

RESOLUTION #20-43c

A RESOLUTION ACCEPTING THE ANNUAL REPORT OF THE CITY COUNCIL REVIEW AND IMPLEMENTATION OF THE MODERATE INCOME HOUSING PLAN AND AUTHORIZING SUBMITTAL OF THE REPORT ACCORDING TO UTAH CODE.

WHEREAS, Section 10-9a-408, Utah Code Ann. 1952, as amended, requires the legislative bodies of municipalities to annually review the municipality's moderate income housing plan and to submit a report of the findings to the Department of Workforce Services; and

WHEREAS, the City Council of Sandy City ("City") has adopted a Moderate Income Housing Plan as an amendment to the Housing Element of the Sandy City General Plan on November 19, 2019; and

WHEREAS, the Sandy City Council, as the legislative body for Sandy City, has held a public meeting before its own body on November 10, 2020 to review the Moderate Income Housing Plan; and

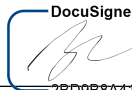
WHEREAS, a report has been prepared of the findings of the City Council's review, including an estimate of the need for the next five years, a description of progress made, a description of efforts to utilize housing set-aside funds, and implementation of recommendations related to moderate income housing.

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

1. The Sandy City Moderate Income Housing Report for 2020 (attached as **Exhibit "A"**) is hereby accepted and authorized to be posted and submitted per Utah Code;
2. All resolutions or portions thereof in conflict herewith are hereby repealed;
4. This resolution shall take effect upon passage by the Sandy City Council and recording as required by law.

DATED this 10 day of November, 2020.

DocuSigned by:



Zach Robinson, Chair
Sandy City Council



ATTEST:
DocuSigned by:



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City Recorder

RECORDED this 16 day of November, 2020.

Exhibit “A”

Sandy City Moderate Income Housing Report for 2020

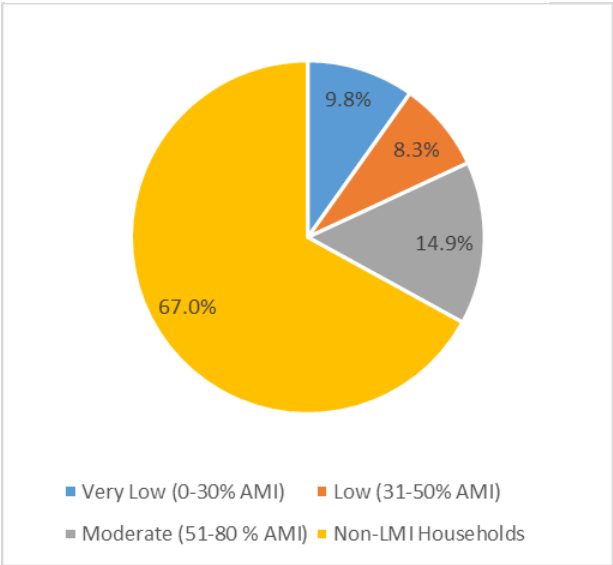
Moderate Income Housing Report

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 live....” (Utah Code Ann. 10-9a-403(2)(b)(i)) This report is to fulfill the requirements of Utah Code Ann. 10-9a-408.

“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. The full low to moderate income (LMI) range (0-80% AMI) will be divided into the following three categories, according to Utah Code requirements and for evaluation in this report: “Very Low” (0-30% AMI), “Low” (31-50% AMI), and “Moderate” (51-80% AMI).

Affordable Housing and Housing Affordability are terms that are often used interchangeably when discussing moderate income housing. The two terms actually have different meanings to different 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.

Figure 1: Households by Income Level



Source: U.S. Census Bureau, 2018 5-Year ACS (adjusted to 2020 households)

Figure 2: Affordable Housing Costs by Income Category (2018 dollars)

Income Category	Max. Income	Estimated Affordable Housing Costs		
		Per Year	Per Month	House
Very Low (0-30% AMI)	\$25,100	\$7,530	\$628	\$80,000
Low (31-50% AMI)	\$40,000	\$12,000	\$1,000	\$150,000
Moderate (51-80 % AMI)	\$64,000	\$19,200	\$1,600	\$265,000
Median (81-100% AMI)	\$80,000	\$24,000	\$2,000	\$340,000

Source: HUD FY2018 Income Limit Summary

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%.

Figure 3: Median Value by Year

	2014	2015	2016	2017	2018
Median Household Income	\$78,048	\$79,491	\$83,527	\$87,012	\$91,836
Median Home Value	\$271,500	\$277,100	\$288,300	\$311,000	\$333,900
Median Contract Rent	\$990	\$1,032	\$1,054	\$1,081	\$1,123

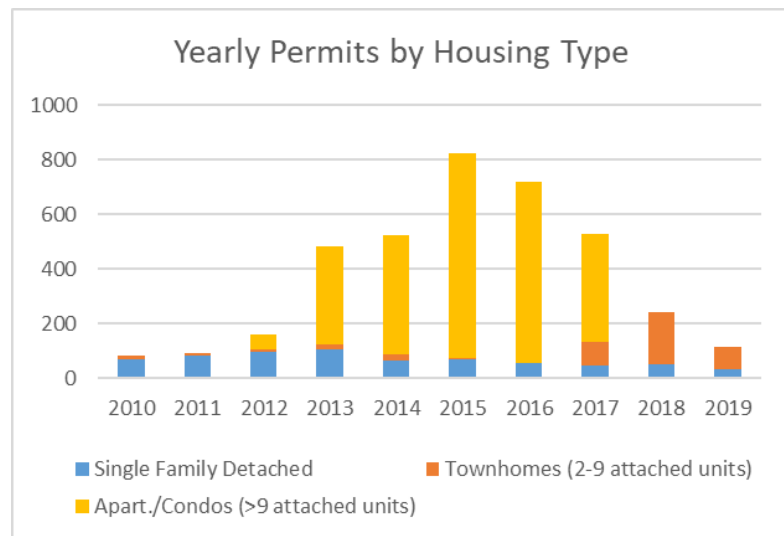
Source: U.S. Census Bureau, 2018 5-Year ACS

EXISTING HOUSEHOLDS AND DWELLING UNITS

The Sandy City Community Development Department estimates a total of 34,158 dwelling units as of July 1, 2020. This is an increase of 4,657 units since the 2010 Census. The City also estimates that approximately 32,450 were occupied (households). With a household size of approximately 3.08, the total population estimate is 99,870.

According to the most recent Census data, half of all dwelling units were built prior to 1983. The majority (74.9%) are single-family detached. Housing inventory has become more diverse since the 2010 Census. Since 2010, of all new residential units permitted, single-family detached accounts for 16.9 %, townhomes 11.7%, and apartment/condos 71.3%. Of all occupied dwelling units, 74.6% are owner-occupied and 25.4% are rented.

Figure 4: Building Permits Issued by Year and Type



Source: Sandy City Community Development Dept.

Approximately 33.0% (10,711) of households qualify as LMI, earning 80% or less than the area median income for Salt Lake County. Of all LMI households, 57.8% are owner-occupied and 42.2% are renters. LMI renter households account for 58.1% of all renter households in the City. The majority (52.5%) of

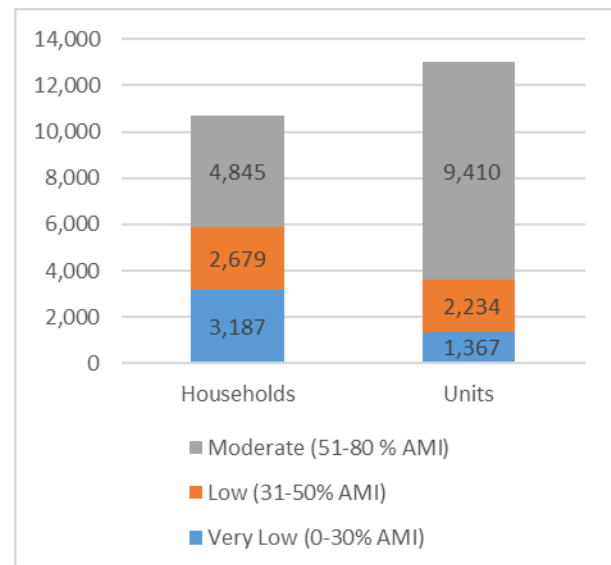
owner-occupied households are in the moderate income (51%-80% AMI) category. The very low income category is the largest (39.5%) of the three LMI categories for renter households.

Of all Sandy City households, 24% have housing costs that exceed 30% of their income (“cost burdened”). Of households with incomes that qualify as LMI, 58% are cost burdened. By LMI income category, 85.5% of households with incomes in the lowest income category (0-30% AMI) are cost burdened, 63.9% of households in the middle category (30-50% AMI) are cost burdened, and 38.2% of households in the upper category (50-80%) are cost burdened. Of all LMI renter households, 71.7% are cost burdened.

Of the 32,450 occupied dwelling units in the City, 34% (13,011) are affordable to LMI households. This is an overall excess of 2,300 affordable LMI dwelling units across all three LMI categories compared to the number of total LMI households. However, the excess is entirely in the Moderate category, with shortages in the other two lower income categories. There is a shortage of 445 units in the Low category and a shortage of 1,820 in the Very Low category.

Rental units account for 43.9% of affordable LMI units and owner-occupied units account for 56.1%. The greatest shortage by income tenure and tenure (owned vs. rented) is 1,301 for Very Low renter households.

Figure 5 – 2020 LMI Households and Units by Income



Source: U.S. Census Bureau, 2018 5-Year ACS (adjusted to 2020 households)

Tables: 2020 Affordable Housing-Households vs. Dwelling Units

Figure 6 – 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	1,593	3,554	3,212	1,962	1,620	4,517	5,708	4,191	1,191	-327
31-50% AMI	1,141	1,671	846	531	-295	2,925	2,154	978	-771	-1,947
0-30% AMI	1,784	483	132	-1,301	-1,652	1,784	483	132	-1,301	-1,652
Total	4,517	5,708								

Source: Sandy City Community Development Department

Figure 7 – 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	3252	5856	2,604	6193	7303	1,110
31-50% AMI	1539	563	-976	2941	1,447	-1,494
0-30% AMI	1403	884	-518	1403	884	-518
Total	6193	7303				

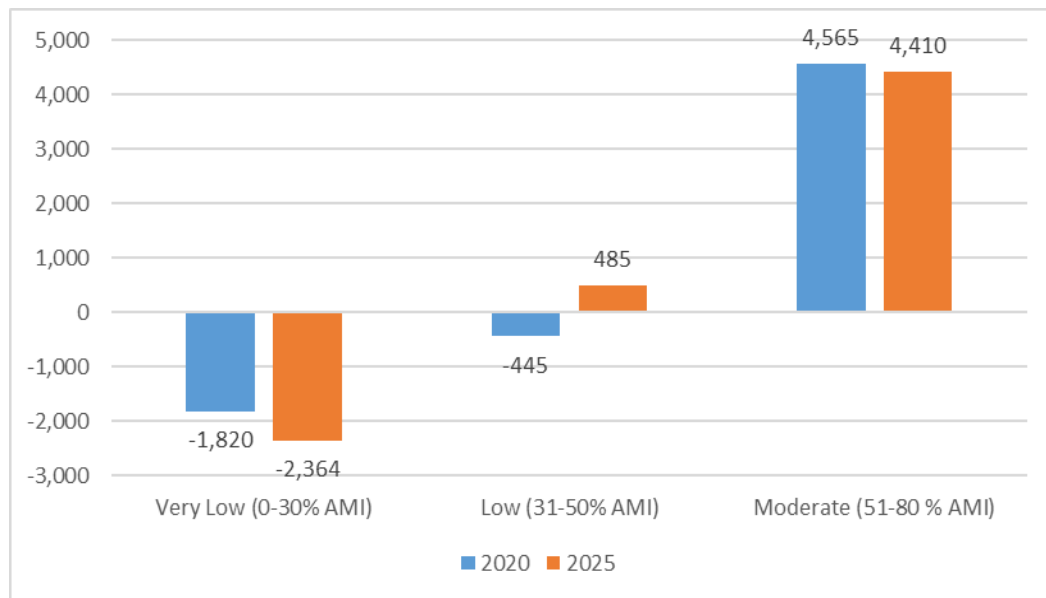
Source: Sandy City Community Development Department

2025 (5-YEAR) PROJECTIONS

The City added an annual average of 647 dwelling units during the 1990's, 292 units during the 2000's, and 458 units during the 2010's. Based on historical trends, the Sandy City Community Development Department anticipates adding approximately 4,166 dwelling units by 2030. By 2025, it is projected that the City will have a total of 36,213 dwelling units, and 34,403 occupied dwelling units (households). Approximately 73.6% will be owner occupied and 16.4% renter occupied, with 33.8% (11,635) of the units affordable to LMI households. This is an increase of 924 LMI households and 1,155 affordable LMI dwelling units.

Trends indicate that the overall excess of LMI affordable units across all three income categories combined increases from 2,300 units to 2,531 units. The gains are largely made in the Low (middle) income category, which flips from a shortage of 445 units to an excess of 485 units. However, gains in the upper income categories offset increased shortages in the Very Low (lowest) income category from 1,820 to 2,364, with the greatest impact affecting affordable rental units.

Figure 8 – Excess/Shortage of Affordable LMI Dwelling Units (2020 & 2025)



Source: Sandy City Community Development Department

Tables: 2025 Affordable Housing-Households vs. Dwelling Units

Figure 9 – 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	1,862	3,602	4,624	1,739	2,761	5,283	6,675	5,885	1,393	602
31-50% AMI	1,334	2,820	1,290	1,486	-44	3,420	3,074	1,261	-347	-2,159
0-30% AMI	2,086	254	-29	-1,832	-2,115	2,086	254	-29	-1,832	-2,115
Total	5,283	6,675								

Source: Sandy City Community Development Department

Figure 10 – 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	3,336	6,007	2,671	6,353	7,491	1,138
31-50% AMI	1,578	577	(1,001)	3,017	1,484	(1,533)
0-30% AMI	1,439	907	(532)	1,439	907	(532)
Total	6,353	7,491				

Source: Sandy City Community Development Department

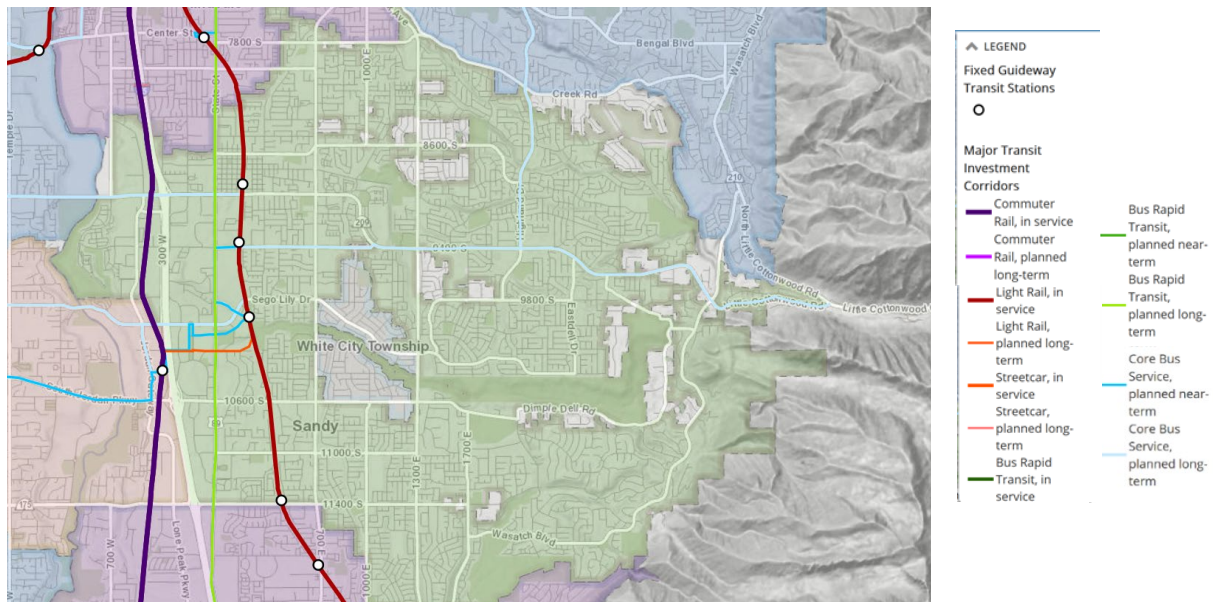
STRATEGIES

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.

The City adopted an amendment to the General Plan in 2019, updating the Moderate Income Housing Plan within the Housing Element. In 2020, the Community Development Department had anticipated, prior to the outbreak of Covid-19, the start of a comprehensive general plan update, which would have included the goals and policies of the Housing Element. As that has not occurred, this report reviews the goals and policies of the existing Housing Element as they apply to the adopted implementation strategies. The following are the four strategies selected by the City:

- **Strategy 1** - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (10-9a-403(2)(b)(iii)(E))
- **Strategy 2** - Encourage higher density or moderate income residential development near major transit investment corridors (10-9a-403(2)(b)(iii)(G))
- **Strategy 3** - 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))
- **Strategy 4** - Preserve existing moderate income housing (10-9a-403(2)(b)(iii)(L))

Figure 11 – Transit Stations and Corridors



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

STRATEGY 1: Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

Associated Goals, Outcomes, Tasks, & Staff Recommendations		Task Components					
		Staff Recommendation	Responsible Party	Resources Needed	Deadlines	Completed/ Results	Addressing Deviations/Barriers
Goal	1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities						
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						
Outcome	1.5 Encourage various housing types and sizes including carriage homes, lofts, live- work spaces, and other options as appropriate.						
Task	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	Code amend.- eliminate CUP, guesthouses?	CDD-Planning	Council direction			
Task	1.5.2 Provide market-rate, affordable housing through encouraging secondary units	Code amend.- eliminate CUP, guesthouses?	CDD-Planning	Council direction			
Goal	2. MAINTENANCE - Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences						
Outcome	2.2 Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood						
Goal	3. COMMUNITY - Encourage the preservation, upkeep, and maintenance of existing housing						
Outcome	3.1 Encourage investment in the community by owners, landlords, and renters						
Task	3.1.2 Promote good property management practices and educate homeowners and landlords regarding City codes, enforcement, expectations, and opportunities within the community	Active code enforcement	CDD-Building	N/A	Ongoing	N/A	
Goal	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						
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents						
Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income						
Outcome	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						
Task	6.1.13 Encourage the distribution and integration of moderate income housing throughout the community	City-wide accessory apartment ordinance.	N/A	N/A	N/A	Done	CUP may not be needed. Open to guesthouses?

STRATEGY 2: Encourage higher density or moderate income residential development near major transit investment corridors

Associated Goals, Outcomes, Tasks, & Staff Recommendations		Task Components					
		Staff Recommendation	Responsible Party	Resources Needed	Deadlines	Completed/ Results	Addressing Deviations/Barriers
Goal	1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities						
Outcome	1.3 Create an opportunity to preserve lands that are better utilized for pedestrian and bicycle trails, wilderness fire protection, etc.						
Task	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	PUD requires 40% openspace, need update	CDD-Planning	Staff time	Staff is moving forward, no deadline.		
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						
Task	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	Amend Cairns Design Stand to include Stad. Vill.	CDD-Planning	Staff time	Staff is moving forward, no deadline.		
Outcome	1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.						
Outcome	1.6 The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment						
Task	1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing	Could be done with a General Plan update.		Funding			
Task	1.6.3 Explore financial tools to promote development of market-rate, affordable and workforce housing	Review housing set-aside programs.	EDD-RDA	Staff analysis. Direction from the RDA board.			
Goal	4. INTERACTION - New and existing housing should complement the non-residential uses throughout the City and region						
Outcome	4.1 Promote a balance of jobs to housing within the City						
Task	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	Could be done with a General Plan update.		Funding			
Outcome	4.2 Provide regional access to housing, employment, and commercial uses						
Task	4.2.1 Promote and support mixed-use, employment, and residential growth near existing and future transit stations, existing activity centers, and transportation corridors	The Cairns (including subdistricts) Mstr. Plan	CDD-Planning	N/A	N/A	Done	Implement LMI housing requirements for multi-family in The Cairns.
Goal	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						
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents						
Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income						
Outcome	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						
Task	6.1.1 Retain, where possible, moderate income housing along the light rail corridor	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	

STRATEGY 3: 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

Associated Goals, Outcomes, Tasks, & Staff Recommendations		Task Components					
		Staff Recommendations	Responsible Party	Resources Needed	Deadlines	Completed/Results	Addressing Deviations/Barriers
Goal	1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities						
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						
Task	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	Amend Design Stand to include Stad. Vill.	CDD-Planning	Staff time	Staff is moving forward, no deadline.		
Task	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	Code amend.-Review parking require.	CDD-Planning	Staff time			
Outcome	1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.						
Outcome	1.6 The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment						
Task	1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing	Could be done with a General Plan update.		Funding			
Goal	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						
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents						
Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income						
Outcome	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						
Task	6.1.1 Retain, where possible, moderate income housing along the light rail corridor	Provide parking reductions near transit	CDD-Planning	N/A	N/A	Complete	

STRATEGY 4: Preserve existing moderate income housing

Associated Goals, Outcomes, Tasks, & Staff Recommendations		Task Components					
		Staff Recommendation	Responsible Party	Resources Needed	Deadlines	Completed/ Results	Addressing Deviations/Barriers
Goal	1. QUALITY GROWTH - Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities						
Outcome	1.4 Ensure a range of housing options to accommodate an aging population and growth trends						
Goal	2. MAINTENANCE - Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences						
Outcome	2.1 Allow for additions and modifications to existing housing stock						
Task	2.1.2 Using the Conditional Use Permit process, allow for balconies, porches, pop-outs, and other architectural features to encroach into setbacks	Residential Conservation Overlay Zone	N/A	N/A	N/A	Done	
Outcome	2.2 Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood						
Task	2.2.1 Provide assistance to residents in determining life-safety issues posed by existing structures	Consultations for bsmt apart. and requests.	CDD-Building	Staff	Ongoing	N/A	
Goal	3. COMMUNITY - Encourage the preservation, upkeep, and maintenance of existing housing						
Outcome	3.1 Encourage investment in the community by owners, landlords, and renters						
Task	3.1.1 Provide information, incentives, and assistance to those wishing to make improvements to their property	CDBG-Assist, Neighborworks	CDD-CDBG	Committee recommend., Council approval	Ongoing	N/A	
Outcome	3.2 Maintain and upgrade aging infrastructure and housing						
Task	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	Promote CDBG-funded programs.	CDD-CDBG, Communications	Coordination			
Task	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)						
Task	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)	CDBG-ped./access & park improvements	CDD-CDBG	Committee recommend., Council approval	Ongoing	N/A	
Outcome	3.3 Strengthen the community by utilizing programs that invite citizen investment in their communities						
Task	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.)						
Task	3.3.3 Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	
Task	3.3.4 Continue to provide adequate notice and opportunity for neighborhood organizations and residents to voice concerns and resolve land use issues	Neighborhood meetings, expand notices.	City Council, CDD-Planning	N/A	Ongoing	Code amend-completed	
Goal	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						
Task	5.1.3 Ensure that reasonable accommodations are available in housing to those with disabilities	CDBG-Assist	CDD-CDBG	Committee recommend., Council approval	Ongoing	N/A	
Outcome	5.2 Provide an environment in which housing and shelter are available to all residents						

Goal	6. MODERATE INCOME HOUSING - The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income						
Outcome	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						
Task	6.1.2 Continue to encourage various entities to continue offering finance and housing programs to persons of moderate income	HOME Consortium (specifically DPA)	CDD-CDBG	Continued membership on Consortium	Ongoing	N/A	
Task	6.1.3 Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs	CDBG-Assist, Neighborworks, CV	CDD-CDBG	Committee recommend., Council approval	Ongoing	N/A	
Task	6.1.8 Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods)	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	Need a policy to consider outside of a rezone.
Task	6.1.9 Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts	Consider when reviewing rezones.	City Council	N/A	Ongoing	N/A	
Task	6.1.13 Encourage the distribution and integration of moderate income housing throughout the community	Accessory Apartment Ordinance	City Council, CDD-Planning	N/A	N/A	Completed	Could be more accessible (no CUP).
Outcome	6.2 Ensure persons of moderate income can benefit from and fully participate in all aspects of neighborhood and community life.						

HOUSING SET-ASIDE FUNDS (CRA, RDA, CDA, EDA)

The City's RDA Board has approved one use for the housing set-aside funds, which is the purchase of land for the addition of affordable house. The City has focused on two projects to carry out that purpose.

The City has a partnership with Canyons School District. The City purchased dilapidated properties and demolishes the structures. The land is then donated to the School District to be rebuilt through their tech programs, and then sold to an LMI household. The City had five lots. The School District has built three homes and is working on the other two. The City has also been purchasing property in Historic Sandy for assemblage to build an affordable housing project.

Additionally, housing set-aside funds have been used to acquire residential properties that may be essential to future infrastructure projects. The housing is rented, until such time that the property is needed for an infrastructure project, at an affordable rate to City employees that qualify as an LMI household. The City is in the process of acquiring its third property.

The City is currently reviewing alternative practices and programs to more effectively utilize housing set-aside funds. Upon completion, the City's review will be presented to the RDA Board for consideration. The City has approximately \$1,300,000 in housing set-aside funds available.

SUMMARY

2020 Progress

- Sandy City allows for accessory dwelling units. In 2020, 4 ADU's were permitted. However, 19 ADU's have been permitted over the past three years.
- The City has a proactive Code Enforcement Division that assists in maintaining community standards.
- Arcadia Apartments, a low-income housing tax credit project, completed construction of phase 1 (206 units, 60% AMI). Phase 2 is under construction. The project is located approximately 0.75 mile from a Trax station.
- The following code amendments were completed:
 - Parking reduction for affordable housing near transit stations.
 - Increase noticing requirements for rezone applications.
- The CDBG program provided funding in the 2019-2020 program year for the following LMI programs/projects affecting housing in the City:
 - The Road Home - Maintenance and operations of homes owned by The Road Home in Sandy City for permanent housing. (14 individuals at 4 dwelling units)

- Assist Inc. - Accessibility improvements and emergency home repairs to 19 households.
- Neighborworks – Home rehab to support Assist Inc. in 4 of the larger projects.
- The City began design work for park improvements and acquisition for road improvements in Historic Sandy, one of the lower income areas in the City.
- 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.
- RDA housing set-aside funds:
 - Canyons School District is making progress on the design of two houses that will eventually be sold to LMI households on lots developed with set-aside funds.
 - The RDA has signed a purchase contract on a house that will be purchased with set-aside funds and rented to an LMI employee.

Consideration for Future Progress

- The Community Development Department recommends updating the General Plan when funds are available.
- Review of the programs funded by the City’s RDA housing set-asides.
- Further implementation of The Cairns, specifically the Stadium Village master plan, by amending The Cairns Design Standards to include the Stadium Village area.
- Potential Code Amendments:
 - The Planning Commission has recommended that the ADU permit process be simplified by removing the CUP requirement.
 - The City’s ADU ordinance allows for accessory apartments (attached), but not detached ADU’s (guesthouses). In certain circumstances, guesthouses may offer acceptable affordable housing.

Note:

At the time that this document was prepared, the most current Census data was the 2018 American Community Survey (ACS). The 5-Year ACS was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2018 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2018 dollars per the 2018 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.