# DRAFT SECTION 2 LIVABILITY



# LIVABILITY EXECUTIVE SUMMARY

# Introduction

Sandy, like most medium to large cities, is a collection of neighborhoods that provide a sense of identity and belonging within the larger jurisdiction. Sandy residents describe their neighborhoods as attractive, safe, and well connected to parks, amenities, and the broader region. They value these aspects of the areas in which they live. These are also the aspects that are, traditionally, used to define livability. The American Association of Retired Persons (AARP), through their Community Evaluation Guideline initiative, identified a widely used definition of livability.

#### LIVABILITY DEFINED

A livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence and the engagement of residents in civic and social life.

Source: AARP, 2005

Livability is at the core of the Sandy City vision statement

Connecting an active, vibrant, and prosperous community, where people flourish, and you belong.

As well as the General Plan Purpose Statement

The General Plan outlines goals, objectives, policies, and strategies to ensure that Sandy residents have a safe community with vibrant neighborhoods, diverse housing, convenient shopping and amenities, and access to high-quality recreation and open spaces.

The General Plan values identified by Sandy residents are reflected in the definition of livability and are the foundation of this General Plan. By focusing on community values and aspects of livability when implementing this plan, Sandy's current and future neighborhoods will continue to meet resident needs.

#### LIVABILITY GOAL

Ensure existing and new Sandy neighborhoods continue to support a high quality of life as defined by residents as safe, beautiful, friendly, supportive, and connected to amenities and services.

# **Key Takeaways**

The most basic aspect of livability is having safe, attainable, and attractive housing located in an area that supports social and community needs with access to goods and services.

This section of the General Plan focuses on this most essential element of livability – neighborhoods and housing. Sandy's General Plan values, taken as a whole, reflect the importance of livability to Sandy's future.

SANDY VALUES
COMMUNITY
PREMIUM LOCATION
OPPORTUNITY
STEWARDSHIP
WELL-BEING

SANDY CITY GENERAL PLAN | LIVABILITY

A sense of belonging and connection is critical to creating a livable neighborhood. Community creates a feeling of fellowship with others, because of shared attitudes, interests, and goals. Properly designed neighborhoods that provide for physical and social connections can enhance a sense of community among diverse individuals.

#### **Premium Location**

Sandy neighborhoods strive to be internally connected by low-speed roadways, bike paths, sidewalks, and trails to ensure that residents have safe access to area services and amenities. Neighborhoods should also be connected to adjacent areas and the broader region via a hierarchical system of roads, trails, and pathways that facilitate safe movement of both local and regional traffic.

Accessibility and convenience to different locations is an important component of livability to ensure that residents can meet their daily needs and fully engage in civic and social life.

## **Opportunity**

A key component of livability is rooted in financial stability and independence. For a livable community this means that housing options are attainable for the households wishing to locate in the area, there is a solid and stable tax base to provide goods and services, families have access to a variety of educational choices, and there are well-paying jobs for all stages of life.

## Stewardship

Responsible management of Sandy City's resources ensures adequate capacity for all residents and a sustainable balance of economic, environmental, and social outcomes that enhances livability overall. Neighborhoods are impacted by the management of public assets and infrastructure to ensure appropriate and affordable access to utilities, open space, and services.

## **Well-being**

Living in a neighborhood that is safe, beautiful, supportive, and provides opportunities to enjoy nature and improve your health promotes a sense of well-being. The values and goals of this General Plan focus on preserving and enhancing the environment and systems that support well-being by identifying opportunities to improve convenient access to goods, services, and amenities; and ensuring the future of the city's urban forest.

## **Neighborhoods & Housing**

A neighborhood is an area where people live and interact with one another. Neighborhoods tend to have their own identity, or "feel" based on the people who live there and the places nearby. The arrangement of buildings, uses, and the amenities included within an area can help define and reinforce the boundaries of the neighborhood. These features foster a sense of 'neighborliness' and help promote a sense of identity and pride among residents

Most of today's recognizable and beloved neighborhoods in Sandy developed during the period of significant growth. They were predominantly a collection of independent subdivisions that have now grown into areas with a distinct look and feel, inhabited by residents who have similar types of families, incomes, and education levels. The most prevalent housing type in most existing neighborhoods is single-family housing on large lots.

As the Salt Lake region continues to grow and attract new residents from all over the world, Sandy's neighborhoods will attract increasingly diverse households who share a desire for livability. The Neighborhoods & Housing element focuses on the primary building block of Sandy – its neighborhoods – both existing and future.

#### **NEIGHBORHOOD & HOUSING GOALS**

Sandy's neighborhoods are vibrant and livable with safe, walkable access to green space, services, amenities, and schools.

New residential development in Sandy increases the diversity of housing types and occurs at a scale appropriate to adjacent, developed, areas.

Development of new housing in existing commercial areas is encouraged when included as part of a comprehensive area plan that increases the viability of commercial uses, provides for publicly accessible open space or community gathering spaces, and integrates with the surrounding neighborhood in terms of connectivity, scale, and height.

Sandy's neighborhoods continue to be acknowledged leaders in livability and beauty.

Sandy neighborhoods are attainable and livable for households of all income levels, types, and sizes.

Sandy values historic places and resources as unique, invaluable elements of community identity.

### **Moderate Income Housing**

Housing affordability has become an important issue throughout the region. State and local governments have worked over the past decade and more to identify effective strategies for ensuring that households at all income levels have access to safe housing in livable neighborhoods. Sandy's Moderate Income Housing plan, updated and adopted on a regular basis, identifies six strategies to address this regional need.

#### MODERATE-INCOME HOUSING GOAL

Ensure that the City includes housing options that are affordable for both renters and owners.

Sandy's Moderate-Income Housing plan follows the requirements of State Statute and reflects the priorities of the community. Based on the 2023 reporting period, Sandy has made progress in retaining and increasing affordable housing within the community. As regional growth continues, and as housing continues to increase in cost, ongoing attention to the preservation and production of housing affordable to households at various income levels, particularly at 80 percent Area Average Median Income and below, is needed.

Sandy's 2024 Moderate Income Housing Strategies include:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (State Strategy E).
- Encourage higher density or moderate-income residential development near major transit investment corridors (State Strategy G).
- Encourage higher density or moderate-income residential development near major transit investment corridors, commercial centers or employment centers (State Strategy F).
- Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (State Strategy P).
- Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act (State Strategy Q).
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1 (State Strategy 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 (State Strategy W).

The Pace of Progress Moderate Income Housing Chapter updated strategies recognize that the City has made progress on its original strategies and identifies new strategies. The General Plan update process identified the following prioritized potential strategies:

- Encourage internal ADUs.
- Allow for external ADUs
- Encourage higher density that may contribute moderate income housing near major transit investment corridors
- Identify areas of the city that would allow infill or redevelopment at a density that would facilitate moderate income housing production
- Rezone commercial centers to allow the integration of residential uses, at densities that would promote moderate income housing
- Rezone for higher density in areas where the addition of missing middle housing is most appropriate
   Utilize housing set-aside funds from the RDA to create moderate income housing
  - Land trust
  - Workforce housing
  - Infrastructure needs
- Invest in expansion or rehabilitation of infrastructure that facilitates construction of moderate income housing
- Utilize state programs to promote moderate income housing (i.e. HTRZ)
- · Adopt and promote Station Area Plans that include moderate income housing
- · Support efficient use of parking near major transit investment corridors and for senior housing
- Preserve existing affordable housing through a landlord incentive program for deed restricted units and/or establishing a housing loss mitigation fund.
- · Create a community land trust program for moderate income housing

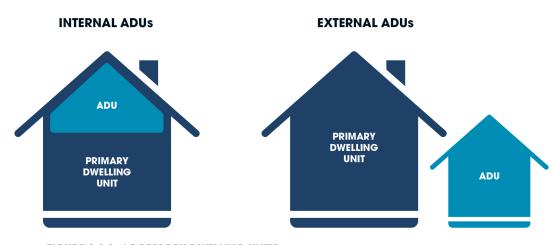


FIGURE 2.0.1: ACCESSORY DWELLING UNITS

**SECTION 02** 

LIVABILITY

# DRAFT CHAPTER 2.1 Neighborhoods & Housing



# **Introduction & Background**

Neighborhoods and housing are a critical consideration in a community's General Planning process. The Utah Land Use & Development Management Act requires the inclusion of long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels in the City's land use element of the General Plan.

This chapter identifies the considerations and recommended policies that guide the future of neighborhoods and housing as reflected in Chapter 7.1 Land Use of this plan.

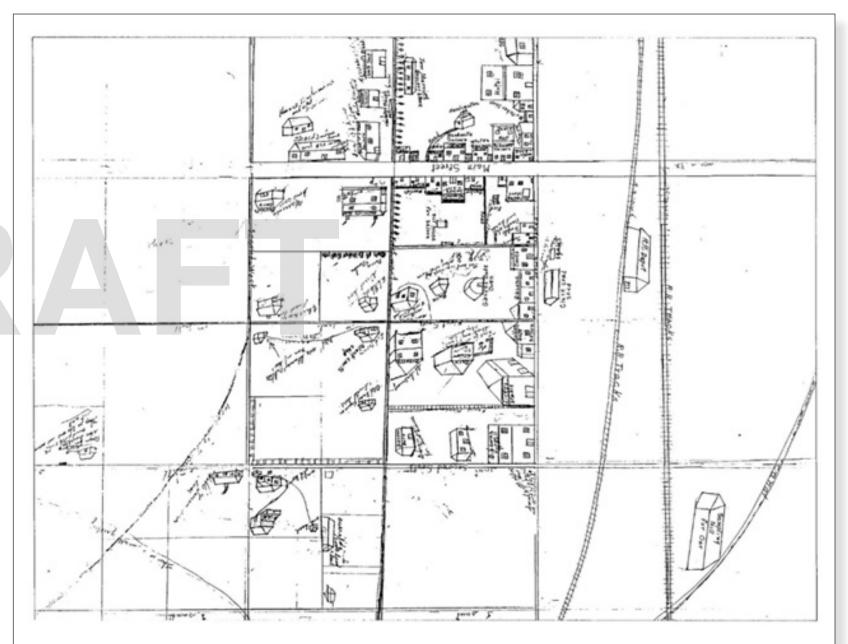
The housing chapter includes an analysis of Sandy's existing housing stock, demographic trends and needs. In addition, the chapter identifies opportunities and challenges related to the future of housing, and goals, objectives, strategies, and policies for the future.

Goals, objectives, strategies, and policies relating specifically to increasing the availability of moderate-income housing within Sandy are included in Chapter 2.2 – Moderate Income Housing Plan. This Neighborhoods & Housing Chapter provides the broader framework for neighborhoods and housing within which the moderate-income housing strategies are implemented.

Sandy was founded in approximately 1860 as a farming community with a few people and widely spaced homes. By 1880 Sandy's first neighborhood had begun to take shape. The railroad had arrived, and Sandy became a mining boom town located west of the rail lines that originally served the Sampling Mill and the Railroad Depot. The tracks now serve as the TRAX line. The core of the community in 1880 was located around Main Street and Center Street and First West. The original western boundary was the original Second West which is now roughly 90 East. Figure 2.1.1 is a sketch of Sandy in 1880.

Historic Sandy had a diverse economy (17 saloons, several hotels, and a ZCMI Co-op) and a population of over 1,000 people in 1893. In 1960, Sandy had 3,300 residents. Today, Sandy has a diverse economy and a population of around 100,000.

Sandy's population boomed in the decades between 1970 and 2000. New residential development occurred primarily east of Historic Sandy through new subdivisions of single-family homes on larger lots. In addition to new homes, this period saw the development of new commercial areas, parks, and other amenities to serve the burgeoning population.



Hand-drawn map of Sandy City Historic District, Albert Hardcastle, Senior, Circa 1880

FIGURE 2.1.1 SANDY CITY HISTORIC DISTRICT HAND-DRAWN MAP

# **Existing Conditions**

A comprehensive evaluation of current housing conditions in the city was completed as part of the planning process. The full analysis can be found in Appendix D. The key takeaways from that analysis inform the recommended goals and Key Strategies in this plan

Sandy's population growth rate is lower than during the 1970-2000 period of significant growth.

Sandy household sizes are smaller than just 10 years ago.

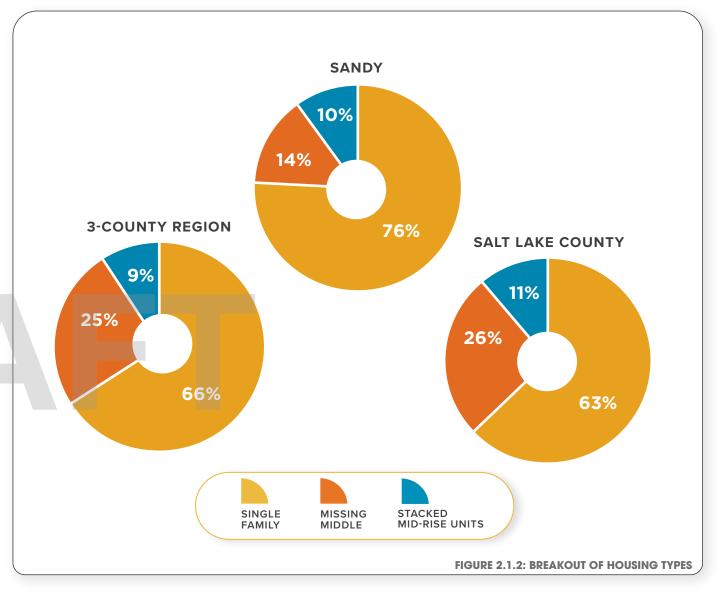
Sandy's housing stock is almost 76% single-family, large lot.

Utah's households are increasingly diverse in terms of size, age, income, and type.

Future Sandy households will desire more diverse housing types.

Current housing demand in Sandy could support approximately 400 units of townhomes, duplexes, and triplexes.

One of the critical findings in the existing conditions is the type of housing available in Sandy. Table 2.1.2 provides a comparison of housing by type in Sandy to Salt Lake County and the Utah-Salt Lake-Daviscounty region.



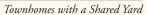
There are two categories in which Sandy has higher than area average types of units – single-family detached and other. Sandy has a higher percentage of single-family detached units because of how the city developed during the period of significant growth through the development of a series of single-family subdivisions. The "other" category includes mobile and pre-manufactured homes. Sandy has several communities of pre-manufactured homes that represent home ownership opportunities for low to moderate-income families.

The remaining categories include duplexes, townhomes, rowhouses, and similar housing types considered "missing middle housing." This type of housing has become increasingly important in meeting the needs of families and individuals.

#### WHAT IS MISSING MIDDLE HOUSING?



SANDY CITY GENERAL PLAN | LIVABILITY | NEIGHBORHOODS AND HOUSING





Live-Work Unit.



Townhon



Small-Lot Single Family



Duplexes and Tri-Plexes



Senior Housing Opportunities

Missing middle housing refers to a range of multi-unit or clustered housing types that are compatible in scale with single-family homes and provide diverse housing options in walkable neighborhoods. The term "missing middle" is used because these housing types have been largely absent from many cities and suburbs in recent decades, including Sandy City, resulting in a gap between single-family homes and large apartment complexes.

# **SWOC Analysis**

A comprehensive evaluation of current housing conditions in the city. The public engagement process provided opportunities for residents and. Neighborhoods and Housing are critical considerations for the future of was completed as part of the planning process. The full analysis can be stakeholders in Sandy to provide input and feedback on neighborhood found in Appendix C. The key takeaways from that analysis inform the and housing issues and strategies at each phase of the planning process. recommended goals and Key Strategies in this plan.

Taking advantage of the opportunities and addressing the challenges was a key step in identifying the goals and strategies for Sandy's future neighborhoods and housing.

#### **STRENGTHS**

High quality housing stock

Attractive neighborhoods

#### **WEAKNESSES**

Housing not consistent with new household demographics

High housing prices

Commercial areas abutting existing neighborhoods

#### **OPPORTUNITIES**

Infill and redevelopment to respond to changes in demand

Improve areas of transition between land use type

#### **CHALLENGES**

Limited variety of unit types

Conflicts between land use types

Continued increases in housing costs

#### **FIGURE 2.1.4: SWOC ANALYSIS**

# What the Community Said

#### HOUSING ACCESSIBILITY AND AFFORDABILITY

Sandy residents are concerned about accessibility and affordability of housing. They have a desire for different types of housing options, including starter homes and smaller, more affordable housing units. Additionally, they are concerned about rent affordability and the need for housing options that cater to various income levels and various life stages including for new families and seniors.

#### **NEIGHBORHOOD CHARACTER & COMMUNITY AMENITIES**

Comments also focused on the importance of neighborhood character and amenities. This includes safe sidewalks, proximity to parks and amenities within a quarter mile radius, and living close to services. Residents also emphasized protecting existing neighborhoods, creating small, walkable communities, and maintaining opportunities for social interaction.

#### URBAN PLANNING AND DEVELOPMENT **MANAGEMENT**

Many residents mentioned urban planning strategies and concerns about development management. This included discussions about zoning regulations, setbacks, and the impact of high-density developments. Residents also prefer managing growth and development in a way that preserves the character of the city and addresses the consequences of growth, such as infrastructure strain and environmental impacts.

# **Key Strategies**

Sandy. They are the building blocks of the community. Sandy is known for and valued because of the quality of its housing in attractive and livable neighborhoods. By strengthening existing and ensuring the livability of future neighborhoods the Sandy of 2050 will fulfill the values identified in Pace of Progress - General Plan 2050.



The General Plan includes recommendations for three general types of neighborhoods in Sandy.

#### **NEIGHBORHOODS EXPERIENCING CHANGE**

These are areas that are along major transportation corridors such as 9000/9400 South, Sego Lily Drive, 10600 South, State Street, 700 East, 1300 East, and Highland Drive. These areas are characterized by increasing traffic directly impacting livability. In some cases, singlefamily driveways exit directly onto the regional corridor.

For neighborhoods experiencing change because of the regional transportation system, the General Plan recommends an orderly transition to a land use that takes advantage of the transportation corridor and minimizes negative impacts on livability. This includes redevelopment of current single-family properties along these corridors to medium density, missing middle housing.

Version Date: 8-29-2024 Pre-Planning Commission Amendments

This transition will also provide a buffer use to the remaining singlefamily neighborhoods further from the corridor.

The goals, objectives, policies, and strategies relating to neighborhoods experiencing change focus on managing the transition over time, ensuring the continued presence of critical livability factors in the area, and clear delineation of the boundary of change.

#### **NEIGHBORHOODS IN STASIS**

These are areas of established neighborhoods throughout the city that will generally continue in their current form. These areas will experience new investment and changes that are consistent with their current form and intensity. New investment in these areas will be absorbing some alternative housing in a way that maintains neighborhood character to facilitate aging in place and better utilize existing properties.

Other changes may include improvements to pedestrian and bicycle connections as well as new pedestrian level street lighting and other neighborhood safety investments.

The goals, objectives, policies, and strategies related to neighborhoods in stasis focus on encouraging thoughtful reinvestment and maintenance of the current housing stock as well as strategic addition of new housing units.

#### **NEW NEIGHBORHOODS**

These are areas in which housing is a new use. This includes commercial areas between I-15 and State Street as well as existing suburban commercial areas scattered throughout the city. As residents move into these areas they will need amenities, services, and opportunities for social interaction comparable to those enjoyed by residents in existing neighborhoods.

The transitions are recommended to occur in accordance with area master plans that, at minimum, address the following elements:

- Distribution of land uses to ensure viable commercial uses at, or above, current levels measured in terms of sales tax generated
- Close coordination of urban design elements to ensure a cohesive design approach and sense of place
- Inclusion of community gathering spaces as an organizing element programmed to encourage interaction of residents of new and existing neighborhoods
- Pedestrian connectivity within and from the development to adjacent neighborhoods and other areas
- Addition of trees and water-wise landscaping to decrease heat islands and improve overall livability

Each of the three types of neighborhoods contemplated contributes to the Pace of Progress Key Strategies.

## 🔼 Strengthen Neighborhoods

Strengthening neighborhoods focuses on providing the resources and policies needed to ensure that, as the city continues to grow, the building blocks on which it was built - its neighborhoods - continue to thrive. For neighborhoods undergoing change this means ensuring that key livability factors such as safety, beauty, walkability, convenience, and social interaction continue to contribute to well-being.

For neighborhoods further removed from areas of change this means ensuring that they remain viable and continue to enjoy the key livability factors that have made Sandy neighborhoods highly desirable.

For new neighborhoods this means ensuring that the amenities and livability factors enjoyed by existing neighborhoods are present and available in areas newly transitioned from commercial or undeveloped properties.



Newer Neighborhoods being built in the Cairns



# **Enhance Livability and Quality of Life**

Sandy residents, businesses, and visitors have access to world-class performance, sporting, and recreational amenities including Hale Center Theatre, Sandy Amphitheater, America First (Field home of the Salt Lake Real and Utah Royals Soccer teams), as well as a system of regional and local trails from the Jordan River to the Wasatch Range.

As Sandy grows, additional amenities, particularly completion of the regional trail network, will provide additional opportunities for these activities.

Sandy's community celebrations including the 4th of July Freedom Day events, Balloon Fest, Heritage Festival, Food Truck Mondays, and similar activities serve to create a sense of community and identity as well as opportunities to get to know your neighbors and City officials. Continued investment in these types of events is important to community identity and livability. In addition, it is recommended for the city to consider similar events on a smaller scale in different areas of the city to ensure that members of the community who may not be able to always get to the Promenade or Amphitheater have an opportunity to get to know their neighbors.

Neighborhood festivals are a great way to support neighborhood identity, arts, and culture in a community. In addition, these events:

- Bring attention to community assets, residents, local history, and civic infrastructure
- Inject new energy, resources, activity, people, and enthusiasm into a place and the local economy
- Connect communities, people, places, and economic opportunity through physical spaces or new partnerships and relationships
- Honor traditions shaped by the lived experience of a community's residents, such as music, dance, design, crafts, fashion, cuisine, and oral expression







GACC Parade GACC Parade







Hege Pop Park

Hege L

Hege Pop Park

Hege Pop Pa







Sandy City Balloon Festival



# **Increase Range of Housing Opportunities**

SANDY CITY GENERAL PLAN | LIVABILITY | NEIGHBORHOODS AND HOUSING

Sandy's existing housing is predominantly single-family on larger lots. After single-family large lot housing, the next most prevalent housing type are units in multifamily housing developments with 50 or more units. These two housing types represent the least and the most intensive of types of housing. Other housing types on the intensity spectrum, such as duplexes, triplexes, townhomes, small lot single family dwellings, are underrepresented in the community.

Many of the housing types that are missing from Sandy are those that are attractive and affordable for down-sizing seniors and new families. Encouraging a broader range of housing types will allow seniors who currently live in Sandy but wish to downsize to a single-family home on a smaller lot or within a development that eliminates yard work, to stay within the community and meet their personal needs. At the same time, similar housing types are ideal for new families looking for their first home ownership opportunity or for an opportunity to move into Sandy for access to high quality schools, amenities, and services.



View of Sandy City

An estimated additional 6,000 housing units could be developed in the areas identified in this plan while maintaining the overall character of the City. Figure 2.1.4 estimates the type and location of future housing units. Under the Pace of Progress plan, the City's stock of missing middle housing is projected to increase by approximately 50%.

FIGURE 2.1.5: HOUSING TYPES

UNITS IN STRUCTURE	CURRENT (2022)	PACE OF PROGRESS (2050)	NEW UNITS	TARGET LOCATION
1 Detached	26,694	26,994	300	Throughout the City
1 Attached	1,909	2,209	300	NACs SAPs Corridors
2 Units	283	533	250	NACs SAPs Corridors
3 to 4 Units	354 554		200	NACs SAPs Corridors
5 to 9 Units	849	999	150	NACs SAPs Corridors
10 to 19 Units	<b>10 to 19 Units</b> 1,025		200	NACs SAPs Corridors
20 to 49 Units	1,344	2,944	1,600	NACs
50 or More Units	1,980	4,980	3,000	The Cairns
Other	884	884	0	Existing
Total	35,321	41,321	6,000	

Source: 2022 estimates ESRI; 2050 Projection based on recommendations



# Support Diverse Local Economy

Sandy enjoys a diverse range of businesses that contribute to a strong and stable economic base. This strong base provides funding through commercial property and sales tax revenues to support City services. Having a strong commercial base benefits Sandy residents in several ways, including opportunities for employment, shopping, services, and entertainment near their homes. The strong economic base in Sandy also supports significant cultural and community resources including sponsorship of Hale Center Theatre, the soccer stadium, and others.

Economic vitality enhances overall livability within the community serving and attracting new residents.

In turn, Sandy's residents are critical to supporting both new and boundaries, cross city traffic could be reduced. Capturing a greater community by:

- restaurants and shops
- professionals
- Ensuring adequate school age children to support a highquality educational system

#### **Bolster Commercial Centers**

Activating commercial centers is key to the future of Sandy's neighborhoods. Livable neighborhoods have easy access to needed goods, services, and opportunities. Sandy's existing commercial centers are strategically located to allow this type of access. Each of the centers was originally developed to serve the surrounding subdivisions.

By encouraging reinvestment in these centers Sandy will recapture neighborhood-based sales and provide opportunities for:

- More diverse housing types within the city
- New community gathering and public space in close proximity to existing neighborhoods
- Additional stores and services not currently available in Sandy neighborhoods



# Increase Sustainable Mobility & Connectivity

Regional growth has impacted mobility throughout Sandy. Although Sandy's population growth rate has dropped since the highs of the period of significant growth, vehicle trips on Sandy's regional road network continue to increase closer to regional growth rates. This is a result of the regional resources enjoyed by Sandy residents and sought by residents in other areas of the valley.

By capturing a greater percentage of regional growth within Sandy's

existing businesses and services. Sandy's neighborhoods and housing share of regional growth will also contribute to the ability of stock can contribute to the ongoing economic vitality of the Neighborhood Activity Centers to provide goods and services located within walking or biking distance of more of Sandy's residents.

· Attracting increasingly diverse households to support The recommendations included in this General Plan update will also create mixed use nodes with a concentration of residential, Providing the urban environment desired by young commercial, and public uses at key locations along major transportation corridors to support current and future transit



# Conserve Open Space and Natural Resources

The housing and types recommended in the General Plan are more compact, have smaller yards, and encourage park once strategies. These elements combine to allow growth in a way that minimizes impact on remaining open space, water resources, and air quality.

Additionally, continued implementation of water wise policies in ways that enhance neighborhood character will reduce the need for outdoor water use. The City's "Flip the Strip" program and a recommended Water Wise Beautification Award are two of the tools identified in the plan.

# **Engage Responsibly with Regional Partners**

Appropriate and attainable housing is a critical statewide need. The General Plan update provides opportunities for a wide range of housing types at various levels of affordability. Sandy can reduce the development of open spaces on the edge of the city by absorbing additional households within the already developed

Additionally, maximizing use of existing infrastructure is a more cost-effective way to grow than to build new roads and pipes to currently undeveloped areas.

#### **BUILDING BLOCKS OF A STRONG NEIGHBORHOOD**

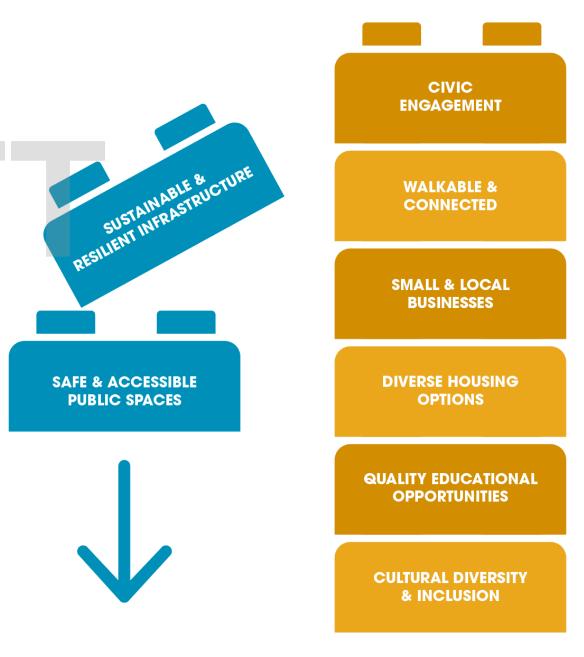


FIGURE 2.1.6: BUILDING BLOCKS OF A STRONG NEIGHBORHOOD

# Goals, Objectives, Policies, & Actions

#### **GOAL**

Sandy's neighborhoods are vibrant, safe, and contribute to a high quality of life

#### **OBJECTIVE**

Residents have access to green space, services, amenities, schools, and churches

#### **POLICIES & ACTIONS**

- Implement the Parks, Recreation & Trails MP
- Implement the Active Transportation MP
- Include neighborhood trail and bikeway connections in all new and redevelopment
- Maintain school walk routes

#### **OBJECTIVE**

Short-term rentals are regulated to ensure neighborhoods continue to minimize impacts on the neighborhoods in which they are located

#### **POLICIES & ACTIONS**

- STR regulations establish minimum requirements relating to parking, ownership and similar considerations
- STR regulations consider the impact of short-term residencies on neighborhood cohesion

#### **OBJECTIVE**

Neighborhoods include a mix of private and public green space and activity areas to encourage residents to interact with each other and nature

#### **POLICIES & ACTIONS**

- · Maintain current requirements for private amenity and green space for all residential developments
- Continue to levy and utilize parks impact fees to ensure access to public green space in emerging residential neighborhoods

#### **OBJECTIVE**

Sandy will continue to implement best practices in the maintenance and preservation of infrastructure and amenities to support neighborhoods

#### **POLICIES & ACTIONS**

- Sidewalks and trails are comfortable for users
- Services are provided efficiently and effectively
- The infrastructure and amenity investments of prior generations of Sandy residents and officials are maintained and available for future generations

#### **OBJECTIVE**

Neighborhoods are walkable and bikeable

#### **POLICIES & ACTIONS**

- Sidewalks and trails form complete pedestrian networks and are comfortable for users
- Multi-modal connections are available to and within shopping and service locations, transit stations, neighborhood schools, parks and other amenities

#### **OBJECTIVE**

Neighborhoods include appropriate lighting for traffic and pedestrian safety

- Lighting standards support dark sky policies
- Lighting standards are wildlife friendly

#### **GOAL**

# Sandy includes a wide variety of housing types appropriate and attainable for a diversity of households

#### **OBJECTIVE**

Neighborhoods include a mix of housing types to respond to an aging population and smaller household sizes

#### **POLICIES & ACTIONS**

• All areas of the city include locations for the development of housing types that meet the needs of seniors, new families, young professionals, and students

#### **OBJECTIVE**

Sandy's neighborhoods include housing attainable to families and households at all income levels

#### **POLICIES & ACTIONS**

• Sandy will continue to implement its Moderate-Income Housing Plan in accordance with statutory requirements

#### **OBJECTIVE**

External and internal accessory dwelling units are allowed on lots of adequate size and configuration

#### **POLICIES & ACTIONS**

- External ADU regulations establish minimum requirements to mitigate impacts on surrounding properties including parking, setbacks, and privacy
- ADUs are required to be subordinate to the primary structure as measured by building height, footprint, and massing
- · Owner occupancy of one of the units on the property including an ADU is encouraged

#### **GOAL**

# Sandy's neighborhoods in transition take advantage of opportunities and minimize negative impacts

#### **OBJECTIVE**

Redevelopment within transitioning corridors identified on the Future Land Use Map will meet minimum criteria

#### **POLICIES & ACTIONS**

- Redeveloped areas will include medium-density areas which buffer adjacent lower density neighborhoods
- Redevelopment areas will occur at a scale and intensity appropriate for a major transportation corridor
- Design of the redeveloped areas will include mitigations to preserve the character and private of new residents and adjacent areas

#### **GOAL**

## Sandy's neighborhoods in stasis are stable and enduring

#### **OBJECTIVE**

Property maintenance provisions reflect best practices in encouraging private property maintenance and preservation

- Sandy encourages the upkeep of residential yards and buildings
- Sandy beautification programs encourage and recognize implementation of water wise strategies
- Partners with resources to help support building maintenance are identified and made available to area homeowners
- Sandy policies support the identification and promotion of historic buildings and neighborhoods

#### **OBJECTIVE**

New and infill structures within existing neighborhoods are comparable in height and massing to the average of existing structures

#### **POLICIES & ACTIONS**

- Identify opportunities to increase beautification programs including awards, cleanup programs, and service activities
- · Review and identify needed updates to Sandy's property maintenance codes and enforcement

#### **OBJECTIVE**

Tax burden is minimized through the continued wise use of existing assets and funds

#### **POLICIES & ACTIONS**

- Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage
- Internal and external ADUs are allowed where appropriate

#### **GOAL**

New neighborhoods located in areas transitioning from a prior non-residential use will include amenities, services, and opportunities for social interaction

#### **OBJECTIVE**

Residents of new neighborhoods enjoy a comparable level of livability as residents in existing neighborhoods

#### **POLICIES & ACTIONS**

- A minimum of 5-acres will be required to rezone to allow for mixed use development
- Rezone applications must include a comprehensive master plan that addresses the minimum criteria for a mixed use development in Sandy

#### **OBJECTIVE**

Mixed use developments will meet the following minimum criteria

#### **POLICIES & ACTIONS**

- Include a distribution of land uses that ensures viable commercial uses at or above current levels measured in terms of sales tax generated or, if in an area with no or limited sales tax, employment provided
- Close coordination of urban design elements to ensure a cohesive design approach and sense of place
- Inclusion of community gather spaces as an organizing element
- Pedestrian connectivity within and from the development to adjacent neighborhoods and other areas
- Addition of trees and water-wise landscaping to decrease heat islands and improve overall livability

#### **GOAL**

Newly developed housing for all household types is in vibrant, attainable, and livable neighborhoods

#### **OBJECTIVE**

New neighborhoods include a mix of public and private open space and amenities

- Requirements for private open space are implemented in a way that supports livability within the area
- Impact fees, grants, and similar resources are used to provide public open space for new residents at service levels comparable to those in existing neighborhoods
- Community and neighborhood events are held in various parts of the city to make them accessible
  to all residents

#### **OBJECTIVE**

New neighborhoods are walkable, bikeable, and connected to their surrounding areas

#### **POLICIES & ACTIONS**

• Sandy's trails master plan is implemented to connect new neighborhoods to existing areas and amenities in all parts of the city

#### **OBJECTIVE**

Available housing in Sandy includes renter and for ownership units that are attainable for households across the affordability spectrum and for households of different ages and types

#### **POLICIES & ACTIONS**

- Sandy Future Land Use Map includes locations within all areas of the city for a variety of housing types
- Sandy will continue to implement the Sandy City Moderate Income Housing Plan

#### **OBJECTIVE**

Public amenities and infrastructure are maintained to optimize efficiency and maximize usable life of the asset

- Housing costs are kept as low as possible for existing and new residents through the wise use of public resources
- Cost of services in Sandy are kept as low as possible through the efficient delivery of services



Examples of Low-Density housing in Sandy City

**SECTION 02** 

LIVABILITY

# DRAFT CHAPTER 2.2 Moderate Income Housing



# **Introduction & Background**

Moderate income housing is a subset of Sandy's overall housing picture and needs. Throughout the Pace of Progress process residents and stakeholders identified housing affordability as a challenge and opportunity for the city. This Chapter identifies a series of actions recommended to increase the attainability of housing for moderate income households.

#### MODERATE-INCOME HOUSING GOAL

Ensure that the City includes housing options that are affordable for both renters and owners in every income range.

The State of Utah has identified housing affordable to households earning 80% of Area Median Income (AMI) or below as a priority for the state and each local jurisdiction. As a result, Section 10-9a-403 of the Utah Code imposes requirements on all cities and towns to include a Moderate-Income Housing (MIH) plan as an element of its General Plan that:

Facilitates a reasonable opportunity for a variety of housing, including moderate income housing:

- To meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- Allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Each city is required to submit its MIH Plan and implementation progress report to the State of Utah annually for certification. Sandy City adopted a Moderate-Income Housing Plan in September 2022 and updated the implementation strategies in January 2023. Sandy's plan and implementation progress report were certified as compliant with statutory requirements in 2023.

In addition to responding to the City's goals and values to increase diversity and affordability of housing, this Chapter serves as an update to Sandy's statutorily required plan.

MIH is defined by Utah Code as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent of the median gross income for households of the same size in the county in which the city is located." (10-9a-103(36)) Income levels are based on the median income in the area (AMI), which is Salt Lake County for Sandy City. The MIH addresses the needs of households with incomes ranging from zero percent to eighty percent of AMI, also referred to as low to moderate-income (LMI). The full LMI range (0-80% AMI) is addressed in three categories: "Very Low" (0-30% AMI), "Low" (31-50% AMI), and "Moderate" (51-80% AMI).

Affordable Housing and Housing Affordability are terms that often are used interchangeably when discussing moderate income housing. The two terms have specific and different meanings to certain stakeholders. However, the terms together relate to efforts to promote housing choices available to the range of income levels where housing costs (rent or payment, utilities, property taxes, insurance) do not exceed 30% of income. Housing costs in Utah and Sandy City are increasing. According to a research brief (Housing Prices and the Threat to Affordability, March 2018) by the Kem C. Gardner Policy Institute, housing prices in Utah are increasing at an annual real rate of 3.32%, while the annual real rate of increase in household incomes is only 0.36%. According to the Census Bureau, the median rent in Sandy City has increased by 16% over five years, from \$1,038 to \$1,202.

Figure 2.2.1 identifies the 2023 (most current data available) Salt Lake County AMI by household size. These are the income levels that apply to Sandy's MIH Plan.

FIGURE 2.2.1: MEDIAN INCOME HOUSING THRESHOLD

HOUSEHOLD SIZE	30% AMI	50% AMI	80% AMI
1 persons	\$24,300	\$40,450	\$64,700
2 persons	\$27,750	\$46,200	\$73,950
3 persons	\$31,200	\$52,000	\$83,200
4 persons	\$34,650	\$57,750	\$92,400
5 persons	\$37,450	\$62,400	\$99,800
6 persons	\$41,960	\$67,000	\$107,200
7 persons	\$47,340	\$71,650	\$114,600
8 persons	\$52,720	\$76,250	\$122,000

Source: US Department of Housing and Development, 2024

Housing costs including rent or mortgage as well as utilities and similar housing related costs, for households at each of the above income levels should not exceed 30% of gross annual income. This means that, for each of the household types above, the housing costs identified in Figure 2.2.2 are attainable.

#### FIGURE 2.2. AFFORDABILITY THRESHOLDS

FIGURE 2.2.2: AFFORDABILITY THRESHO							
HOUSEHOLD SIZE	30% AMI	50% AMI	80% AMI				
1 persons	\$608	\$1,011	\$1,618				
2 persons	\$694	\$1,155	\$1,849				
3 persons	\$780	\$1,300	\$2,080				
4 persons	\$866	\$1,444	\$2,310				
5 persons	\$936	\$1,560	\$2,495				
6 persons	\$1,049	\$1,675	\$2,680				
7 persons	\$1,184	\$1,791	\$2,865				
8 persons	\$1,318	\$1,906	\$3,050				

Source: US Department of Housing and Development, 2024

Sandy's current average household size is 2.87 persons per household. This means that for the average household in Sandy, the affordability thresholds for a 3-person household in Figure 2.2.3 apply.

FIGURE 2.2.3: AVERAGE AFFORDABLE HOUSING COSTS

	ESTIMATED AFFORDABLE HOUSING COST					
INCOME CATEGORY	MAX. INCOME	PER YEAR	TOTAL MONTHLY COST	LESS ESTIMATED UTILITIES, INSURANCE, ETC.	ESTIMATED MONTHLY RENT/ PAYMENT	ESTIMATED HOME VALUE
Very Low (0-30% AMI)	\$31,200	\$9,360	\$780	\$255	\$530	\$112,766
Low (31-50% AMI)	\$52,000	\$15,600	\$1,300	\$300	\$1,000	\$212,766
Moderate (51-80% AMI)	\$83,200	\$24,960	\$2,080	\$350	\$1,730	\$368,085
Median (81-100% AMI)	\$104,000	\$31,200	\$2,600	\$400	\$2,200	\$468,085

<sup>\*</sup> The rent/payment is net of estimated utility, tax, and insurance costs Source: US Department of Housing and Development, 2024

SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING

# What is Fair Housing?

Fair housing refers to the principle that all individuals should have equal access to housing opportunities, regardless of their race, color, national origin, religion, sex, familial status, or disability. Fair housing laws aim to prevent discrimination in the housing market and ensure that everyone has the right to rent or purchase housing without facing unfair treatment or barriers. Sandy City is to fostering equitable housing opportunities for all residents.

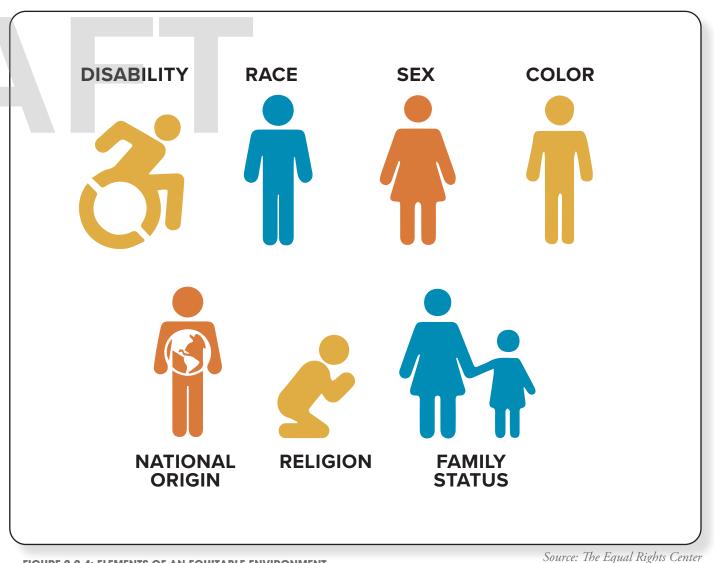
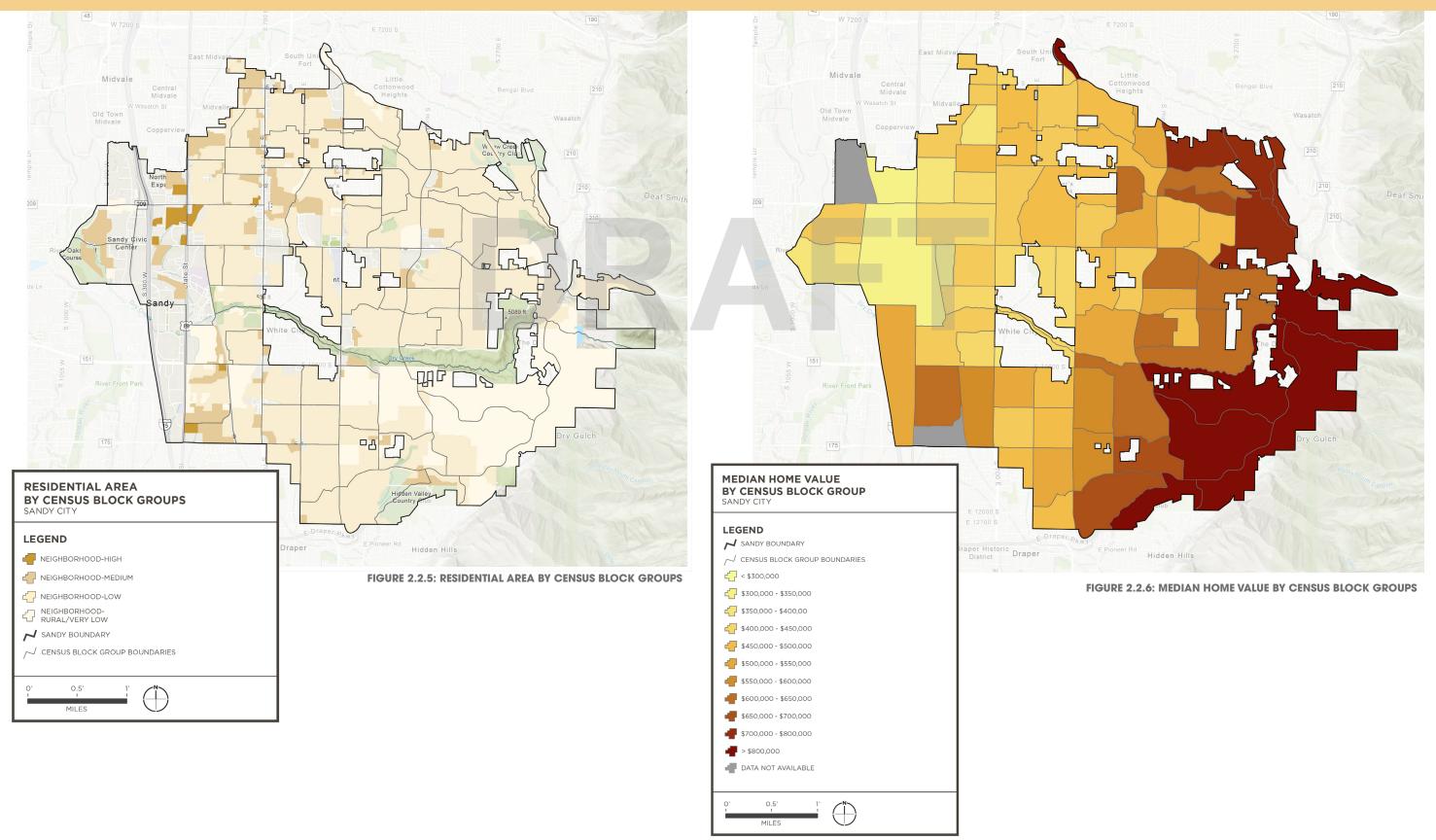


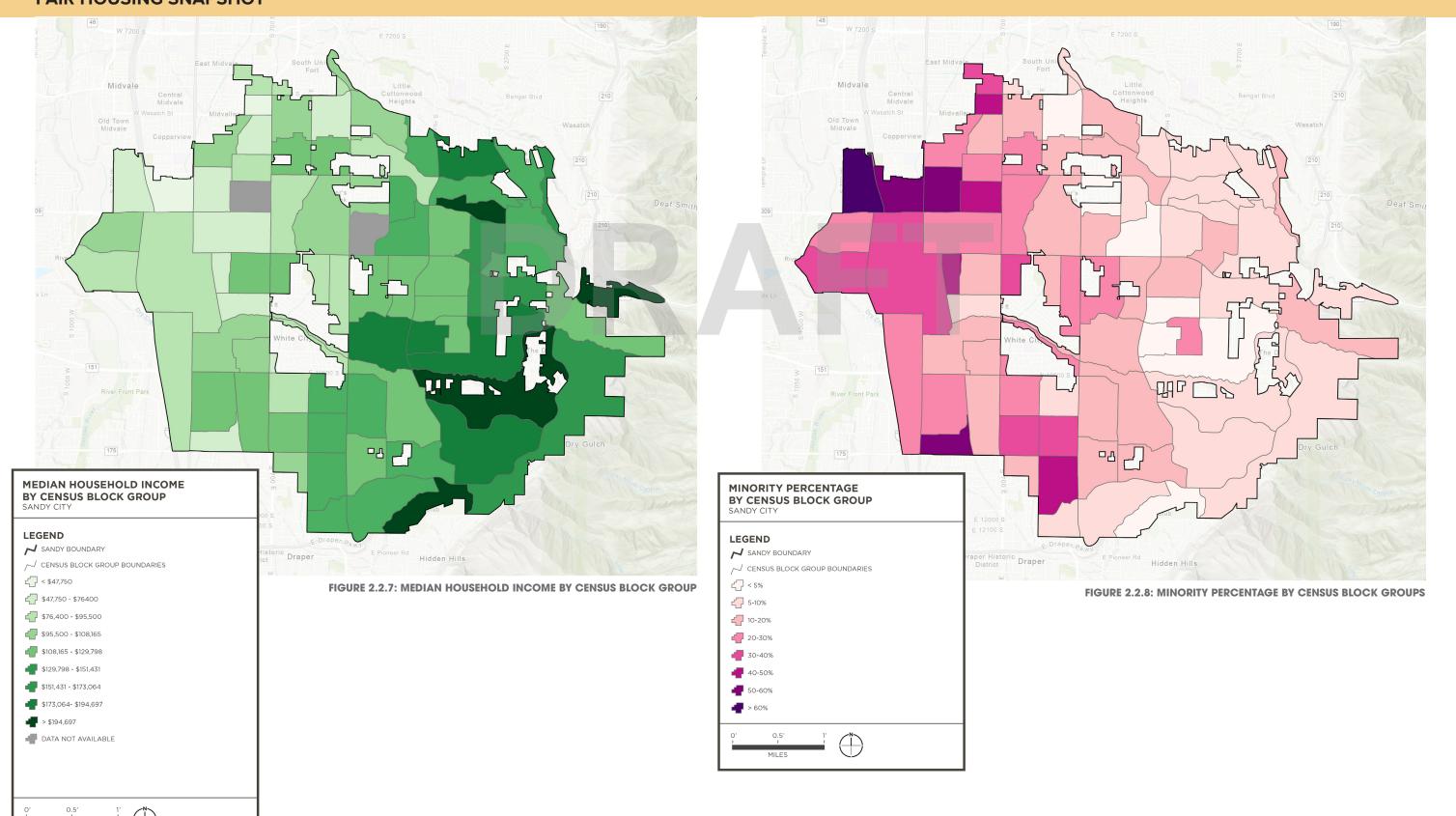
FIGURE 2.2.4: ELEMENTS OF AN EQUITABLE ENVIRONMENT

#### FAIR HOUSING SNAPSHOT



#### **FAIR HOUSING SNAPSHOT**

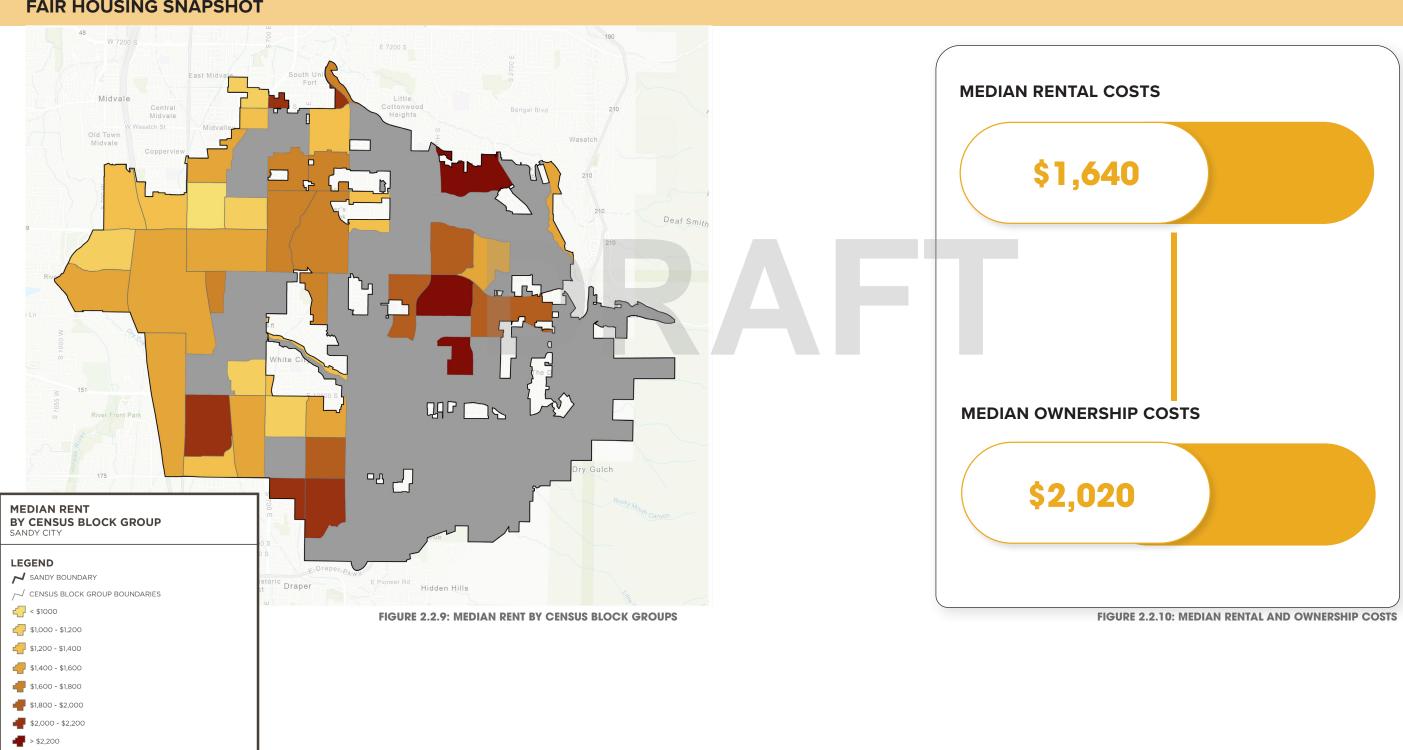
SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING



#### SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING

#### **FAIR HOUSING SNAPSHOT**

■ DATA NOT AVAILABLE



# **Existing Conditions**

Sandy's 2022 average household income was \$128,590; however, of Sandy's 34,052 households, 31.8 percent of them, representing approximately 31,000 people, are below the 80 percent AMI level. Figure 2.2.4 is a breakdown of Sandy's households by income level.

FIGURE 2.2.11: BREAKDOWN OF SAN	% of AMI (3 p	person HH)		
HOUSEHOLD INCOME	COME Percent of Total Number of Households		LOW	нівн
<\$15,000	3%	1,124	0	20%
\$15,000 - \$24,999	4%	1,260	20%	33%
\$25,000 - \$34,999	4%	1,294	33%	46%
\$35,000 - \$49,999	7%	2,213	46%	65%
\$50,000 - \$74,999	15%	4,938	65%	98%
\$75,000 - \$99,999	15%	5,142	98%	131%
\$100,000 - \$149,999	26%	8,888	131%	196%
\$150,000 - \$199,999	15%	5,244	198%	262%
\$200,000+	12%	3,916	262%	+

Source: Esri

More than 77% of Sandy's housing units are owner-occupied. As seen in Figure 2.2.5, only 9% of the housing units available for ownership in Sandy are affordable to the 31% of households earning 80% AMI or less.

Rental affordability follows a similar pattern. The median rent for units in Sandy is \$1,669, well above the affordable rent for a household making 80% AMI.

Figure 2.2.6 Identifies the percentage of rental units in Sandy at various levels of affordability.

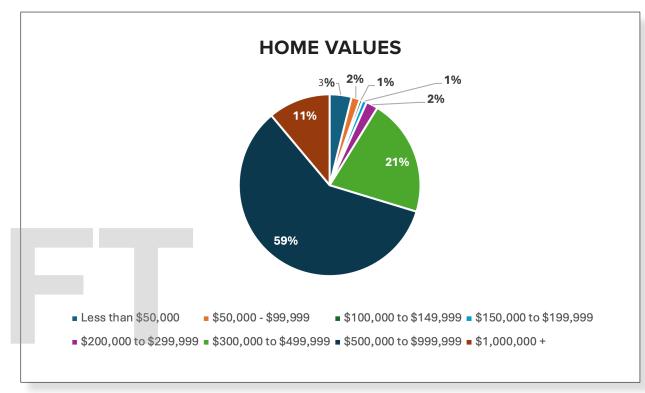


FIGURE 2.2.12: HOME VALUES

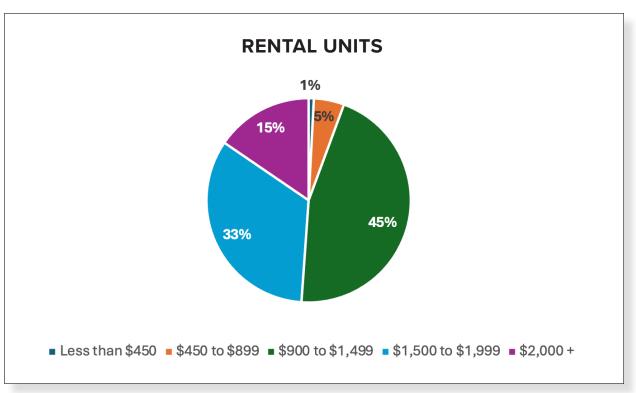


FIGURE 2.2.13: RENTAL UNIT PERCENTAGE AND AFFORDABILITY

Table 2.2.7 provides a comparison of the estimates of the number of owner occupied and rental units in Sandy and the estimated number of households at each household income level. There are significant gaps in the number of units available for households earning 80% AMI and lower.

FIGURE 2.2.14: ACCESS TO AFFORDABLE HOUSING

TOTAL HOUSING COST	NUMBER OF OWNER OCCUPIED UNITS	NUMBER OF RENTAL UNITS	NUMBER OF HOUSEHOLDS	GAP/EXCESS
Less than \$450	1,431	53	2,384	-900
\$450 to \$899	344	372	3,507	-2,791
\$900 to \$1,499	556	3437	4,938	-944
\$1,500 to \$1,999	5,538	2524	5,142	2,920
\$2,000 +	18,628	1168	18,048	1,749

Source: US Department of Housing and Development, 2024

These data are for households currently living in Sandy which means that many households are living in housing with mortgage or rental payments higher than 30% of their income. Households paying more than 30% of their income for housing are considered "cost burdened" and at risk for losing their housing as a result of unexpected financial events.

Sandy has made progress in recent years in adding housing units at all affordability levels through implementation

of several strategies. The former strategies are:

#### FIGURE 2.2.15: FORMER AFFORDABLE HOUSING IMPLEMENTATION STRATEGIES

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (State Strategy E).
- Encourage higher density or moderate-income residential development near major transit investment corridors (State Strategy G).
- 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 (State Strategy H).
- Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (State Strategy P).
- Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act (State Strategy Q).
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1 (State Strategy V).

"Sandy is an amazing place to live and raise a family."

"Sandy needs a greater variety of housing options if it is going to attract young families to the area."

"Appreciate the well-done multifamily units and density Sandy has added in recent years."

"This is ideal for senior citizens who want to continue to live in Sandy but not have the responsibility of owning a house"

"My family has lived in Sandy since the 1940's. I still live in the house I grew up in, and I'm almost fifty yrs. old. Sandy is a great city for many reasons, but I think the main reason is because of the people. I'm happy to reside in Sandy..."

Online Comments from the Sandy Pace of Progress Website

# What the Community Said

Sandy residents are concerned about housing affordability. They have seen significant increases in the cost of housing in their neighborhoods. Affordability was the top concern for housing in the engagement process. Participants suggested the inclusion of smaller, more affordable housing types in the city. They want to see housing affordability strategies for both rental and owned properties.

In addition, the community and the Housing Technical Committee indicated support for the following approaches to affordable housing:

- Accessory dwelling units external & internal
- Encourage medium density housing that includes moderately priced housing near major transit investment corridors
- Facilitate moderate income housing in infill or redevelopment areas
- · Allow the integration of residential uses, at densities that promote affordability in existing commercial areas
- Create or participate in a community land trust program for moderate income housing
- Utilize state programs to promote moderate income housing
- A diversity of housing types to serve diverse household types
- · Adopt and promote Station Area Plans that include moderate income housing
- Preserve existing affordable housing through a landlord incentive program or housing loss mitigation fund
- Sandy has already implemented many of these strategies.



# **Key Strategies**

SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING

Sandy is committed to increasing opportunities for families and households of all types, sizes, and income levels to live and thrive in the community. In addition to Sandy's goal to diversify housing, the City is required to select four or more strategies from the list of strategies identified by the State of Utah in Section 10-9a-403 of the Land Use Management & Development Act.

Sandy has identified and made significant progress in implementing six of the state's identified MIH strategies. In addition to the strategies already adopted and implemented, there are several additional strategies that are consistent with the direction and recommendations of this Pace of Progress General Plan update. Some of these strategies were added by the State Legislature in their 2024 session and some of these strategies are consistent with the Activating Commercial Centers and major transportation corridor initiatives.

In 2024 the legislature added strategies to improve affordable home ownership to the menu of options available to municipalities. The legislature intends these strategies, listed below, to increase the availability of affordable owner-occupied housing throughout the state and are consistent with Sandy's General Plan values.

- Create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities (R)
- Create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act (Z)

FIGURE 2.2.16: ELEMENTS OF FIRST HOME INVESTMENT ZONE

#### FIRST HOME INVESTMENT ZONE

Applies to densities of 30 dwelling units/acre on at least 51% of the area

Encourage opportunities for home ownership

Improve available housing options

Overcome development impediments

Encourage transformative mixed-use development

Strategically use land in major transit investment corridors

Increase access to employment, education, and child care

Improve efficiency and walkability

FIGURE 2.2.17: ELEMENTS OF HOME OWNERSHIP PROMOTION ZONE

#### HOME OWNERSHIP PROMOTION ZONE

Applies to areas with current densities of 6 dwelling units /acre or less to be rezoned to 6 units per acre or more

At least 60% of dwelling units are affordable

Increase the availability of affordable housing

All units are deed restricted to require owner occupation for at least 5 years

In addition to the strategies added in the 2024 legislative session the following strategies are consistent with Pace of Progress values.

- Zone or rezone for higher density or moderate-income residential development in commercial or mixeduse zones near major transit investment corridors, commercial centers, or employment centers (F) – The General Plan Update has identified several corridors and existing commercial areas that may be appropriate for redevelopment that includes missing-middle housing. These areas can serve as new locations for MIH housing as well
- 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 (G) this is similar to F and is appropriate for the city's station areas as well as new Neighborhood Activity Centers

SANDY VALUES
COMMUNITY
PREMIUM LOCATION
OPPORTUNITY
STEWARDSHIP
WELL-BEING



## **Strengthen Neighborhoods**

Sandy's MIH strategies represent opportunities to attract new investment and new families. The strategies include internal and external ADUs, opportunities to reduce lot size and add one or more units on very large lots, as well as opportunities to create new neighborhoods adjacent to existing housing.



## **Enhance Livability and Quality of Life**

Livable neighborhoods are safe, attainable, and attractive with access to goods and services and opportunities to meet and get to know neighbors. Housing that is attainable for families and households at a variety of income levels is a key component of livability, bringing new children to the school system, new park users, and additional opportunities for interaction.



# **Increase Range of Housing Opportunities**

Sandy's MIH strategies are critical to increasing housing opportunities throughout the city. Successful implementation of the MIH strategy goes beyond just adding units at different affordability levels. It includes incorporating housing types that are attainable and attractive to families and households of various types and sizes into existing and new neighborhoods that are attractive and livable.



# **Support Diverse Local Economy**

Sandy's economic vitality is tied to regional economic factors. By taking advantage of opportunities resulting from regional growth, Sandy ensures that it will continue to enjoy and benefit from a diverse economic base and the increased buying power represented by new families and households.



## **Bolster Commercial Centers**

The addition of housing at redeveloped commercial centers achieves many of Sandy's overall goals by providing locations for diverse housing types. The housing in these locations should be according to a comprehensive master plan that provides for diversity of unit type as well as a range of affordability.



# **Engage Responsibly with Regional Partners**

A critical regional goal is to increase the availability of housing to families and households of all types, sizes, and incomes throughout the Wasatch Front. Sandy's MIH strategies will add to the overall pool of housing available to the region's growing population. In addition, adding new housing in areas with existing, available infrastructure reduces overall costs and ensures long term viability of the community by encouraging reinvestment.

# MIH IMPLEMENTATION PLAN

# **Current Strategies**

SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING

State #	Strategy	Implementation Status	1	3	5	6+	Recommended date of removal from plan
E	Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	Internal ADUs allowed. City Council considering legislation to allow external ADUs.	Evaluate the effectiveness of the internal ADU ordinance.  Identify the zoning requirements for external ADU development by zone.  Draft and consider legislation to improve the effectiveness of the internal ADU regulations and adopt external ADU regulations	Monitor implementation of internal and external ADUs.  Document the number of units created.	Monitor implementation of internal and external ADUs.  Document the number of units created.	Monitor implementation of internal and external ADUs.  Document the number of units created.	2027  (Once the regulations are in place and annual activity focuses on counting the # of units in each year, this can be removed in favor of other strategies. However, the number of units created should be documented on an ongoing basis.)
G	Encourage higher density or moderate-income residential development near major transit corridors	Higher density or moderate-income residential development is allowed and encouraged in the area adjacent to I-15, State Street, and the TRAX line. Several developments have taken advantage of the zoning in this area.  Considering legislation to allow for mixed use development incorporating high density housing in older commercial areas and along major transportation corridors east of State Street.	Evaluate the effectiveness of the current zoning in the area adjacent to I-15, State Street, and the TRAX Line in encouraging the development of moderately priced units.  Draft and consider legislation to improve the effectiveness of the currently zoned areas and provide for higher density or moderate-income development in older commercial areas adjacent to and along 9400 South, 1300 East, Highland Drive, and 700 East.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Ongoing  (This goal is ongoing because evaluation of areas that are appropriate for redevelopment is an ongoing process dependent on age of development and market conditions.)
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	Considering legislation to allow for mixed use development incorporating high density housing in older commercial areas and along major transportation corridors east of State Street.	Draft and consider legislation to improve the effectiveness of the currently zoned areas and provide for higher density or moderate-income development in older commercial areas adjacent to and along 9400 South, 1300 East, Highland Drive, and 700 East.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	2030  (As a new goal coming in 2024, this goal should be taken through the 5-year timeline. This strategy should be used in close coordination with Station Area Plan implementation and Neighborhood Activity Center development)

FIGURE 2.2.18: IMPLEMENTATION PLAN CURRENT STRATEGIES

# **Current Strategies** (Cont.)

SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING

State #	Strategy	Implementation Status	1	3	5	6+	Recommended date of removal from plan
Р	Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing	Several current project areas include a set aside. A future project near the Historic Sandy Station Area will utilize these funds to create moderate income housing.	Identify additional opportunities to generate and utilize set aside funds.  Document the number of units created.	Identify additional opportunities to generate and utilize set aside funds.  Document the number of units created.	Identify additional opportunities to generate and utilize set aside funds.  Document the number of units created.	Identify additional opportunities to generate and utilize set aside funds.  Document the number of units created.	Ongoing  (This goal is ongoing because evaluation of areas that are appropriate for redevelopment is an ongoing process dependent on age of development and market conditions.)
Q	Create a housing and transit investment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act	One HTRZ project area has been created. Additional project areas are possible in the Cairns.	Implement the current HTRZ project.  Evaluate development plans at the South Town Mall site for a possible future HTRZ.  Document the number of units created.	Monitor effectiveness of implementation of current HTRZ.  Create and implement future HTRZ at the Expo Center TRAX Station.  Document the number of units created.	Monitor effectiveness of implementation of current HTRZ.  Create and implement future HTRZ.  Document the number of units created.	Monitor effectiveness of implementation of current HTRZ.  Create and implement future HTRZ.  Document the number of units created.	2030 (This goal can be eliminated when current opportunities for additional HTRZs have been reviewed and either eliminated or implemented. However, the number of units created should be documented on an ongoing basis.)
V	Develop and adopt a station area plan in accordance with Section10- 9a-403.1	Five station area plans will be adopted as part of this General Plan update. Waiver of requirements for two additional station areas are required.	City Council adoption of the 5 station area plans and 2 requests for waiver.  WFRC review and certification of the 5 station area plans and 2 requests for waiver.	Monitor effectiveness of implementation of 5 station area plans.  Document the number of units created.	Monitor effectiveness of implementation of 5 station area plans.  Document the number of units created.	Monitor effectiveness of implementation of 5 station area plans.  Document the number of units created.	2027 (This goal can be eliminated when the SAPs have been adopted and certified. However, the number of units created should be documented on an ongoing basis.)

FIGURE 2.2.18: IMPLEMENTATION PLAN CURRENT STRATEGIES

# **Proposed New Strategies**

SANDY CITY GENERAL PLAN | LIVABILITY | MODERATE INCOME HOUSING

State #	Strategy	Implementation Status	1	3	5	6+	Recommended date of inclusion in plan
F	Encourage higher density or moderate-income residential development near major transit investment corridors, commercial centers or employment centers	Considering legislation to allow for mixed use development incorporating high density housing in older commercial areas and along major transportation corridors east of State Street.	Draft and consider legislation to improve the effectiveness of the currently zoned areas and provide for higher density or moderate-income development in older commercial areas adjacent to and along 9400 South, 1300 East, Highland Drive, and 700 East.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	Review and consider development applications that comply with the revised legislation.  Monitor effectiveness of implementation.  Document the number of units created.	2024
M	Demonstrate creation of, or participation in a community land trust program for moderate income housing	Evaluate options and functional needs for a community land trust program.	Research regulations and best practices for community land trust programs.	Determine appropriateness of a community land trust program for Sandy and draft and consider enabling legislation.	Monitor effectiveness of implementation.	Monitor effectiveness of implementation.	2027
X	Create a first home investment zone in accordance with Title 63N, Chapter 3, Part 13, First Home Investment Act	Evaluate requirements and applicability of the First Home Investment Act for future developments in Sandy.	Complete an analysis of the Act and identify possible locations for this development type in Sandy.	If appropriate work with private development partners to create First Home Investment Act areas.	Monitor effectiveness of implementation.  Document the number of units created.	Monitor effectiveness of implementation.  Document the number of units created.	2027

FIGURE 2.2.19: IMPLEMENTATION PROPOSED NEW STRATEGIES

# Goals, Objectives, Policies, & Actions

#### **GOAL**

Sandy City includes housing options that are attainable for both renters and owners

#### **OBJECTIVE**

Ensure that Sandy identifies six or more strategies from Utah Statute Section 10-9a-403(2) (b)(iii) to increase the availability of moderate-income housing in Sandy

#### **OBJECTIVE**

Provide an updated Moderate Income Housing Report to the Utah State Department of Workforce Development annually in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act (Z)