

## ORDINANCE # 22-10

AN ORDINANCE AMENDING THE SANDY CITY GENERAL PLAN BY ADOPTING REVISIONS TO THE HOUSING ELEMENT AND ACCEPTING THE ADDITION OF THE MODERATE-INCOME HOUSING ELEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has the authority pursuant to Sections 10-9a-401 et seq., Utah Code Ann. 1953, as amended, to make, adopt, amend, extend and add to a general plan for the physical development of the municipality; and

WHEREAS, House Bill 462 (2022) revised language and added requirements on Sandy City pertaining to moderate-income housing; and

WHEREAS, the Planning Commission has reviewed the amendment to the Sandy City General Plan at a public hearing held on August 16, 2022, notice of which hearing was posted in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on August 2, 2022, and forwarded the Plan, with a positive recommendation, to the City Council; and

WHEREAS, the Sandy City Council has held public meetings before its own body on September 6, 2022 to discuss the amendment to the Sandy City General Plan, and has taken into consideration citizen testimony, planning data, the interested parties information and comments about the proposed amendment and the Planning Commission recommendation as part of the Council's deliberations; and

WHEREAS, the City Council has determined that it would be in the best interests and promote the welfare of the City and its residents by amending the City's General Plan by adding the housing related changes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City as follows:

Section 1. Amendment. The Sandy City General Plan is hereby amended by adopting revisions to the Housing Element, as set forth in **Exhibit "A"** and accepting the addition of the Moderate-Income Housing Element, as set forth in **Exhibit "B"**. Such updates to the City's General Plan are attached to this ordinance and made a part hereof.

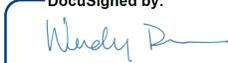
Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be

confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon the publication of a summary thereof.

PASSED AND APPROVED this 6th day of September, 2022.

DocuSigned by:  
  
\_\_\_\_\_  
Zach Robinson, Sandy City Council

ATTEST:  
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City Recorder

PRESENTED to the Mayor of Sandy City for her approval this 16th day of September, 2022.

APPROVED by the Mayor of Sandy City this 16th day of September, 2022.

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Monica Zoltanski, Mayor

ATTEST:

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City Recorder



RECORDED this 16 day of September, 2022.

SUMMARY PUBLISHED this 16 day of September, 2022.

**Exhibit "A"**

Housing Element

**Exhibit “B”**

Moderate-Income Housing Element



# Housing Element:

Including the

~~Moderate Income Housing Plan~~

Sandy City General Plan

Adopted January 8, 2013

Revised ~~November 19, 2019~~ September XX, 2022



## Executive Summary

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:

- Community Profile – An outline of the population, characteristics, and housing situation currently in the City.
- ~~Moderate Income Housing Plan – This section will address the existing supply of housing, affordable to low and moderate income households, the estimated need for future housing, and implementation strategies to meet those needs.~~
- 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.

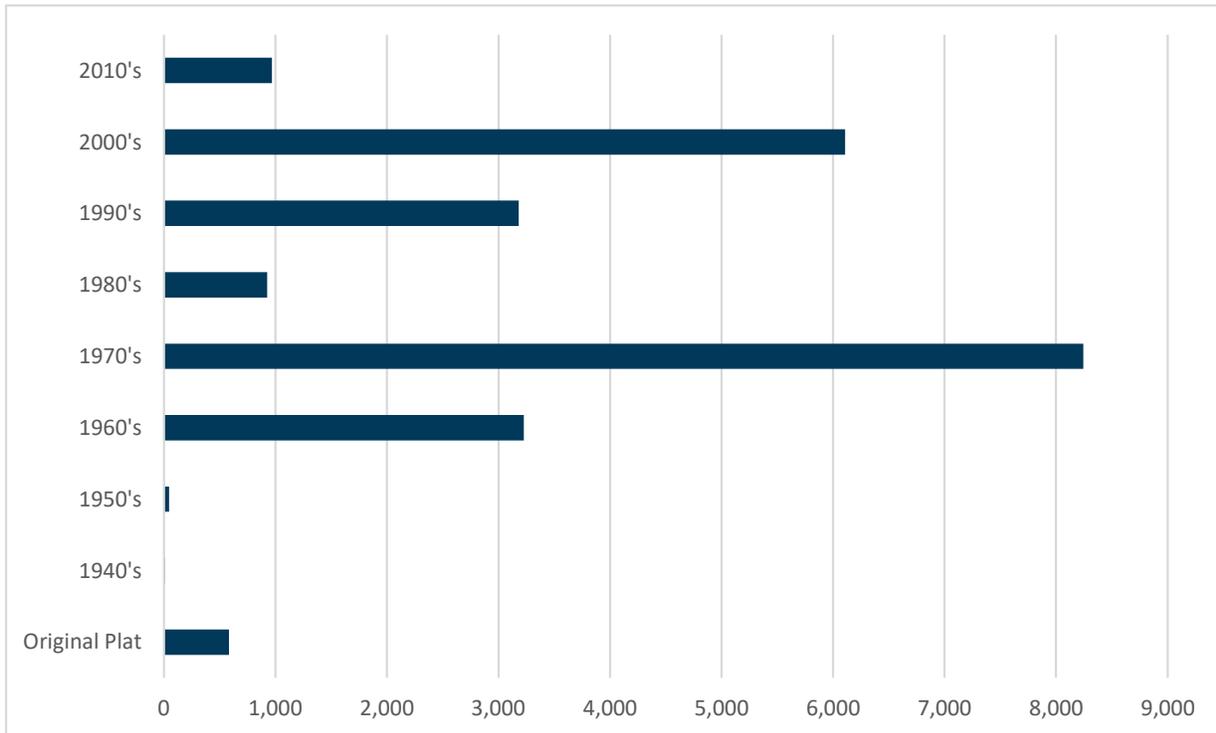
# 1. Introduction

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.



Sandy City started to experience a large amount of growth in both population and land area during the 1970's, reaching about 23 square miles and reaching a population of 88,418 by the year 2000. While the City has seen some new growth in housing over the last two decades, there was actually slight decline in the population from the 2000 Census to the 2010 Census (largely due to a decline in household size), and the annual growth rate in population since 2010 has been approximately 1.5%.

**Figure 1.1 – Annexed Land by Decade**



This trend reveals several positive aspects of the community's characteristics, such as the desire to remain in the community. In a 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, however the housing inventory has become more diversified over the past decade. Buildable land within the City is scarce and much of it has already been developed, offering limited options for new construction and maintaining high costs for vacant land remains. The City has provided additional opportunities for varied housing choices through the approval of alternative housing types and mixed-use developments.



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. [It is also intended to fulfill the requirement for a Moderate Income Housing Plan, as required by State Law.](#)



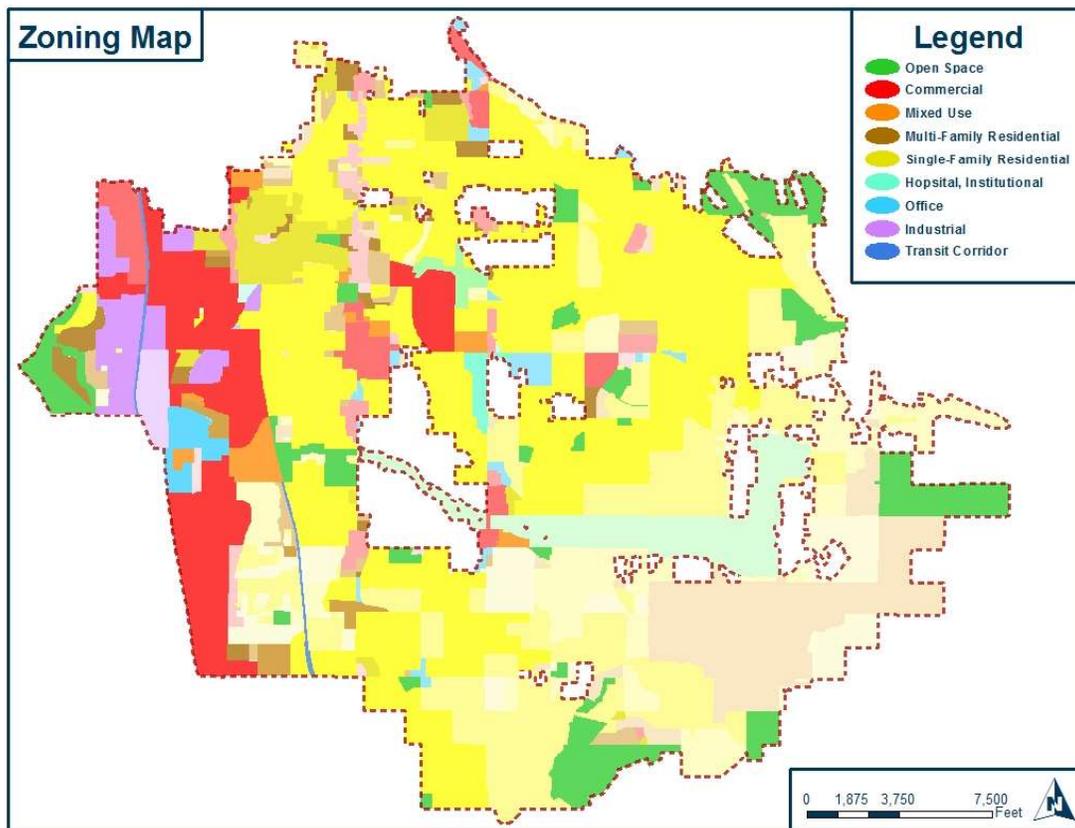
## 2. Community Profile

This section will give a brief overview of Sandy City's current land use, housing, population, and socioeconomic characteristics. General forecasts for housing, population, and employment will also be provided. 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 2018).

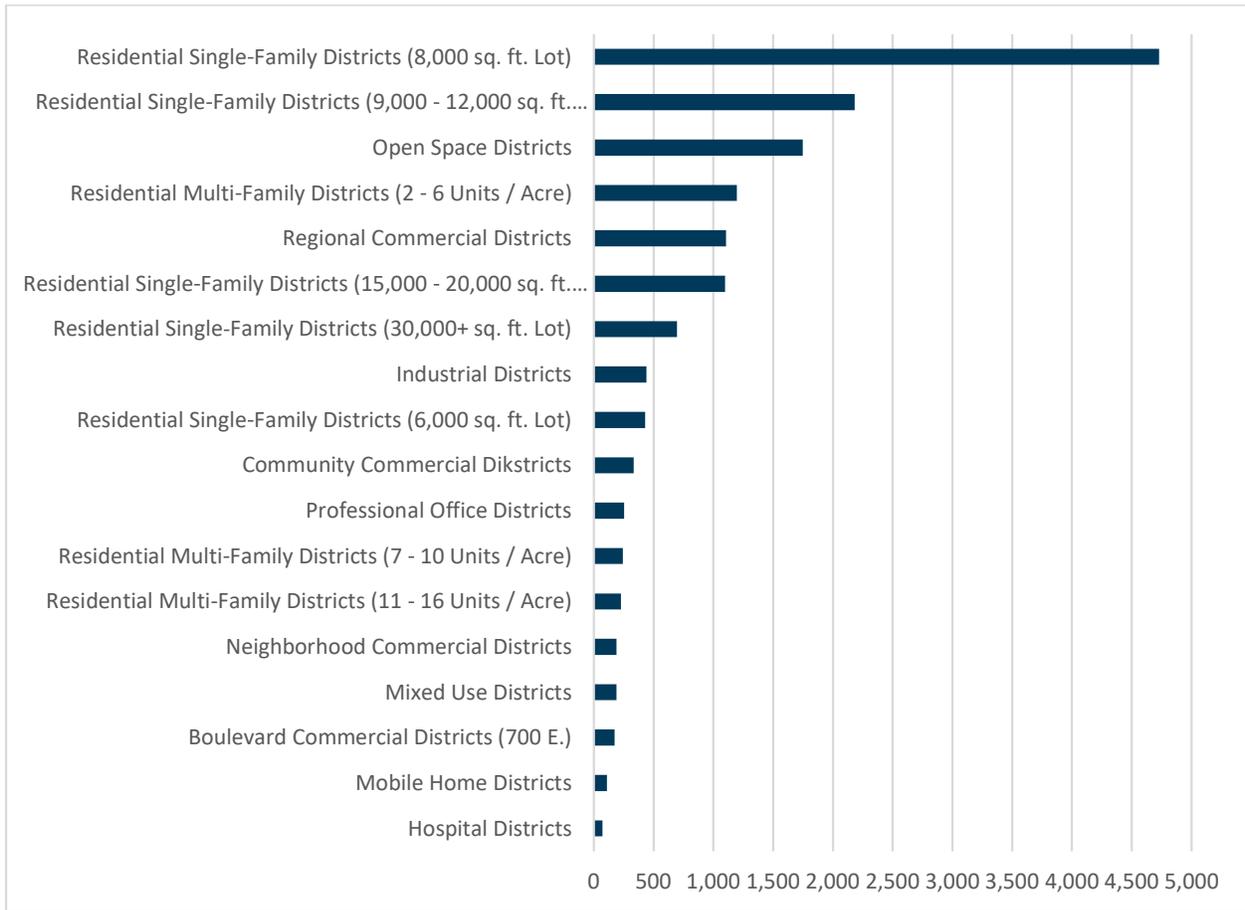
### Land Use

As a suburb of Salt Lake City, Sandy City has historically been considered a bedroom community comprised of single-family houses, and the established single-family neighborhoods constitute a central feature of the City's character. In 1978, a land use survey reported that the City was 59% developed, and residential comprised 80% of the developed land. In 2020, the City is considered 97% developed, and 60% of the City is zoned single-family residential. Over the past couple of decades, Sandy City has also developed a strong urban core, increased access to recreation, provided additional commercial uses, grown employment, and added alternative housing choices.

**Figure 2.1 – Zoning Map**



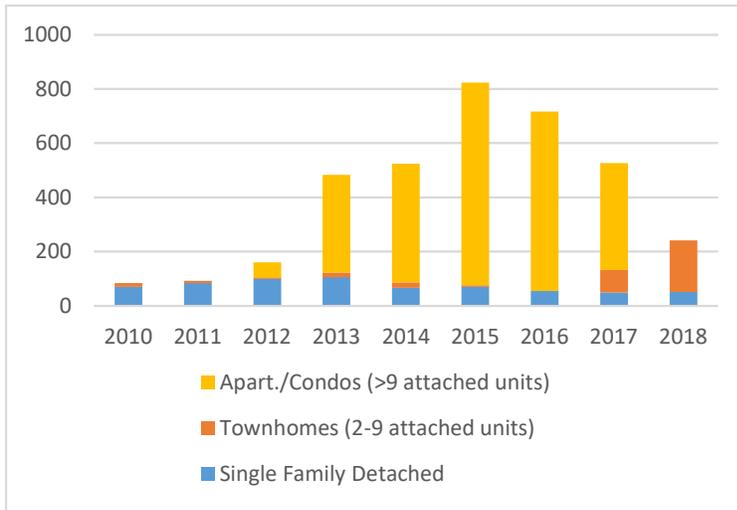
**Figure 2.1 – Area of Land Use by Zoning Designation Type**



**Housing & Households**

As of the 2010 Census, Sandy City contained 29,501 dwelling units with an average of 3.08 persons per household. The Sandy City Community Development Department estimates that 4,584 housing units will have been added since the 2010 Census through annexations and building permits (including demolitions), for a total of 34,085 dwelling units. With an estimated vacancy rate of 4%, there are 32,722 occupied dwelling units (“households”) in the City. According to the most recent Census data, half of all dwelling units were built prior to 1983 and 77% (26,165) were built prior to 2000. The majority (73%) are single-family detached. Of all dwelling units, 73% are owner-occupied. Additional information regarding housing affordability can be found in Section 3 (Moderate Income Housing Plan) of this document.

**Figure 2.2 – Building Permits Issued by Year and Type**

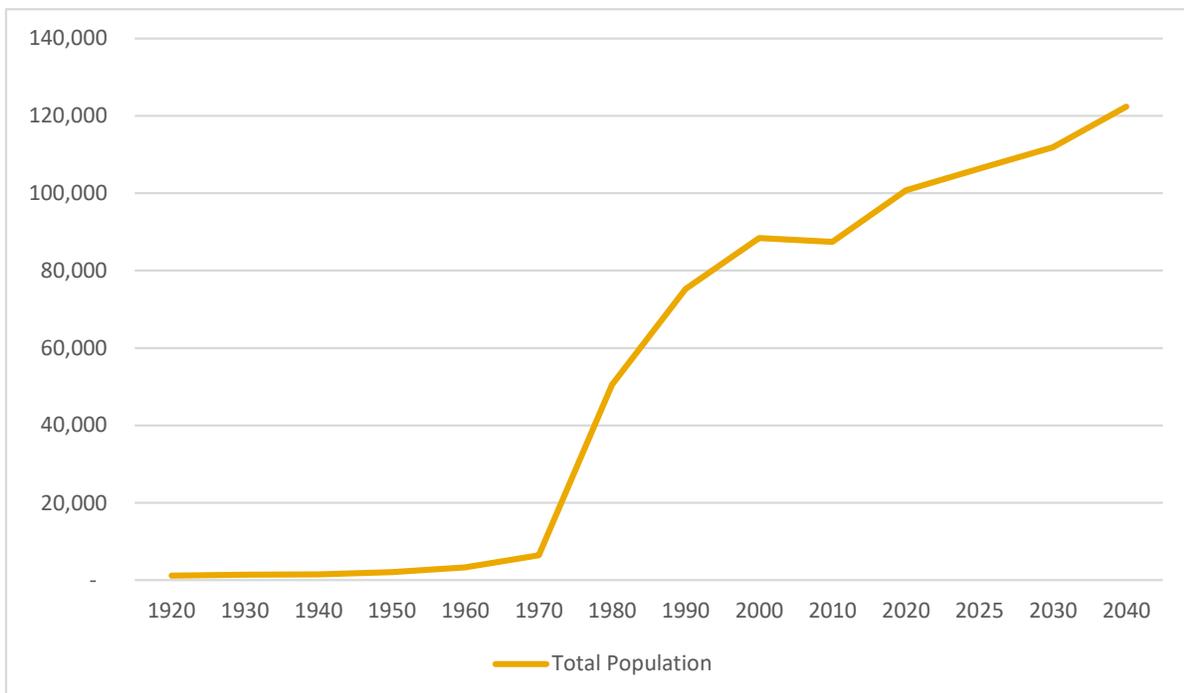


The City added an annual average of 647 units during the 1990's, 292 units during the 2000's, and 458 units during the 2010's. The annual average over the past 30 years has been 466 units per year. The Sandy City Community Development Department estimates that the City will add an average of 450 total dwelling units per year over the next 20 years. By 2030, the City is projected to have a total 38,585 dwelling units and 37,042 occupied units.

**Population**

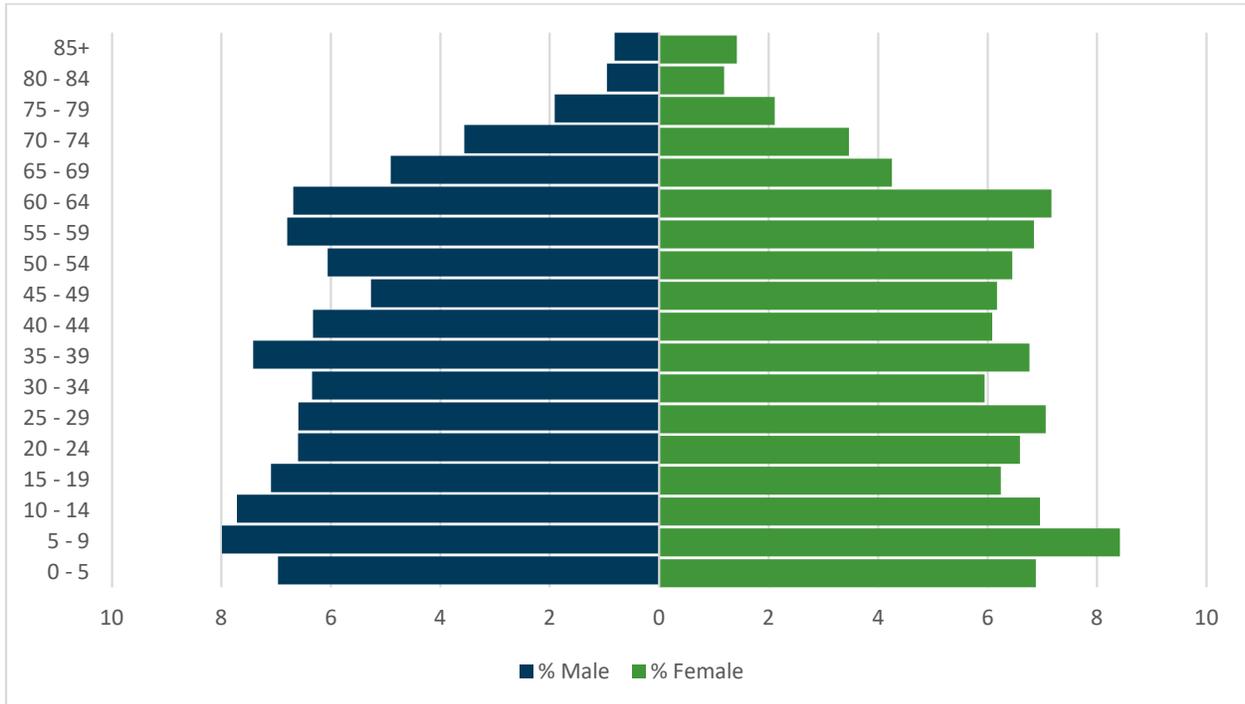
The 2010 Census reported a total population of 87,461. Three major variables are used by City Planning Staff to estimate the City's current population: (1) the number of dwelling units in the City, (2) the vacancy rate, and (3) the number of persons per household. As previously mentioned, the estimated number of occupied housing units is 32,722, the vacancy rate is 4%, and the average number of persons per household is 3.08. The 2020 estimated population is 100,784, having increased by 13,323 people, an annual growth rate of approximately 1.4%, since the 2010 Census.

**Figure 2.3 – Total Population**

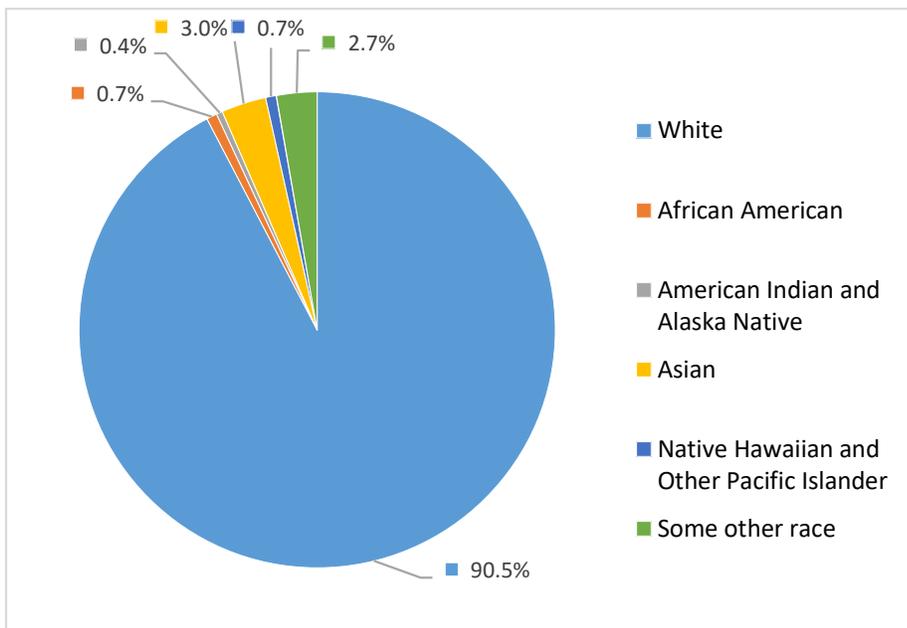


The City projects that the total population will be 111,866 in 2030. This is based on the number of projected occupied units mentioned above and the household size. The household size has been trending downward across the County over the past couple of decades, and Sandy City is following the trend. A decrease of approximately 2% is expected per decade.

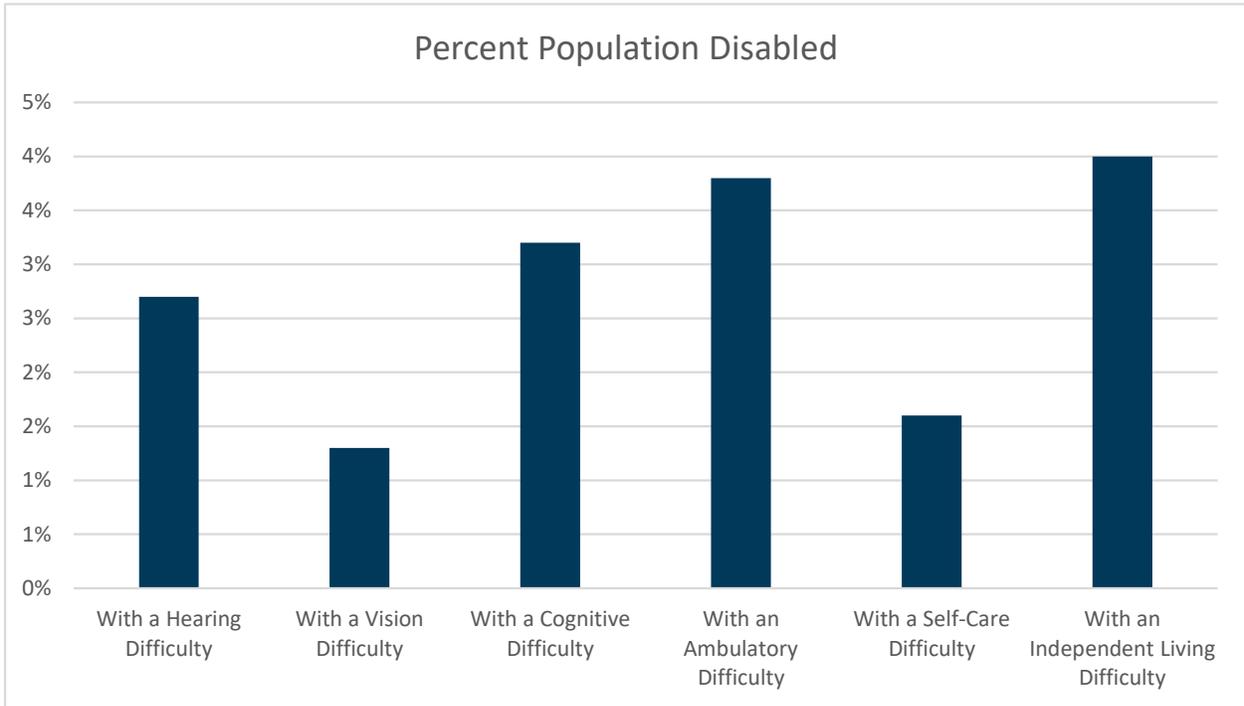
**Figure 2.4 – Population Pyramid: 5-Year Age Groups (%) by Male &**



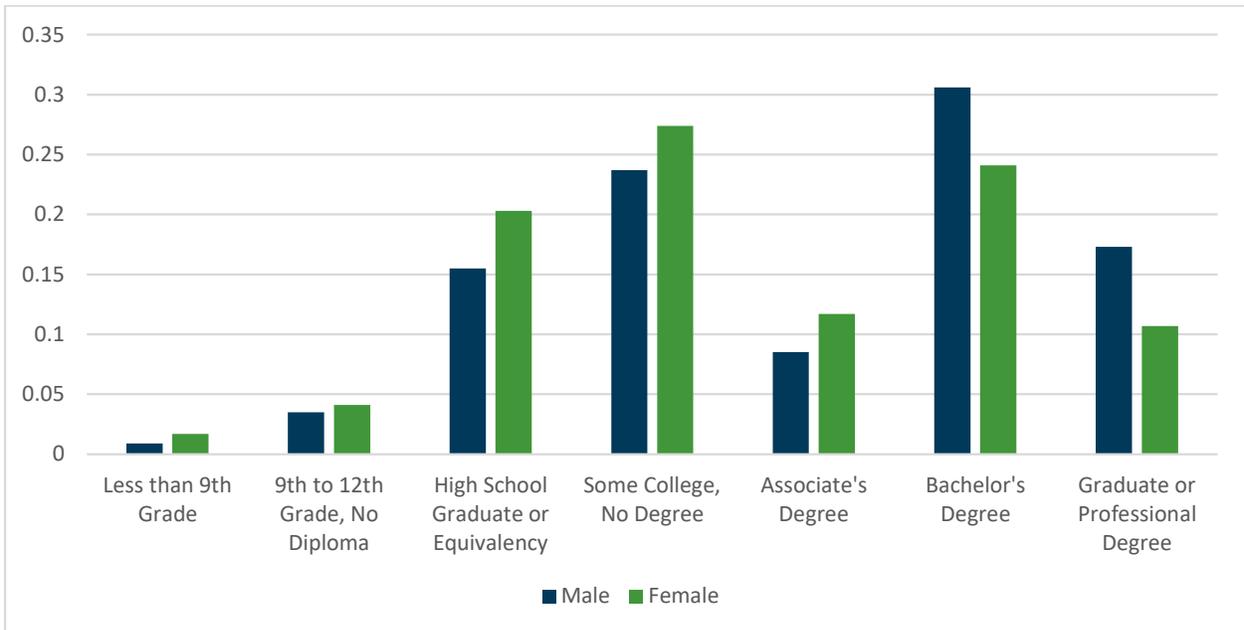
**Figure 2.5 – Race**



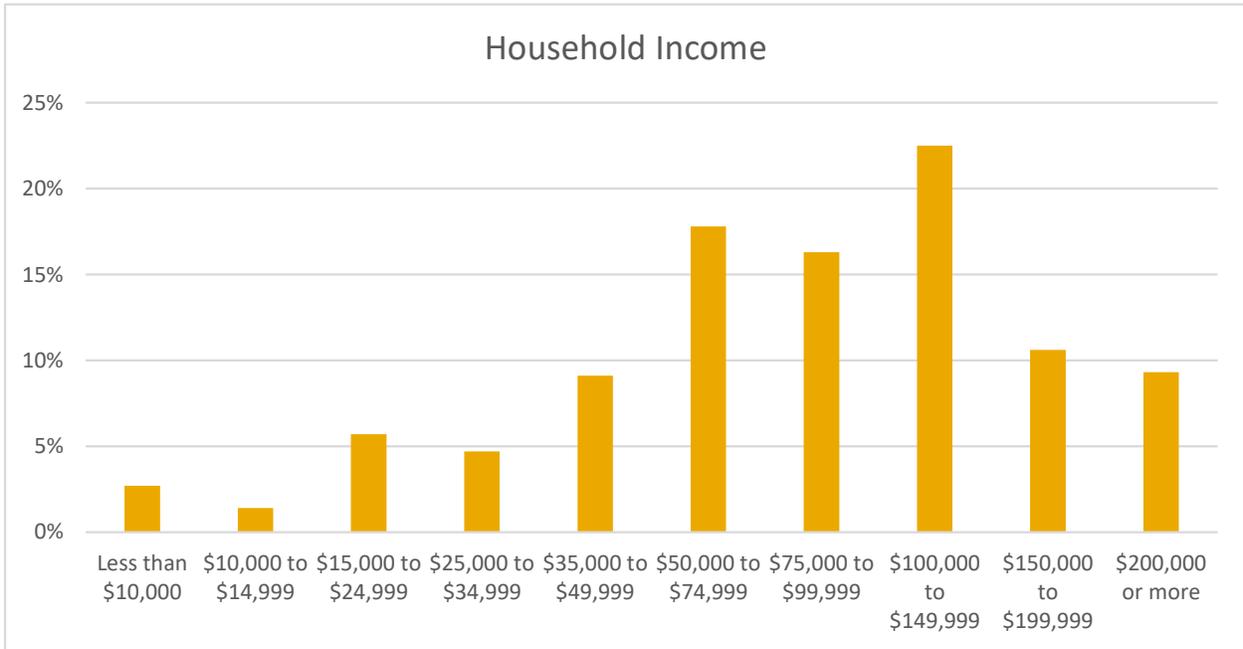
**Figure 2.6 – Disability**



**Figure 2.7 – Educational Attainment**



**Figure 2.7 – Household Income**



**Employment**

The annual growth rate of employment (2.8%), people employed in Sandy City, since the 2010 Census has been twice the annual growth rate of total population (1.4%). According to the 2017 Census OnTheMap LED data, employment is growing by 1,038 jobs per year. The current (2020) estimate of people working in the City is 42,549. It is projected that the number of people working in the City will increase to 47,737 by 2025.

**Figure 2.6 – Employment Status of Residents**

Employment Status	Total
<b>Population 16 Years and Over</b>	71,803
<b>In Labor Force</b>	69.30%
<b>Not in Labor Force</b>	30.70%
<b>Unemployment Rate</b>	3.40%
<b>Mean Travel Time to Work (Minutes)</b>	22.3

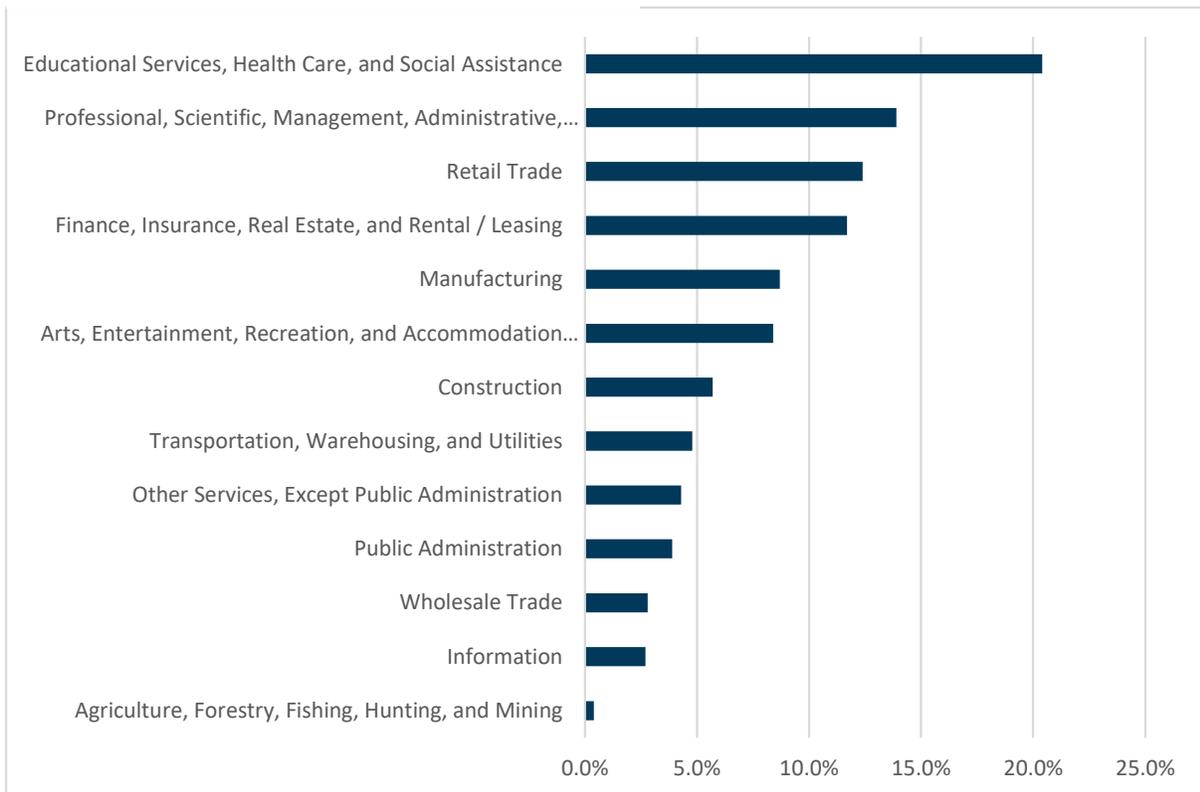
In 2002, there were 69 jobs located in the City for every 100 employed residents. In 2014, the number of people working in the City exceeded for the first time the number of employed residents from the City. By 2014 it was just over 100 jobs per 100 employed residents. In 2025, it is projected that there will be 116 jobs located in the City for every 100 employed residents. The number of employed residents is expected to increase from 39,898 in 2020 to 41,990 in 2025. The number of residents who both live and work had increased to 13.2% of employed Sandy City residents in 2010. Since then it has been slowly decreasing to approximately 12.0%

in 2020. It is estimated that approximately 4,786 Sandy City residents live and work in the City in 2020, approximately 11.4% of employed residents.

**Figure 2.6 – 2014 Employment – Inflow/Outflow**



**Figure 2.7 – Employment by Industry**



### 3. Moderate Income Housing Plan

- 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 plan will focus on low to moderate income households by looking at the current supply of affordable housing, anticipated need over the next five years, opportunities, and recommended implementation strategies.
- **"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. Moderate income covers the range of income from 0% to 80% of AMI, also referred to as low to moderate income (LMI). The full LMI range (0-80% AMI) will be divided into three categories, according to Utah Code requirements and for evaluation in this Plan. Those three income subcategories are "Very Low" (0-30% AMI), "Low" (31-50% AMI), and "Moderate" (51-80% AMI).
- **Affordable Housing and Housing Affordability** are terms that often used interchangeably when discussing moderate income housing. The two terms actually have specific and different meanings to certain stakeholders. However, the terms together relate to efforts to promote housing choices available to the range of income levels where housing costs (rent or payment, utilities, property taxes, insurance) do not exceed 30% of income.
- 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 incomes is only 0.36%. According to the Census Bureau, the median rent in Sandy City has increase by 16% over five years, from \$1,038 to \$1,202.

**Figure 3.1: Affordable Housing Costs by Income Category**

Income Category	Max. Income	Estimated Affordable Housing Costs			
		Per Year	Per Month	Rent/ Payment	House
Very Low (0-30% AMI)	\$24,600	\$7,380	\$615	\$365	\$78,000
Low (31-50% AMI)	\$37,700	\$11,310	\$943	\$643	\$137,000
Moderate (51-80 % AMI)	\$60,300	\$18,090	\$1,508	\$1,158	\$246,000
Median (81-100% AMI)	\$75,400	\$22,620	\$1,885	\$1,485	\$320,000

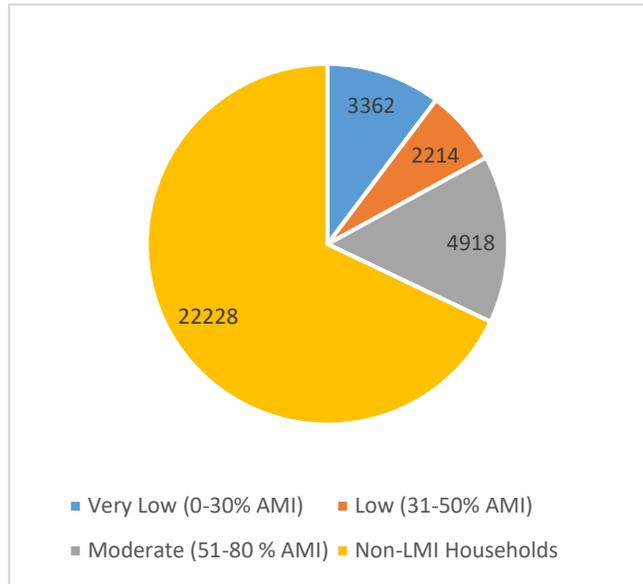
In 2020, Sandy City has a total of 32,722 households. Approximately 32% (10,494) of those households qualify as LMI, earning 80% or less than the area median income for Salt Lake County. Only 27% (8,890) of all households rent, however renter households account for over half (54%) of all households that qualify as LMI. Only 18% of owner-occupied households qualifying as LMI. This disparity is also reflected in the difference in median income between owners and renters, with owners having a median income 87% higher than the median income of renter households.

Of all Sandy City households, 24% have housing costs that exceed 30% of their income (“cost burdened”). However, 58% of households with incomes that qualify as LMI are cost burdened. By LMI income category, 83% of households with incomes in the lowest income category (0-30% AMI) are cost burdened, 65% of households in the middle category (30-50% AMI) are cost burdened, and 40% of households in the upper category (50-80%) are cost burdened.

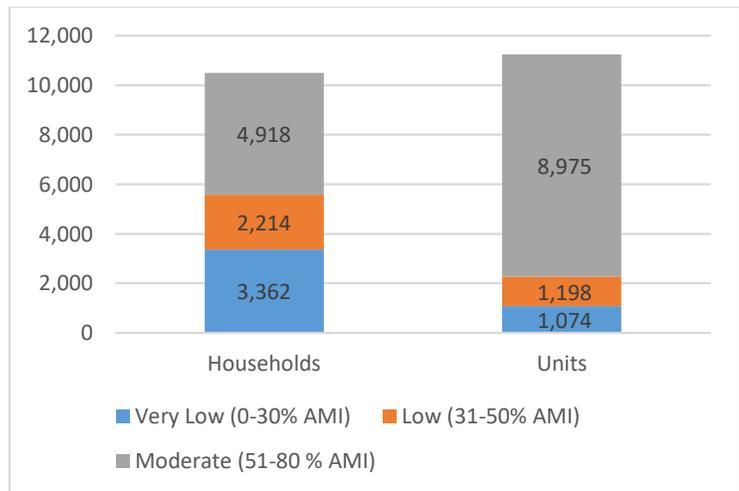
**Existing Moderate Income Housing Supply**

Of the 32,722 occupied dwelling units in the City, 34% (11,246) are affordable to LMI households. This is an excess of 752 affordable LMI dwelling units compared to the total number of LMI households (10,494). Of the affordable LMI dwelling units, 38% are rental units and 62% are owner-occupied. When looking at the total supply of LMI units by tenure (rental vs. owned), there is an excess of 1,282 affordable owned units and, however, a shortage of 2,227 rental units compared to total LMI households.

**Figure 3.2 – Households by Income Category**

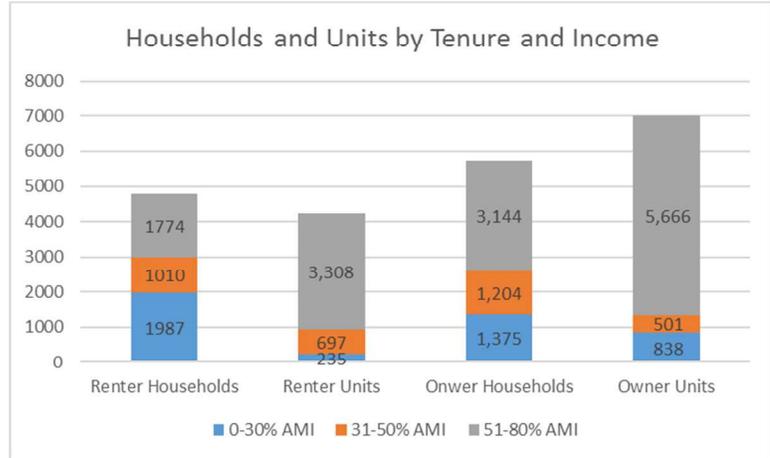


**Figure 3.3 – 2020 LMI Households and Units by Income**



Of the total affordable LMI dwelling units, 80% of the dwelling units are only affordable to households in moderate income category (50-80% AMI), including 78% of the rentals and 55% of owned units. However, only 47% of total LMI households are in the moderate income category. With the majority of all LMI dwelling units in the moderate income category, there is a shortage of affordable dwelling units for households in the low and very low income categories. The shortages are most significant for renter households in the very low category (0-30%). In 2020, there is a shortage of 1,902 affordable rental units in the lowest income category.

**Figure 3.4 – LMI Renter vs. Owner – Households and Units**



The analysis also considered “available” rental units. A certain percentage of dwelling units that may be affordable to households at a certain income category are occupied by households in a different income category. This reduces the number of dwelling units in each income category that would be affordable to a household in each category. The term “available” is used to identify rental units that are both affordable to a household at a certain income category and not occupied by a household of a different income category. In 2020, 59% of affordable dwelling units at in the moderate income category are available, 71% of affordable units at the low income category are available, and only 36% of affordable units at very low income category are available.

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Tables: 2020  
Affordable Housing

Figure 3.5 – Households by Owner vs. Renter & Income Category (2020)

2020 Estimates	Households	% of Total	Owner	% of Total	Renter	% of Total
30% AMI	3362	10.3%	1375	5.8%	1987	22.4%
50% AMI	2214	6.8%	1204	5.1%	1010	11.4%
80% AMI	4918	15.0%	3144	13.2%	1774	20.0%
<b>Total LMI Households</b>	<b>10494</b>	<b>32.1%</b>	<b>5723</b>	<b>17.5%</b>	<b>4771</b>	<b>14.6%</b>
Total All Households	32722		23832	72.8%	8890	27.2%

Figure 3.6 – Households and Units by Income Category (2020)

2020	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	4,918	8,975	4,057	10,494	11,246	752
					1,272	-3,304
					1,074	-2,289

Figure 3.7 – Rental Households and Units by Income Category (2020)

2020	Owned - Households and Dwelling Units						Excess/Shortage	Available
	By Category			Cumulative				
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage		
51-80% AMI	1,010	1,897	887	-517	2,897	933	-2,064	
31-50% AMI	1,987	3,144	1,157	-1,902	5,723	705	-1,902	
	4,771	12,041	7,270	2,580	1,339	-1,241		
					38	-537		
<b>Total</b>	<b>5,723</b>	<b>7,005</b>	<b>1,282</b>					

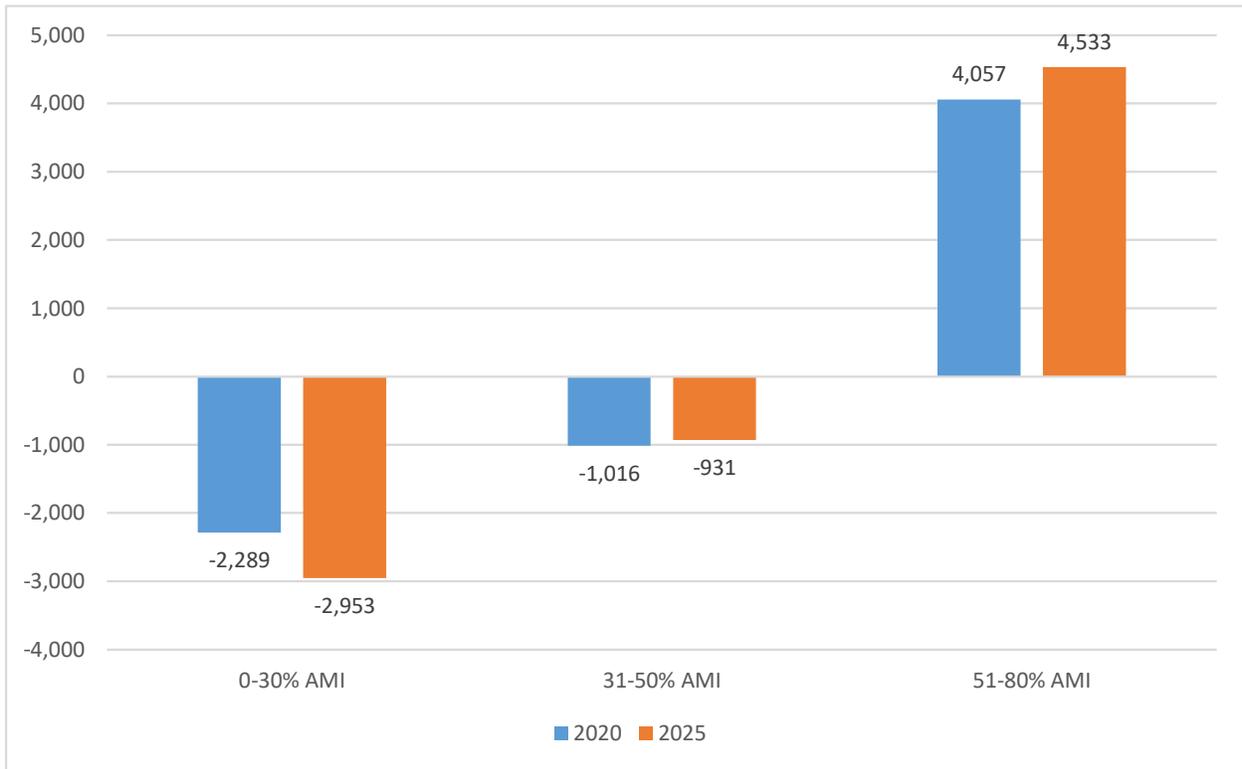
Figure 3.9 – Owner Households and Units by Income Category (2020)

<b>Total</b>	<b>5,723</b>	<b>7,005</b>
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**2025 (5-Year) Projections**

By 2025, it is projected that the City will have 34,882 occupied dwelling units, an increase representing 2,160 households. Approximately 33% (11,587) of the additional units will be affordable to LMI households. This is an increase of total affordable LMI dwelling units from 11,246, but a decrease (from 34%) in the overall percentage of affordable units. The share of LMI units in the moderate income category (51-80%) increases, where there was already an excess of dwelling units, over the 2020 estimates. There is also a projected increase in the number of LMI households in each income category. The combination results in even fewer affordable dwelling units available to both renter and owner households in the two lowest income categories (very low and low) compared to 2020, with the exception that the shortage decreases in the low category.

**Figure 3.9 – Excess/Shortage of Affordable LMI Dwelling Units (2020 & 2025)**



**Tables: 2025 Affordable Housing**

Figure 3.10 – Households and Units by Income Category (2025)

2025	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	5,334	9,867	4,533	11,587	12,236	649

Figure 3.11 – Rental Households and Units by Income Category (2025)

0-30% AMI	5,000	855	(2,955)	5,000	855	(2,953)
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2025	Rental - Households and Dwelling Units										
	By Category					Cumulative					
	Households	Units	Available	Excess/Shortage	Available	Households	Units	Available	Excess/Shortage	Available	
51-80% AMI	2,160	4,143	2,590	1,988	429	5,810	5,165	3,270	Ex	-645	-2,540
31-50% AMI	1,230	1,009	697	-221	-533	3,650	1,017	680	Sh	-2,632	-2,970
0-30% AMI	2,420	9	-17	-2,411	-2,437	2,420	9	-17		-2,411	-2,437
Total	5,810	3,173	5,165	2,546		5,777	7,071			1,294	

Figure 3.12 – Owner Households and Units by Income Category (2025)

51-80% AMI	352	(1,252)				
0-30% AMI	1,588	846	(542)	1,588	846	(542)
Total	5,777	7,071				

### ~~— Influence of Zoning and Land Use~~

- ~~— Facing increasingly limited opportunity for the development of vacant property (3.4% of the City is considered undeveloped), development is largely the result of infill and redevelopment policies in Sandy City. Since the 2010 Census, the share of alternative housing types (not single-family detached) has increased from 21% of total dwelling units to 27%. The established single-family neighborhoods constitute a central feature of the City's character.~~
- ~~— One of the most important influences of zoning is the location of residential units. This has a particular impact on rental units, affordable LMI dwelling units, and assisted living facilities, often affecting access to transportation and needed services (such as shopping). Public transportation plays an integral role in determining feasibility for these housing types. By locating housing near transit, households are able to offset costs associated with private transportation (which many LMI households 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.~~
- ~~— Zoning also has a significant impact on the availability of rental housing opportunities. The most recent Census data reported that 34% of occupied dwelling units in Salt Lake County are rental units. In 2020, the share of rental units is estimated to be 27% of occupied dwelling units in Sandy City, and it is projected to increase to 31% by 2025. The share of rental dwelling units may continue to grow beyond 2025, largely due to the opportunities in The Cairns area.~~
- ~~— The Cairns Master Plan, approved in 2017, is an example of the City's efforts to properly locate alternative housing types for accessibility to transportation and services. One of the UTA TRAX line runs along the eastern boundary of the City's downtown area (The Cairns), and the FrontRunner line runs just to the west. The area of The Cairns includes two TRAX stations, is in close proximity to a FrontRunner station, and contains the majority of the major transportation investment corridors in the City. It is anticipated that as much as 20,000,000 square feet of development could occur in The Cairns, with a goal that 60% of the total square feet be developed as residential, primarily multi-family and attached single-family. This could result in approximately 10,000 alternative housing types located in the area.~~

### ~~— Observation Summary~~

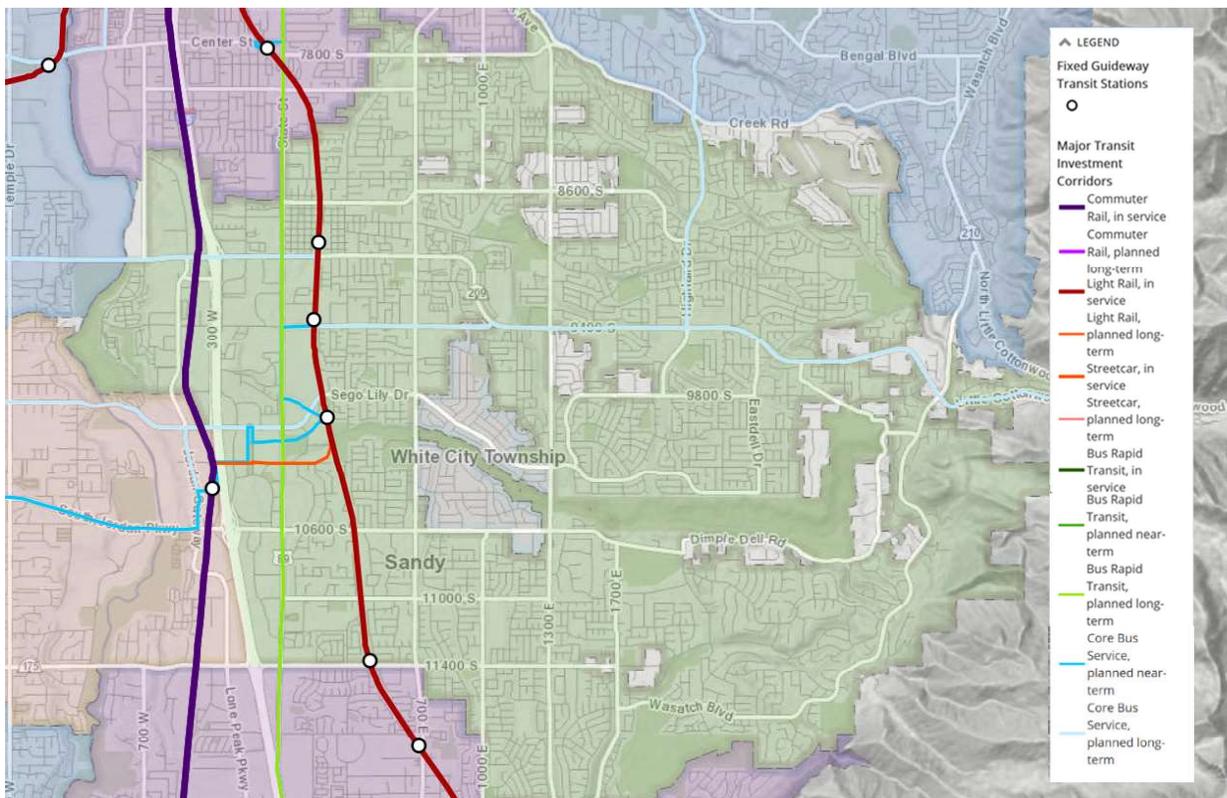
- ~~● The total number of dwelling units affordable to LMI households exceeds the total number of LMI households in both 2020 and 2025. However, the excess is entirely in the moderate income category, with shortages in the lower two categories for both owners and renters.~~
- ~~● The greatest shortage of affordable dwelling units in both 2020 and 2025 is for renter households in the very low income category.~~
- ~~● The number and share of dwelling units that are affordable to LMI households is decreasing in all three income categories, however the rate is decreasing four times faster in the very low category compared to the moderate category.~~
- ~~● 27.2% of Sandy households rent, 53.7% of renters are LMI. 72.8% of Sandy households own their dwelling unit, 24.0% of owners are LMI.~~

- ~~The share of alternative housing types (those that are not single family detached) has increased by 31.7% since 2010, from 20.8% to 26.6%.~~
- ~~The rate of rental-occupied units has been increasing by nearly 1% per year.~~
- ~~Sandy City's household size, while larger than the national average, is following the national trend by getting smaller.~~
- ~~Due to the lack of vacant land, the development of additional housing units in the City will largely be dependent on the City's redevelopment and infill policies.~~
- ~~It would be difficult to compare housing needs between cities as there is no standard method to prepare a moderate income housing plan. An example being that some cities do not include all housing costs (insurance, taxes, utilities, etc.) that should be considered when calculating the payment/rent that a household can afford.~~

**Implementation 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.
- This Moderate Income Housing Plan recommends implementation of the following strategies:
  - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (10-9a-403(2)(b)(iii)(E))
  - Encourage higher density or moderate income residential development near major transit investment corridors (10-9a-403(2)(b)(iii)(G))
  - 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))
  - Preserve existing moderate income housing (10-9a-403(2)(b)(iii)(L))

**Figure 3.4 – Transit Stations and Corridors**



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

**4.3. Goals**

## **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-1-8 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

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

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.)

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

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~~

~~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~~

**Note:**

At the time that this document was prepared, the most current Census data was the 2017 American Community Survey (ACS). The 5-Year ACS Estimates was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data and Longitudinal Employer-Household Dynamics (LED) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2017 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2017 dollars per the 2017 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.

# Moderate Income Housing Element

## September 2022



## Understanding Moderate Income Housing

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 plan will focus on low to moderate income households by looking at the current supply of affordable housing, anticipated need over the next five years, opportunities, and recommended implementation strategies.

**"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. Moderate income covers the range of income from 0% to 80% of AMI, also referred to as low to moderate-income (LMI). The full LMI range (0-80% AMI) will be divided into three categories for evaluation in this Plan. Those three income subcategories are "Very Low" (0-30% AMI), "Low" (31-50% AMI), and "Moderate" (51-80% AMI).

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

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 incomes is only 0.36%. According to the Census Bureau, the median rent in Sandy City has increase by 16% over five years, from \$1,038 to \$1,202.

**Figure 3.1: Affordable Housing Costs by Income Category**

Income Category	Max. Income	Estimated Affordable Housing Costs			
		Per Year	Per Month	Rent/ Payment	House
Very Low (0-30% AMI)	\$24,600	\$7,380	\$615	\$365	\$78,000
Low (31-50% AMI)	\$37,700	\$11,310	\$943	\$643	\$137,000
Moderate (51-80 % AMI)	\$60,300	\$18,090	\$1,508	\$1,158	\$246,000
Median (81-100% AMI)	\$75,400	\$22,620	\$1,885	\$1,485	\$320,000

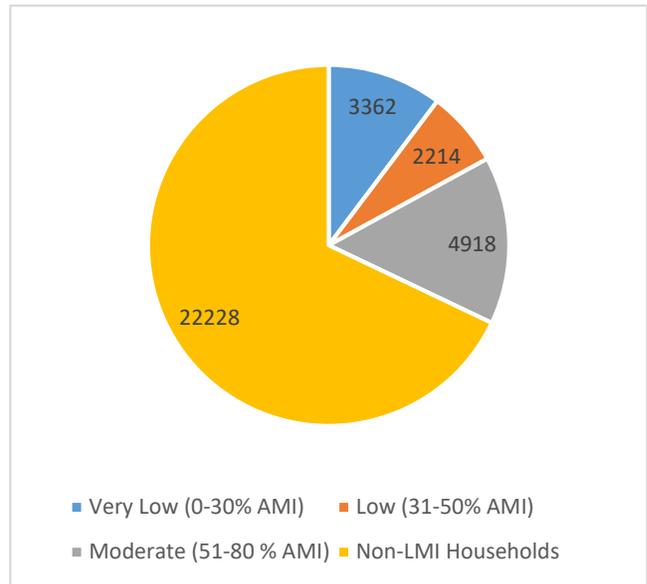
## Moderate Income Housing Needs Analysis

### Existing Conditions

In 2020, Sandy City has a total of 32,722 households. Approximately 32% (10,494) of those households qualify as LMI, earning 80% or less than the area median income for Salt Lake County. Only 27% (8,890) of all households rent, however renter households account for over half (54%) of all households that qualify as LMI. Only 18% of owner-occupied households qualifying as LMI. This disparity is also reflected in the difference in median income between owners and renters, with owners having a median income 87% higher than the median income of renter households.

Of all Sandy City households, 24% have housing costs that exceed 30% of their income (“cost burdened”). However, 58% of households with incomes that qualify as LMI are cost burdened. By LMI income category, 83% of households with incomes in the lowest income category (0-30% AMI) are cost burdened, 65% of households in the middle category (30-50% AMI) are cost burdened, and 40% of households in the upper category (50-80%) are cost burdened.

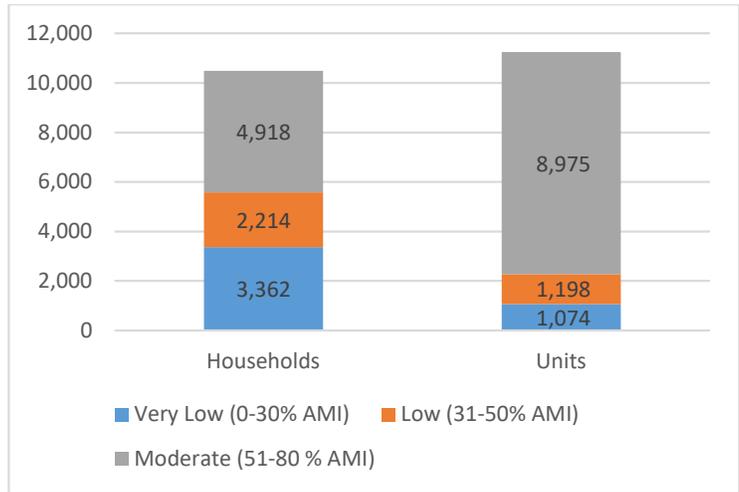
**Figure 3.2 – Households by Income Category**



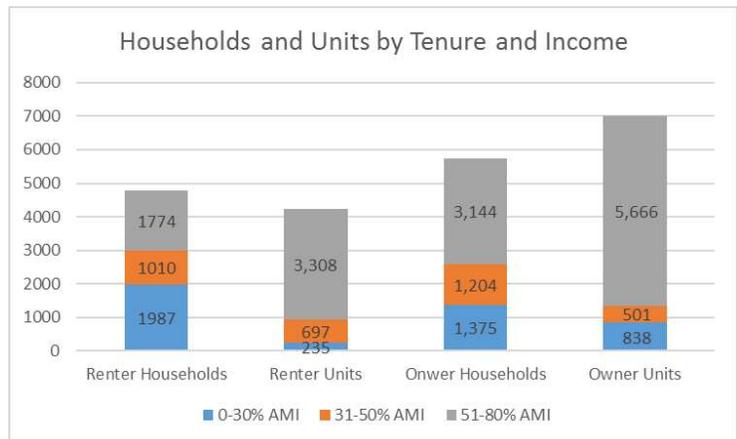
Of the 32,722 occupied dwelling units in the City, 34% (11,246) are affordable to LMI households. This is an excess of 752 affordable LMI dwelling units compared to the total number of LMI households (10,494). Of the affordable LMI dwelling units, 38% are rental units and 62% are owner-occupied. When looking at the total supply of LMI units by tenure (rental vs. owned), there is an excess of 1,282 affordable owned units and, however, a shortage of 2,227 rental units compared to total LMI households.

Of the total affordable LMI dwelling units, 80% of the dwelling units are only affordable to households in moderate income category (50-80% AMI), including 78% of the rentals and 55% of owned units. However, only 47% of total LMI households are in the moderate income category. With the majority of all LMI dwelling units in the moderate income category, there is a shortage of affordable dwelling units for households in the low and very low income categories. The shortages are most significant for renter households in the very low category (0-30%). In 2020, there is a shortage of 1,902 affordable rental units in the lowest income category.

**Figure 3.3 – 2020 LMI Households and Units by Income**



**Figure 3.4 – LMI Renter vs. Owner – Households and Units**



The analysis also considered “available” rental units. A certain percentage of dwelling units that may be affordable to households at a certain income category are occupied by households in a different income category. This reduces the number of dwelling units in each income category that would be affordable to a household in each category. The term “available” is used to identify rental units that are both affordable to a household at a certain income category and not occupied by a household of a different income category. In 2020, 59% of affordable dwelling units at in the moderate income category are available, 71% of affordable units at the low income category are available, and only 36% of affordable units at very low income category are available.

## Tables: 2020 Affordable Housing

Figure 3.5 – Households by Owner vs. Renter & Income Category (2020)

2020 Estimates	Households	% of Total	Owner	% of Total	Renter	% of Total
30% AMI	3362	10.3%	1375	5.8%	1987	22.4%
50% AMI	2214	6.8%	1204	5.1%	1010	11.4%
80% AMI	4918	15.0%	3144	13.2%	1774	20.0%
<b>Total LMI Households</b>	<b>10494</b>	<b>32.1%</b>	<b>5723</b>	<b>17.5%</b>	<b>4771</b>	<b>14.6%</b>
Total All Households	32722		23832	72.8%	8890	27.2%

Figure 3.6 – Households and Units by Income Category (2020)

2020	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	4,918	8,975	4,057	10,494	11,246	752
31-50% AMI	2,214	1,198	-1,016	5,576	2,272	-3,304
0-30% AMI	3,362	1,074	-2,289	3,362	1,074	-2,289
<b>Total</b>	<b>10,494</b>	<b>11,246</b>				

Figure 3.7 – Rental Households and Units by Income Category (2020)

2020	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/Shortage	Available	Households	Units	Available	Excess/Shortage	Available
51-80% AMI	1,774	3,308	1,967	1,535	193	4,771	4,241	2,544	-529	-2,227
31-50% AMI	1,010	697	492	-312	-517	2,997	933	577	-2,064	-2,420
0-30% AMI	1,987	235	85	-1,752	-1,902	1,987	235	85	-1,752	-1,902
<b>Total</b>	<b>4,771</b>	<b>4,241</b>								

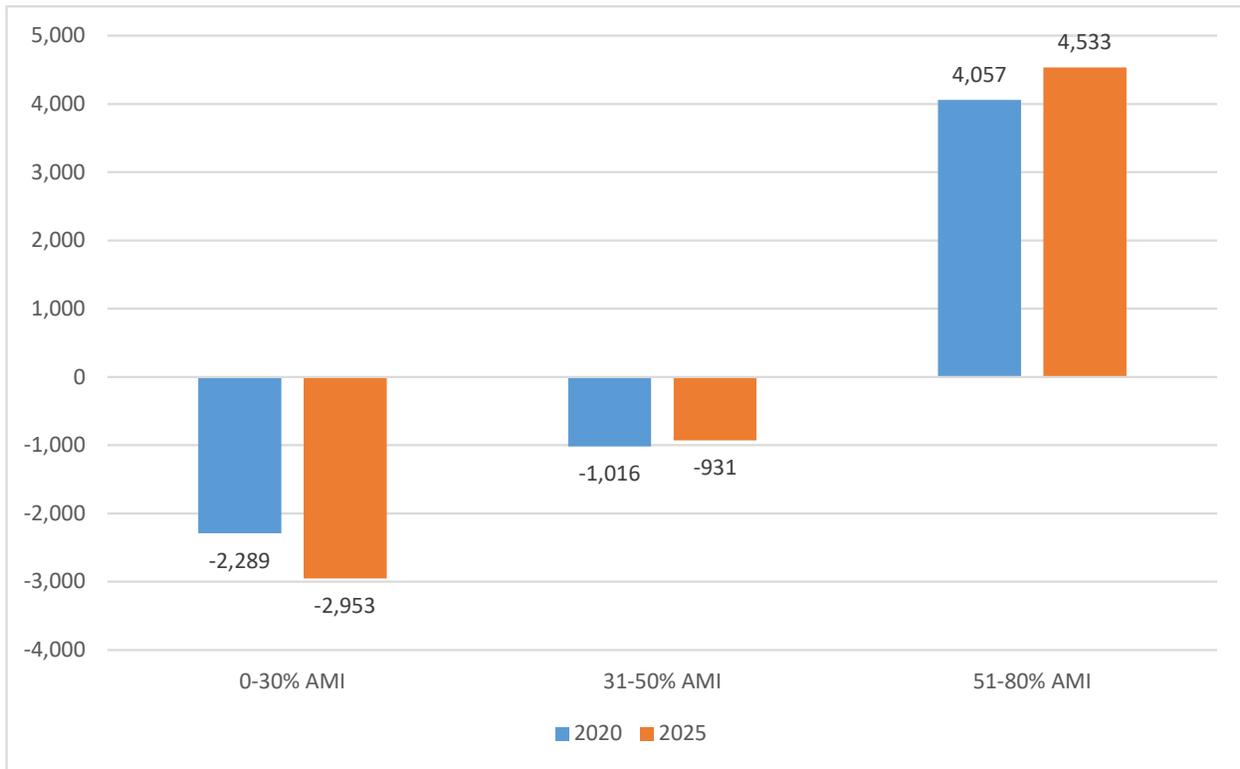
Figure 3.9 – Owner Households and Units by Income Category (2020)

2020	Owned - Households and Dwelling Units					
	By Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	3144	5666	2,522	5723	7005	1,282
31-50% AMI	1204	501	-703	2580	1,339	-1,241
0-30% AMI	1375	838	-537	1375	838	-537
<b>Total</b>	<b>5723</b>	<b>7005</b>				

### 2025 (5-Year) Projections

By 2025, it is projected that the City will have 34,882 occupied dwelling units, an increase representing 2,160 households. Approximately 33% (11,587) of the additional units will be affordable to LMI households. This is an increase of total affordable LMI dwelling units from 11,246, but a decrease (from 34%) in the overall percentage of affordable units. The share of LMI units in the moderate income category (51-80%) increases, where there was already an excess of dwelling units, over the 2020 estimates. There is also a projected increase in the number of LMI households in each income category. The combination results in even fewer affordable dwelling units available to both renter and owner households in the two lowest income categories (very low and low) compared to 2020, with the exception that the shortage decreases in the low category.

**Figure 3.9 – Excess/Shortage of Affordable LMI Dwelling Units (2020 & 2025)**



## Tables: 2025 Affordable Housing

Figure 3.10 – Households and Units by Income Category (2025)

2025	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	5,334	9,867	4,533	11,587	12,236	649
31-50% AMI	2,445	1,514	-931	6,253	2,369	-3,884
0-30% AMI	3,808	855	-2,953	3,808	855	-2,953
<b>Total</b>	<b>11,587</b>	<b>12,236</b>				

Figure 3.11 – Rental Households and Units by Income Category (2025)

2025	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/ Shortage	Available	Households	Units	Available	Excess/ Shortage	Available
51-80% AMI	2,160	4,148	2,590	1,988	429	5,810	5,165	3,270	-645	-2,540
31-50% AMI	1,230	1,009	697	-221	-533	3,650	1,017	680	-2,632	-2,970
0-30% AMI	2,420	9	-17	-2,411	-2,437	2,420	9	-17	-2,411	-2,437
<b>Total</b>	<b>5,810</b>	<b>5,165</b>								

Figure 3.12 – Owner Households and Units by Income Category (2025)

2025	Owned - Households and Dwelling Units					
	By Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	3,173	5,719	2,546	5,777	7,071	1,294
31-50% AMI	1,216	506	(710)	2,604	1,352	(1,252)
0-30% AMI	1,388	846	(542)	1,388	846	(542)
<b>Total</b>	<b>5,777</b>	<b>7,071</b>				

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

Facing increasingly limited opportunity for the development of vacant property (3.4% of the City is considered undeveloped), development is largely the result of infill and redevelopment policies in Sandy City. Since the 2010 Census, the share of alternative housing types (not single-family detached) has increased from 21% of total dwelling units to 27%. The established single-family neighborhoods constitute a central feature of the City's character.

One of the most important influences of zoning is the location of residential units. This has a particular impact on rental units, affordable LMI dwelling units, and assisted living facilities, often affecting access to transportation and needed services (such as shopping). Public transportation plays an integral role in determining feasibility for these housing types. By locating housing near transit, households are able to offset costs associated with private transportation (which many LMI households 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.

Zoning also has a significant impact on the availability of rental housing opportunities. The most recent Census data reported that 34% of occupied dwelling units in Salt Lake County are rental units. In 2020, the share of rental units is estimated to be 27% of occupied dwelling units in Sandy City, and it is projected to increase to 31% by 2025. The share of rental dwelling units may continue to grow beyond 2025, largely due to the opportunities in The Cairns area.

The Cairns Master Plan, approved in 2017, is an example of the City's efforts to properly locate alternative housing types for accessibility to transportation and services. One of the UTA TRAX line runs along the eastern boundary of the City's downtown area (The Cairns), and the FrontRunner line runs just to the west. The area of The Cairns includes two TRAX stations, is in close proximity to a FrontRunner station, and contains the majority of the major transportation investment corridors in the City. It is anticipated that as much as 20,000,000 square feet of development could occur in The Cairns, with a goal that 60% of the total square feet be developed as residential, primarily multi-family and attached single-family. This could result in approximately 10,000 alternative housing types located in the area.

## **Needs Analysis Summary**

- The total number of dwelling units affordable to LMI households exceeds the total number of LMI households in both 2020 and 2025. However, the excess is entirely in the higher income category of the overall moderate income range, with shortages in the lower two categories for both owners and renters.
- The greatest shortage of affordable dwelling units in both 2020 and 2025 is for renter households in the very low income category.
- The number and share of dwelling units that are affordable to LMI households is decreasing in all three income categories, however the rate is decreasing four times faster in the very low category compared to the moderate category.

- 27.2% of Sandy households rent, 53.7% of renters are LMI. 72.8% of Sandy households own their dwelling unit, 24.0% of owners are LMI.
- The share of alternative housing types (those that are not single family detached) has increased by 31.7% since 2010, from 20.8% to 26.6% of the total housing stock.
- The rate of rental-occupied units has been increasing by nearly 1% per year.
- Sandy City's household size, while larger than the national average, is following the national trend by getting smaller.
- Due to the lack of vacant land, the development of additional housing units in the City will largely be dependent on the City's redevelopment and infill policies.
- It is difficult to compare housing needs between cities as there is no standard method to prepare a moderate income housing plan. An example being that some cities do not include all housing costs (insurance, taxes, utilities, etc.) that should be considered when calculating the payment/rent that a household can afford.

# Implementation

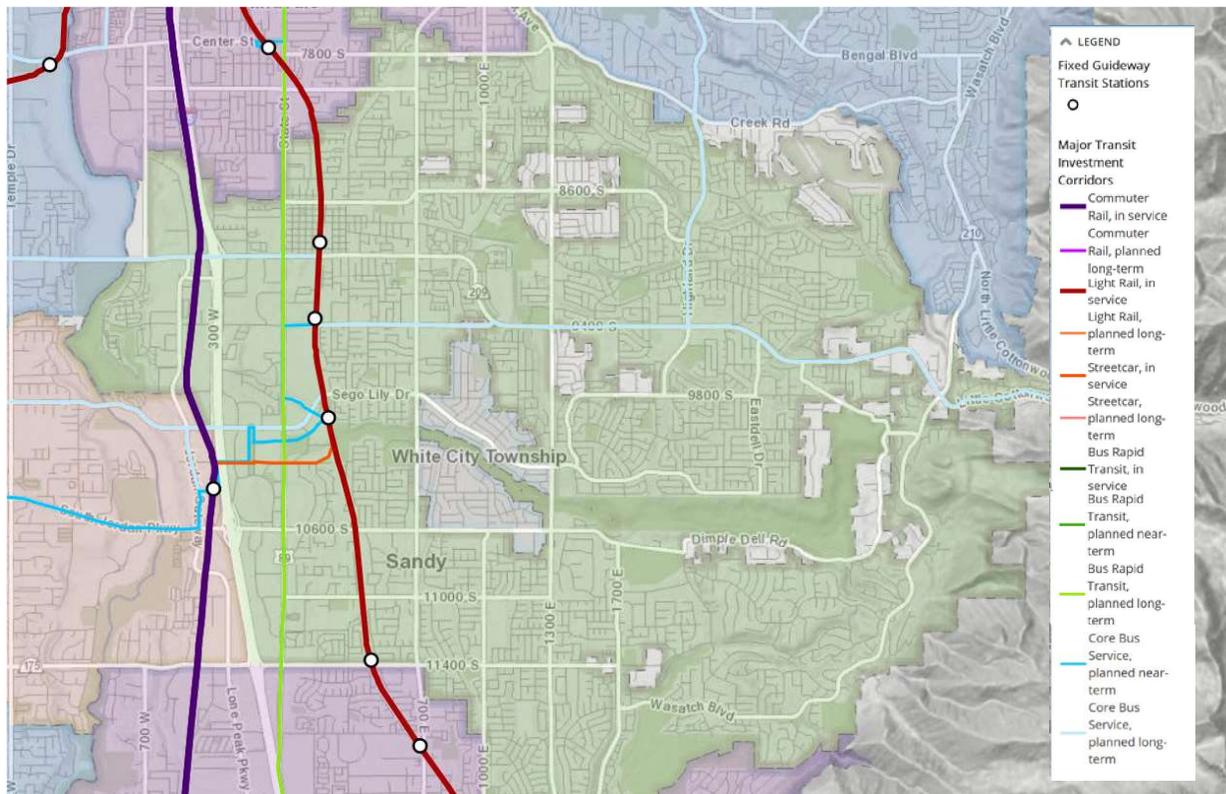
## Legislative Requirements

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.

In response to SB 34, the City selected the following strategies:

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

**Figure 3.4 – Transit Stations and Corridors**



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

Portions of Utah Code (UCA) addressing moderate income housing, specifically the language introduced by SB 34 in 2019, was revised in 2022 by HB 462. Among other things, HB462 revised the list of moderate income housing implementation strategies (UCA 10-9a-403(2)(b)(iii)). HB462 also required that municipalities with a fixed guideway transit station, such as Sandy City, “develop and adopt a station area plan” (Strategy V) and to adopt Strategy G, H, or Q. (UCA 10-9a-403(2)(b)(iv))

## Strategies

Due to revisions of the implementation strategies by HB 462, affected municipalities were required to review and adopt implementation strategies from the revised list. In addition to the existing Moderate Income Housing goals and policies, Sandy City focused on the following themes and objectives while reviewing the revised list to determine the new selection of implementation strategies:

- Revitalization – Support revitalization efforts in blighted commercial areas, of dilapidated housing and for the conversion of existing uses to moderate income housing.
- Homeownership – Reduce barriers to homeownership, primarily through increasing the supply of for-sale housing and reducing undue costs.
- Availability – Improve availability of affordable housing for seniors, younger families, disabled persons, and workforce, specifically public safety, employees.
- Minimize Impacts – Limit impacts on existing residents and neighborhoods.
- Transit Proximity – Prioritize affordable housing and increased housing supply near transit.

Based on the 2022 review of moderate income housing strategies, Sandy City has adopted the following six strategies:

- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- (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.
- (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.
- (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.
- (Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
- (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

## Implementation Plan

STRATEGY		IMPLEMENTATION		
Utah Code	City Objectives	Action #	Implementation Actions	Timing
<b>(V) Station Area Plans</b>				
10-9a-403(2)(b)(iii)(V) - <i>Develop and adopt a station area plan in accordance with Section 10-9a-403.1.</i>				
<ul style="list-style-type: none"> <li>Prioritize affordable housing and increased supply near transit</li> <li>Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)</li> </ul>	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	
	<b>(G) Density and MIH Near Transit (regulations)</b>			
10-9a-403(2)(b)(iii)(G) - <i>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.</i>				
<ul style="list-style-type: none"> <li>Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)</li> <li>Reduce barriers to homeownership (increase supply, reduce cost)</li> <li>Limit impacts on existing residents (regulations, taxes, physical)</li> <li>Prioritize affordable housing and increased supply near transit</li> </ul>	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 achieve 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 opportunities 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	
<b>(E) Accessory Dwelling Units</b>				
10-9a-403(2)(b)(iii)(E) - <i>Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.</i>				
<ul style="list-style-type: none"> <li>Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)</li> <li>Limit impacts on existing residents (regulations, taxes, physical)</li> <li>Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)</li> </ul>	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	
<b>(H) Parking Requirements</b>				
10-9a-403(2)(b)(iii)(H) - <i>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.</i>				
<ul style="list-style-type: none"> <li>Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)</li> <li>Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)</li> <li>Limit impacts on existing residents (regulations, taxes, physical)</li> <li>Prioritize affordable housing and increased supply near transit</li> </ul>	H.1	Conduct a code amendment to reduce parking requirements 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	
<b>(Q) Housing and Transit Reinvestment Zone</b>				
10-9a-403(2)(b)(iii)(Q) - <i>Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.</i>				
<ul style="list-style-type: none"> <li>Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)</li> <li>Prioritize affordable housing and increased supply near transit</li> </ul>	Q.1	Identify potential 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	Identify 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 within the 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	
<b>(P) MIH Set Aside Funds</b>				
10-9a-403(2)(b)(iii)(P) - <i>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.</i>				
<ul style="list-style-type: none"> <li>Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)</li> <li>Reduce barriers to homeownership (increase supply, reduce cost)</li> <li>Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)</li> </ul>	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	Utilize 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	

# Goals & Policies

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

1.1 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

1.1.1 Retain, where possible, moderate income housing along the light rail corridor

1.1.2 Continue to encourage various entities to continue offering finance and housing programs to persons of moderate income

1.1.3 Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs

1.1.4 Maintain residential development impact fee levels below the maximum that is permitted by state statute

1.1.5 Explore incentives for moderate income housing in the community for public safety employees

1.1.6 Discourage the proliferation of large accessory structures in residential neighborhoods (increases gross building area and raises housing costs without increase livable area)

1.1.7 Encourage construction of smaller residences in neighborhoods of compatible residence size

1.1.8 Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods)

1.1.9 Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts

1.1.10 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

1.1.11 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

1.1.12 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

1.1.13 Encourage the distribution and integration of moderate income housing throughout the community

1.1.13 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.

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

1.2.1 Promote the use of City facilities by residents regardless of income levels

1.2.2 Continue to recognize and offer use of Sandy facilities free of charge or at minimal cost to all users, including those of moderate income

1.2.3 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

1.2.4 Promote inexpensive and convenient access to civic facilities by residents

**Note:**

At the time that that the information contained in this document was prepared, the most current Census data was the 2017 American Community Survey (ACS). The 5-Year ACS Estimates was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data and Longitudinal Employer-Household Dynamics (LED) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2017 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2017 dollars per the 2017 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.