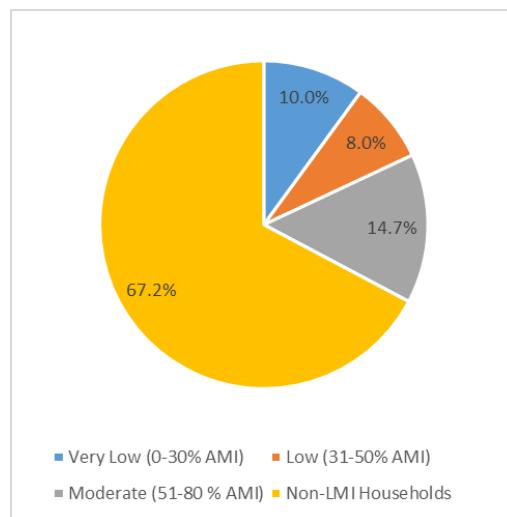


Sandy City Moderate Income Housing Report (2021)

It is the City's intent to comply with the requirements in the Utah Code to "facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to work in the community; and (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life...." (Utah Code Ann. 10-9a-403(2)(b)(i)) This report is to fulfill the requirements of Utah Code Ann. 10-9a-408.

"Moderate Income Housing" (MIH) is defined by the Utah Code as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income 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 the area basis for Sandy City is Salt Lake County. The low to moderate income (LMI) range (0-80% AMI) will be divided into the following three categories, according to Utah Code requirements and for evaluation in this report: "Very Low" (0-30% AMI), "Low" (31-50% AMI), and "Moderate" (51-80% AMI).

Figure 1: Households by Income Level



Source: U.S. Census Bureau, 2019 5-Year ACS (adjusted to 2021 households)

Affordable Housing and Housing Affordability are terms that are often used interchangeably when discussing moderate income housing. The two terms actually have different meanings to different stakeholders. However, the terms together relate to efforts to promote housing choices available to the full range of income levels so that housing costs (rent or payment, utilities, property taxes, insurance) do not exceed 30% of income.

Figure 2: Affordable Housing Costs by Income Category (2019 dollars)

Income Category	Max. Income	Estimated Affordable Housing Costs		
		Per Year	Per Month	House
Very Low (0-30% AMI)	\$25,750	\$7,725	\$644	\$84,000
Low (31-50% AMI)	\$41,350	\$12,405	\$1,034	\$156,000
Moderate (51-80 % AMI)	\$66,150	\$19,845	\$1,654	\$276,000
Median (81-100% AMI)	\$82,700	\$24,810	\$2,068	\$354,000

Source: HUD FY2019 Income Limit Summary

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 household income is only 0.36%.

Figure 3: Median Value by Year

Median Values	2014	2015	2016	2017	2018	2019
Household Income	\$78,048	\$79,491	\$83,527	\$87,012	\$91,836	\$94,018
Home Value	\$271,500	\$277,100	\$288,300	\$311,000	\$333,900	\$356,400
Contract Rent	\$990	\$1,032	\$1,054	\$1,081	\$1,123	\$1,172

Source: U.S. Census Bureau, 2014-2019 5-Year ACS

CURRENT HOUSING MARKET

In October 2021, the Kem C. Gardner Policy Institute released a report titled *The State of the State's Housing Market*. The purpose of the report is to “examine the most pertinent housing market issues over the past year and provide a construction and real estate forecast for the coming year.” (page 3) The report provides context for some housing conditions of the housing market throughout the State and County.

The State of the State's Housing Market report includes the following information:

- Median Sale Price – “Since 2000, the median sales price in Utah for homes and condominiums has averaged over 5% growth annually.” However, the price increase from 2020 to 2021 was 28.3%. The median sales price of a single-family home in Sandy City increased from \$440,000 to \$575,000, a 30.7% increase.
- Affordability – “Regardless of growth in household income, affordability decreased in every income bracket.” “As prices accelerated in 2021, more than half of Utah households are unable to afford the median-priced home. For renters, the path to ownership narrowed further. In 2019, approximately 63.1% of renter households were

priced out of the median home price. In 2020, the share of renters priced out increased to 72.8%.”

- Housing Gap/New Construction – Since 2010, the number of new households in the State has exceeded the construction of new housing units by a cumulative total of almost 60,000 units. Since 2018, new housing units constructed has exceeded new households by an increasing amount every year through 2020. “In 2020, residential construction set an all-time record with building permits issued for 31,497 new dwelling units, and through July of 2021 the industry is on pace for 35,000 permitted units.” However, “despite the high level of construction activity, signs of a shortage persist. The number of “finished vacant unsold homes” is at the lowest level on record, down to only 700 units.”
- Rental Market – “Rental vacancy rates dropped to record levels and rental rates increased dramatically.” The vacancy rate in Salt Lake County is less than 2%. “Low vacancy rates limit rental opportunities for those who often have no other housing alternatives.
- Existing Home Sales – “No other statistic is a better measure of the growing imbalance between housing supply and demand than the median days on market.” During the real estate boom from 2005-2007, the average days on market went down to 16 days in 2006. “By the summer of 2021, the median days on the market was only six.” “Since September 2020, homes have typically sold above the list price.” “The median price of new single-family homes is now below the median sales price of existing homes in Salt Lake and Utah counties.”
- COVID-19 – “COVID-19 disrupted the supply chain for building materials – 30% of construction materials are imported from China – and disrupted the availability of labor. On the demand side, the Federal Reserve distorted demand through lower interest rates and an extraordinary increase in liquidity via quantitative easing. These policies triggered high rates of demand, which in turn pushed up housing prices to record-breaking levels.”

EXISTING HOUSING CONDITIONS

The Sandy City Community Development Department estimates a total of 34,476 dwelling units in the City as of July 1, 2021. This is an increase of 4,975 units since the 2010 Census. It is estimated that approximately 32,836 were occupied (households). With a household size of approximately 3.01 and an estimated 470 in group quarters, the total population estimate is 99,374.

According to the most recent Census data, half of all dwelling units were built prior to 1983. The majority (74.5%) are single-family detached, a decrease from 82.8% in 2010. Of all the new residential units permitted since 2010, single-family detached units account for 16.9 %, townhomes 11.7%, and apartment/condos 71.3%. Of all occupied dwelling units, 74.6% are owner-occupied and 25.4% are rented.

Approximately 33.0% (10,711) of all Sandy City households qualify as LMI, earning 80% or less than the area median income for Salt Lake County.

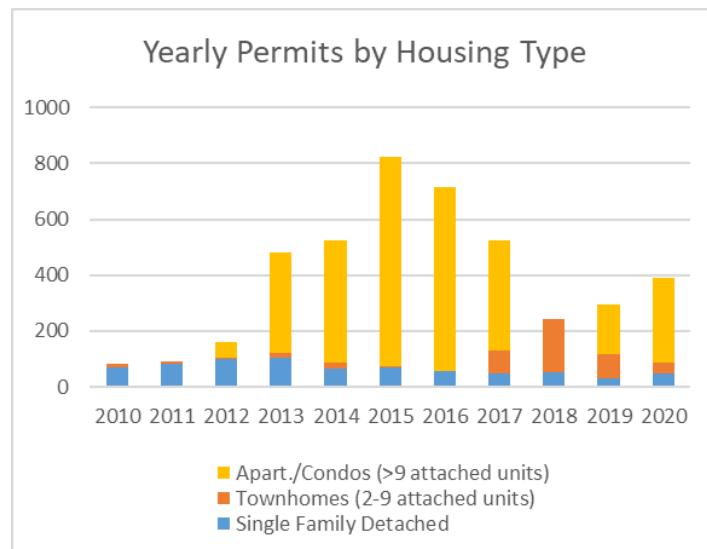
Of all LMI households, 57.8% are owner-occupied and 42.2% are renters. LMI renter households account for 58.1% of all renter households in the City. The majority (52.5%) of owner-occupied households are in the Moderate income (51%-80% AMI) category. The Very Low income category is the largest (39.5%) of the three LMI categories for renter households.

Of all Sandy City households, 24% have housing costs that exceed 30% of their income ("cost burdened"). Of those households that qualify as LMI, 58% are cost burdened. By LMI income category, 85.5% of households with incomes in the lowest income category (0-30% AMI) are cost burdened, 63.9% of households in the middle category (30-50% AMI) are cost burdened, and 38.2% of households in the Moderate category (50-80%) are cost burdened. Of all LMI renter households, 71.7% are cost burdened.

Of the 32,836 occupied dwelling units in the City, 34% (14,180) are affordable to LMI households. This is a cumulative excess of 3,421 units that are affordable across all three LMI categories compared to the number of total LMI households. However, the excess is entirely in the Moderate category, with a slight shortage (63 units) in the Low category and a significant shortage (2,092 units) in the Very Low category.

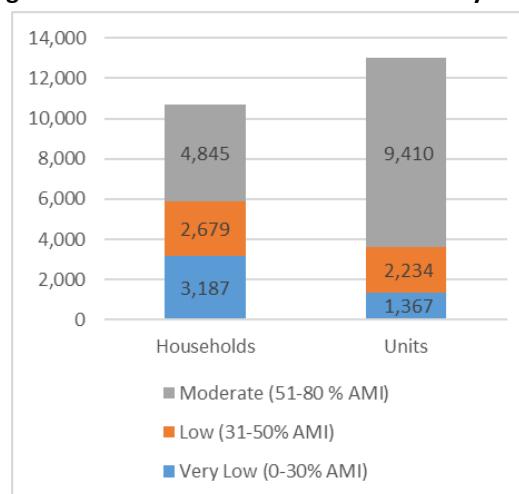
Rental units account for 52.5% of affordable LMI units and owner-occupied units account for 47.5%. The greatest shortage by income and tenure (owned vs.

Figure 4: Building Permits Issued by Year and Type



Source: Sandy City Community Development Dept.

Figure 5 – 2020 LMI Households and Units by Income



Source: U.S. Census Bureau, 2018 5-Year ACS (adjusted to 2021 households)

rented) is a deficiency of 1,286 units for Very Low renter households. However, this is down slightly from 1,301 as estimated in the 2020 report.

Tables: 2021 Affordable Housing-Households vs. Dwelling Units

Figure 6 – Rental Households and Units by Income Category (2021)

2021	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/ Shortage	Available	Households	Units	Available	Excess/ Shortage	Available
51-80% AMI	1,540	5,030	3,488	3,490	1,948	4,376	7,448	4,527	3,072	151
31-50% AMI	1,129	1,997	931	868	-197	2,836	2,418	1,039	-418	-1,797
0-30% AMI	1,708	422	108	-1,286	-1,600	1,708	422	108	-1,286	-1,600
Total	4,376	7,448								

Source: Sandy City Community Development Department

Figure 7 – Owner Households and Units by Income Category (2021)

2021	Owned - Households and Dwelling Units					
	By Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	3301	5388	2,087	6383	6732	349
31-50% AMI	1494	562	-932	3082	1,344	-1,738
0-30% AMI	1588	782	-806	1588	782	-806
Total	6383	6732				

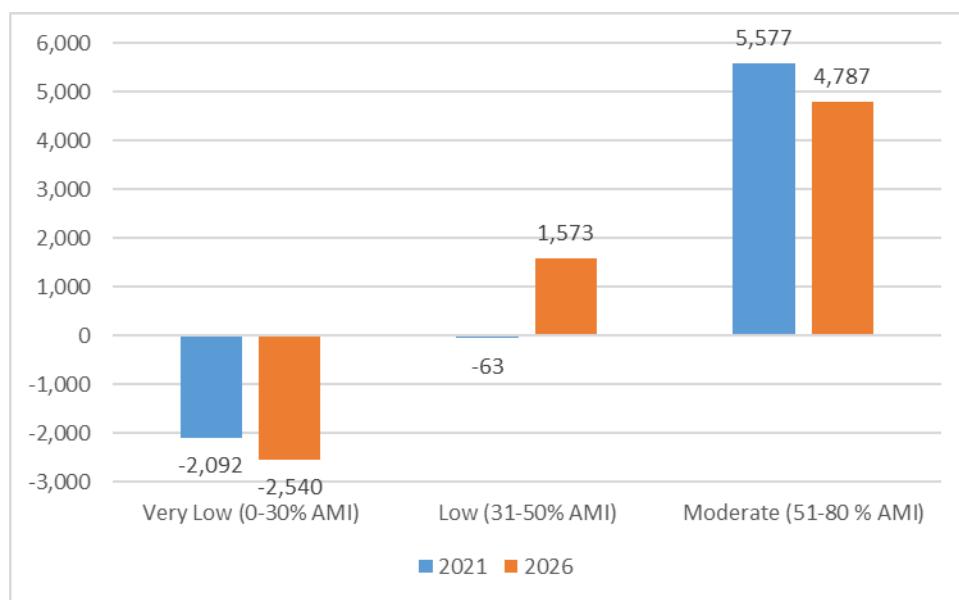
Source: Sandy City Community Development Department

2026 (5-YEAR) PROJECTIONS

The City added 6,469 dwelling units during the 1990's, 2,922 units during the 2000's, and 4,629 units during the 2010's. The Sandy City Community Development Department anticipates adding approximately 417 dwelling units per year during the 2020's. By 2026, it is projected that the City will have a total of 36,658 dwelling units, and 34,825 occupied dwelling units (households). Approximately 75.5% will be owner occupied and 24.5% renter occupied.

Of all occupied units, 44.2% (15,390) will be affordable to LMI households. This is an increase of 1,210 affordable LMI dwelling units from 2021. The number of LMI households increases by 811. Trends indicate that the cumulative excess of LMI affordable units increases from 2,300 units to 2,540 units. The gains are entirely in the Low (middle) income category, which flips from a deficiency of 63 affordable LMI units to an excess of 1,573 units. The excess of affordable units in the Moderate category decreases from 5,577 to 4,787 and the deficiency of affordable units in the Very Low category grows from 2,092 to 2,540. The greatest impact from 2021 to 2026 is on renters in the Very Low category, which accounts for 415 units of 448 units added to the deficiency in that category.

Figure 8 – Excess/Shortage of Affordable LMI Dwelling Units (2021 & 2026)



Source: Sandy City Community Development Department

Tables: 2026 Affordable Housing-Households vs. Dwelling Units

Figure 9 – Rental Households and Units by Income Category (2026)

2026	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/ Shortage	Available	Households	Units	Available	Excess/ Shortage	Available
51-80% AMI	1,733	4,347	6,023	2,614	4,290	4,924	8,380	7,644	3,456	2,720
31-50% AMI	1,270	3,813	1,713	2,543	443	3,191	4,034	1,621	842	-1,570
0-30% AMI	1,921	220	-92	-1,701	-2,013	1,921	220	-92	-1,701	-2,013
Total	4,924	8,380								

Source: Sandy City Community Development Department

Figure 10 – Owner Households and Units by Income Category (2026)

2026	Owned - Households and Dwelling Units					
	By Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	3,437	5,610	2,173	6,646	7,009	363
31-50% AMI	1,555	585	(970)	3,209	1,399	(1,809)
0-30% AMI	1,654	814	(840)	1,654	814	(840)
Total	6,646	7,009				

Source: Sandy City Community Development Department

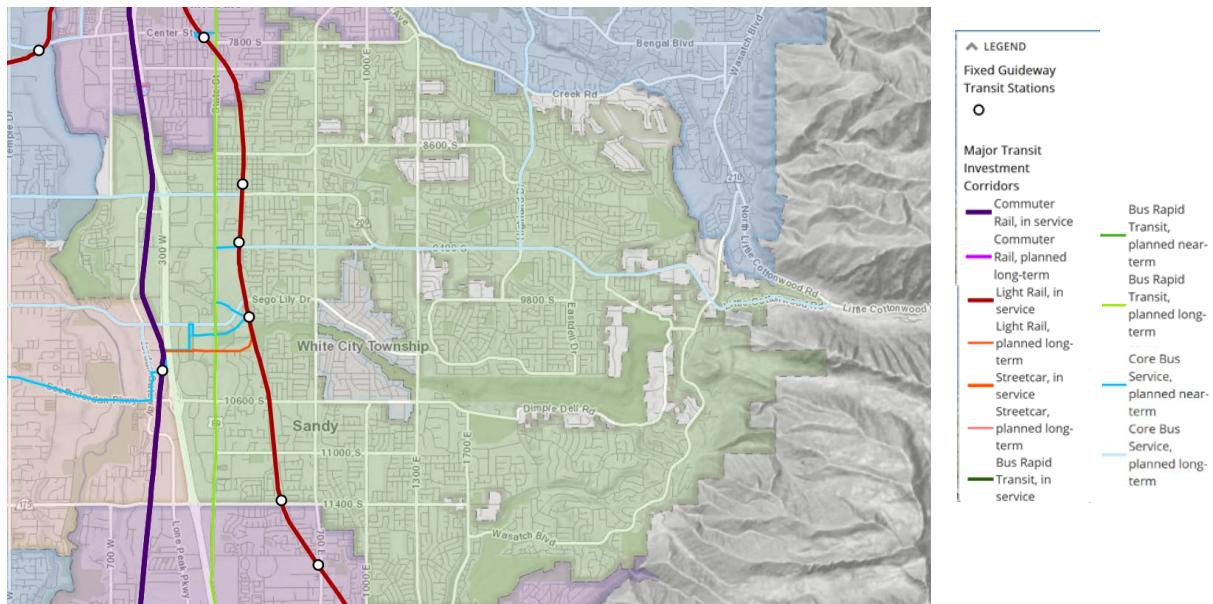
STRATEGIES

In 2019, the State Legislature passed Senate Bill 34. Among other things, SB 34 added to the Utah Code a list of 23 implementation strategies to improve the opportunity for the development of moderate income housing. (10-9a-403) Cities with a “fixed guideway public transit station” are required to recommend implementation of four strategies from the list. Four TRAX stations are located in Sandy City.

The City adopted an amendment to the General Plan in 2019, updating the Moderate Income Housing Plan within the Housing Element. In 2020, the Community Development Department had anticipated, prior to the outbreak of Covid-19, the start of a comprehensive general plan update, which would have included the goals and policies of the Housing Element. As that has not yet occurred, this report reviews the goals and policies of the existing Housing Element as they apply to the adopted implementation strategies. The following are the four strategies selected by the City:

- **Strategy 1** - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (10-9a-403(2)(b)(iii)(E))
- **Strategy 2** - Encourage higher density or moderate income residential development near major transit investment corridors (10-9a-403(2)(b)(iii)(G))
- **Strategy 3** - 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 (10-9a-403(2)(b)(iii)(H))
- **Strategy 4** - Preserve existing moderate income housing (10-9a-403(2)(b)(iii)(L))

Figure 11 – Transit Stations and Corridors



Source: Wasatch Front Regional Council, Major Transit Investment Corridors and Stations, 10/24/19

STRATEGY 1: Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

Associated Goals, Outcomes, Tasks, & Staff Recommendations				Task Components			
Goal	Associated Goal	Staff	Recommendation	Staff	Recommendation	Resources Needed	Deadlines
Goal	1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities						Completed/ Results
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						Addressing Deviations/Barriers
Outcome	1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.						
Task							
Task	1.5.1 Encourage greater variety of housing by allowing different accessory living units within single-family developments, that are complimentary to the existing neighborhoods	Code amend. - eliminate CUP, guesthouses?	CDD-Planning	Council direction			
Task	1.5.2 Provide market-rate, affordable housing through encouraging secondary units	Code amend. - eliminate CUP, guesthouses?	CDD-Planning	Council direction			
Goal	2. MAINTENANCE - Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences						
Outcome	2.2 Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood						
Goal	3. COMMUNITY - Encourage the preservation, upkeep, and maintenance of existing housing						
Outcome	3.1 Encourage investment in the community by owners, landlords, and renters						
Task	3.1.2 Promote good property management practices and educate homeowners and landlords regarding City codes, enforcement, expectations, and opportunities within the community	Active code enforcement	CDD-Building	N/A	Ongoing	N/A	
Goal	5. SPECIAL NEEDS AND FAIR HOUSING - The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing						
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents						
Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income						
Outcome	6.1 Provide reasonable opportunities for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community						
Task	6.1.13 Encourage the distribution and integration of moderate income housing throughout the community	City-wide accessory apartment ordinance.	N/A	N/A	N/A	Done	CUP may not be needed. Open to guesthouses?

STRATEGY 2: Encourage higher density or moderate income residential development near major transit investment corridors

Associated Goals, Outcomes, Tasks, & Staff Recommendations				Task Components			
Goal	Associated Goal	Staff	Recommendation	Staff	Recommendation	Resources Needed	Deadlines
Goal	1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities						Completed/ Results
Outcome	1.3 Create an opportunity to preserve lands that are better utilized for pedestrian and bicycle trails, wilderness fire protection, etc.						Addressing Deviations/Barriers
Task							
Task	1.3.1 Consider creation of an overlay zone to allow for clustering of residential units in exchange for larger and more effective natural and developed open space resources	PUD requires 40% open space, need update	CDD-Planning	Staff time	Staff is moving forward, no deadline.		
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						
Task	1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects	Amend Cairns Design Stand to include Stad. VIII.	CDD-Planning	Staff time	Staff is moving forward.		
Outcome	1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.						
Task	1.6 The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment	Could be done with a General Plan update.	Funding				
Task	1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing	Review housing set-aside programs.	Staff analysis, Direction from the RDA board.				
Task	1.6.3 Explore financial tools to promote development of market-rate, affordable and workforce housing	EDD-RDA					

Goal	4. INTERACTION - New and existing housing should complement the non-residential uses throughout the City and region				
Outcome	4.1 Promote a balance of jobs to housing within the City				
Task	4.1.1 A formal study should be conducted to determine the existing jobs to housing ratio with Sandy City and provide recommendations on actions the City can take to reach a suitable balance	Could be done with a General Plan update.		Funding	
Outcome	4.2 Provide regional access to housing, employment, and commercial uses				
Task	4.2.1 Promote and support mixed-use, employment, and residential growth near existing and future transit stations, existing activity centers, and transportation corridors	The Cairns (including subdistricts) Mstr. Plan	CDD-Planning	N/A	Done
Goal	5. SPECIAL NEEDS AND FAIR HOUSING - The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing				
Outcome	5.1 Provide an environment in which housing and shelter are available to all residents				Implement LMI housing requirements for multi-family in The Cairns.
Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income				
Outcome	6.1 Provide reasonable opportunities for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community				
Task	6.1.1 Retain, where possible, moderate income housing along the light rail corridor	Consider when reviewing rezones.	City Council	N/A	Ongoing
Task	6.1.1 Retain, where possible, moderate income housing along the light rail corridor			N/A	Complete

STRATEGY 3: 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

Associated Goals, Outcomes, Tasks, & Staff Recommendations	Task Components				
	Staff Recommendations	Staff	Responsible Party	Resources Needed	
Goal	Deadlines	Completed/ Results	Deadlines	Addressing Deviations/Barriers	
1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities					
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends				
Task	1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects	Amend Design Stand to include Stad. Vill.	CDD-Planning	Staff time	
Task	1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options	Code amend.-Review parking require.	CDD-Planning	Staff time	
Outcome	1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.				
Outcome	1.6 The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment				
Task	1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing	Could be done with a General Plan update.		Funding	
Goal	5. SPECIAL NEEDS AND FAIR HOUSING - The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing				
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents				
Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income				
Outcome	6.1 Provide reasonable opportunities for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community				
Task	6.1.1 Retain, where possible, moderate income housing along the light rail corridor	Provide parking reductions near transit	CDD-Planning	N/A	Complete

STRATEGY 4: Preserve existing moderate income housing

Associated Goals, Outcomes, Tasks, & Staff Recommendations	Task Components			
	Staff Recommendations	Staff	Responsible Party	Resources Needed
Goal	Deadlines	Completed/ Results	Deadlines	Addressing Deviations/Barriers
1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities				

Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						
Goal 2. MAINTENANCE - Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences							
Outcome	2.1 Allow for additions and modifications to existing housing stock						
Task	2.1.2 Using the Conditional Use Permit process, allow for balconies, porches, pop-outs, and other architectural features to encroach into setbacks	Residential Conservation Overlay Zone	N/A	N/A	N/A	Done	
Outcome	2.2 Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood						
Task	2.2.1 Provide assistance to residents in determining life-safety issues posed by existing structures	Consultations for brnt apart. and requests.	CDD-Building Staff	Ongoing	N/A		
Goal 3. COMMUNITY - Encourage the preservation, upkeep, and maintenance of existing housing							
Outcome	3.1 Encourage investment in the community by owners, landlords, and renters	CDBG-Assist, Neighborworks	CDD-CDBG	Committee recommend., Council recommend.	Ongoing	N/A	
Task	3.1.1 Provide information, incentives, and assistance to those wishing to make improvements to their property						
Outcome	3.2 Maintain and upgrade aging infrastructure and housing						
Task	3.2.1 Compile a resource guide of home improvement grants and weatherization assistance programs to help the elderly and other special needs populations remain in their desired homes and communities	Promote CDBG-funded programs.	CDD-CDBG, Communications	Coordination			
Task	3.2.2 Implement a neighborhood preservation program that provides assistance to neighborhoods that are struggling to maintain quality of life (utilizing Community Coordinators, Code Enforcement Officers, Sandy Pride, and other programs)						
Task	3.2.3 Seek out funding sources to aid in financing necessary improvements for aging infrastructure (this may include warranty/insurance options as well as public/private partnerships with those agencies and stakeholders who may also be affected by failing infrastructure)	CDBG-ped./access & park improvements	CDD-CDBG	Committee recommend., Council approval	Ongoing	N/A	
Outcome	3.3 Strengthen the community by utilizing programs that invite citizen investment in their communities						
Task	3.3.1 Sponsor and support events tailored to each of the Sandy City Communities, promoting social interaction and community cohesion (e.g. Neighborhood Watch, Night Out Against Crime, Sandy Pride, etc.)						
Task	3.3.3 Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	
Task	3.3.4 Continue to provide adequate notice and opportunity for neighborhood organizations and residents to voice concerns and resolve land use issues	Neighborhood meetings, expand notices.	City Council, CDD-Planning	N/A	Ongoing	Code amend- completed	
Goal 5. SPECIAL NEEDS AND FAIR HOUSING - The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing							
Task	5.1.3 Ensure that reasonable accommodations are available in housing to those with disabilities	CDBG-Assist	CDD-CDBG	Committee recommend., Council recommend.	Ongoing	N/A	
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents						
Goal 6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income							
Outcome	6.1 Provide reasonable opportunities for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community						
Task	6.1.2 Continue to encourage various entities to continue offering finance and housing (HOME Consortium specifically DPA)	CDD-CDBG	Continued membership on Consortium Committee	Ongoing	N/A		
Task	6.1.3 Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs	CDBG-Assist, Neighborworks, CV	Committee recommend., Council recommend.	Ongoing	N/A		
Task	6.1.8 Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods)	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	Need a policy to consider outside of a rezone.
Task	6.1.9 Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	
Task	6.1.13 Encourage the distribution and integration of moderate income housing throughout the community	Accessory Apartment Ordinance	City Council, CDD-Planning	N/A	Completed	Completed (no CUP).	
Outcome	6.2 Ensure persons of moderate income can benefit from and fully participate in all aspects of neighborhood and community life.						

HOUSING SET-ASIDE FUNDS (CRA, RDA, CDA, EDA)

The City's RDA Board has approved one purpose for the housing set-aside funds, which is the purchase of land for the addition of affordable housing. The City has focused on three projects to carry out that purpose.

The City has partnered with Canyons School District to build affordable housing. The City has purchased dilapidated properties and demolished the structures. The land is then donated to the School District to build houses through their tech programs, and then sold to an LMI household. The City had five lots. The School District has built three homes. A change in School District staffing delayed construction of the other two, however the School District has started the process to build the fourth home.

Housing set-aside funds have been used to acquire residential properties that may be essential to future infrastructure projects. The housing is rented, until such time that the property is needed for an infrastructure project, at an affordable rate to City employees that qualify as an LMI household. The City is scheduled to close on its third property in November 2021.

The City has also been purchasing property in Historic Sandy for assemblage to build an affordable housing project.

RDA staff reviewed and proposed alternative practices and programs to more effectively utilize housing set-aside funds to the RDA Board in 2021. The RDA Board determined to review the proposal at a more in-depth level through a future workshop. The City will have approximately \$1,100,000 in housing set-aside funds available following the closing of the property purchase in November and the FY2022 payment to the Homeless Shelter Mitigation Fund.

SUMMARY

2021 Progress

- The State legislature passed HB-82 in 2021, which requires municipalities to allow for internal accessory dwelling units. Sandy City has long allowed for accessory dwelling units. The City adopted amendments to the Zoning Ordinance to comply with State Code.
- The City has a proactive Code Enforcement Division that assists in maintaining community standards.
- Arcadia Apartments, a low-income housing tax credit project, completed construction of phase 2 (206 units, 60% AMI). The project is located approximately 0.75 mile from a Trax station.
- The following code amendments were completed:
 - Amendments affecting internal accessory dwelling units changed the approval from a conditional use permit to an administrative special use permit, removed size restrictions, and enacted compliance with building code changes.
- The CDBG program provided annual grant funding and CARES Act funds during the 2020-2021 program year for the following LMI programs/projects affecting housing in the City:
 - The Road Home - Maintenance and operations of homes owned by The Road Home in Sandy City for permanent housing. (14 individuals at 4 dwelling units)
 - Assist Inc. - Accessibility improvements and emergency home repairs at 19 dwelling units.
 - Park improvements and acquisition for road improvements in Historic Sandy, one of the lower income areas in the City.
- The City's membership on the HOME Consortium contributed to the availability of a down-payment assistance program in the City and influence on the allocation of HOME funds throughout the region. The HOME Consortium will be meeting at the start of 2022 to prepare recommendations for the use of County ARP funds.
- RDA housing set-aside funds:
 - Canyons School District pulled a permit for a house that will be built through the District's tech program and eventually sold to an LMI household on a property purchased with set-aside funds.
 - The RDA will close on a house that will be purchased with set-aside funds and rented to an LMI employee.
 - Set-aside funds will be used towards the Homeless Shelter Mitigation Fund.

Consideration for Future Progress

- The City will publish by the end of 2021 a request for proposal to update the General Plan. It is expected that the update process will extend into 2023.

- City Council workshop to review the programs funded by the City's RDA housing set-aside funds.
- Sandy City has been elected by HUD to participate in a nation-wide collaboration to improve affordable housing practices. This will occur over 12 weeks starting in November 2021.
- Further implementation of The Cairns, specifically the Stadium Village master plan, by amending The Cairns Design Standards to include the Stadium Village area.
- Potential Code Amendments:
 - Amendments to comply with State requirements regarding residential architectural requirements.

Note:

At the time that this document was prepared, the most current Census data was the 2019 American Community Survey (ACS). The 5-Year ACS was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2019 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2019 dollars per the 2019 ACS 5-Year Estimates. Most of the source data is used to generate rates and trends that are applied to actual current numbers of housing units provided by the Sandy City Community Development Department.