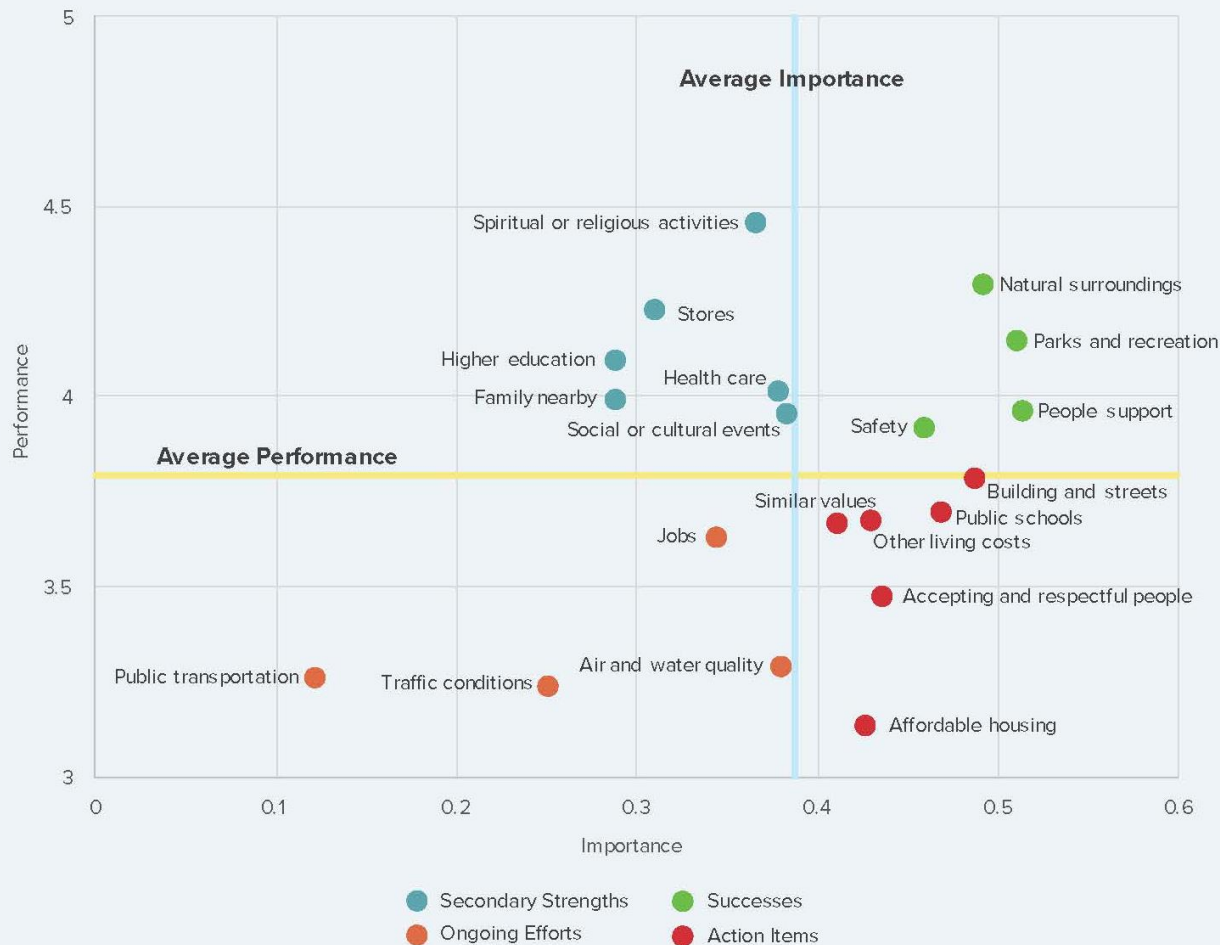


# Affordable Housing Discussion March 28, 2022



Six items are identified as “action items” – with high importance, but low performance.

Figure 2: Community Quality of Life Matrix



Note: Performance is rated on a 1-5 scale. Importance is rated on a 0-1 scale.

# Utah's Quality of Life Issues

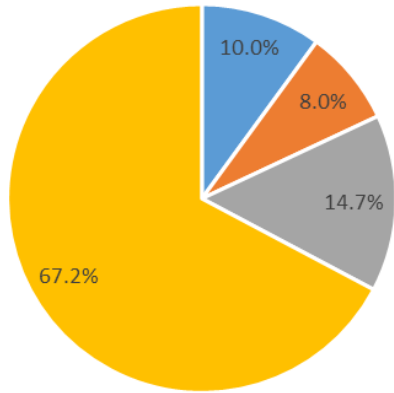
## Affordability

- Affordable – housing costs do not exceed 30% of household income
- Cost Burdened – when housing costs exceed 30% of income
- Severely Cost Burdened – when housing costs exceed 50% of income

## Moderate Income

- “Households” = occupied dwelling units. It includes everyone in the dwelling.
- Low to Moderate Income (LMI) - income at 0% to 80% of the area median income.
  - The area is Salt Lake County.
- LMI Categories
  - Very Low – 0% to 30%
  - Low – 30% to 50%
  - Moderate – 50% to 80%

# Affordable Housing Costs



■ Very Low (0-30% AMI) ■ Low (31-50% AMI)  
■ Moderate (51-80% AMI) ■ Non-LMI Households

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

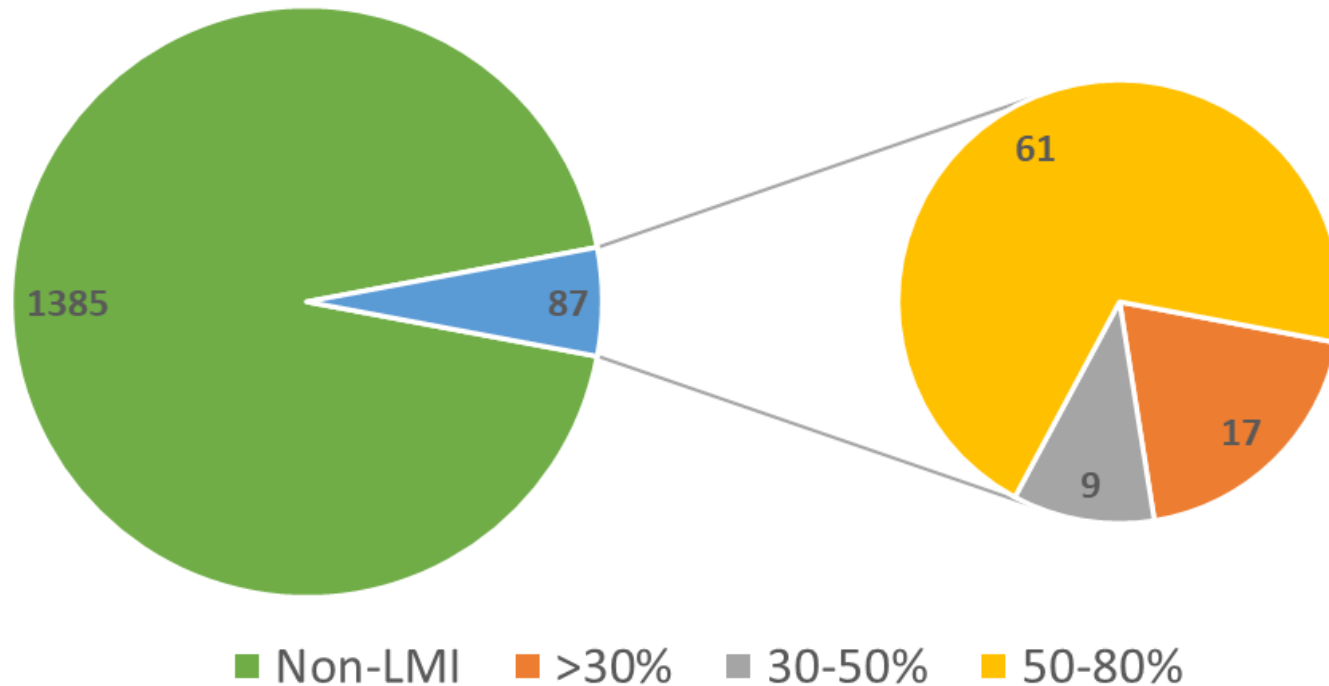
Area Median Income: \$92,900  
Moderate Income: \$73,750  
Affordable Housing Costs: \$1,844

| Income Category       | Max. Income | Estimated Affordable Housing Costs |           |                        |                      |           |
|-----------------------|-------------|------------------------------------|-----------|------------------------|----------------------|-----------|
|                       |             | Per Year                           | Per Month | Estimated Util. & Ins. | Approx. Rent/Payment | House     |
| Very Low (0-30% AMI)  | \$27,650    | \$8,295                            | \$691     | \$250                  | \$441                | \$94,000  |
| Low (31-50% AMI)      | \$46,100    | \$13,830                           | \$1,153   | \$300                  | \$853                | \$181,000 |
| Moderate (51-80% AMI) | \$73,750    | \$22,125                           | \$1,844   | \$350                  | \$1,494              | \$317,000 |
| Median (81-100% AMI)  | \$92,900    | \$27,870                           | \$2,323   | \$400                  | \$1,923              | \$408,000 |

Notes: 10% down, Tax Rate .5%, 4% Int. Rate

Source: HUD FY2021 Income Limit Summary

## Sandy City Housing Sales March 28, 2020-2021



Source: [utahrealestate.com](http://utahrealestate.com), 3/28/2022

## Decennial Census

- Census Bureau
- Occurs once every ten years
- Goal is 100% coverage
- “Short Form” only (age, sex, ethnicity, race)

## American Community Survey (ACS)

- Census Bureau
- Replaced decennial “long form” (housing, income, education, etc.)
- Ongoing survey (2-3%/year)
- 1-year and 5-year data released annually

## Housing Sales Data

- Current but only represents houses sole
- Sources: Association of REALTORS,  
Kem C. Gardner Policy Institute



December 2021



# Utah Real Estate.com

## HOUSING MARKET STATS

**10** Median  
Days on  
Market

▼ down from 12 last month

**\$217.13**

Median Price per Sq. Ft.

**4,171**  
Homes Sold

**3,140**  
Single Family

**1,031**  
Multi-Family



### MEDIAN SOLD PRICE

Single  
Family

**\$529,500**

▲ up 27.3% from last Dec.

Multi-  
Family

**\$387,000**

▲ up 27% from last Dec.

### RESIDENTIAL INVENTORY

2021

**2,652**  
Listings  
Entered

2020

**2,882**  
Listings  
Entered



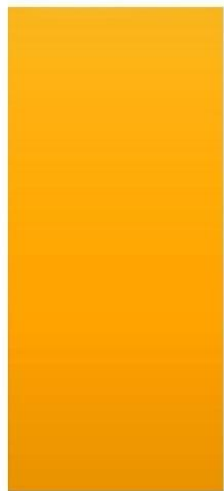
# December Median Housing Prices

Salt Lake County, percent change year over year

Source: UtahRealEstate.com



UP 24%  
**\$495,000**



ALL HOUSING TYPES

UP 28%  
**\$575,000**



SINGLE-FAMILY

UP 22%  
**\$405,500**

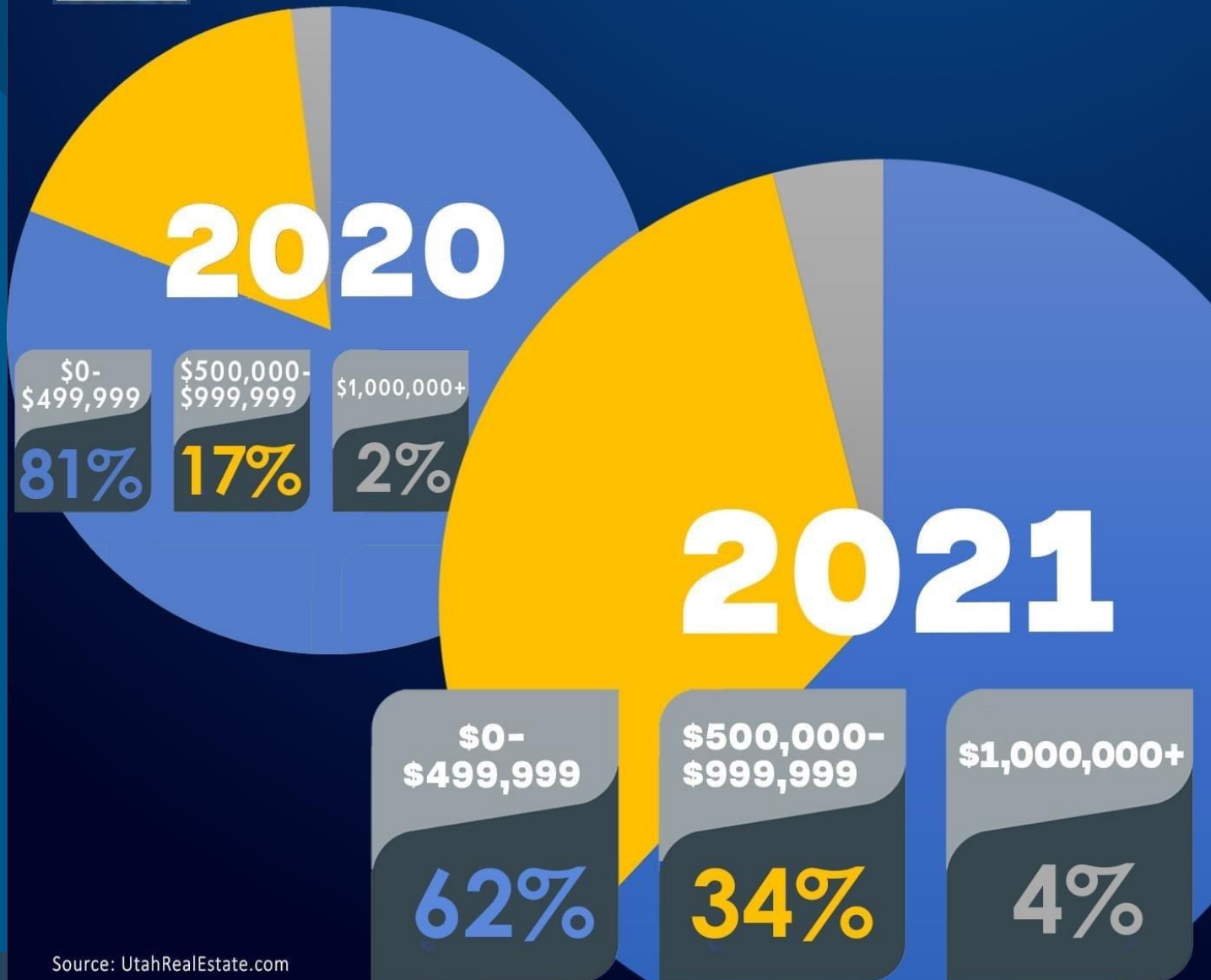


MULTI-FAMILY



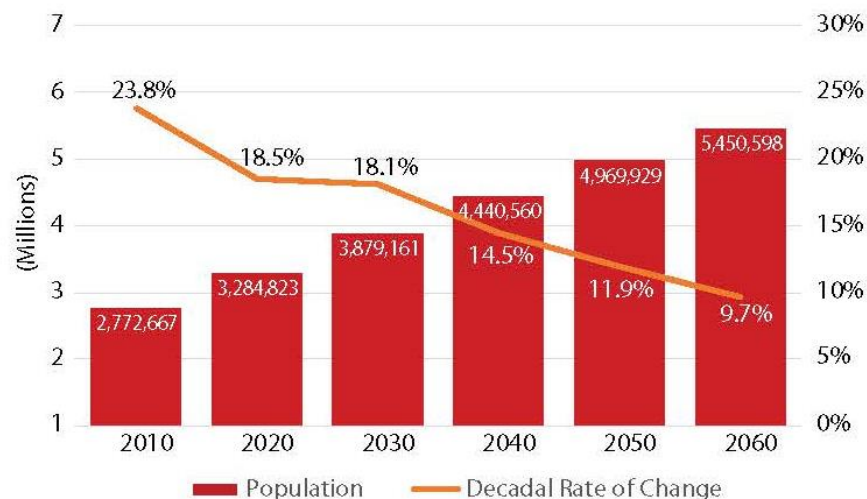


## WASATCH FRONT HOME SALES BY PRICE RANGE



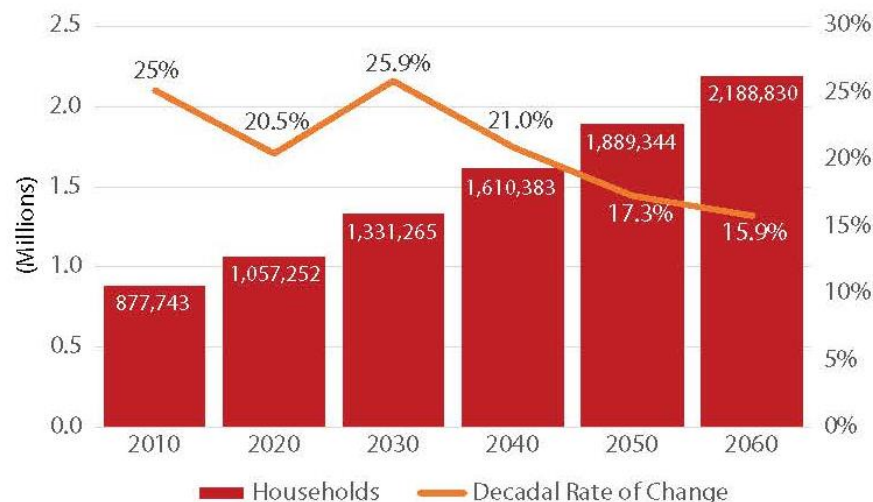
Source: UtahRealEstate.com

**Figure 1: Utah Historical and Projected Total Population, 2010–2060**



Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

**Figure 2: Utah Historical and Projected Total Households, 2010–2060**



Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

**Utah leads as the fastest growing state in the U.S.\***

Percentage increase in population, 2010-2020

|                         |      |
|-------------------------|------|
| 1. Utah                 | 18.4 |
| 2. Idaho                | 17.3 |
| 3. Texas                | 15.9 |
| 4. North Dakota         | 15.8 |
| 5. Nevada               | 15.0 |
| 6. Colorado             | 14.8 |
| 7. District of Columbia | 14.6 |
| 8. Washington           | 14.6 |
| 9. Florida              | 14.6 |
| 10. Arizona             | 11.9 |

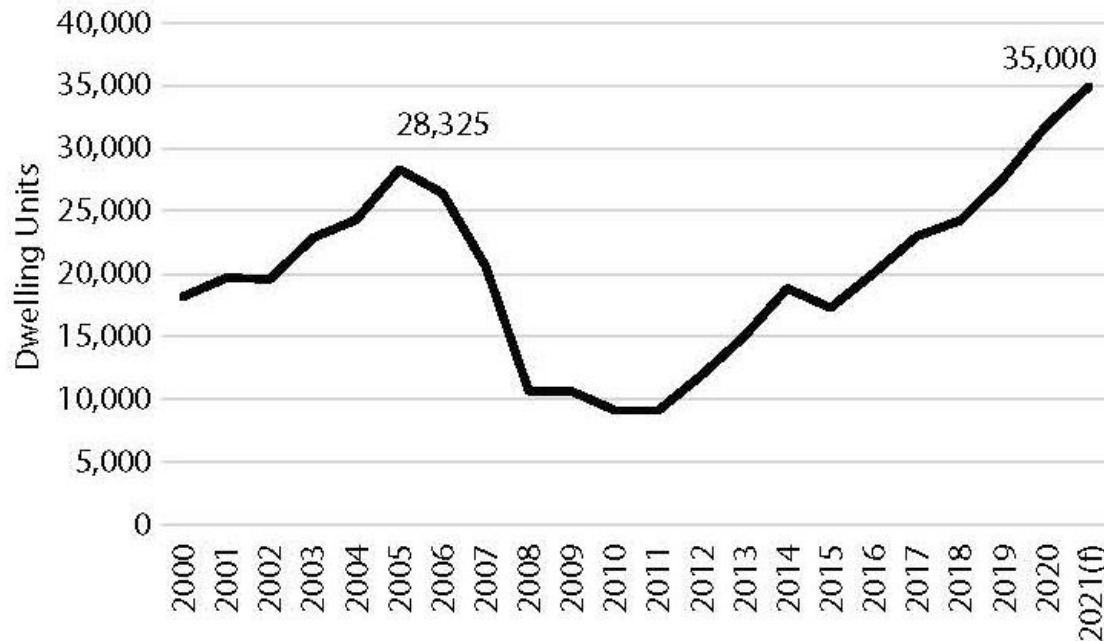
\*Ranking includes District of Columbia  
Source: Census Bureau

GRAPHIC BY CHRISTOPHER CHERRINGTON  
The Salt Lake Tribune

**Growth**

# Housing Gap

**Figure 6: Residential Building Permits Issued for Dwelling Units in Utah, 2000–2021**



Source: Kem C. Gardner Policy Institute, University of Utah



# Construction Costs

- Materials
- Labor
- Land





UTAH FOUNDATION  
RESEARCH • ANALYZE • INFORM

# BUILDING A BETTER BEEHIVE

Land Use Decision Making, Fiscal Sustainability  
and Quality of Life in Utah

JUNE 2019

“Five strategic categories for local government to consider in addressing both fiscal and quality of life concerns in the context of land use decision making.”

- Promoting efficient land use
- Expanding transportation options
- Preserving green spaces and natural assets
- Preserving and improving community character
- Avoiding undue taxpayer subsidy of new growth



Vision

Transportation

Land Use

Economic Development

Recreation



## WASATCH CHOICE

2050

### VISION FOR OUR FUTURE

Utah is growing... and we have a plan. Our future quality of life depends on the choices we make today. Wasatch Choice is our communities' shared vision for transportation investments, development patterns, and economic opportunities. The Wasatch Choice map and key strategies show how advancing the Vision can enhance quality of life even as we grow.

### Key Strategies

The Wasatch Choice Vision is built on four key strategies:

- |   |  |
|---|--|
| <b>1</b> Provide transportation choices | <b>3</b> Preserve open space   |
| <b>2</b> Support housing options        | <b>4</b> Link economic development with transportation and housing decisions |

### Benefits of the Vision

Implementing the Wasatch Choice Vision promotes high quality of life now and for generations to come.

- Livable and healthy communities
- Access to economic and educational opportunities
- Manageable and reliable traffic conditions
- Quality transportation choices
- Safe, user friendly streets
- Clean air
- Housing choices and affordable living expenses
- Fiscally responsible communities and infrastructure
- Sustainable environment
- Ample open space and recreational opportunities

### Regional Land Uses

A thriving region requires great places, from a bustling metropolitan center to quiet open spaces.



METROPOLITAN CENTER



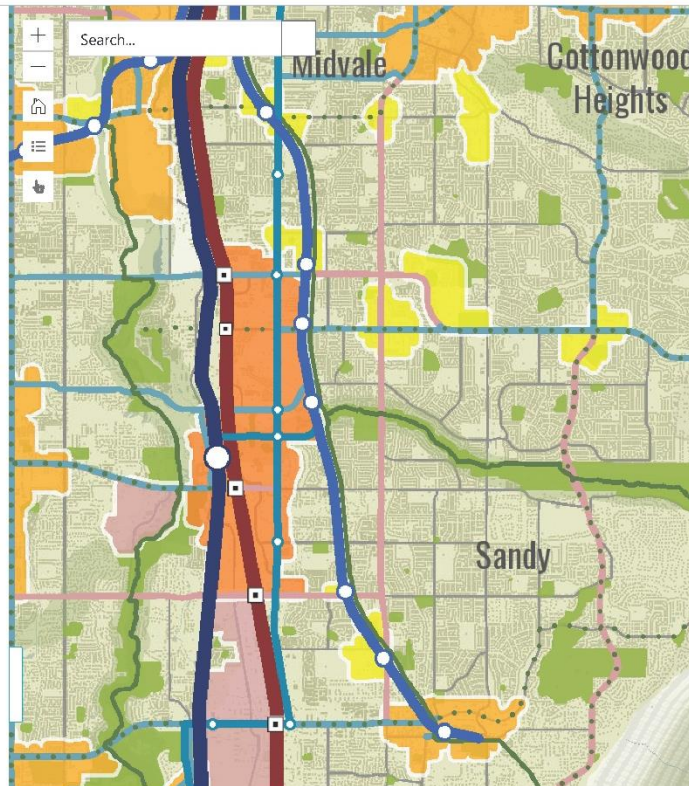
URBAN CENTER



CITY CENTER



NEIGHBORHOOD CENTER



## General Plan Impacts

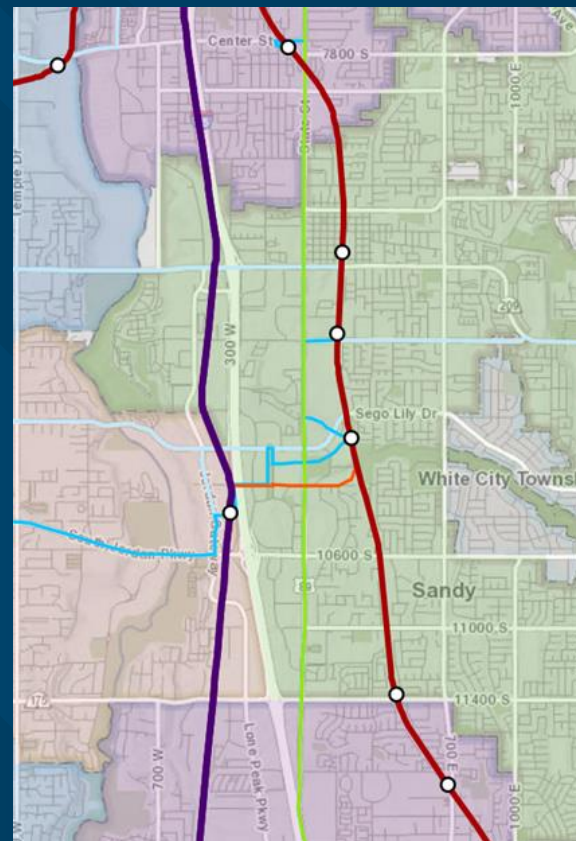
- Plan for moderate income housing in the general plan by December 1, 2019.
- Facilitate a reasonable opportunity for a variety of housing to meet the needs of people of various income levels.
- Select four implementation strategies from State's list of twenty-three.

## Annual Report

- Update the projected five-year need for moderate income housing at 30%, 50%, and 80% area median income (AMI).
- Progress utilizing moderate income housing set-aside.
- Progress made using adopted State strategies.
- Submit to DWS annually. Due: December 1<sup>st</sup>.

# Implementation Strategies

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- Encourage higher density or moderate income residential development near major transit investment corridors
- 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
- Preserve existing moderate income housing



## General Plan Impacts

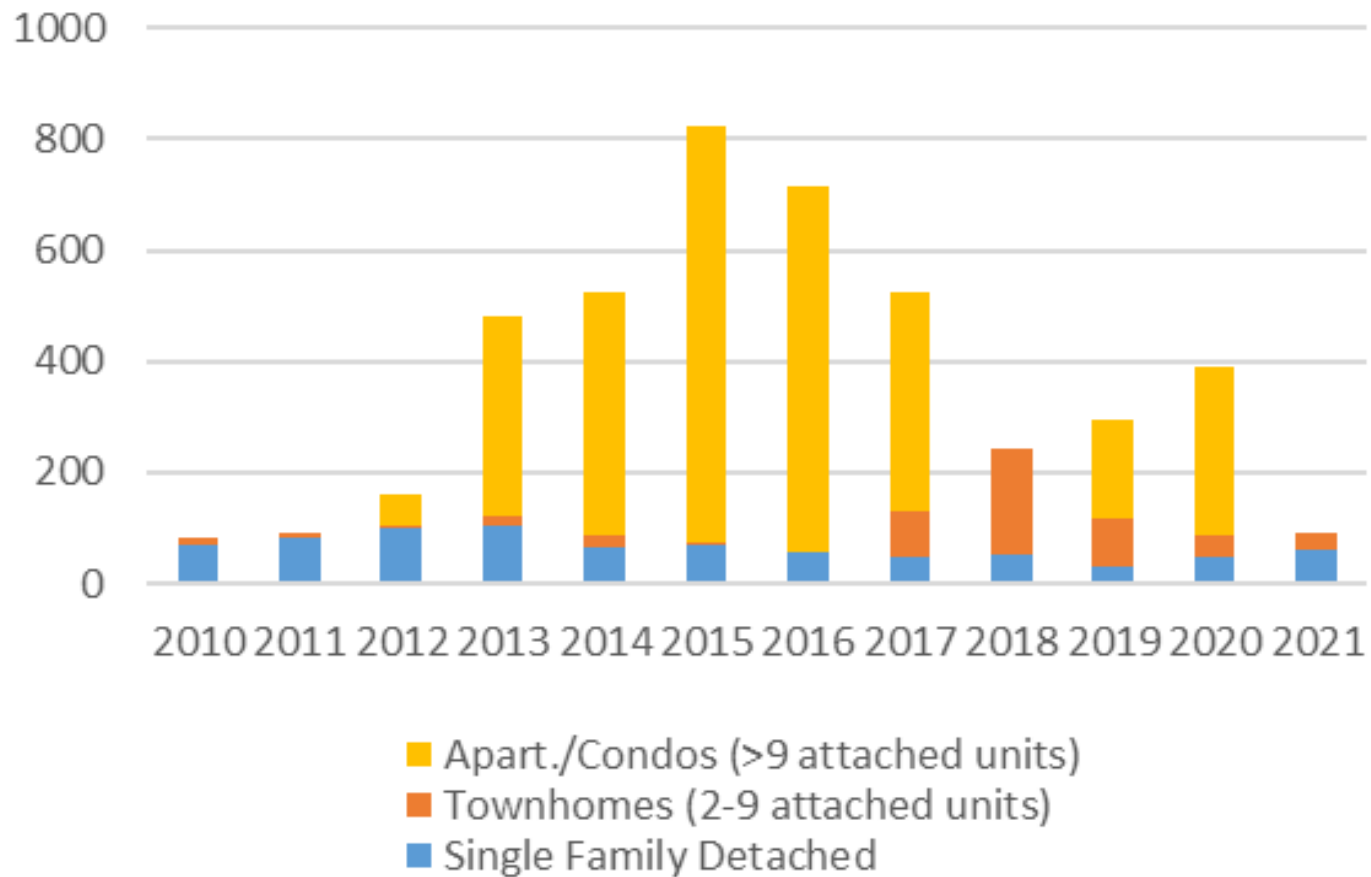
- Station Area Plans required for all fixed rail and BRT stations.
- Revised the list of implementation strategies.
- Increased the required number of strategies to be adopted from four to six (for prioritization of State funding).
  - HTRZ
  - Station Area Plans
- Requires an implementation plan.
- Implementation plan and strategies adopted by October 1, 2022.
- Moving away strictly advisory.

## Annual Report

Legislative body tasked with the following:

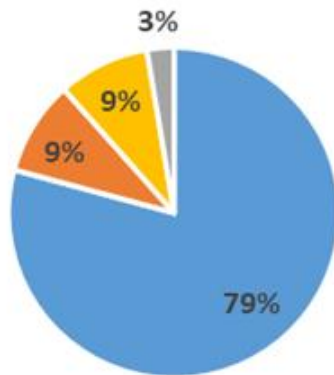
- Required to report on ADU's.
- Submit to DWS annually. Due: October 1<sup>st</sup>.

## Yearly Permits by Housing Type



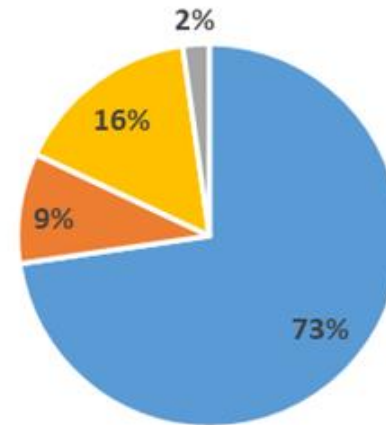


**2010  
Housing Stock by Type**



■ Single-Family Detached ■ Townhome (2-9 attached)  
■ Apartment (>9 attached) ■ Other

**Current Housing Stock by Type**

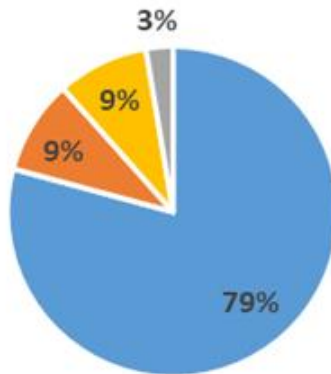


■ Single-Family Detached ■ Townhome (2-9 attached)  
■ Apartment (>9 attached) ■ Other

“Municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing; to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life...”

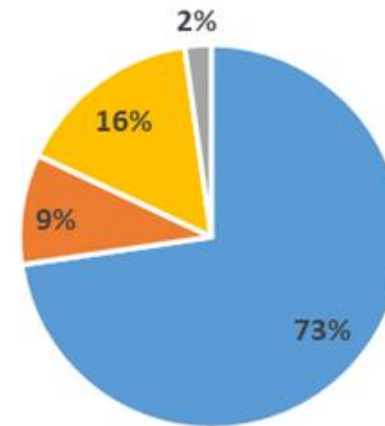
(UCA 10-9a-403(2)(b)(i))

## 2010 Housing Stock by Type



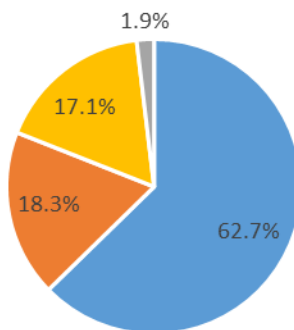
■ Single-Family Detached ■ Townhome (2-9 attached)  
■ Apartment (>9 attached) ■ Other

## Current Housing Stock by Type



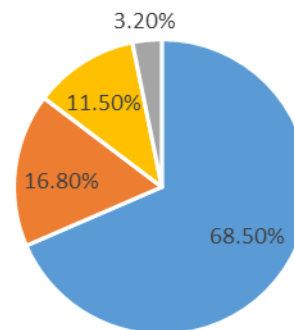
■ Single-Family Detached ■ Townhome (2-9 attached)  
■ Apartment (>9 attached) ■ Other

## SLCo



■ Single-Family Detached ■ Townhome  
■ Apartment ■ Other

## Utah



■ Single-Family Detached ■ Townhome  
■ Apartment ■ Other

# Progress

- Arcadia Apartments, a low-income housing tax credit project, completed construction of phase 2 (206 units, 60% AMI).
- Code amendments to comply with HB 82 (2021) and affecting internal accessory dwelling units were approved. The amendments changed the approval from a conditional use permit to an administrative special use permit, removed size restrictions, and enacted compliance with building code changes.
- CDBG program provided annual grant funding and CARES Act funds during the 2020-2021 program year:
  - The Road Home - Maintenance and operations of homes owned in Sandy City. (14 individuals at 4 dwelling units)
  - Assist Inc. - Accessibility improvements and emergency home repairs at 19 dwelling units.
  - Park and pedestrian safety improvements in Historic Sandy.
- The City's membership on the HOME Consortium contributed to the availability of a down-payment assistance program in the City and influence on the allocation of HOME funds throughout the region.
- The City has a proactive Code Enforcement Division that assists in maintaining community standards.
- RDA housing set-aside funds:
  - Canyons School District pulled a permit for a house that will be built through the District's tech program and eventually sold to an LMI household on a property purchased with set-aside funds.
  - The RDA will close on a house that will be purchased with set-aside funds and rented to an LMI employee.
  - Set-aside funds will be used towards the Homeless Shelter Mitigation Fund.

# Next Steps?

- Comprehensive General Plan update starting in 2022.
- City Council workshop to review the programs funded by the City's RDA housing set-aside funds.
- Sandy City has been selected by HUD to participate in a nationwide collaboration to address affordable housing practices.
- Further implementation of The Cairns, specifically the Stadium Village master plan, by amending The Cairns Design Standards to include the Stadium Village area.
- The HOME Consortium will be meeting at the start of 2022 to prepare recommendations for the use of County ARP funds.
- Ongoing CDBG funded projects and HOME membership.
- Code amendments to comply with State requirements regarding residential architectural requirements.