



Housing Element

Sandy City General Plan

Adopted January 8, 2013

Revised 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.
- 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.

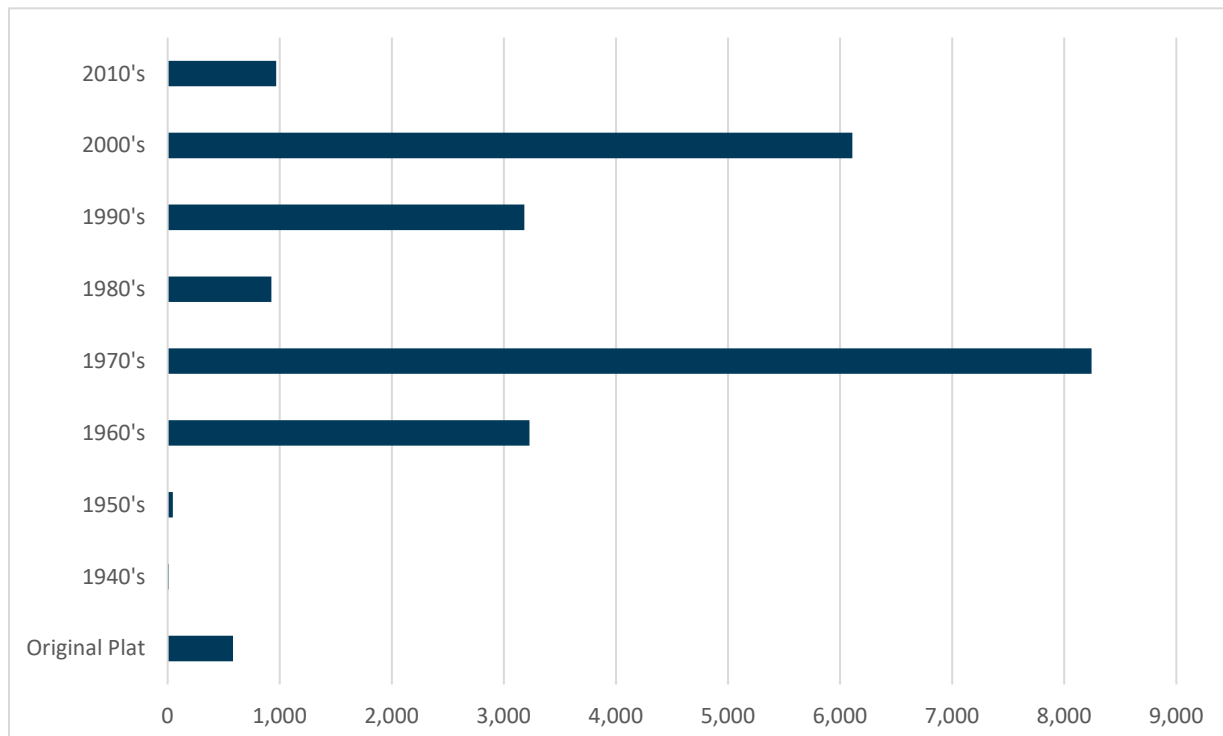
1. Introduction

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.



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

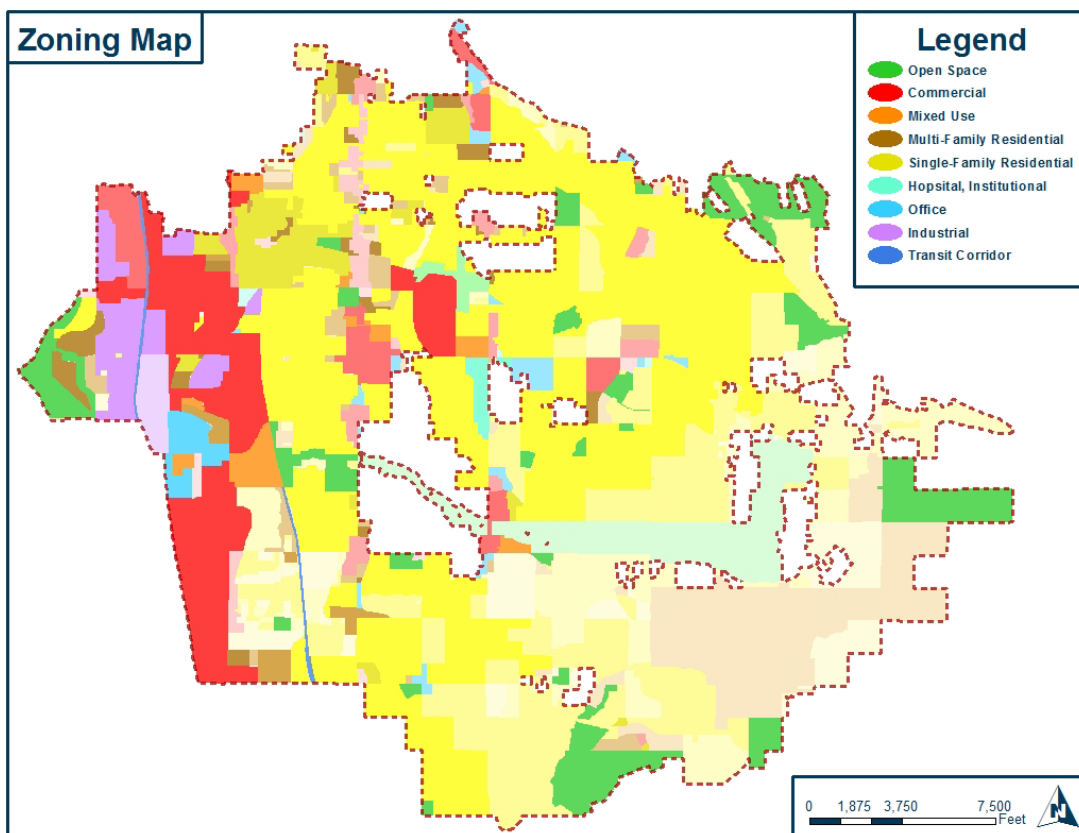
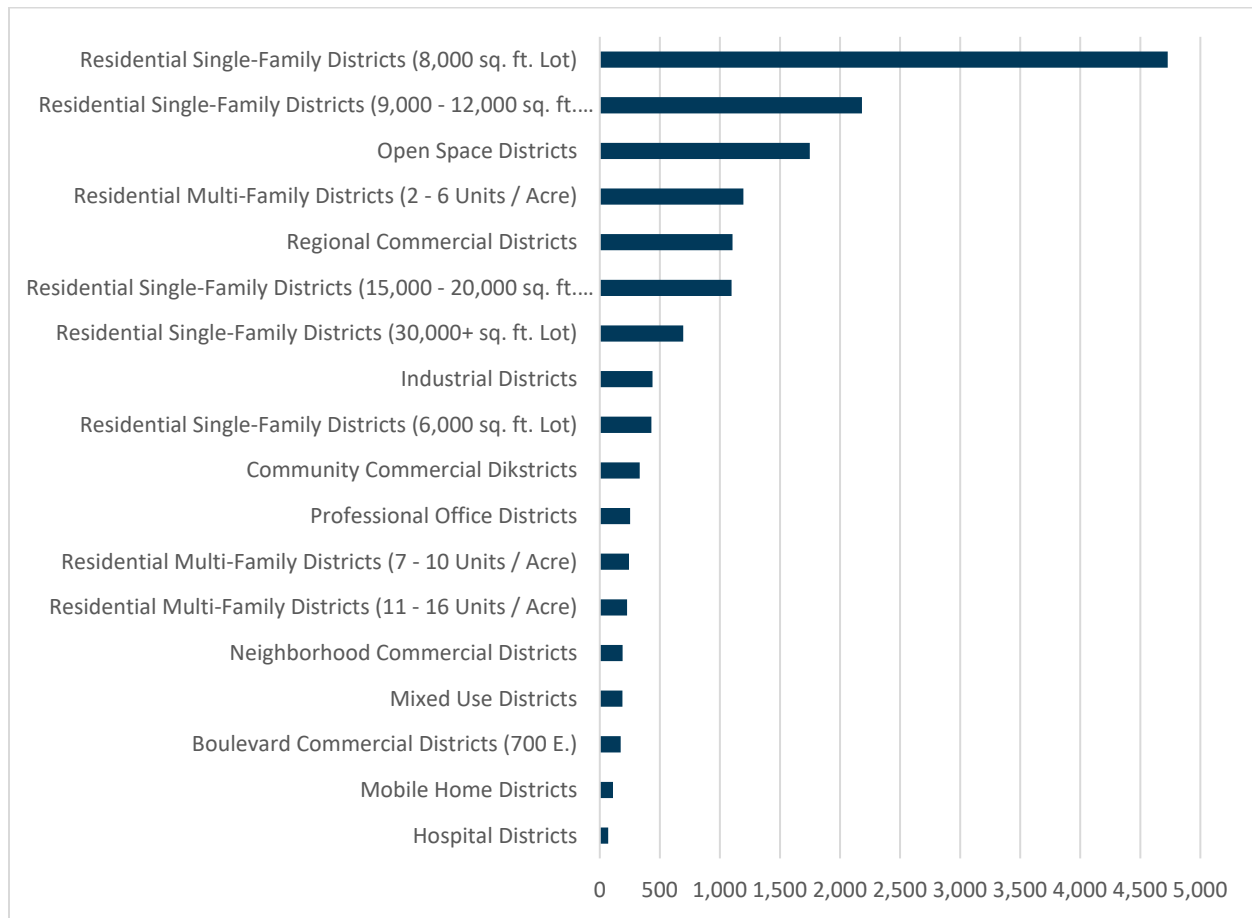


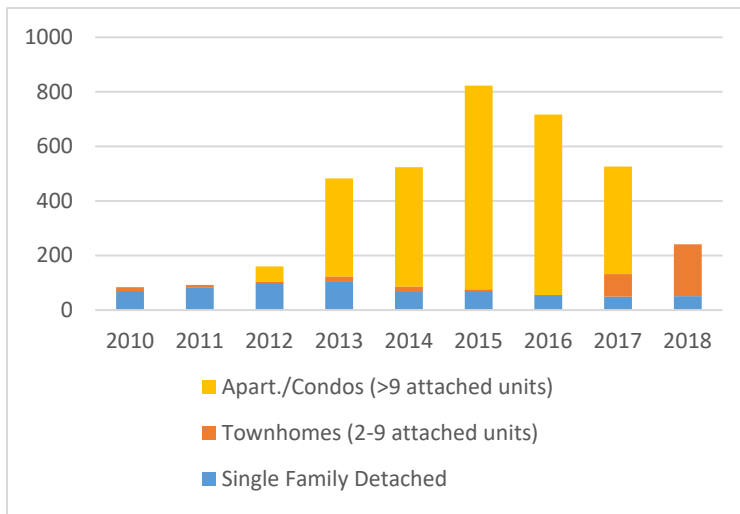
Figure 2.1 – Area of Land Use by Zoning Designation Type



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

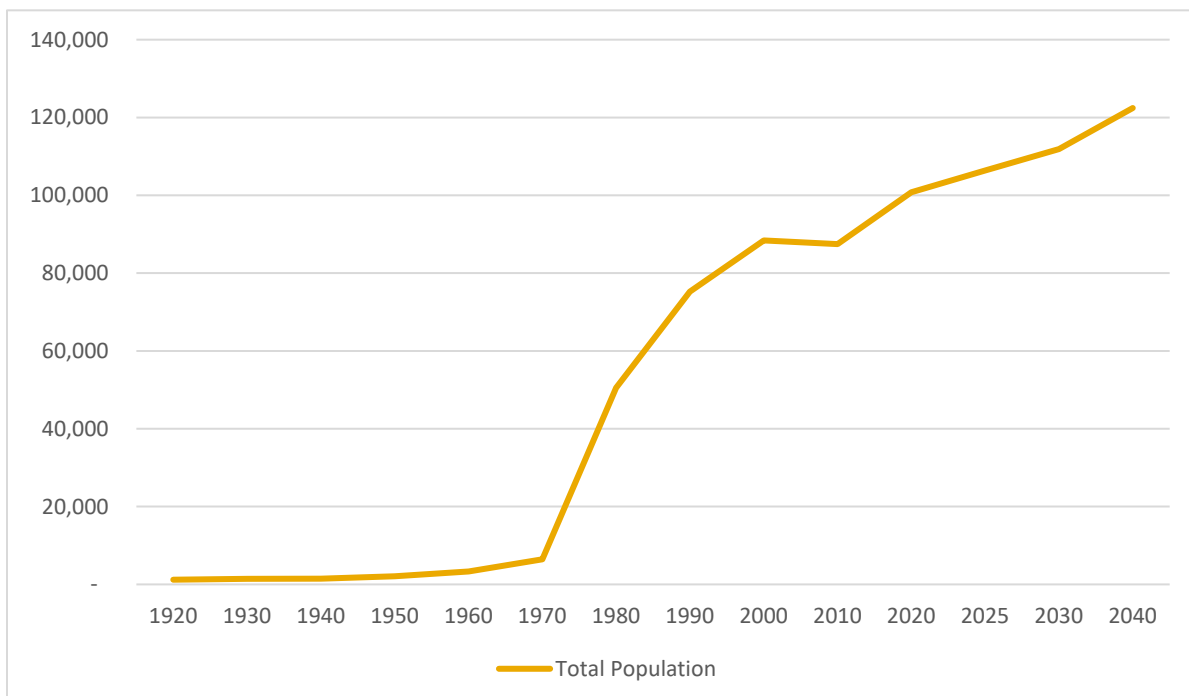


The City added an annual average of 647 units during the 1990's, 292 units during the 2000's, and 458 units during the 2010's. The annual average over the past 30 years has been 466 units per year. The Sandy City Community Development Department estimates that the City will add an average of 450 total 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 &

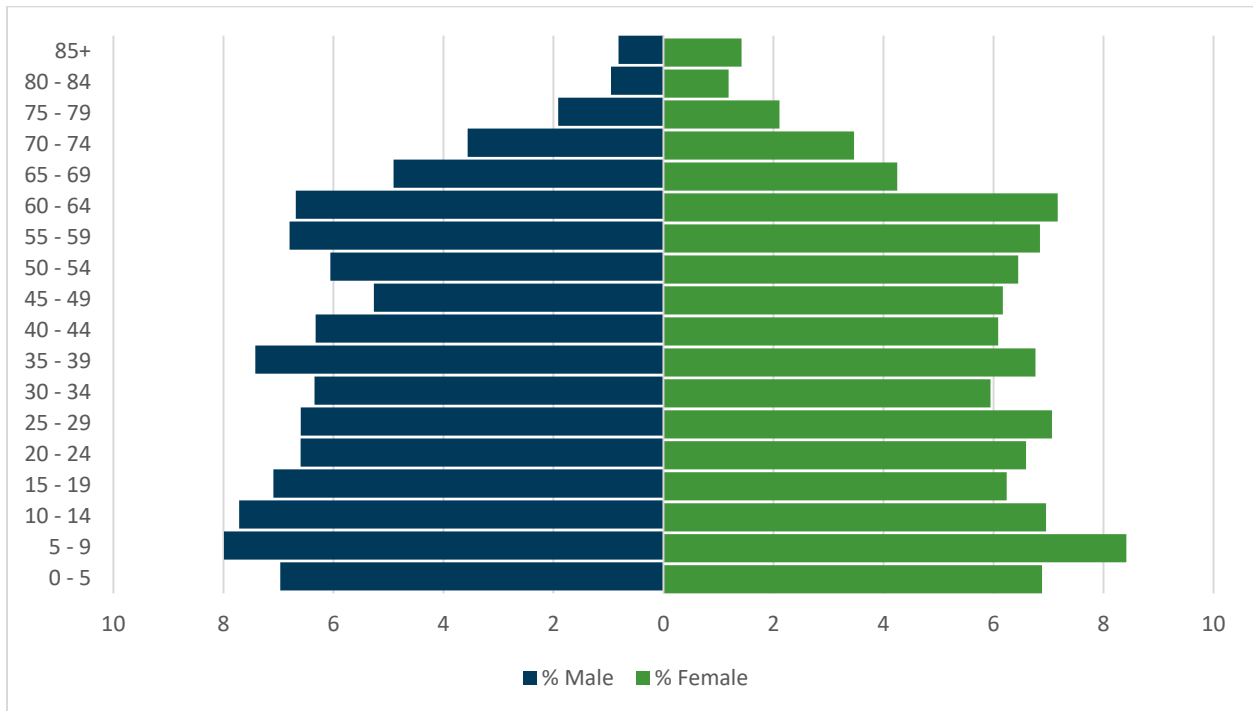


Figure 2.5 – Race

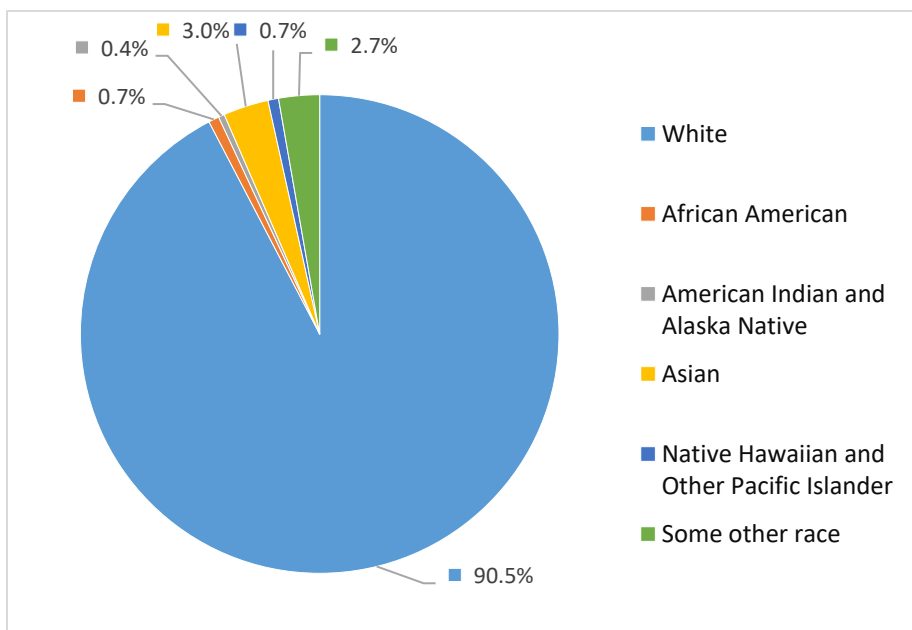


Figure 2.6 – Disability

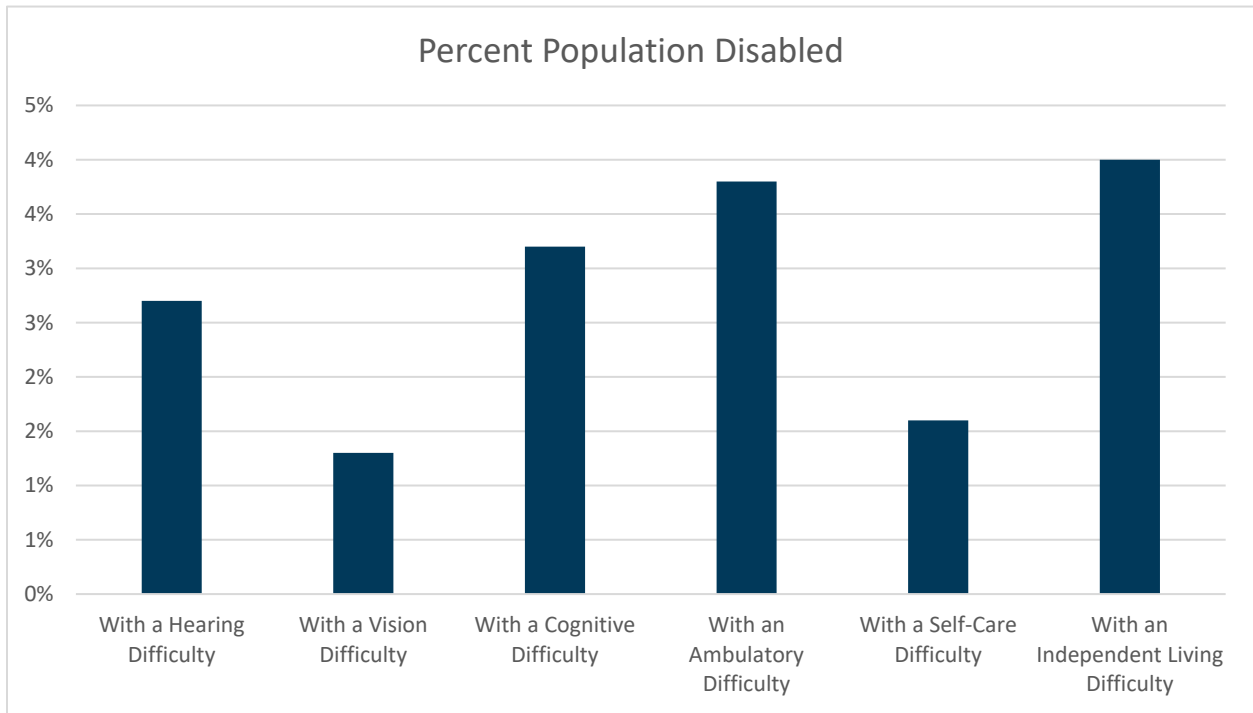


Figure 2.7 – Educational Attainment

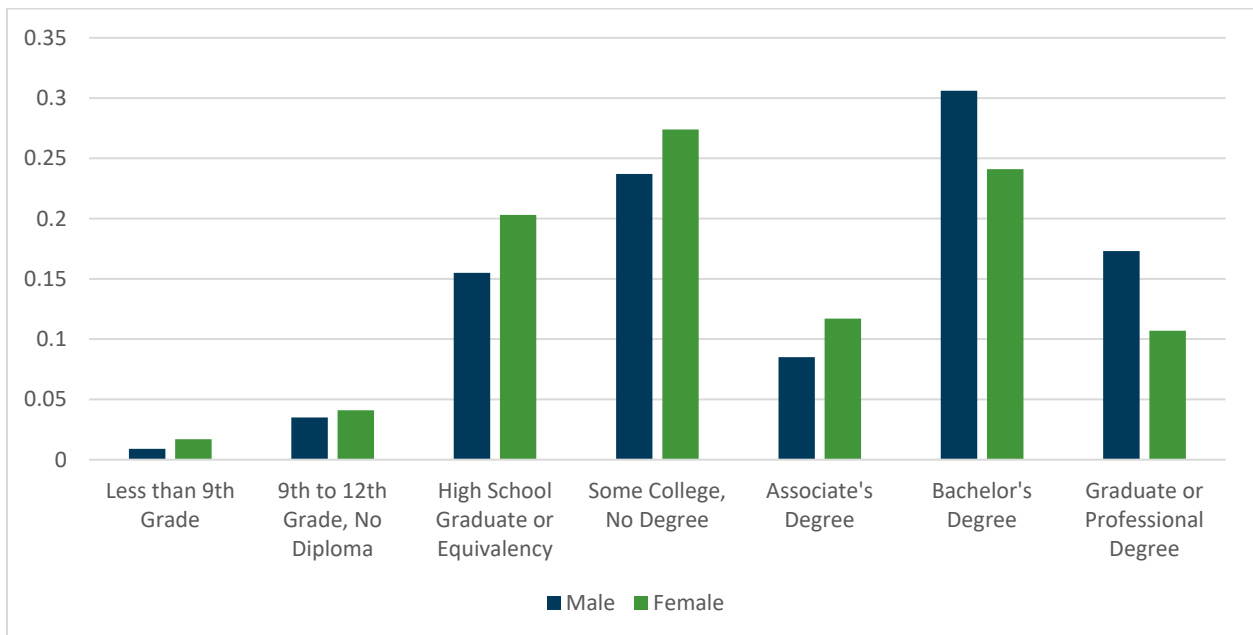
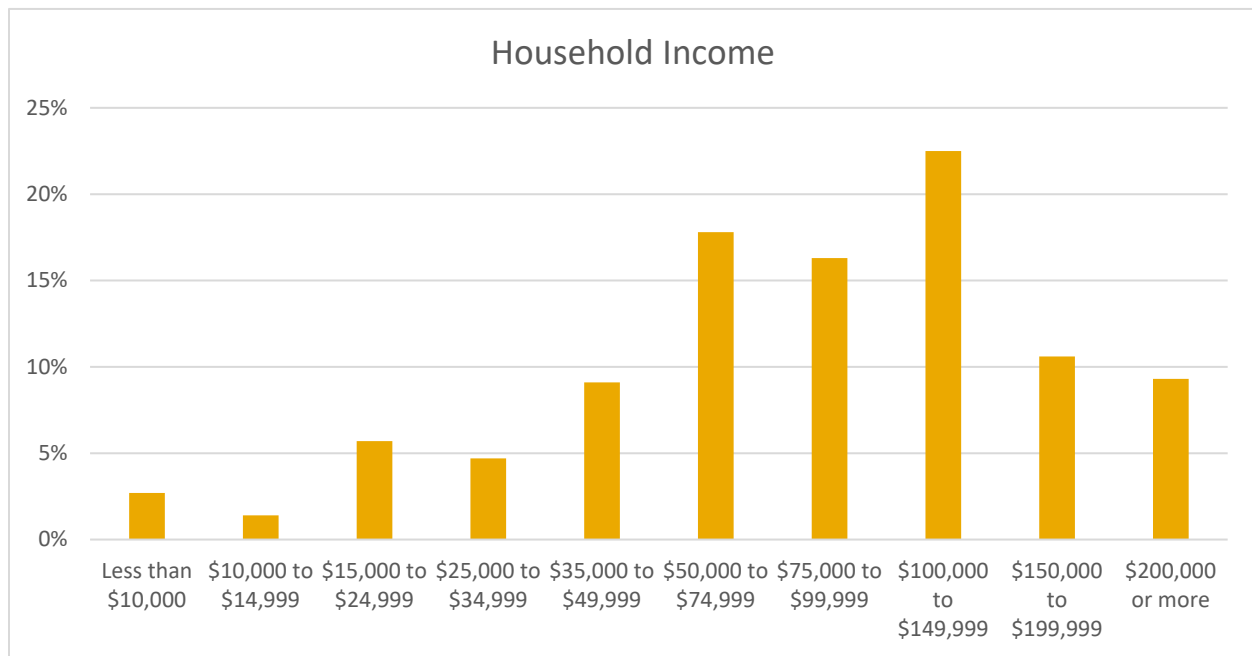


Figure 2.7 – Household Income



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
Population 16 Years and Over	71,803
In Labor Force	69.30%
Not in Labor Force	30.70%
Unemployment Rate	3.40%
Mean Travel Time to Work (Minutes)	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

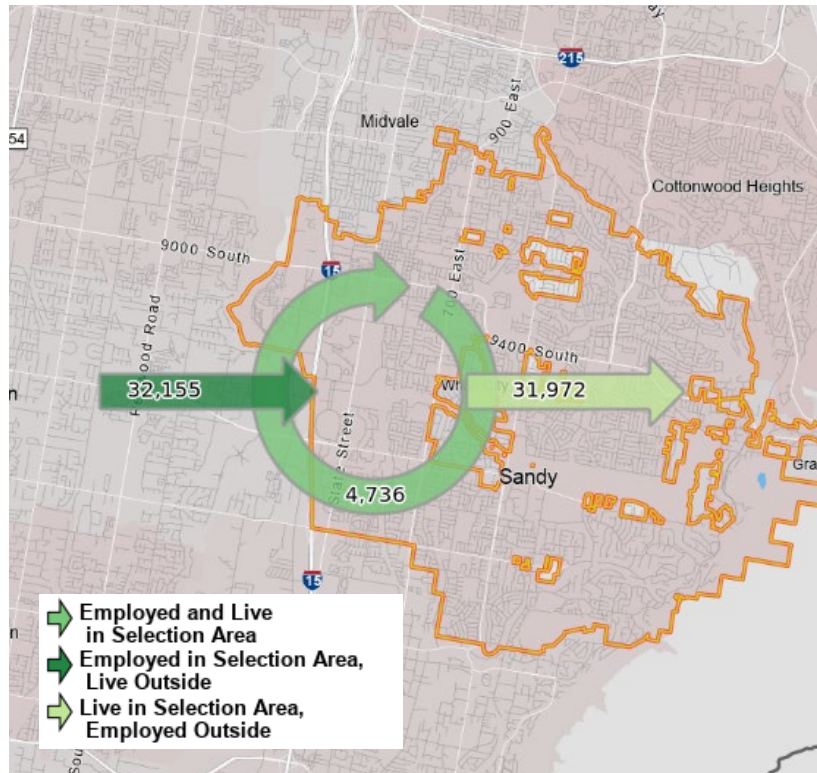
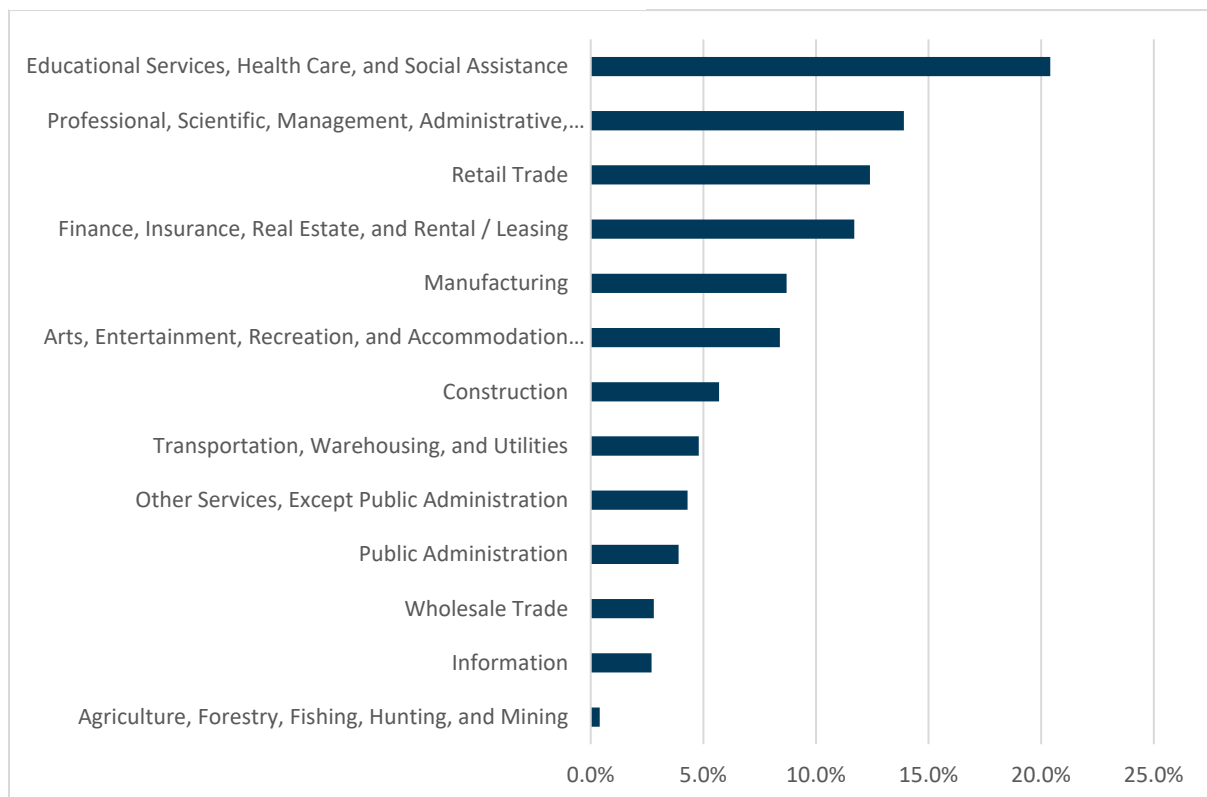


Figure 2.7 – Employment by Industry



3. 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

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.