Sandy City 2022 Moderate Income Housing Report

Strategies and Implementation Plan

STRATEGY		IMPLEMENTATION		
Utah Code	**City Objectives**	**Action #**	**Implementation Actions**	**Timing**
(V) Station Area Plans				
10-9a-403(2)(b)(iii)(V) - *Develop and adopt a station area plan in accordance with Section 10-9a-403.1.*				
	• Prioritize affordable housing and increased supply near transit • Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)	V.1	Identify required locations.	2022
		V.2	Determine resources needed to prepare plans.	2022
		V.3	Fund necessary resources.	2022
		V.4	Determine a process to conduct planning.	2022
		V.5	Inform the public, specifically affected residents and businesses, of the process, potential impact, and ways to be involved.	2023
		V.6	Conduct public engagement and analysis.	2023
		V.8	Prepare and adopt necessary revisions to land use regulations.	2024
		V.7	Plans certified by WFRC and approved by City Council.	2024
		V.10	Monitor the progress and impacts of completed actions.	Ongoing
		V.11	Evaluate the implementation of the strategy.	2027
(G) Density and MIH Near Transit (regulations)				
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.*				
	• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) • Reduce barriers to homeownership (increase supply, reduce cost) • Limit impacts on existing residents (regulations, taxes, physical) • Prioritize affordable housing and increased supply near transit	G.1	Prepare and adopt a comprehensive update to the master plan for Sandy City's "downtown" area.	Complete
		G.2	Prepare and adopt regulations to implement the "downtown" master plan.	Complete
		G.3	Amend The Cairns Design Standards to include the Stadium Village Sub-District.	2023
		G.4	Study the potential of including residential uses to help revitalize commercial centers.	2023
		G.5	Conduct a study to assess the housing needs of certain target populations.	2023
		G.6	Conduct a study to determine the jobs to housing ratio to determine a suitable balance and identify actions to acheive that balance.	2023
		G.7	Assess the feasibility of increased transit within The Cairns.	2024
		G.8	Audit existing zones and zoning regulations to identify revisions that may be necessary to achieve or facilitate desired outcomes.	2025
		G.9	Process code amendments as necessary revisions have been identified.	2026
		G.10	Inform the public of the purpose of The Cairns Master Plan.	Ongoing
		G.11	Pursue opportunties to implement and promote The Cairns Master Plan.	Ongoing
		G.12	Prioritize moderate income housing along the light rail corridor when considering rezone applications.	Ongoing
		G.13	Monitor the progress and impacts of completed actions.	Ongoing
		G.14	Evaluate the implementation of the strategy.	2027
(E) Accessory Dwelling Units				
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.*				
	• Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services) • Limit impacts on existing residents (regulations, taxes, physical) • Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)	E.1	Adopt a city-wide ordinance for residential zones.	Complete
		E.2	Process a code amendment to convert from a CUP to a permitted use.	Complete
		E.3	Inform the public to raise public awareness.	2023
		E.4	Review the potential for additional revisions to the code.	2023
		E.5	Study the potential for external ADU's.	2023
		E.6	Conduct proactive code enforcement to promote good property management and to educate landlords.	Ongoing
		E.7	Monitor the progress and impacts of completed actions.	Ongoing
		E.8	Evaluate the implementation of the strategy.	2027
(H) Parking Requirements				
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.*				
	• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) • Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services) • Limit impacts on existing residents (regulations, taxes, physical) • Prioritize affordable housing and increased supply near transit	H.1	Conduct a code amendment to reduce parking requirments for residential projects, particularly MIH, near transit.	Complete
		H.2	Amend The Cairns design standards to include the Stadium Village Master Plan.	2023
		H.3	Inform the public to raise awareness of requirements and potential benefits.	2023
		H.4	Conduct a study to better assess parking needs of target populations near transit.	2023
		H.5	Amend parking requirements as determined necessary.	2024
		H.6	Monitor the progress and impacts of completed actions.	Ongoing
		H.7	Evaluate the implementation of the strategy.	2027
(Q) Housing and Transit Reinvestment Zone				
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.*				
	• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) • Prioritize affordable housing and increased supply near transit	Q.1	Identify potental areas for a THRZ.	2022
		Q.2	Inform decision makers of the potential opportunities of utilizing this strategy as an affordable housing tool.	2022
		Q.3	Review site with the City Council.	2022
		Q.4	Indentify a potential partner/developer for the proposed site	2022
		Q.5	Submit for approval.	2022
		Q.6	Upon approval, finalize establishment of THRZ	2023
		Q.7	Process entitlements for projects withinthe THRZ	2023-2024
		Q.8	Start construction of projects THRZ	2025
		Q.9	Monitor the progress and impacts of completed actions.	Ongoing
		Q.10	Evaluate the implementation of the strategy.	2027
(P) MIH Set Aside Funds				
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.*				
	• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) • Reduce barriers to homeownership (increase supply, reduce cost) • Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)	P.1	Inform RDA board of potential uses of set-aside funds and review current practices to determine other actions to meet MIH needs.	Complete
		P.2	Utilize funds to rehab/redevelop blighted buildings/areas for MIH.	Ongoing
		P.3	Utlize funds to retain MIH to be available to eligible city employees.	Ongoing
		P.4	Monitor the progress and impacts of completed actions.	Ongoing
		P.5	Evaluate the implementation of the strategy.	2027