

2023 Moderate Income Housing Report Questions Reference Sheet

Strategy Reporting

Please document progress made on the moderate-income housing strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum strategy requirements to comply in the subsequent report.

Strategy #1 (E) – Accessory Dwelling Units

1. Select the first **moderate income housing strategy** from UCA that the municipality has included in its moderate-income housing element (select one of the strategies from the drop-down menu).

10-9a-403(2)(b)(iii)(E) - Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

2. Describe each **action taken by the jurisdiction during the previous 12 months** to implement this moderate-income housing strategy. (Example response: In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured, and the study is underway expected to be completed in Spring 2024.)

- 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.

3. Describe each **land use regulation or land use decision made by the jurisdiction during the previous 12-months** to implement this strategy. Example Response: "A land use decision has not yet been made, but is expected pending the outcome of this study. This timeline reflects the moderate income housing element implementation plan."

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.

4. Describe **how any land use regulations or land use decisions support the jurisdiction's efforts** to implement the strategy. Example response: "While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."

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.

5. Describe any **barriers** encountered by the jurisdiction in the previous year in implementing this strategy. Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

The City has identified the following challenges to 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.

Strategy #1 Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

1. Number and type of new units permitted: 9
2. Number and type of affordable units added: 9
3. Number and type of affordable units rehabbed: N/A
4. Number and type of units converted from other uses:N/A
5. Change in local rent amounts: N/A
6. Change in the number of people displaced: N/A
7. Change in the number of households experiencing housing cost burden: N/A
8. Change in the share of household income spent on housing: N/A
9. The number of rezones associated with MIH strategies: N/A
10. Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics.
 - 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) Density and MIH Near Transit

1. Select the first moderate income housing strategy from UCA that the municipality has included in its moderate-income housing element (select one of the strategies from the drop-down menu).

10-9a-403(2)(b)(iii)(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.

2. Describe each action taken by the jurisdiction during the previous 12 months to implement this moderate-income housing strategy. (Example response: In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured, and the study is underway expected to be completed in Spring 2024.)

- 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.
- 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.
- 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 to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during

the previous 12 months (July 2022-June 2023) to advance this strategy. Staff's review was presented to the City Council on July 11, 2023.

- 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 also 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.

3. Describe each land use regulation or land use decision made by the jurisdiction during the previous 12-months to implement this strategy. Example Response: "A land use decision has not yet been made but is expected pending the outcome of this study. This timeline reflects the moderate income housing element implementation 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.

- 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.

4. Describe how any land use regulations or land use decisions support the jurisdiction's efforts to implement the strategy. Example response: "While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."

- 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.

5. Describe any barriers encountered by the jurisdiction in the previous year in implementing this strategy. Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

- 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.

Strategy #2 Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

1. Number and type of new units permitted: 307

2. Number and type of affordable units added: N/A
3. Number and type of affordable units rehabbed: N/A
4. Number and type of units converted from other uses: N/A
5. Change in local rent amounts: N/A
6. Change in the number of people displaced: N/A
7. Change in the number of households experiencing housing cost burden: N/A
8. Change in the share of household income spent on housing: N/A
9. The number of rezones associated with MIH strategies: N/A
10. Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics.
 - 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) Parking Reductions

1. Select the first moderate income housing strategy from UCA that the municipality has included in its moderate-income housing element (select one of the strategies from the drop-down menu).

10-9a-403(2)(b)(iii)(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.

2. Describe each action taken by the jurisdiction during the previous 12 months to implement this moderate-income housing strategy. (Example response: In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured, and the study is underway expected to be completed in Spring 2024.)

- 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.
- 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 preparing to submit information to comply with state requirements to report on the City's moderate income housing strategies, Planning staff held internal meetings to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous 12 months (July 2022-June 2023) to advance this strategy. Staff's review was presented to the City Council on July 11, 2023.
- 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.

3. Describe each land use regulation or land use decision made by the jurisdiction during the previous 12-months to implement this strategy. Example Response: "A land use decision has not yet been made but is expected pending the outcome of this study. This timeline reflects the moderate income housing element implementation plan."

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).

4. Describe how any land use regulations or land use decisions support the jurisdiction's efforts to implement the strategy. Example response: "While the land use decision has not been completed, the

study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."

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.

5. Describe any barriers encountered by the jurisdiction in the previous year in implementing this strategy. Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

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.

Strategy #3 Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

1. Number and type of new units permitted: 307
2. Number and type of affordable units added: N/A
3. Number and type of affordable units rehabbed: N/A
4. Number and type of units converted from other uses: N/A
5. Change in local rent amounts: N/A
6. Change in the number of people displaced: N/A
7. Change in the number of households experiencing housing cost burden: N/A
8. Change in the share of household income spent on housing: N/A
9. The number of rezones associated with MIH strategies: N/A
10. Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics.

The allowance for parking reductions has been utilized almost as often as possible by applicants for eligible proposed projects. The strategy clearly facilitates development were eligible, however the exact impact on units added, rent amounts, or housing cost burden would be difficult to calculate.

Strategy #4 (P) RDA Housing Set-Aside Funds

1. Select the first moderate income housing strategy from UCA that the municipality has included in its moderate-income housing element (select one of the strategies from the drop-down menu).

10-9a-403(2)(b)(iii)(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.

2. Describe each action taken by the jurisdiction during the previous 12 months to implement this moderate-income housing strategy. (Example response: In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured, and the study is underway expected to be completed in Spring 2024.)

- 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.
- 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.
- 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.
- 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.

- 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 to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous 12 months (July 2022-June 2023) to advance this strategy. Staff's review was presented to the City Council on July 11, 2023.
- 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.

3. Describe each land use regulation or land use decision made by the jurisdiction during the previous 12-months to implement this strategy. Example Response: "A land use decision has not yet been made but is expected pending the outcome of this study. This timeline reflects the moderate income housing element implementation plan."

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.

4. Describe how any land use regulations or land use decisions support the jurisdiction's efforts to implement the strategy. Example response: "While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."

- 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.

5. Describe any barriers encountered by the jurisdiction in the previous year in implementing this strategy. Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Many housing-related decisions, including many decisions associated with this strategy, are dependent on the outcome and direction of the General Plan update.

Strategy #4 Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

1. Number and type of new units permitted: N/A
2. Number and type of affordable units added: N/A
3. Number and type of affordable units rehabbed: N/A
4. Number and type of units converted from other uses: N/A
5. Change in local rent amounts: N/A
6. Change in the number of people displaced: N/A
7. Change in the number of households experiencing housing cost burden: N/A
8. Change in the share of household income spent on housing: N/A
9. The number of rezones associated with MIH strategies: N/A
10. Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics.

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.

Strategy #5 (Q) HTRZ

1. Select the first moderate income housing strategy from UCA that the municipality has included in its moderate-income housing element (select one of the strategies from the drop-down menu).

10-9a-403(2)(b)(iii)(Q) - Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

2. Describe each action taken by the jurisdiction during the previous 12 months to implement this moderate-income housing strategy. (Example response: In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured, and the study is underway expected to be completed in Spring 2024.)

- 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.
- 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.
- 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 to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during the previous 12 months (July 2022-June 2023) to advance this strategy. Staff's review was presented to the City Council on July 11, 2023.
- 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.

3. Describe each land use regulation or land use decision made by the jurisdiction during the previous 12-months to implement this strategy. Example Response: “A land use decision has not yet been made but is expected pending the outcome of this study. This timeline reflects the moderate income housing element implementation plan.”

In May 2023, a conditional use permit and preliminary subdivision were approved for the Red Sky development in the Centennial HTRZ area.

4. Describe how any land use regulations or land use decisions support the jurisdiction’s efforts to implement the strategy. Example response: “While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units.”

The Red Sky project includes a total of 164 units, 10% of which will be available at rents affordable to moderate income households.

5. Describe any barriers encountered by the jurisdiction in the previous year in implementing this strategy. Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write “None.”

Financing difficulties and current market conditions are a significant barrier for housing projects such as Red Sky.

Strategy #5 Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

1. Number and type of new units permitted: N/A
2. Number and type of affordable units added: N/A
3. Number and type of affordable units rehabbed: N/A
4. Number and type of units converted from other uses: N/A
5. Change in local rent amounts: N/A
6. Change in the number of people displaced: N/A
7. Change in the number of households experiencing housing cost burden: N/A
8. Change in the share of household income spent on housing: N/A

9. The number of rezones associated with MIH strategies: N/A
10. Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics.

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.

Strategy #6 (V) Station Area Plans

1. Select the first moderate income housing strategy from UCA that the municipality has included in its moderate-income housing element (select one of the strategies from the drop-down menu).

10-9a-403(2)(b)(iii)(V) - Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

2. Describe each action taken by the jurisdiction during the previous 12 months to implement this moderate-income housing strategy. (Example response: In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured, and the study is underway expected to be completed in Spring 2024.)

- 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.
- 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.
- 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 to review action steps identified in the Moderate Housing Implementation Plan and other actions completed during

the previous 12 months (July 2022-June 2023) to advance this strategy. Staff's review was presented to the City Council on July 11, 2023.

3. Describe each land use regulation or land use decision made by the jurisdiction during the previous 12-months to implement this strategy. Example Response: "A land use decision has not yet been made but is expected pending the outcome of this study. This timeline reflects the moderate income housing element implementation plan."

None

4. Describe how any land use regulations or land use decisions support the jurisdiction's efforts to implement the strategy. Example response: "While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."

N/A

5. Describe any barriers encountered by the jurisdiction in the previous year in implementing this strategy. Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

None

Strategy #6 Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

1. Number and type of new units permitted: N/A
2. Number and type of affordable units added: N/A
3. Number and type of affordable units rehabbed: N/A
4. Number and type of units converted from other uses: N/A
5. Change in local rent amounts: N/A
6. Change in the number of people displaced: N/A
7. Change in the number of households experiencing housing cost burden: N/A
8. Change in the share of household income spent on housing: N/A
9. The number of rezones associated with MIH strategies: N/A

10. Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies. This description should include other market responses that are not among the above metrics.

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.

Accessory Dwelling Units

Please describe the number of Accessory Dwelling units in your jurisdiction to the best of your ability.

1. How does the jurisdiction track Accessory Dwelling Units? (select one)

~~Count of building permits~~

Count of rental licenses or permits.

~~Other~~

2. Total number of Accessory Dwelling Units in the jurisdiction:

88 legally approved ADUs since 2001

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

4

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

9

5. Total number of other types of permits or license issued for an ADU in the jurisdiction granted the previous year: (if applicable, please provide the count and type of permit or license issued. If not applicable, please type n/a.)

Both a business license and a special use permit are required for each of the 9 approved ADU over the past twelve months.

Feedback and Recommendations

In order to improve the moderate income housing efforts of the state and jurisdiction, we would love to hear from you.

1. What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

- Technical assistance in the form of providing guidebooks, data models, data sources, formulas, etc.

- Significant changes in State regulations from year to year creates confusion and require a significant amount of time and effort for cities to simply amend plans in order to comply, let alone implement those plans.
- Additional funding available to municipalities for affordable housing.

2. Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (Technical assistance, resources, data, etc). if none, please write n/a.

- 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.