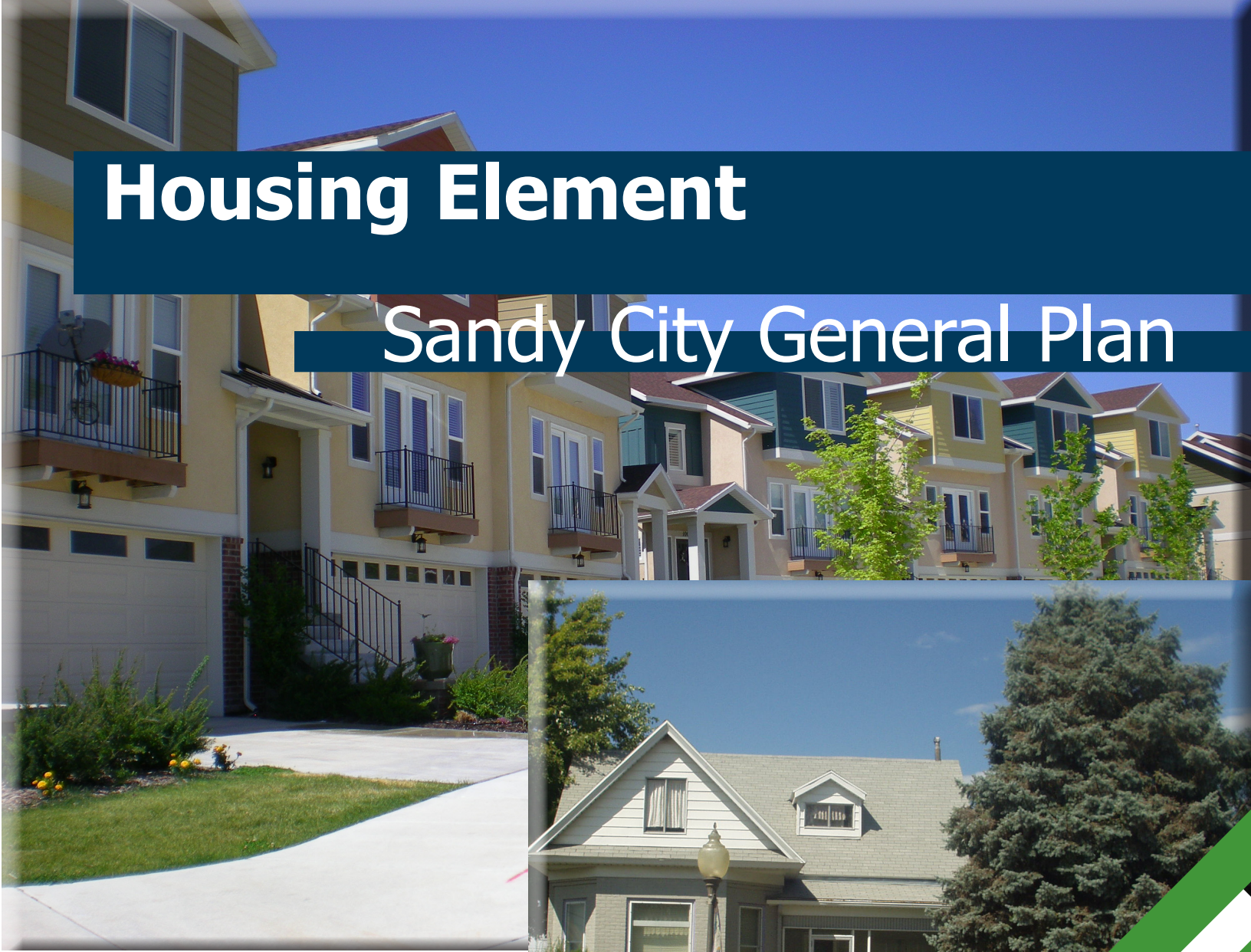


# Housing Element

## Sandy City General Plan









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# Acknowledgements

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## **Sandy City Mayor**

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## **Deputy Mayor**

John Hiskey

## **Sandy City Administration**

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Scott Bond - Assistant Administrative Officer

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Kristin Coleman-Nicholl - District 3

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Linda Martinez-Saville, At-Large

Chris McCandless , District 4

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*Marsha Millet - Executive Assistant to the Mayor*

## **Other Participating Agencies**

Envision Utah

State of Utah - Housing and Community Development



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## EXECUTIVE SUMMARY

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The intent of the Housing Element is to analyze existing housing stock and living conditions within the City. Housing is recognized as a basic necessity in life for all people and all levels of government attempt to provide decent and adequate accommodations for their citizens. Housing should be safe, comfortable, and attainable. Among Sandy City's top concerns in this regard is providing choices for those who currently reside in the City and those who may wish to do so in the future while still maintaining and promoting a strong sense of community. This housing element is organized into the following sections:

- **Demographic Overview** – An outline of the population, characteristics, and housing situation currently in the City.
- **Future Housing Needs** – This section will address the existing supply of housing, the estimated need for future housing, and suggestions in meeting that need (including special needs groups).
- **Goals** – These goals will outline the City's desire to promote quality growth and development while helping to maintain existing neighborhoods. They will also assist the City in determining the direction needed to ensure residents are invested in and become a part of the community.

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# 1. INTRODUCTION

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Settling of the area now known as Sandy City began in the 1860's, mainly as a result of the nearby mining activities in the Cottonwood Canyons. As mining interests began to dissipate, the area became mainly agricultural in nature. Sandy City was officially incorporated on September 25, 1893 with an approximate population of just over 1000 people and an area of roughly 1.3 square miles.

Since then, Sandy City has recognized a large amount of growth in both population and land area, covering about 23 square miles and having a population of 87,461 (as of the 2010 U.S. Census). While the City has seen some new growth in housing over the last decade (adding more than 2000 residential units), it has actually seen a slight decline in the population. The 2000 U.S. Census showed 88,551 people living in Sandy City. This decline is mainly attributed to the number of persons per household dropping significantly and diminished family sizes as children move out of the community.

This trend reveals several positive aspects of the community's characteristics, such as the desire to remain in the community. In a recent survey of Sandy Residents, conducted by Dan Jones, over 50% of those asked have lived in Sandy City for over 20 years. This demonstrates a strong sense of loyalty and community among residents. However, it also reveals some of the challenges the City faces, and some of the future obstacles it will face in providing adequate housing options for those desiring to either stay or establish residence in Sandy City. Because housing prices remain higher than other areas in the Salt Lake Valley, even with an aging housing supply, young families and others looking to locate to Sandy City find it difficult and often look to other, less expensive areas for housing.

The majority of the City's existing residential units are in single-family homes and it is a constant struggle to attract other types of developments, but progress is being made. Also, buildable land within the City is scarce and much of it has already been developed. There are



Figure 1.1 - Historic Home

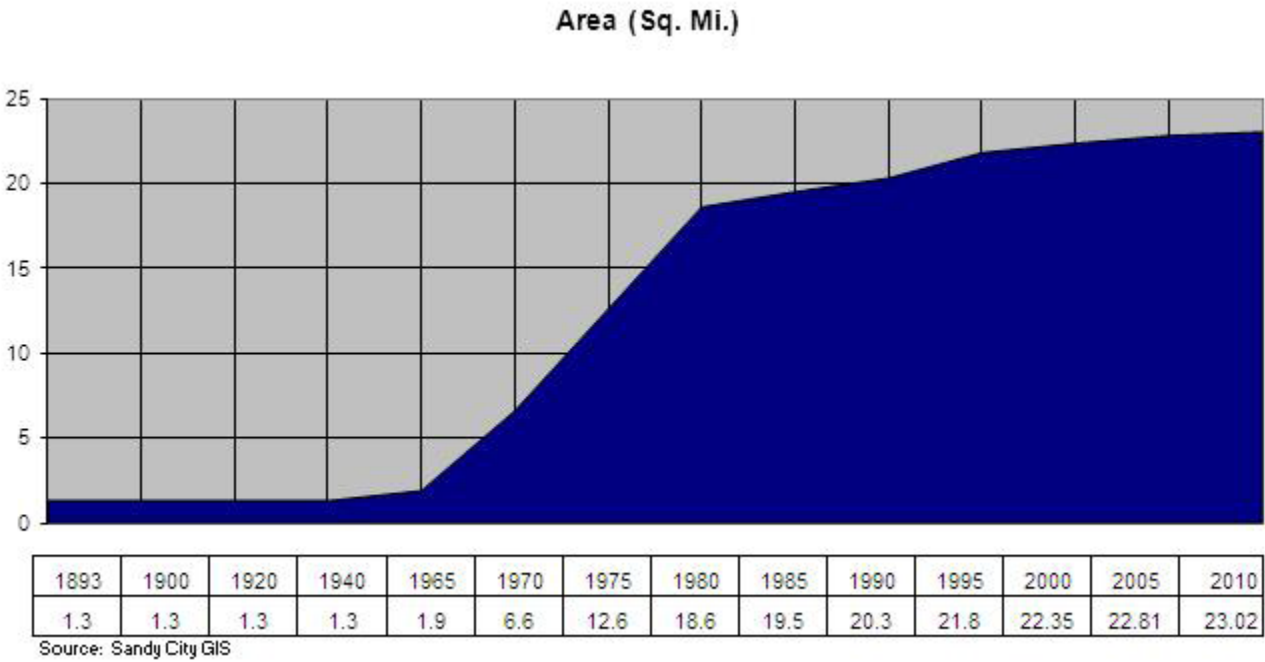


Figure 1.2 - Historic Home



Figure 1.3 - New Construction

few options to construct newer and more diverse housing options and the cost of vacant land remains very competitive in the market. The City is striving to provide additional opportunities for varied housing opportunities through the allowance of higher densities and mixed-use developments.



**Figure 1.4 - Incorporated Land**

The Housing Element of the City’s General Plan hopes to establish goals and policies to be implemented to help maintain and promote the community character while meeting these challenges.

## Authority

This element is created under the authority and requirements of Utah State Code 10-9a, including sections 103, 401 thru 408, and 501 thru 506. Utah State Law regulates that each municipality must have a General Plan and that the plan may regulate a variety of items, including housing. In addition, each municipality must have a housing plan in accordance with 10-9a-103 and 10-9a-408 that addresses the need for moderate income housing for the next 5 years. This Housing Element will fulfill the requirement for a Moderate Income Housing Plan, as well as addressing other housing choices and residents with special needs (including fair housing).



## 2. DEMOGRAPHICS AND CHARACTERISTICS

This section will give a brief overview of Sandy City's current population trends and forecasts as well as a breakdown of the current housing inventory. It will also present the socioeconomic situation the City finds itself in at present.

A more complete overview and analysis of the demographics and characteristics of Sandy City can be found in the current release of the Sandy City Statistical Report (the current version at the time of this update was 2012).

### Land Use Survey

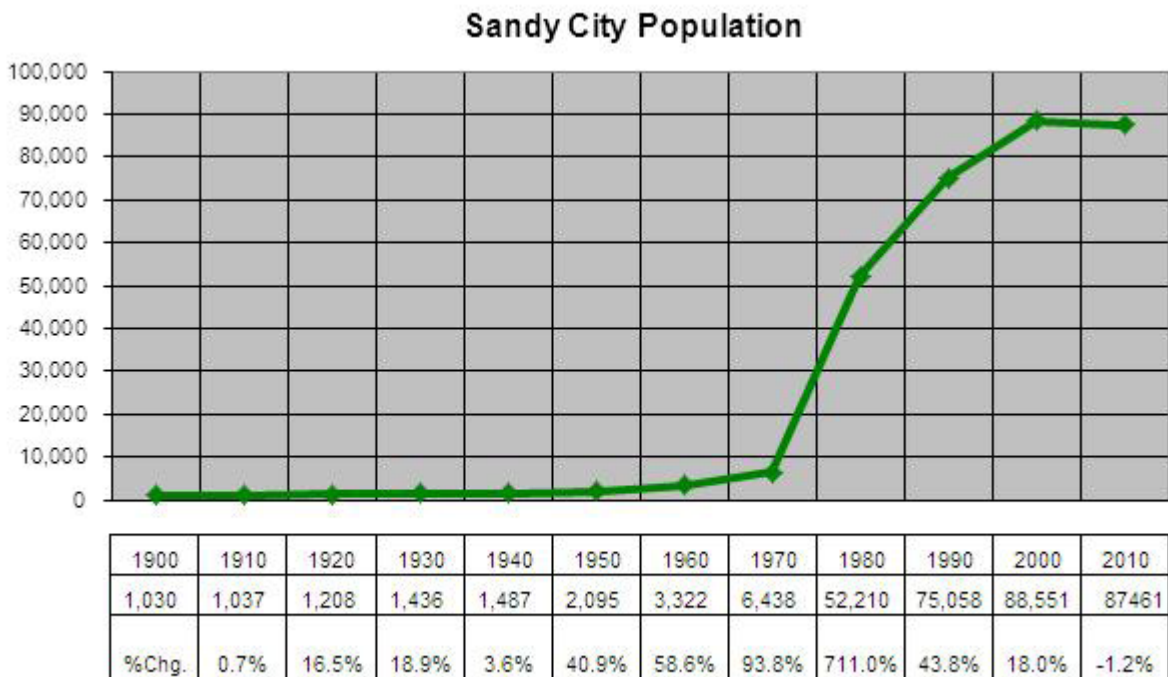
Figure 2.1 shows the amount of land available in each of the zoning categories that allow for residential uses. This demonstrates that approximately 70% of the land in Sandy City may contain residential development, although very little vacant land remains within the city limits. More details on land use and building activity can be found in the recently completed Sandy City Statistical Report for 2012.

Residential			
Zone	Acres	Sq.Miles	Percent
MH	71.73	0.11	0.49%
PUD	1483.58	2.32	10.11%
R-1-10	1157.68	1.81	7.89%
R-1-12	254.49	0.40	1.73%
R-1-15	103.2	0.16	0.70%
R-1-20	747.12	1.17	5.09%
R-1-30	138.51	0.22	0.94%
R-1-40	395.19	0.62	2.69%
R-1-6	75.21	0.12	0.51%
R-1-7.5(HS)	264.19	0.41	1.80%
R-1-8	4574.53	7.15	31.17%
R-1-9	295.64	0.46	2.01%
R-2-10	35.93	0.06	0.24%
R-2-8	15.82	0.02	0.11%
RM	71.99	0.11	0.49%
SD	599.16	0.94	4.08%
Totals:	10,283.97	16.07	70.07%

Mixed Use			
MU	Acres	Sq.Miles	Percent
MU	148.91	0.23	1.01%
SD	147.43	0.23	1.00%
Totals:	296.34	0.46	2.02%

Figure 2.1 - Residential Zoning



Source: US Census Bureau, Decennial Census 2000, 2010; American Community Survey 2006.

Figure 2.2 - Historic Population

## Housing Inventory

As of the 2010 U.S. Census, Sandy City contains 29,501 dwelling units with an average of 3.08 persons per household. The average age of housing in the City is nearly 30 years (with the average year built being 1983), with an average total assessed value of \$265,784. Of these units, approximately 23,318 are single-family homes, 251 are duplex structures, 754 are mobile homes, 2,574 are rental apartments, 1,756 are condominium units, and 435 are located within elderly care facilities (the remaining units are likely basement/secondary rental units in single-family homes). At the time of the Census survey, the vacancy rate was just over 4%, or about 1,204 units.

Figures 2.3 and 2.4 demonstrate the overall age of existing homes and the construction history of homes in the City. Affordability analysis and history can be found in Section 3 of this document as part of the Moderate Income Housing Plan.

### Year Structure was Built

<i>Time Period</i>	<i>Number</i>	<i>Percent</i>
2005 or Later	876	3.0%
2000 to 2004	2,071	7.1%
1990 to 1999	5,899	20.3%
1980 to 1989	7,136	24.6%
1970 to 1979	10,263	35.3%
1960 to 1969	1,422	4.9%
1940 to 1959	913	3.1%
1939 or Earlier	473	1.6%

Source: American Community Survey 2010

Figure 2.3 - Age of Housing

### Building Activity

<i>Year</i>	<i>New SF</i>	<i>New MF</i>	<i>Total Res.</i>
1997	325	112	437
1998	199	14	213
1999	166	1	167
2000	178	4	182
2001	164	2	166
2002	166	2	168
2003	144	33	177
2004	109	5	114
2005	148	11	159
2006	154	72	226
2007	107	8	115
2008	40	10	50
2009	25	2	27
2010	74	14	88
2011	82	9	91

Source: Sandy City Community Development Dept.

Building and Safety Division 2012

Figure 2.4 - Permits Issued

## Community

Sandy City is divided into 29 distinct communities (see figure 2.5 –Sandy City Communities map). This has been coordinated to help address neighborhood specific issues, including land use decisions, code compliance issues, outreach efforts, and more. It is also useful to look at the various housing characteristics within each of these communities to determine a more narrow and specific plan of action in addressing the challenges that face each of these communities individually. Figures 2.6 through 2.9 show the breakdown of the types of units and age of housing within each of these communities.

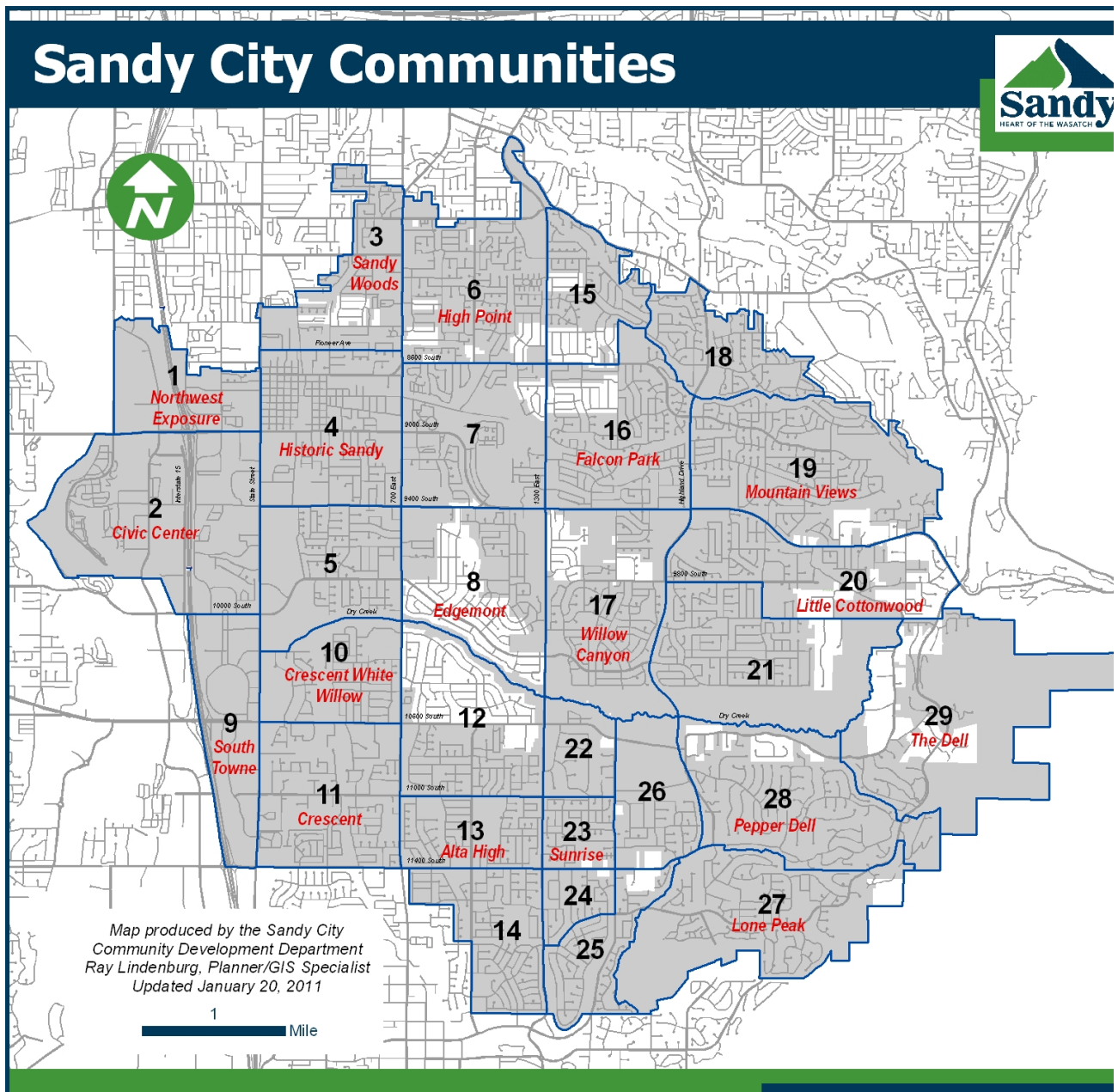


Figure 2.5 – Map of Communities within Sandy



### Housing Type by Community

Community	Single Family Housing	Duplex	Mobile Home	Apartments	Condos/Townhouses	Elderly Care Facility
Source:	Sandy GIS	Sandy GIS	Sandy GIS	Sandy GIS	Sandy GIS	Sandy GIS
1	102	-	174	288	-	-
2	290	-	249	640	517	-
3	728	99	59	193	279	-
4	1,140	72	-	268	52	-
5	990	-	-	-	42	9
6	1,439	33	-	378	318	-
7	756	-	-	344	378	84
8	637	-	-	-	-	-
9	3	-	-	-	-	-
10	869	2	-	-	-	-
11	842	-	272	276	68	298
12	710	22	-	149	41	-
13	861	-	-	-	-	-
14	1,159	-	-	-	-	-
15	727	4	-	-	-	-
16	1,492	13	-	38	-	1
17	1,289	-	-	-	-	1
18	886	-	-	-	-	42
19	2,065	-	-	-	-	-
20	950	-	-	-	-	-
21	1,409	-	-	-	-	-
22	153	-	-	-	70	-
23	439	6	-	-	-	-
24	285	-	-	-	-	-
25	662	-	-	-	-	-
26	395	-	-	-	-	-
27	1,032	-	-	-	-	-
28	717	-	-	-	-	-
29	291	-	-	-	-	-
<b>Total / Avg</b>	<b>23,318</b>	<b>251</b>	<b>754</b>	<b>2,574</b>	<b>1,765</b>	<b>435</b>

Figure 2.6 – Housing Types

### Housing Units by Community

Community	Total Population	Total Dwelling Units	Pop Per Dwelling Unit	Avg Total Assessed
Source:	2010 Census	2010 Census	2010 Census	Sandy GIS (SLCO Data)
1	1,530	576	2.66	\$161,560
2	3,580	1,732	2.07	\$172,091
3	3,433	1,361	2.52	\$208,703
4	4,345	1,582	2.75	\$174,528
5	3,215	1,081	2.97	\$201,613
6	6,085	2,152	2.83	\$215,778
7	3,791	1,549	2.45	\$209,739
8	2,122	646	3.28	\$201,655
9	21	15	1.40	\$645,093
10	2,900	879	3.30	\$207,292
11	4,709	1,773	2.66	\$290,820
12	2,761	945	2.92	\$220,178
13	2,933	869	3.38	\$212,460
14	3,993	1,147	3.48	\$235,248
15	2,166	720	3.01	\$249,679
16	4,953	1,557	3.18	\$269,162
17	4,164	1,339	3.11	\$238,117
18	2,870	938	3.06	\$311,827
19	6,633	2,073	3.20	\$293,606
20	3,231	1,025	3.15	\$313,883
21	4,649	1,414	3.29	\$278,105
22	699	269	2.60	\$329,046
23	1,443	420	3.44	\$237,901
24	977	286	3.42	\$276,627
25	2,050	625	3.28	\$316,771
26	1,273	373	3.41	\$350,585
27	3,518	1,091	3.22	\$395,475
28	2,328	668	3.49	\$572,898
29	911	340	2.68	\$571,581
<b>Total / Avg</b>	<b>87,283</b>	<b>29,445</b>	<b>2.96</b>	<b>\$265,784</b>

Figure 2.7 – Number of Housing Units and Population

Community	Avg. Age of Housing	
Source:	Sandy GIS (SLCO Data)	
1	1991	1991
2	1995	1995
3	1981	1980
4	1957	1957
5	1976	1976
6	1983	1981
7	1988	1986
8	1979	1968
9	1943	1943
10	1977	1977
11	1992	1992
12	1984	1975
13	1984	1984
14	1985	1985
15	1977	1973
16	1980	1978
17	1982	1981
18	1981	1981
19	1982	1982
20	1985	1984
21	1984	1984
22	1986	1986
23	1983	1983
24	1984	1984
25	1987	1987
26	1983	1983
27	1988	1988
28	1989	1988
29	1992	1989
<b>Total / Avg</b>	<b>1983</b>	<b>1981</b>

Figure 2.8 – Average Housing Age

**Housing Occupancy by Community**

Community	Vacant Housing Units	Total Occupied Housing Units	Occupied Housing Units Owned with a Mortgage or Loan	Occupied Housing Units Owned Free and Clear	Occupied Housing Units Renter Occupied
Source:	2010 Censis	2010 Censis	2010 Censis	2010 Censis	2010 Censis
1	35	541	113	121	307
2	143	1,589	651	151	787
3	69	1,292	677	198	417
4	92	1,490	731	226	533
5	68	1,013	650	196	167
6	96	2,057	1,207	275	575
7	51	1,498	742	182	574
8	16	630	459	82	89
9	2	13	-	-	13
10	23	856	623	129	104
11	156	1,617	712	300	605
12	29	916	546	122	248
13	20	849	656	96	97
14	20	1,127	881	138	108
15	21	699	479	153	67
16	35	1,522	1,023	330	169
17	34	1,305	938	199	168
18	23	915	619	216	80
19	43	2,029	1,488	383	158
20	35	990	699	163	128
21	29	1,385	1,053	238	94
22	19	250	172	50	28
23	11	409	309	64	36
24	11	275	220	40	15
25	18	607	474	99	34
26	6	367	262	83	22
27	37	1,054	766	238	50
28	32	636	440	171	25
29	30	310	204	89	17
<b>Total / Avg</b>	<b>1,204</b>	<b>28,241</b>	<b>17,794</b>	<b>4,732</b>	<b>5,715</b>

Figure 2.9 – Occupancy



# 3. HOUSING NEEDS (MODERATE INCOME HOUSING PLAN)

In January of 1999, Sandy City adopted several policies relating to moderate income housing as part of the Housing Element of the General Plan. These policies addressed the two major concerns outlined by the State of Utah (Utah Code Ann. 10-9-301(1) :

- Affording a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community; and
- Allow persons of moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life.



Figure 3.1 - Townhome Development

These policies acted as a basis from which this plan was developed and should continue to be included in the housing element. They are included in section 4 of this document along with other goals and policies that will help further the City’s effort to provide housing to those wishing to call Sandy Home.

## Current Moderate Housing Supply

The median household income for a family of four in 2011 in Sandy was \$70,400 (defined as a family of four making less than 80% of the median income). Research conducted by the Bureau of Economic and Business Research at the University of Utah shows that the monthly income available for housing costs for a moderate income family was \$1,408 in 2011 (see figure 3.5). This translates to a maximum home price of approximately \$255,897 assuming a 4.5% mortgage interest rate and a 3% down payment.

Figure 3.6 shows several tables outlining the sales history of both single family homes and condominiums within the city over the last several years. A clear pattern of increased affordability is evident, most likely due

## Household Value

Value	Number	Percent
Less than \$50,000	516	2.3%
\$50,000 to \$99,999	151	0.7%
\$100,000 to \$149,999	506	2.3%
\$150,000 to \$199,999	1,611	7.3%
\$200,000 to \$299,999	9,033	40.8%
\$300,000 to \$499,999	7,897	35.6%
\$500,000 to \$999,999	2,261	10.2%
\$1,000,000 or Greater	185	0.8%

Source: American Community Survey 2010

Figure 3.2 - Home Values

## Mortgage

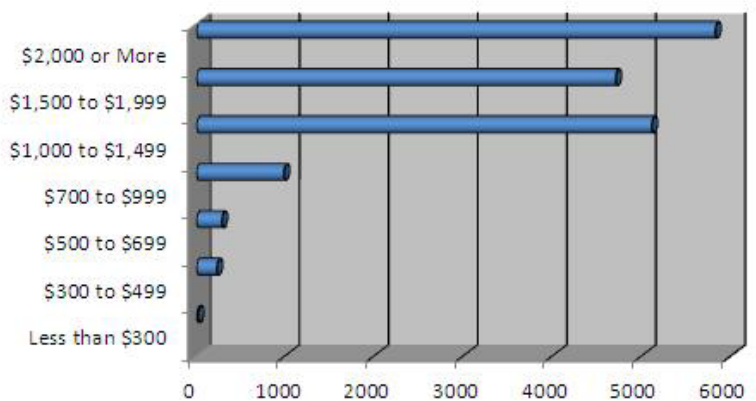


Figure 3.3 - Monthly Mortgage Payments

to both the economy and the continual aging of the existing housing stock.

Over 60% of the single family homes and 87% of the condominiums within the City were sold at prices affordable to those making less than 80% of the median income. However, by looking further into the past it is clear that the City cannot count on these numbers to continue.

As the economy recovers, Sandy continues to be a desirable location to live along the Wasatch Front.

The median gross rent estimated by the American Community Survey for Sandy City for 2010 was \$898. However, it is apparent that in recent years, due to the economic slowdown and the increased difficulty of obtaining home ownership loans, that rental rates continue to increase.

### **Influence of Zoning and Land Use**

One of the most important influences of zoning is the location of residential units. This has a particular impact on those of moderate income levels and assisted living facilities, often affecting access to transportation and needed services (such as shopping). Also impacting these populations is the availability of rental housing opportunities. In 2010, 20% of Sandy's housing supply was available as rental units. While this is below the Salt Lake County average of 32.7%, it was a significant increase from 2000 (15.7%).

Public transportation also plays an integral role in determining feasibility for moderate income housing opportunities. By locating housing near transit, the City is able to offset costs associated with private transportation (which many moderate and low income families have limited access to) and provide access to employment, entertainment, shopping, and other services.

Sandy City has tried to take this into consideration when approving projects adjacent to TRAX and other transportation networks.



**Figure 3.4 - Multi-Family Housing in South Jordan, UT**



**Figure 3.5 - Mixed-Use in San Jose, CA**



**Figure 3.6 - Multi-Family Housing in Denver, CO**

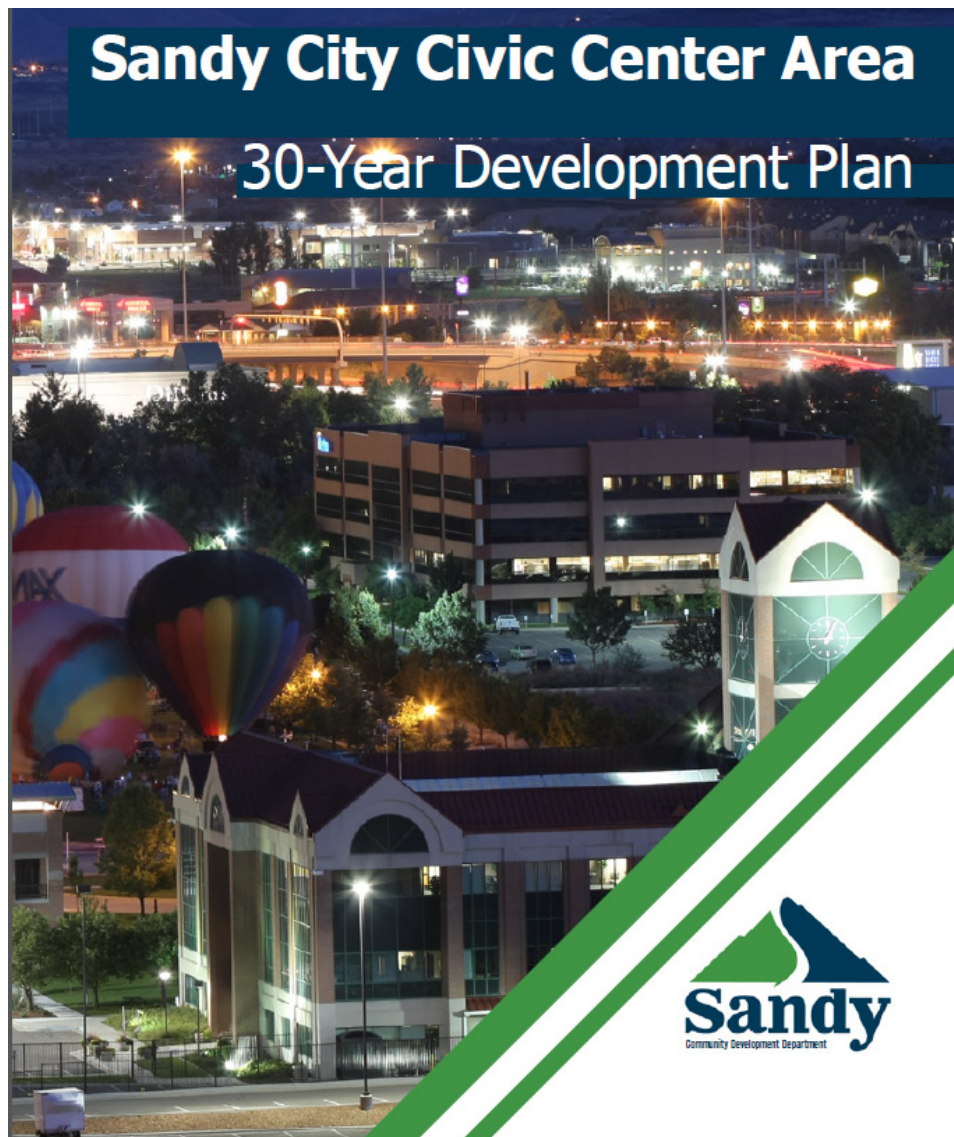


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## Addressing Needs

Over the past few years, the City has made significant strides in better understanding the need for and impacts of rental housing. It is recognized that, while the City has few large areas of undeveloped land, that more moderate income housing will be needed in the future. The City has begun to address this need by opening up to smaller lot developments, additional multi-family projects, and making planning efforts that work towards this end. Recently, the City Council adopted the Sandy Civic Center Area 30-Year Development Plan that addresses a roughly 800 acre area between I-15 and TRAX, 9000 South and 10600 South. This plan lays the ground work for increased residential density and mixed-use projects that will be located near multiple forms of transportation, retail, dining, and entertainment venues. The plan provides for both rental and ownership opportunities.



**Figure 3.7 - Sandy Civic Center Area 30-Year Development Plan:** Adopted in 2012, this plan outlines a vision for 800 acres of vacant and redevelopment opportunities and includes a variety of housing types.



<b>Affordability Calculations for Sandy City</b>				
	<b>Median</b>	<b>80% AMI</b>	<b>50% AMI</b>	<b>30% AMI</b>
<b>2011</b>				
Household Income (four-person household)	\$70,400	\$56,320	\$35,200	\$21,120
Income Available for Housing @ 30% of Income	\$21,120	\$16,896	\$10,560	\$6,336
Income Available Monthly	\$1,760	\$1,408	\$880	\$528
After Taxes , Home Insurance, Mortgage Ins.	\$1,566	\$1,253	\$783	\$470
Mortgage Interest Rate	4.5%	4.5%	4.5%	4.5%
Amount of Loan Financed	\$310,226	\$248,220	\$155,113	\$93,107
Down Payment	\$9,595	\$7,677	\$4,797	\$2,880
Maximum Home Price	\$319,821	\$255,897	\$159,910	\$95,987
<b>2010</b>				
Household Income (four-person household)	\$70,000	\$56,000	\$35,000	\$21,000
Income Available for Housing @ 30% of Income	\$21,000	\$16,800	\$10,500	\$6,300
Income Available Monthly	\$1,750	\$1,400	\$875	\$525
After Taxes , Home Insurance, Mortgage Ins.	\$1,558	\$1,246	\$779	\$467
Mortgage Interest Rate	4.95%	4.95%	4.95%	4.95%
Amount of Loan Financed	\$293,090	\$234,396	\$146,545	\$98,762
Down Payment	\$9,065	\$7,249	\$4,532	\$3,054
Maximum Home Price	\$302,155	\$241,645	\$151,077	\$101,816
<b>2009</b>				
Household Income (four-person household)	\$67,800	\$54,240	\$33,900	\$20,340
Income Available for Housing @ 30% of Income	\$20,340	\$16,272	\$10,170	\$6,102
Income Available Monthly	\$1,695	\$1,356	\$848	\$509
After Taxes , Home Insurance, Mortgage Ins.	\$1,509	\$1,207	\$754	\$453
Mortgage Interest Rate	5.5%	5.5%	5.5%	5.5%
Amount of Loan Financed	\$267,103	\$213,647	\$133,463	\$80,184
Down Payment	\$8,261	\$6,608	\$4,128	\$2,480
Maximum Home Price	\$275,364	\$220,255	\$137,591	\$82,664
<b>2008</b>				
Household Income (four-person household)	\$65,300	\$52,240	\$32,650	\$19,590
Income Available for Housing @ 30% of Income	\$19,590	\$15,672	\$9,795	\$5,877
Income Available Monthly	\$1,633	\$1,306	\$816	\$490
After Taxes , Home Insurance, Mortgage Ins.	\$1,453	\$1,162	\$726	\$436
Mortgage Interest Rate	6.03%	6.03%	6.03%	6.03%
Amount of Loan Financed	\$242,784	\$194,160	\$121,308	\$72,852
Down Payment	\$7,509	\$6,005	\$3,752	\$2,253
Maximum Home Price	\$250,293	\$200,165	\$125,060	\$75,105
<b>2007</b>				
Household Income (four-person household)	\$61,400	\$49,120	\$30,700	\$18,420
Income Available for Housing @ 30% of Income	\$18,420	\$14,736	\$9,210	\$5,526
Income Available Monthly	\$1,535	\$1,228	\$768	\$461
After Taxes , Home Insurance, Mortgage Ins.	\$1,366	\$1,093	\$683	\$410
Mortgage Interest Rate	6.34%	6.34%	6.34%	6.34%
Amount of Loan Financed	\$221,014	\$176,770	\$110,461	\$66,309
Down Payment	\$6,835	\$5,467	\$3,416	\$2,051
Maximum Home Price	\$227,849	\$182,237	\$113,877	\$68,360

*Source: Bureau of Economic and Business Research, University of Utah.*

**Figure 3.8 – Housing Affordability**

**Affordability of Single-family Homes Sold in Sandy City\***

	Upper Price Threshold of Affordability for 80% AMI	Upper Price Threshold of Affordability for 50% AMI	Number of Homes Affordable to 80% AMI	Number of Homes Affordable to 50% AMI	% Share of Homes Sold Affordable to 80% AMI	% Share of Homes Sold Affordable to 50% AMI
2007	\$182,250	\$114,000	31	0	2.6%	0.0%
2008	\$200,000	\$125,000	36	5	4.3%	0.6%
2009	\$220,000	\$137,500	246	11	26.5%	1.2%
2010	\$240,000	\$150,000	405	57	46.7%	6.5%
2011	\$256,000	\$160,000	581	156	60.7%	16.3%

\*Calculations for four-person household.

Source: Wasatch Front Regional Multiple Listing Service and Bureau of Economic and Business Research, University of Utah.

**Affordability of Condominiums Sold in Sandy City\***

	Upper Price Threshold of Affordability for 80% AMI	Upper Price Threshold of Affordability for 50% AMI	Number of Condos Affordable to 80% AMI	Number of Condos Affordable to 50% AMI	% Share of Condos Sold Affordable to 80% AMI	% Share of Condos Sold Affordable to 50% AMI
2007	\$182,250	\$114,000	60	0	34.6%	0.0%
2008	\$200,000	\$125,000	68	13	50.7%	9.7%
2009	\$220,000	\$137,500	76	8	68.4%	7.2%
2010	\$240,000	\$150,000	94	30	87.8%	28.0%
2011	\$256,000	\$160,000	78	36	87.6%	40.4%

\*Calculations for four-person household.

Source: Wasatch Front Regional Multiple Listing Service and Bureau of Economic and Business Research, University of Utah.

**Affordability of Total Homes and Condos Sold in Sandy City\***

	Upper Price Threshold of Affordability for 80% AMI	Upper Price Threshold of Affordability for 50% AMI	Number of Homes & Condos Affordable to 80% AMI	Number of Homes & Condos Affordable to 50% AMI	% Share of Homes & Condos Sold Affordable to 80% AMI	% Share of Homes & Condos Sold Affordable to 50% AMI
2007	\$182,250	\$114,000	91	0	6.9%	0.0%
2008	\$200,000	\$125,000	104	18	10.7%	1.8%
2009	\$220,000	\$137,500	322	19	31.0%	1.8%
2010	\$240,000	\$150,000	499	87	51.3%	8.9%
2011	\$256,000	\$160,000	659	192	63.1%	18.4%

\*Calculations for four-person household.

Source: Wasatch Front Regional Multiple Listing Service and Bureau of Economic and Business Research, University of Utah.

**Existing Home and Condo Sales in Sandy City**

	Homes	Condos	Total
2007	1,153	173	1,326
2008	841	134	975
2009	927	111	1,038
2010	866	107	973
2011	956	89	1,045

Source: Wasatch Front Regional MLS.

**Figure 3.9 - Home Sales and Affordability**

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## 4. GOALS

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### 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
  - 1.1.1 Utilize the Municipal Approval process in considering exceptions and/or overlays that relax requirements on difficult infill pieces of property
  - 1.1.2 Revise existing ordinances dealing with infill in order to allow more flexible development standards (namely the R-1-9 INF zone and the Residential Conservation Overlay Zone)
- 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. This should be done by utilizing sending and receiving zones throughout the City in appropriate areas.
  - 1.2.1 Review state laws and guidance to determine applicability within Sandy City
  - 1.2.2 Involve various public and private stakeholders in determining feasible and appropriate regulations
- 1.3 Create an opportunity to preserve lands that are better utilized for pedestrian and bicycle trails, wilderness fire protection, etc.
  - 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
- 1.4 Ensure a range of housing options to accommodate an aging population and growth trends
  - 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
  - 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

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- 1.5** Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.
    - 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
    - 1.5.2 Provide market-rate, affordable housing through encouraging secondary units
  - 1.6** The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment
    - 1.6.1 Promote quality design and development of all new multi-family projects that comply with adopted design guidelines and codes and ensure that they complement and blend with existing neighborhood characteristics
    - 1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing
    - 1.6.3 Explore financial tools to promote development of market-rate, affordable and workforce housing

## **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
  - 2.1.1 Review and amend, where appropriate, reasonable setback requirements in areas zoned for residential use.
  - 2.1.2 Using the Conditional Use Permit process, allow for balconies, porches, pop-outs, and other architectural features to encroach into setbacks
- 2.2** Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood
  - 2.2.1 Provide assistance to residents in determining life-safety issues posed by existing structures
  - 2.2.2 Assist residents in determining necessary structural and facility upgrades when remodeling or renovating an existing structure



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- 2.2.3 Where remodeling or rehabilitation is not feasible, the City should encourage replacement of dilapidated housing units with those that are designed to be complimentary to the surrounding neighborhood

### **3. Community**

Encourage the preservation, upkeep, and maintenance of existing housing

#### **3.1 Encourage investment in the community by owners, landlords, and renters**

- 3.1.1 Provide information, incentives, and assistance to those wishing to make improvements to their property
- 3.1.2 Promote good property management practices and educate homeowners and landlords regarding City codes, enforcement, expectations, and opportunities within the community
- 3.1.3 Promote property maintenance, rehabilitation, and upgrades through a tool rental voucher program provided by either the City or through a public/private partnership with local businesses

#### **3.2 Maintain and upgrade aging infrastructure and housing**

- 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
- 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)
- 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)

#### **3.3 Strengthen the community by utilizing programs that invite citizen investment in their communities**

- 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.)

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- 3.3.2 Conduct frequent meetings with City staff and the appointed Sandy City Community Coordinators in order to keep them informed on the activities, issues, and concerns occurring within their areas
  - 3.3.3 Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring
  - 3.3.4 Continue to provide adequate notice and opportunity for neighborhood organizations and residents to voice concerns and resolve land use issues

#### **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**

- 4.1.1 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

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

- 4.2.1 Promote and support mixed-use, employment, and residential growth near existing and future transit stations, existing activity centers, and transportation corridors

#### **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**

- 5.1.1 Prohibit discrimination in the sale or rental of housing with regard to any of the federally protected classes
- 5.1.2 Communicate information available on housing opportunities and programs effectively to residents who are primarily non-English speaking
- 5.1.3 Ensure that reasonable accommodations are available in housing to those with disabilities

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

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- 5.2.1 Work with the other jurisdictions along the Wasatch Front to ensure an adequate supply of housing for all residents of the region
  - 5.2.2 Establish a system to handle any complaints from residents regarding violations of fair housing or providing for special needs populations

## **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**

- 6.1.1 Retain, where possible, moderate income housing along the light rail corridor
- 6.1.2 Continue to encourage various entities to continue offering finance and housing programs to persons of moderate income
- 6.1.3 Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs
- 6.1.4 Maintain residential development impact fee levels below the maximum that is permitted by state statute
- 6.1.5 Explore incentives for moderate income housing in the community for public safety employees
- 6.1.6 Discourage the proliferation of large accessory structures in residential neighborhoods (increases gross building area and raises housing costs without increase livable area)
- 6.1.7 Encourage construction of smaller residences in neighborhoods of compatible residence size
- 6.1.8 Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods)
- 6.1.9 Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts
- 6.1.10 Encourage the Board of Adjustment to follow state standards when considering variances that promote large expensive structures where moderate income housing may be more compatible

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- 6.1.11 Use the Uniform Code for the Abatement of Dangerous Buildings to demolish residential or other structures which are uninhabitable, in order to open sites for new structures
  - 6.1.12 In coordination with the Housing Authority or other appropriate entity, work towards the purchase and replacement or rehabilitation of dilapidated structures to provide affordable housing on the site
  - 6.1.13 Encourage the distribution and integration of moderate income housing throughout the community
  - 6.1.13 Encourage the use of the City's EDA funds (set aside for housing as required per Utah State Code) to promote the housing goals of this plan.
- 6.2** Ensure persons of moderate income can benefit from and fully participate in all aspects of neighborhood and community life.
- 6.2.1 Promote the use of City facilities by residents regardless of income levels
  - 6.2.2 Continue to recognize and offer use of Sandy facilities free of charge or at minimal cost to all users, including those of moderate income
  - 6.2.3 Encourage the location of additional community facilities in Sandy by federal (e.g., post offices), state (e.g. DMV), and county (e.g. senior centers, recreation centers, libraries) entities which promote inexpensive and convenient access to residents without respect to income levels
  - 6.2.4 Promote inexpensive and convenient access to civic facilities by residents