

Biennial Housing Plan Review

Dec. 12, 2017

STATE REQUIREMENTS

1. Moderate income housing plan (§10-9a-403(2))

- a) Provide a realistic opportunity to meet estimated needs of people desiring to live there.
- b) Facilitate reasonable opportunity for a variety of housing.
- c) Allow people to benefit from and participate fully in all aspects of the community.

2. Biennial City Council Review (§10-9a-408)

- a) Review the Plan and its implementation.
- b) Submit a report
 1. Efforts to reduce, mitigate, or eliminate regulatory barriers.
 2. Actions to encourage preservation of existing housing and development of new.
 3. Progress made to provide new as measured in permits.
 4. Efforts to coordinate with neighboring municipalities.

AMERICAN COMMUNITY SURVEY (ACS)

- An ongoing survey conducted by the Census Bureau
- Replaced the long form in the decennial census (economic, social, housing, financial)
- Intercensal data (annual) in 1-year and 5-year aver.
 - 1-year: Currency over precision
 - 5-year: Precision over currency
- Most current data release: 12/7/17 (2016, 2012-2016)

www.factfinder.census.gov

MODERATE INCOME HOUSING

*Housing affordable to
low and moderate income households.*

1. Low and Moderate Income (LMI) Household

Households earning 80% of area median income (AMI) or less.

\$51,681

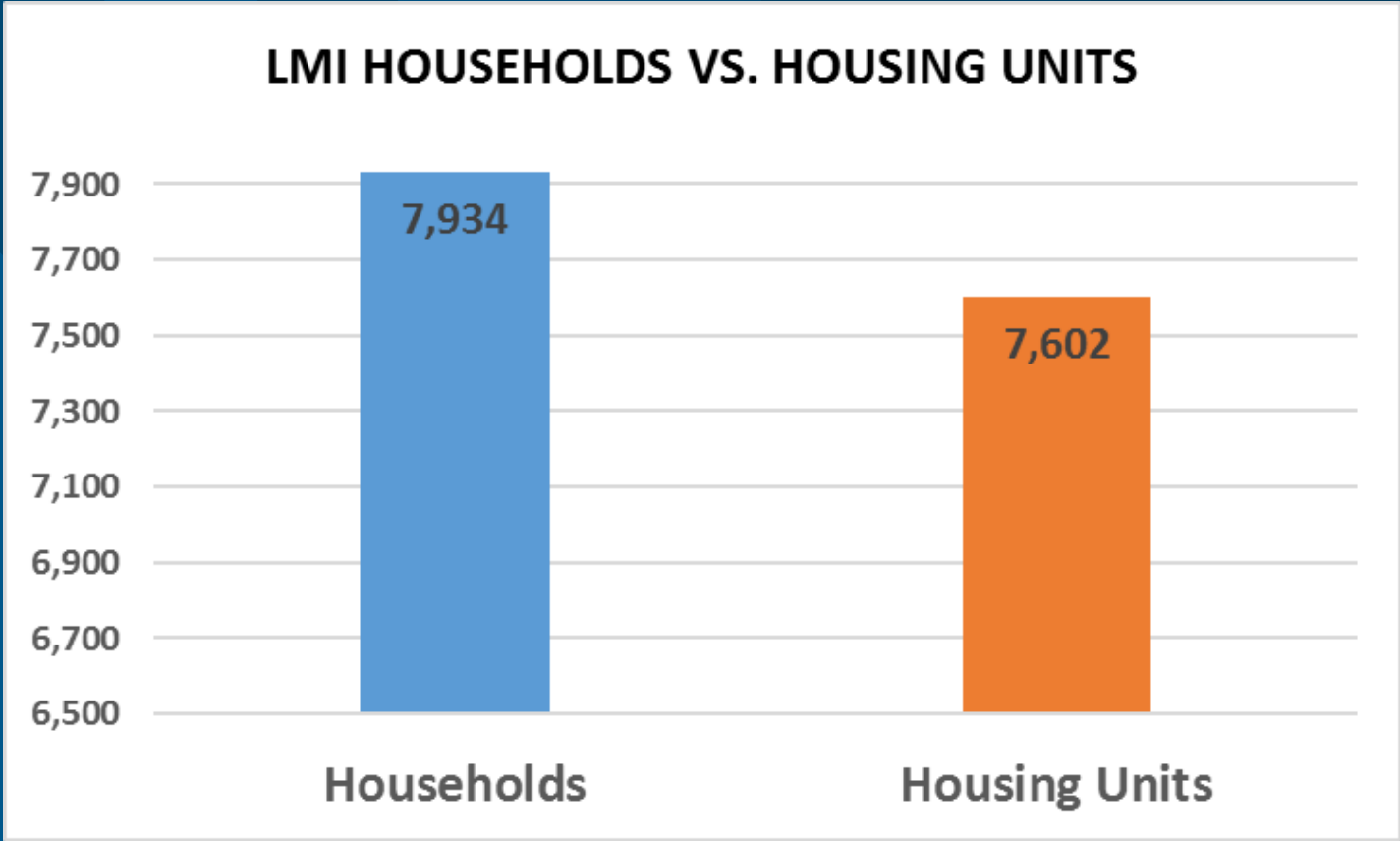
2. Affordable Housing

When housing expenses are 30% of income or less.

\$1,292/month

(Rent: \$1,092, House Value: \$201,506)

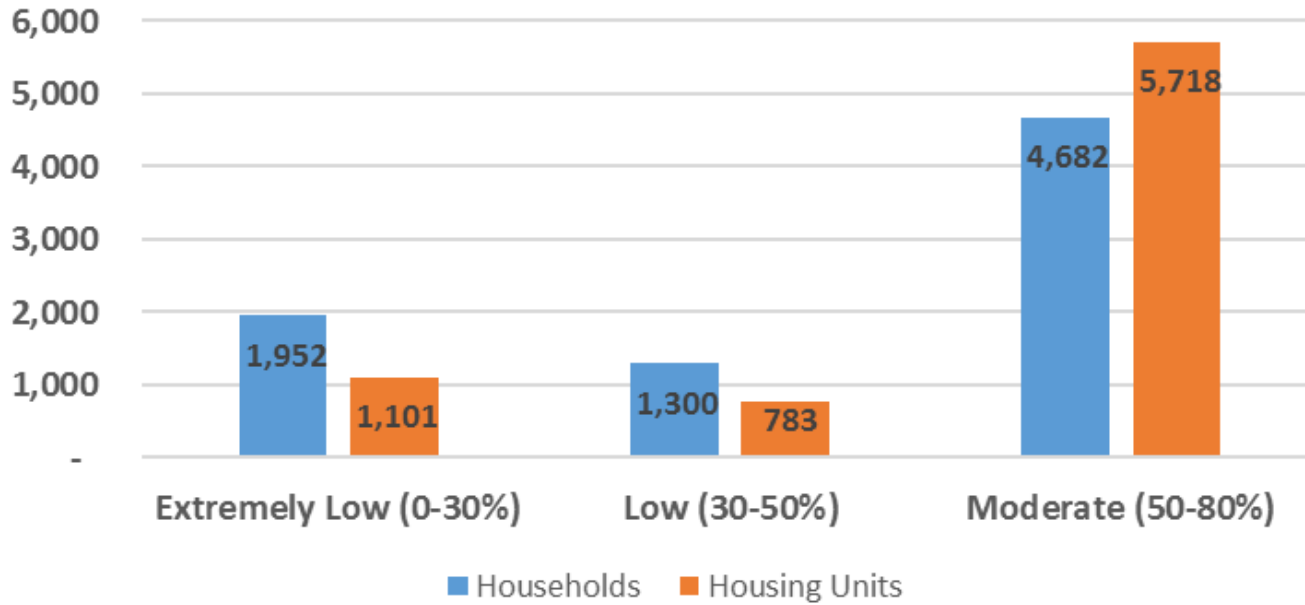
SANDY CITY MODERATE INCOME HOUSING



Moderate Income Housing Gap
332 units

SANDY CITY LMI HOUSING

LMI HOUSEHOLDS VS. HOUSING UNITS BY INCOME CATEGORY



Ext. Low

851

Low

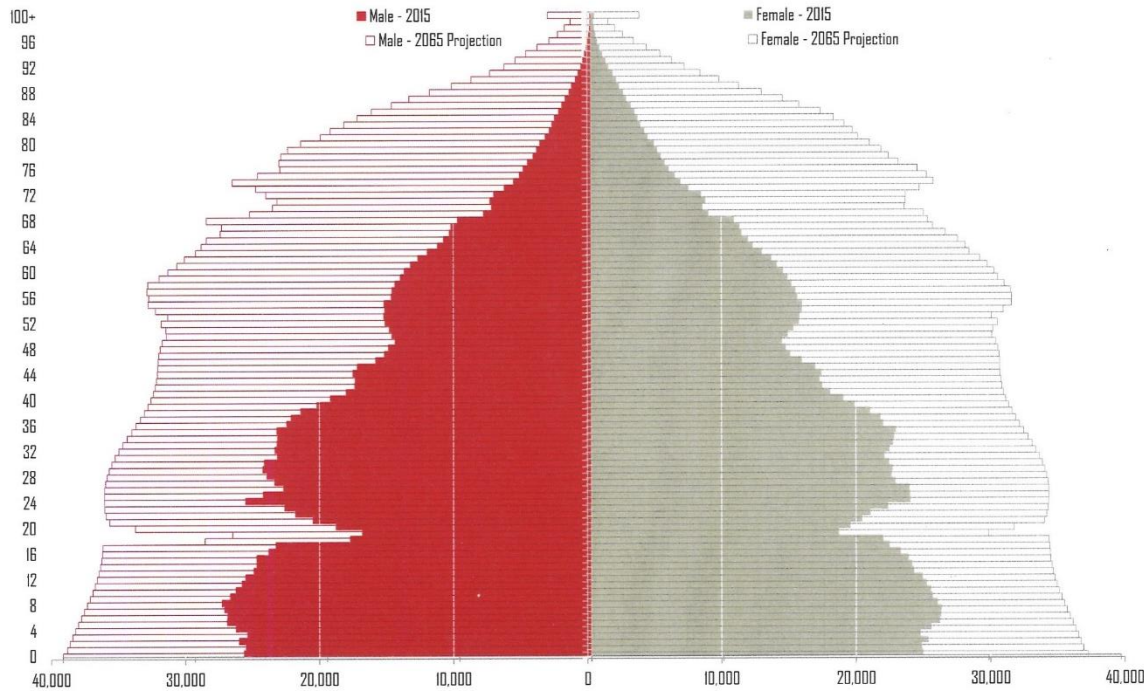
517

Moderate

(1,036)

GROWTH

Utah Population Pyramid: 2015 & 2065



Source: Kem C. Gardner Policy Institute 2015-2065 State Projections

By 2065:

Utah's population is expected to double.

Salt Lake County is expected to grow by 600,000.

GROWTH IN SANDY CITY

1% ANNUAL GROWTH FOR 20 YEARS

Population:	114,580	
Housing Units:	38,497	
Occupied Units:		36,842
Units per year:	342	
LMI Units per year:		91
Ext. Low:		23
Low:		15
Moderate:		53

SANDY CITY GENERAL PLAN: HOUSING ELEMENT (2013)

1. Quality Growth Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities.

1.1 Develop **infill options** that complement existing housing stock and neighborhood characteristics.

1.2 Offer a **Transfer of Development Rights** (TDR) program to encourage responsible development, increased densities, in order to preserve open space and natural resources within the City.

1.3 Create an opportunity to **preserve lands** that are better utilized for pedestrian and bicycle trails, wilderness fire protection, etc.

1.4 Ensure a **range of housing options** to accommodate an aging population and growth trends.

1.5 Encourage **various housing types** and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.

1.6 The City should encourage a **range of housing opportunities** targeted towards all segments of the community when considering new development and redevelopment.

SANDY CITY GENERAL PLAN: HOUSING ELEMENT (2013)

2. Maintenance Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences.

- 2.1 Allow for **additions and modifications** to existing housing stock.
- 2.2 Encourage **remodeling and rehabilitation** of existing units where feasible and when the character of the building contributes to that of the neighborhood.

3. Community Encourage the preservation, upkeep, and maintenance of existing housing.

- 3.1 Encourage **investment** in the community by owners, landlords, and renters.
- 3.2 Maintain and upgrade **aging infrastructure and housing**.

SANDY CITY GENERAL PLAN: HOUSING ELEMENT (2013)

4. Interaction New and existing housing should complement the non-residential uses throughout the City and region.

4.1 Promote a **balance of jobs to housing** within the City.

4.2 Provide **regional access** to housing, employment, and commercial uses.

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 availability.

5.1 Support the observance of all applicable local, state, and federal laws regarding **anti-discrimination** practices in housing.

5.2 Provide an environment in which housing and shelter are **available to all residents**.

SANDY CITY GENERAL PLAN: HOUSING ELEMENT (2013)

6. Moderate Income Housing The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income.

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.

6.2 Ensure persons of moderate income can benefit from and fully **participate in all aspects of neighborhood and community life.**

IMPLEMENTATION BY UTAH CODE REQUIREMENT

Efforts made to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing:

- Residential Conservation Overlay
- Hearing officer implemented to hear reasonable accommodations for residential treatment facilities.
- Relatively low development fees.
- Ongoing effort to provide a searchable online code.
- Master planning to identify areas appropriate to various housing types.
- ZoomGrants

IMPLEMENTATION BY UTAH CODE REQUIREMENT

Actions taken to encourage preservation of existing moderate income housing and development of new moderate income housing:

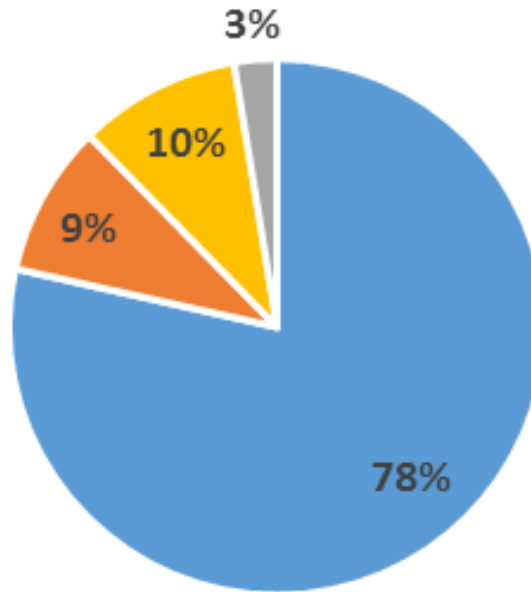
- City (EDA) partnership with the Canyons School District.
- CDBG housing programs.
- HOME Consortium funding.
- Accessory dwelling unit ordinance.

IMPLEMENTATION BY UTAH CODE REQUIREMENT

Progress made to provide moderate income housing, as measured in permits issued for new units of moderate income housing:

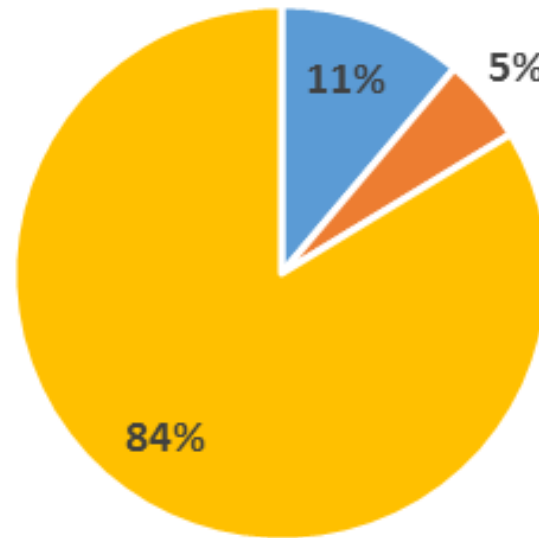
- 531 dwellings permitted per year (2015-2017 YTD)
(59 single-family dwellings, 27 townhomes, 445 apartments)
- Arcadia Apartments, 400-500 rent-restricted (60% AMI) units
(Phase 1, 206 units, permitted in 2017.)
- A more diversified housing stock since the 2010 Census.
2010: 79.2% single-family detached, 9.2% townhomes, 8.9% apartments.
2017: 74.3% single-family detached, 8.8% townhomes, 14.6% apartments.

2014 Housing Stock by Type



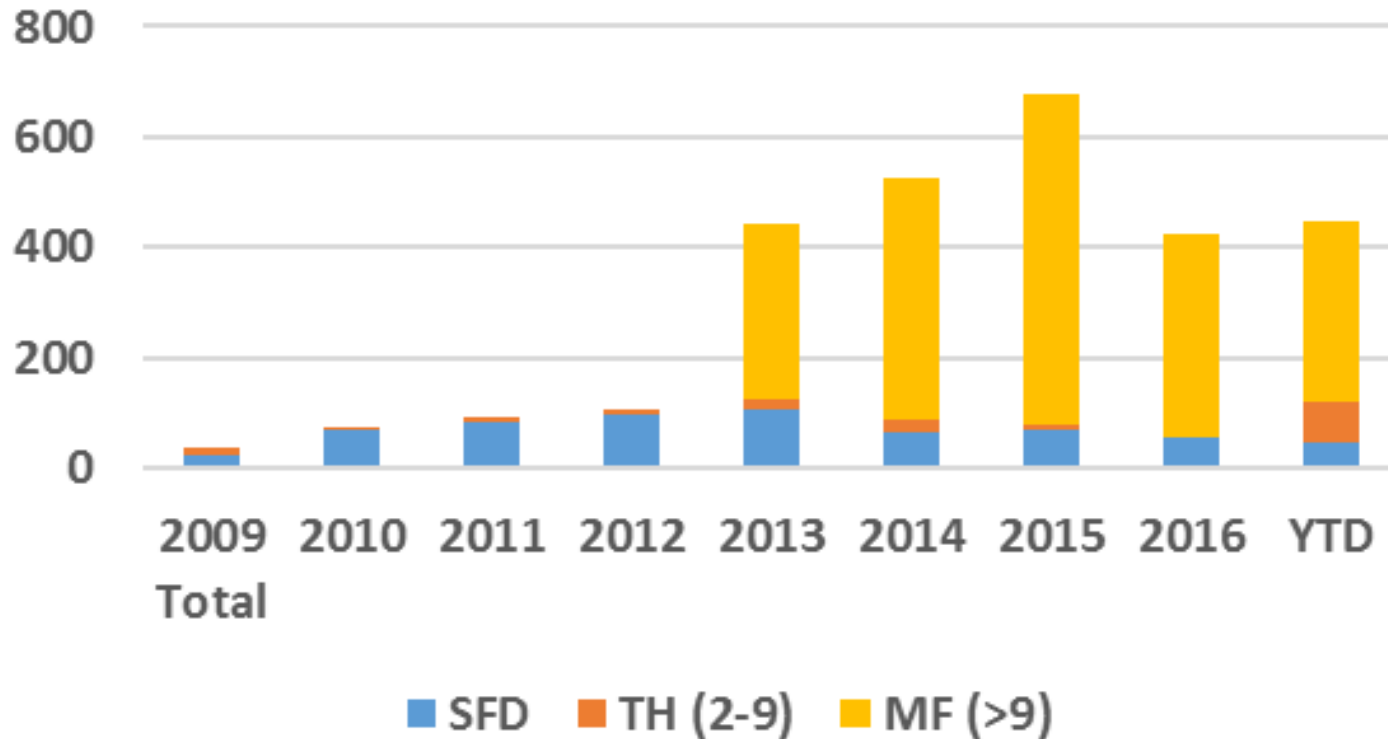
- Single-Family Detached
- Townhomes (2-9 attached)
- Apt./Condos (>9 attached)
- Other

2015-2017 Housing Permits by Type

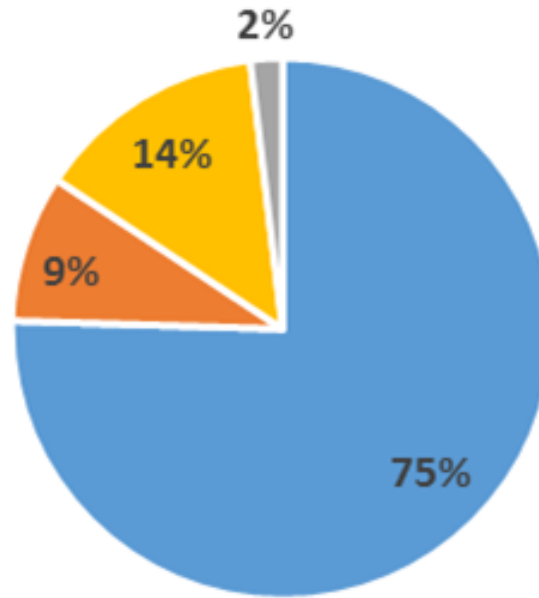


- Single-Family Detached
- Townhomes (2-9 attached)
- Apt./Condos (>9 attached)

Yearly Permits by Type



Current Housing Stock by Type



- Single-Family Detached
- Apt./Condos (>9 attached)
- Townhomes (2-9 attached)
- Other

IMPLEMENTATION BY UTAH CODE REQUIREMENT

Efforts made to coordinate moderate income housing plans and actions with neighboring municipalities:

- County grants coordination meetings
- HOME Consortium
- Regional master planning efforts-Redwood Road Study, Point of the Mountain/Prison Site Planning
- WFRC meetings (PlanTAC, Growth Committee)

Questions & Discussion