating it was compliant with the community's land use codes.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Case studies for strategies, Staff resources



Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

It is very difficult to demonstrate the market response year to year when the data doesn't even keep up with changes that frequently. The Census and ACS still cites data collected in 2021, a year before cities were required to update their moderate income housing plans so all the data provided doesn't technically reflect the work cities are doing to provide moderate income housing yet. Also, if the State requires that cities adopt land use regulations to promote the construction of moderate-income housing, the actual construction wouldn't begin for at least another year, so there will be a natural gap in the reporting data anyway where nothing in the market has changed. This is especially important for cities that do not have available land for new development. White City is entirely built out with a strong fabric of single-family homes with an 85% owner occupancy rate. 62% of occupied housing units in White City have lived there since 2000. Ownership turnover is not fast enough to provide opportunities for development.

Woods Cross

Type of Jurisdiction
Municipality (City, Town, Metro Township)

Link to Plan
[https://www.woodscross.com/vertical/sites/%7B1E8AA2ED-77CC-41F1-8DA8-74322646B85C%7D/uploads/2022-787\(1\).pdf](https://www.woodscross.com/vertical/sites/%7B1E8AA2ED-77CC-41F1-8DA8-74322646B85C%7D/uploads/2022-787(1).pdf)

Link to Ordinance or Resolution
[https://www.woodscross.com/vertical/sites/%7B1E8AA2ED-77CC-41F1-8DA8-74322646B85C%7D/uploads/2022-787\(1\).pdf](https://www.woodscross.com/vertical/sites/%7B1E8AA2ED-77CC-41F1-8DA8-74322646B85C%7D/uploads/2022-787(1).pdf)

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?
No

Strategy #1
(A) rezone for densities necessary to facilitate the production of moderate income housing



Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

As we stated in the strategy, the city had previously rezoned several hundred acres in the northwest quadrant of the city. Much of this acreage will permit opportunities for higher density residential housing including apartments, townhomes, single-family homes, patio homes, etc. in addition to a mixed-use zone providing for both residential and non-residential uses to facilitate the development of MIH. Since the city had developed these zones and rezoned before they were required by the state, we adopted a strategy of further implementation in the northwest quadrant relating to 80 acres of undeveloped property lying adjacent to and just outside the Woods Cross City boundary in unincorporated Davis County. Our general plan had earmarked this area for annexation but designated it as future non-residential use specifically for commercial and business park development. A developer purchased the 80 acres and contemplates a high-density housing development of almost 1000 units of various housing types.

In last year's MIH report, the city adopted a General plan MIH strategy to support this proposed development in association with its anticipated annexation and rezoning by December 2023. This will include annexing the property and working with the developer to tailor and adopted zoning to permit the proposed residential development.

To date, the city has spent the last year working with the developer in various meetings regarding the annexation of this property. The developer is pursuing annexation, however, has run into several issues that need to be resolved involving fire code requirements for secondary access which will need to come through neighboring West Bountiful City. As such, the developer's timeline has been extended as he works out details with the adjacent community to allow a secondary access connection. Based on the meetings and work to date, it may result in West Bountiful City annexing part of the subject area. In the last few months we had not heard from the developer and made multiple unanswered attempts to contact the developer to push this process along and find out when we might expect an annexation and zoning request. Recently the developer replied to the city and indicated that he felt the items mentioned above were moving along, however, they were also trying to secure another important property owner's cooperation as part of the project. This has resulted in a delay of the annexation petition and rezoning request and completion of our adopted strategy by the end of 2023. As such, the city will continue to work with the developer and adjacent community to resolve the issues mentioned above. The developer did mention that he felt the final negotiations with the adjacent property owner were going well, and we could expect an annexation petition



and proposed zoning concept in the coming months.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected, pending the city receiving the developer's annexation petition and zoning request application.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the annexation and rezoning will not be completed this year, the developer appears to be making progress resolving the access and other issues with the neighboring community and the adjacent property owner. Woods Cross City staff has participated in various joint meetings to assist the developer in resolving these barriers to his proposed project.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Woods Cross City has come to the realization that the implementation of this strategy was far less in our control and relied mostly on actions of others outside of our control, i.e., developer, other property owners and the adjacent community. This has been a barrier to meeting our timeline in the adopted strategy. In the future, it would be wise to formulate strategies in which the implementation lies more directly in the city's control and far less on the actions and timelines of others.

Number and type of new units permitted

n/a

Number and type of affordable units added

n/a

Number and type of affordable units rehabbed

n/a

Number and type of units converted from other uses

n/a

Change in local rent amounts

n/a

Change in the number of people displaced



n/a

Change in the number of households experiencing housing cost burden

n/a

Change in the share of household income spent on housing

n/a

The number of rezones associated with MIH strategies

n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Presently, since the project is delayed due to the issues mentioned above, there has been no market response.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Woods Cross' implementation of this strategy revolves around the UTA FrontRunner Station located near 500 South and 800 West. Unfortunately, this transit stop is very near a large petroleum refinery in West Bountiful City. Due to refinery accidents in the past, some very serious, it was determined that much of the station area is not conducive or safe for the development of residential housing of any type. As such, the city's strategy involves displacing the future station area housing away from the refinery and locating it in the nearby northwest quadrant of the community. The city will work with UTA to develop a plan to include a transit connection between the station and this future high-density, mixed-use housing area in the northwest quadrant of the community. The city's implementation involves expanding its study area for the upcoming Station Area Plan Update to include the northwest quadrant and a transit connection to the FrontRunner Station. Implementation will also include, as part of station area study and plan development, adoption of further recommendations or strategies to guide the planning commission, city council and UTA with the future development of the northwest quadrant and transit connection to the station by the April 2024 timeline.

Presently, the city has made an application to the Wasatch Front Regional



Council for station area plan funding to complete this strategy. In addition, the city staff has contact with UTA regarding this strategy. The WFRC funding mentioned above will be used to complete a station area plan implementing the items outlined in our strategy. The Wasatch Front Regional Council indicated at the time of our application submittal that there is available funding for our Station Area Plan project. We are presently awaiting a decision regarding our request for funding.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the Station Area Plan study has not be initiated as it awaits funding, it is expected the study will provide the planning commission, city council and UTA with recommendations regarding placing future MIH development away from the rail station/ petroleum refinery and provide for a transit connection between the two. We have taken steps this year to apply for funding from the WFRC to complete the plan and strategy.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted
n/a at this time

Number and type of affordable units added
n/a at this time

Number and type of affordable units rehabbed
n/a at this time

Number and type of units converted from other uses
n/a at this time

Change in local rent amounts
n/a at this time



Change in the number of people displaced
n/a at this time

Change in the number of households experiencing housing cost burden
n/a at this time

Change in the share of household income spent on housing
n/a at this time

The number of rezones associated with MIH strategies
n/a

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The study will be completed in the future and as such there are no market responses at this time.

Strategy #3

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Woods Cross City has made an application with the Wasatch Front Regional Council for funding to create or update our station area plan as required by state code.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

While the study has not been undertaken, the city is perusing funding to complete the study. The study is expected to bring Woods Cross City into state compliance for station area plans as intended by the strategy. It will also serve to further the MIH goals as outlined in the Woods Cross City's Strategy # 2 noted earlier in this report.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

While the study has not been undertaken, it's expected to bring Woods Cross City into state compliance for station area plans as intended by the strategy. It will also serve to further the MIH goals as outlined in the city's Strategy # 2 noted earlier in this report.



Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

N/A at this time

Number and type of affordable units added

N/A at this time

Number and type of affordable units rehabbed

N/A at this time

Number and type of units converted from other uses

N/A at this time

Change in local rent amounts

N/A at this time

Change in the number of people displaced

N/A at this time

Change in the number of households experiencing housing cost burden

N/A at this time

Change in the share of household income spent on housing

N/A at this time

The number of rezones associated with MIH strategies

N/A at this time

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

N/A at this time

Do you have additional strategies to report?

Yes

Strategy #4

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's



own vehicle, such as residential development near major transit investment corridors or senior living facilities

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Since last year's report, the planning commission has reviewed our residential parking requirements as they relate to the FrontRunner Rail Station area. Furthermore, the planning commission has recommended, and the city council has adopted Ordinance #609 decreasing the parking requirement for residential development that will occur at or adjacent to the UTA FrontRunner Station. As such, Strategy #4 has been completed.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

A land use decision (adoption of Ordinance #609) was made by the city council to amend the parking requirements for residential uses that decreased the required number of off-street parking stalls at or near the rail station.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The newly adopted amendment decreased residential parking requirements for the station area and will benefit residential developers as they can decrease parking stall counts due to the assumption that residents near the rail station will rely less on their own vehicle and more on FrontRunner Rail service as stated in the strategy. Also, UTA is in the planning stages of a Bus Rapid Transit line that will connect to the Woods Cross Front Runner Station in the future. This future project will also provide an additional option for residents to rely less on their own vehicles.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

0

Number and type of affordable units added

0

Number and type of affordable units rehabbed

0



Number and type of units converted from other uses

0

Change in local rent amounts

none

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

none

Change in the share of household income spent on housing

none

The number of rezones associated with MIH strategies

0

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The amendments to the parking regulations mentioned above were just recently adopted. As such, we have not observed a market response. However, two small parcels adjacent to the rail station have been recently offered for sale. These parcels happen to be two properties that the city considers appropriate for residential development near the rail station despite the refinery issues mentioned earlier in this report. A few residential developers are now exploring the possible purchase of the properties for future townhome development. It's anticipated that the future development of these parcels and the residents that will live there will receive a benefit from the newly adopted decrease in the parking requirements.

Do you have additional strategies to report?

Yes

Strategy #5

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

The planning commission recommended to the city council and the council adopted Ordinance #608 amending the city's ADU regulations eliminated the



extra bureaucratic layer of planning commission review of applications for ADUs

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The Woods Cross City Council adopted Ordinance #608 eliminating the extra review of ADU applications by the planning commission.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Previously the city had adopted accessory dwelling unit regulations in several residential zones. Those regulations permit ADUs within the existing footprint of residential structures. However, in addition to staff review they included an additional layer of regulation requiring the planning commission to review all applications for ADUs to ensure compliance with the regulations for such use. Woods Cross City chose this strategy to reevaluate our present ADU regulations to reduce regulations by amending the zoning ordinance to eliminate the extra bureaucrat layer of planning commission review. As such, the ADU regulations now permit the staff to review ADU applications to determine their compliance with regulations for such use. This action has streamlined the review process and shortened the permitting process for those desiring to create ADUs within Woods Cross. As such, moderate income housing strategy #5 has been completed.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

None

Number and type of new units permitted

Zero due to the amendment recently being adopted.

Number and type of affordable units added

None

Number and type of affordable units rehabbed

None

Number and type of units converted from other uses

none

Change in local rent amounts

N/A



Change in the number of people displaced
N/A

Change in the number of households experiencing housing cost burden
N/A

Change in the share of household income spent on housing
N/A

The number of rezones associated with MIH strategies
N/A

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

The amendment to the ADU review process has been newly adopted. Also, no new application for ADUs have been submitted to the city since the recent amendment adoption. As such no observed market response has been detected. The ordinance amendment is intended to streamline the application review process and shorten the time and hassle of obtaining an ADU permit. We have not seen an uptick in those seeking to build ADUs since the adoption of the amendment. However, the modification in the ordinance will result in shorting the time it takes to obtain a permit, making it easier for those desiring to have an ADU.

Do you have additional strategies to report?
No

How does the jurisdiction track Accessory Dwelling Units?
An index of all applications for ADUs is maintained by the Community Development Department

Total Number of Accessory Dwelling Units in the Jurisdiction
6

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:
4

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:
Business licenses are not required for ADUs.



Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

Other types permits and licenses are not required.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a