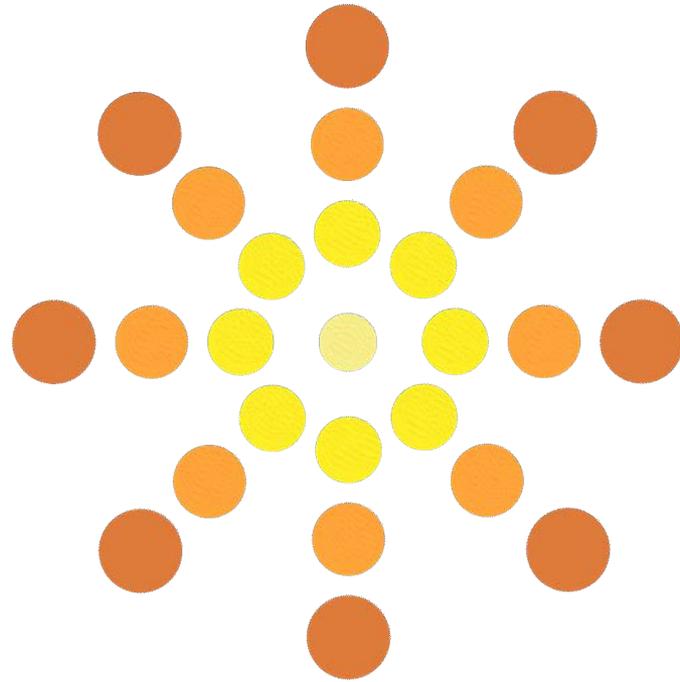


UTAH FOUNDATION
RESEARCH • ANALYZE • INFORM

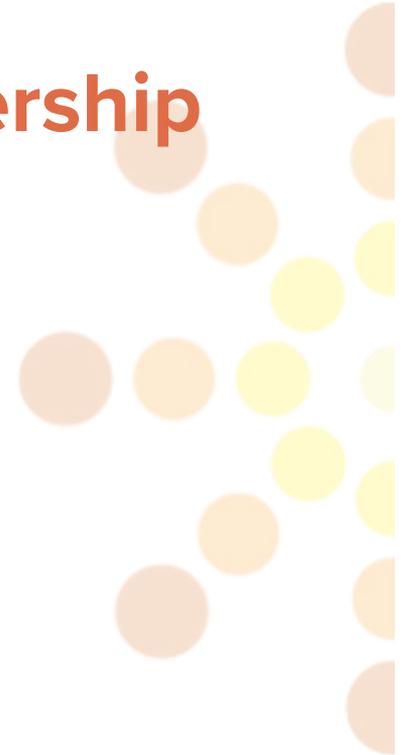
Housing and Homeownership

July 1, 2025

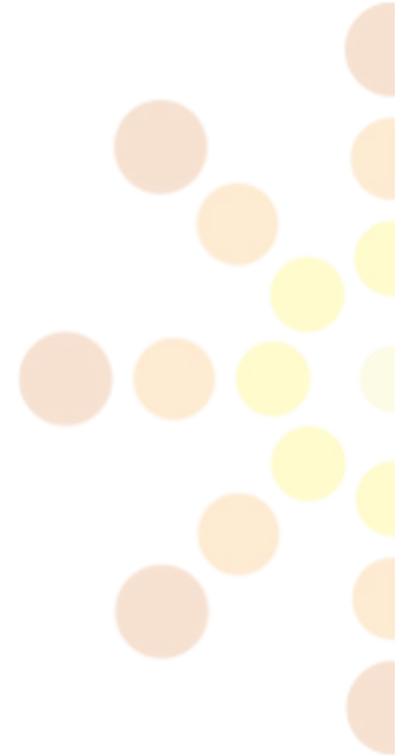


Housing and Homeownership

- ▶ Quality of Life
 - ▶ Housing shortage
- ▶ Middle housing
- ▶ Homeownership
- ▶ Priorities Project
- ▶ The future
- ▶ Solutions



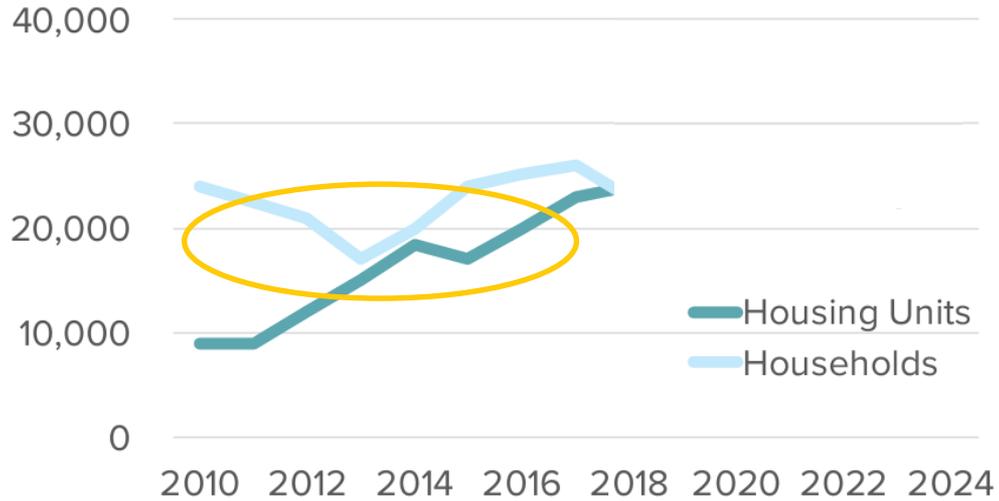
Utah Quality of Life



Housing shortage



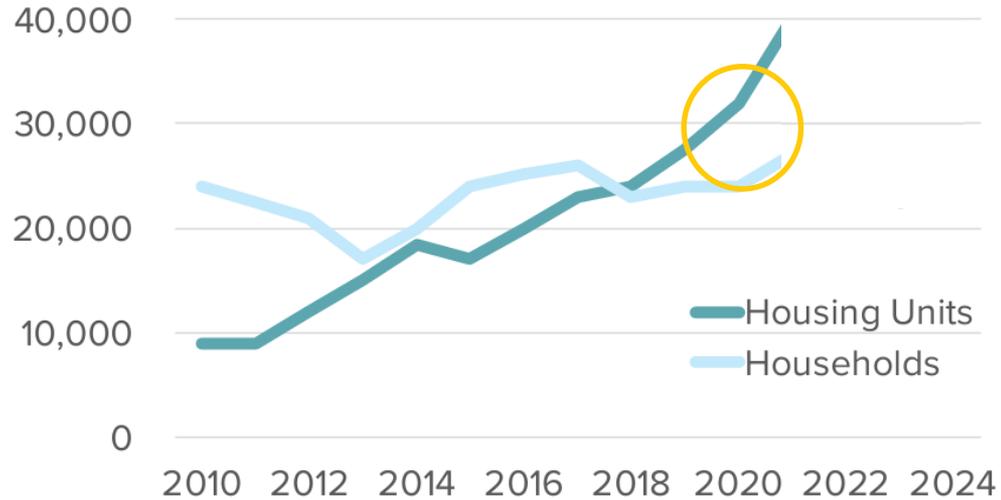
Utah's current housing deficit.



Household Formation and Available Housing, 2010-2024

Source: Kem C. Gardner Policy Institute.

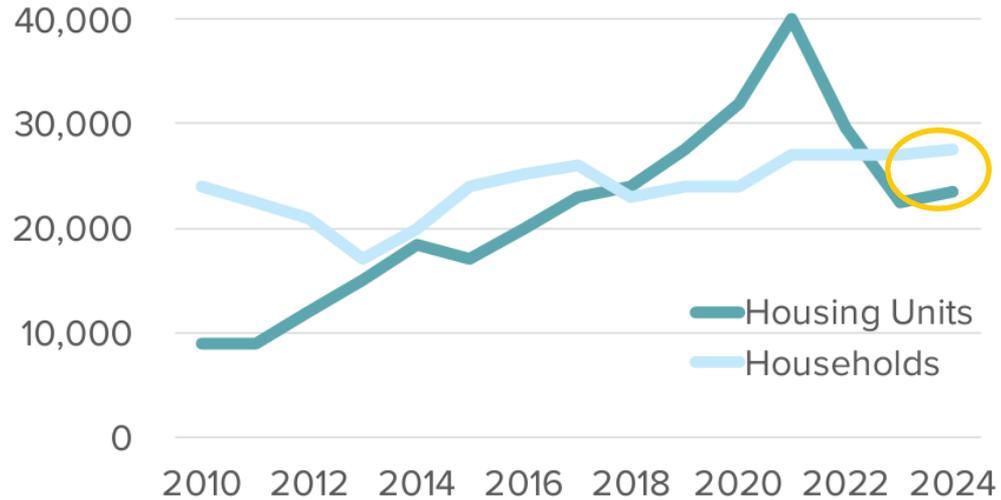
Utah's current housing deficit.



Household Formation and Available Housing, 2010-2024

Source: Kem C. Gardner Policy Institute.

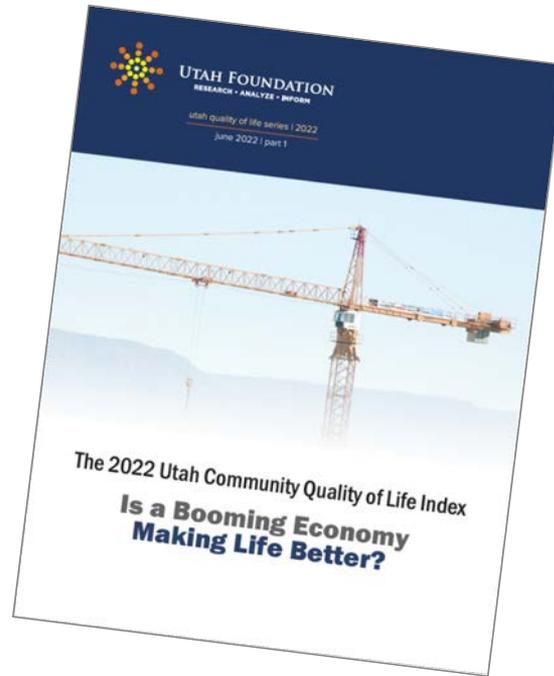
Utah's current housing deficit.



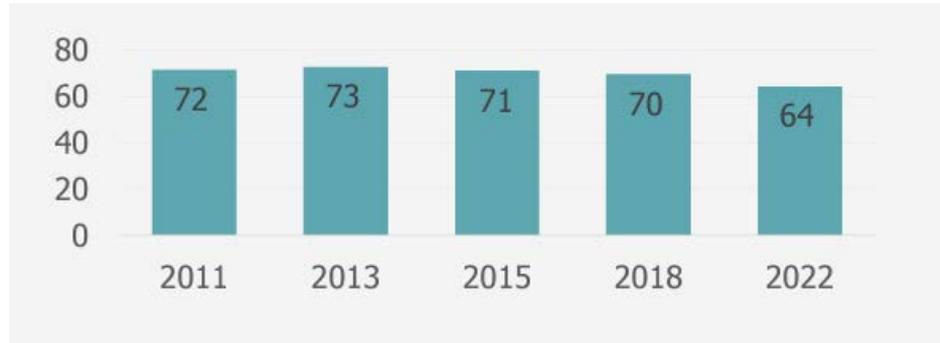
Household Formation and Available Housing, 2010-2024

Source: Kem C. Gardner Policy Institute.

Utah Quality of Life – 2022



Utah's Community Quality of Life



- Affordable housing has the lowest performance rating in the index.
- Housing affordability and other costs of living accounted for nearly two-thirds of the overall 2018-2022 decrease.

Utah Quality of Life – 2022



Q: What could most improve respondents' areas as places to live?

A: More affordable housing (34%)

Middle Housing Series – 2021-22



Survey responses

- ▶ More than 80% of Utahns feel that home prices and rents are too high.
- ▶ Survey respondents do not think they could afford the homes they currently own if they wanted to purchase them today.
- ▶ Nearly 90% of survey respondents are worried about housing costs.

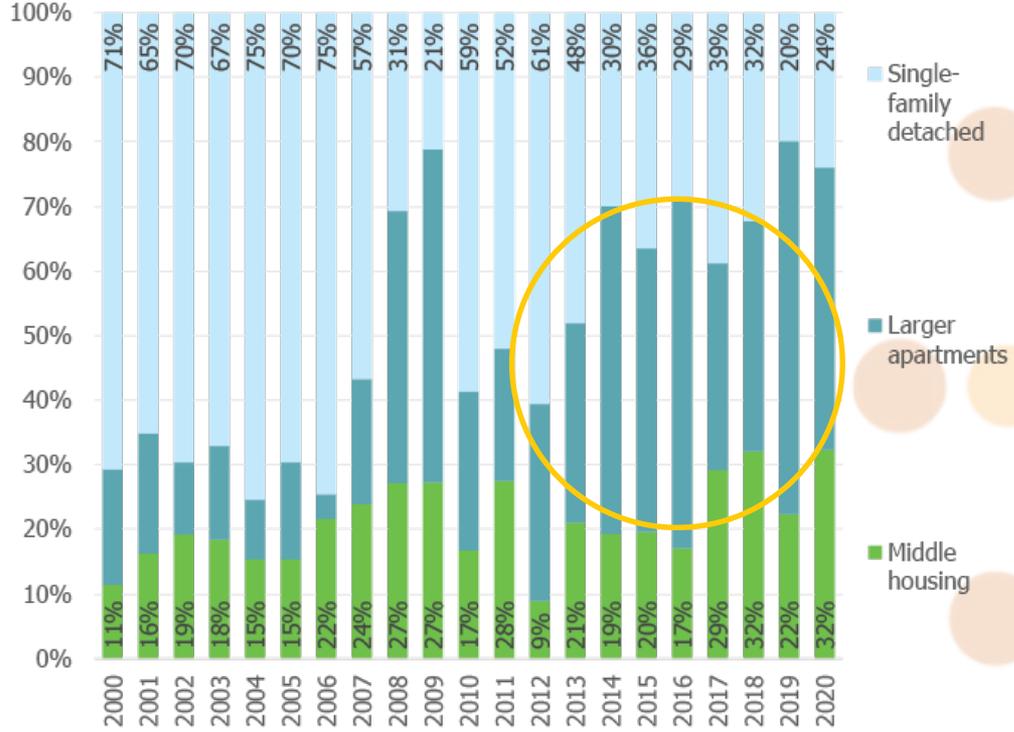
Preferences

- ▶ Most survey respondents (60%) support more affordable housing options in their neighborhoods.
- ▶ But not apartments.

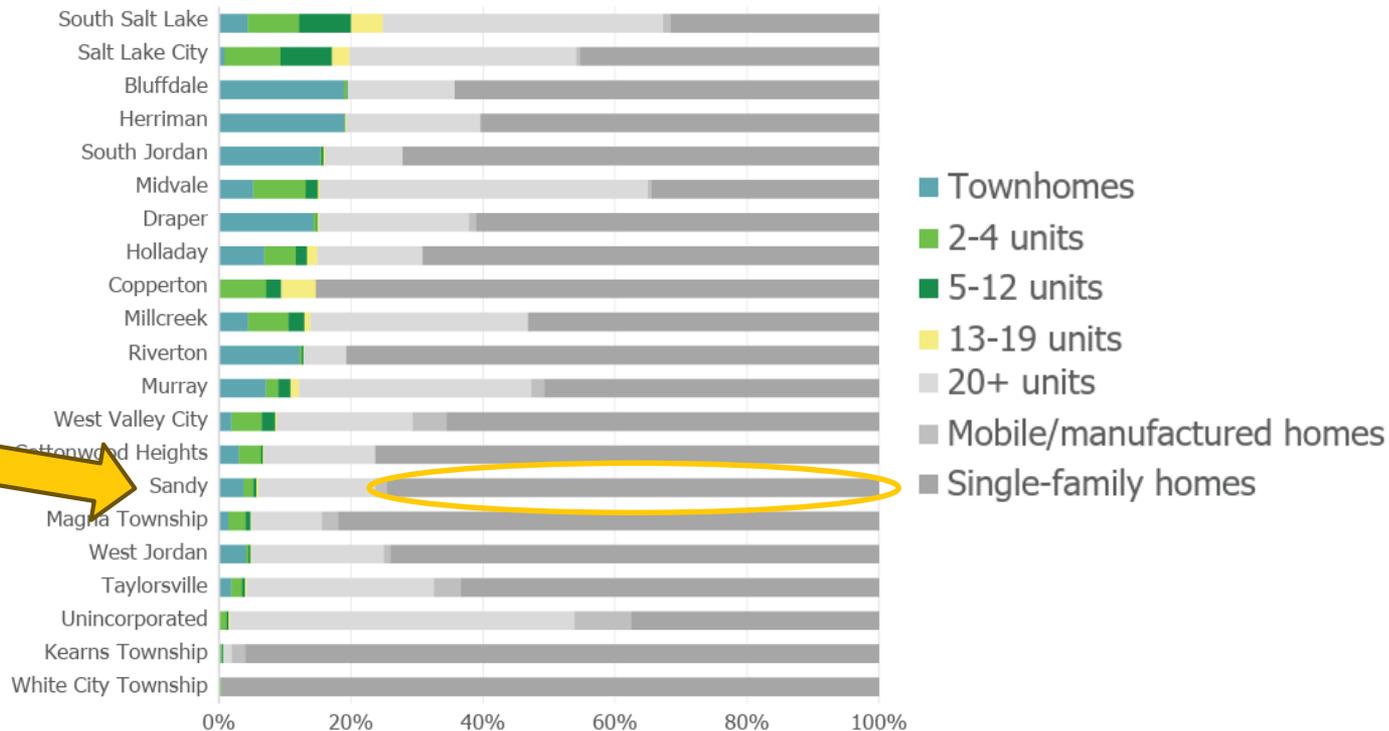


Missing Middle





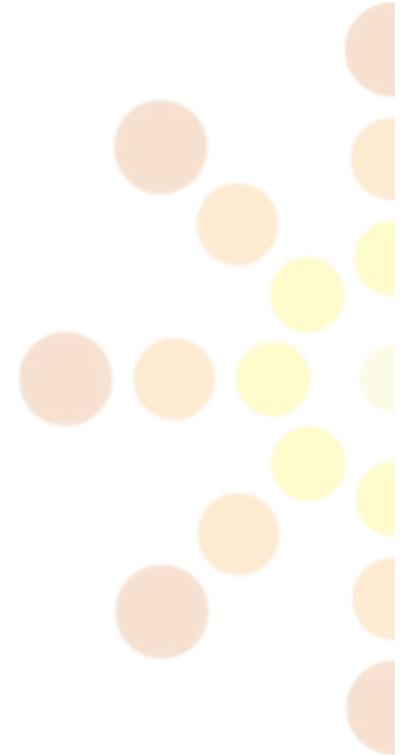
Residential dwelling unit permits by type, Salt Lake County



Housing unit types in Salt Lake County, by city

Preferences

- ▶ Most survey respondents (60%) support more affordable housing options in their neighborhoods.
- ▶ But not apartments.



Preferences

- ▶ Most survey respondents (60%) support more affordable housing options in their neighborhoods.
- ▶ But not apartments.
- ▶ Appearance is key.



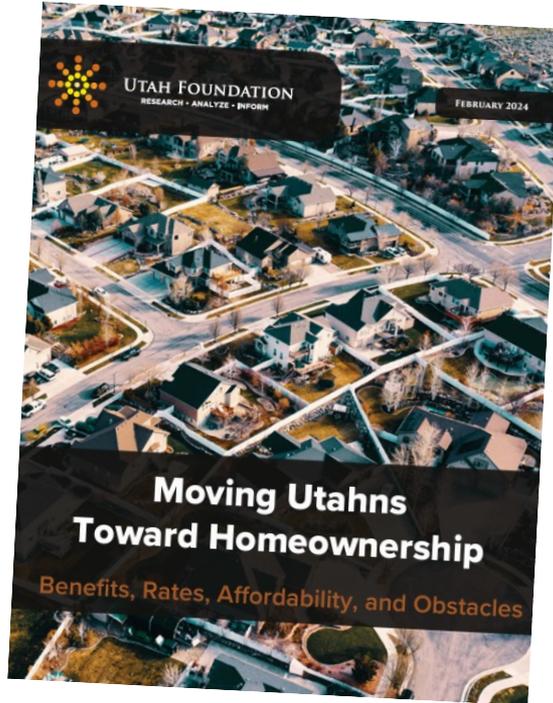


Obstacles

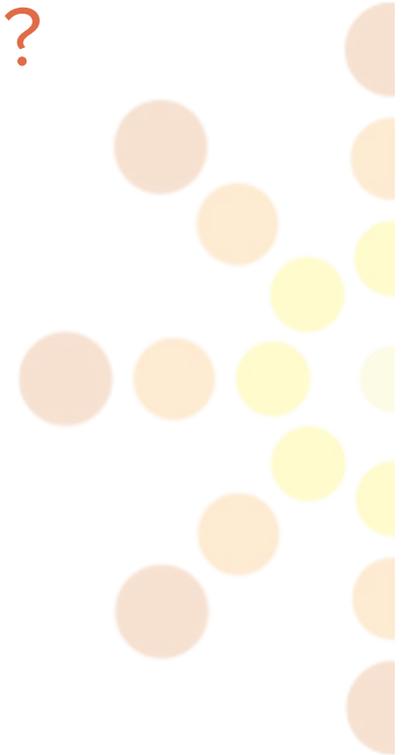
- ▶ Zoning
- ▶ Neighborhood opposition
- ▶ Parking spaces
- ▶ Condo challenges



Home Ownership – 2024



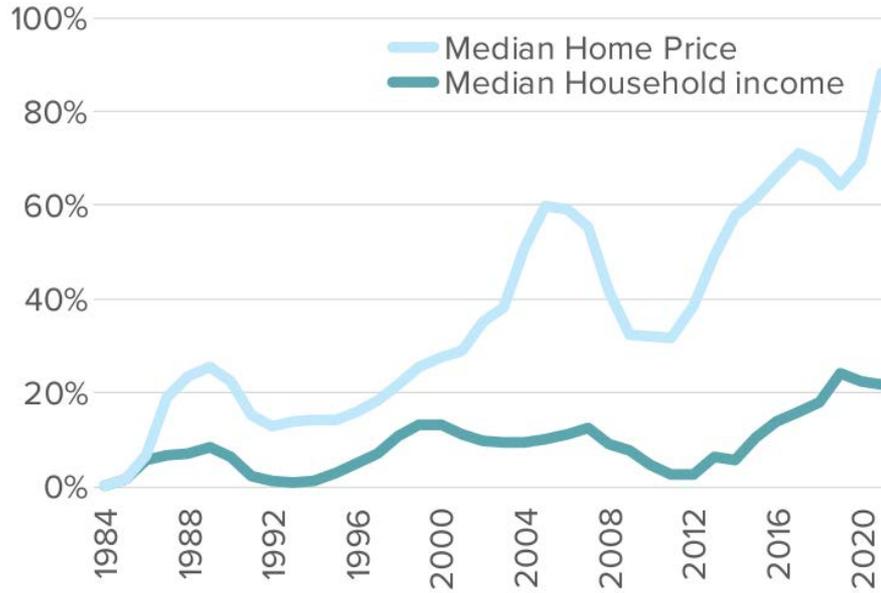
Why homeownership?



The concern: prices



New home prices have increased much faster than incomes.



Median Home Prices and Median Incomes, Inflation-Adjusted, 1985-2022

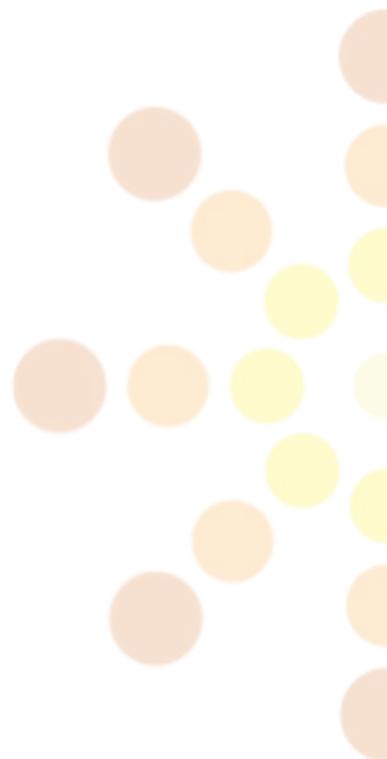
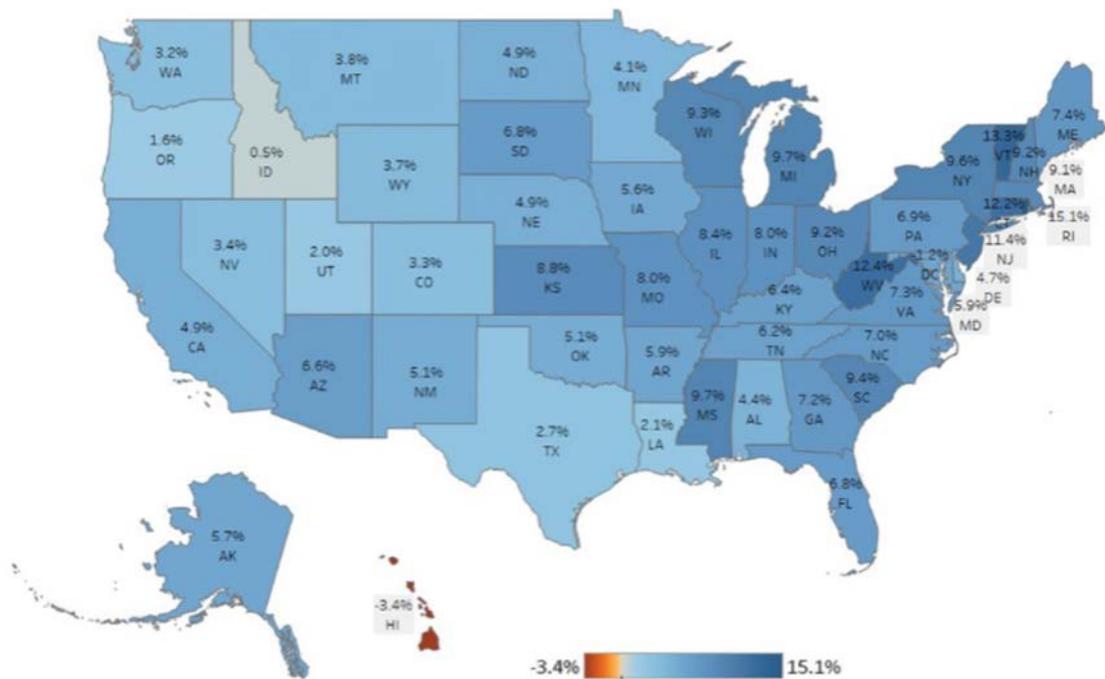


UTAH FOUNDATION

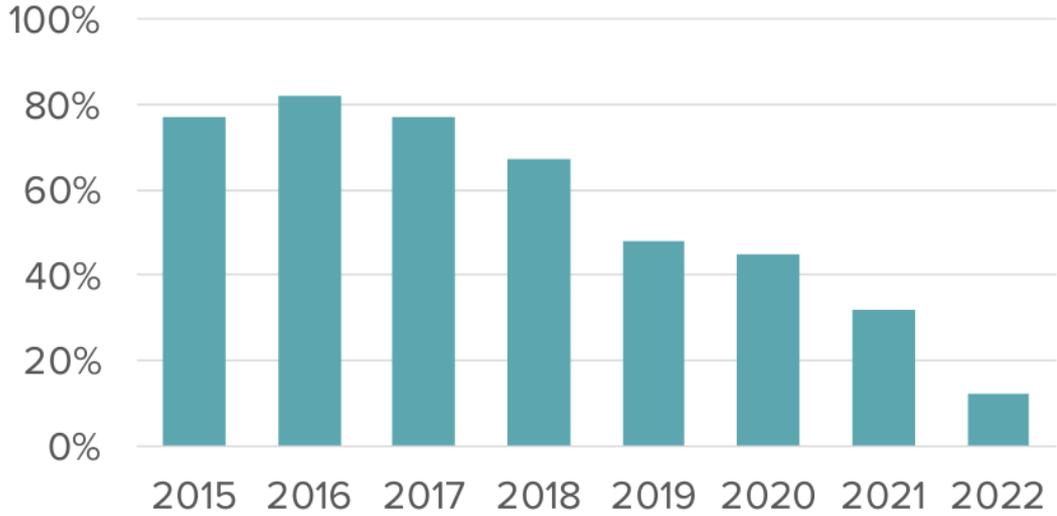
Significant Statistics



Home Price Appreciation, 2023

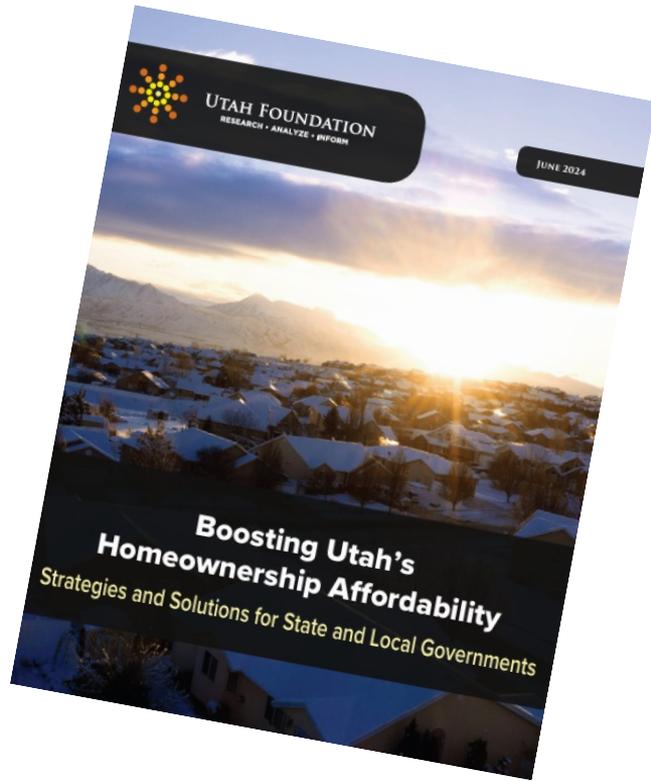


Home affordability in Utah has been declining for those earning the typical income.



Percentage of Utah Home Sales Affordable to those Earning the Area Median Income, 2015-2022

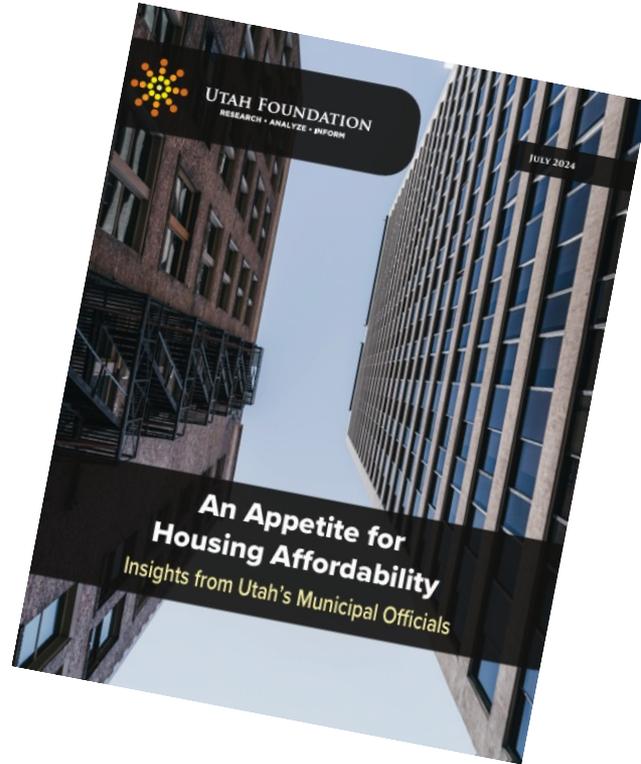
Source: Perpetual Housing Fund.



One takeaway:

Encouraging construction density can improve homeowner affordability, as smaller lots are integrated into neighborhoods that are otherwise characterized by single-family homes.



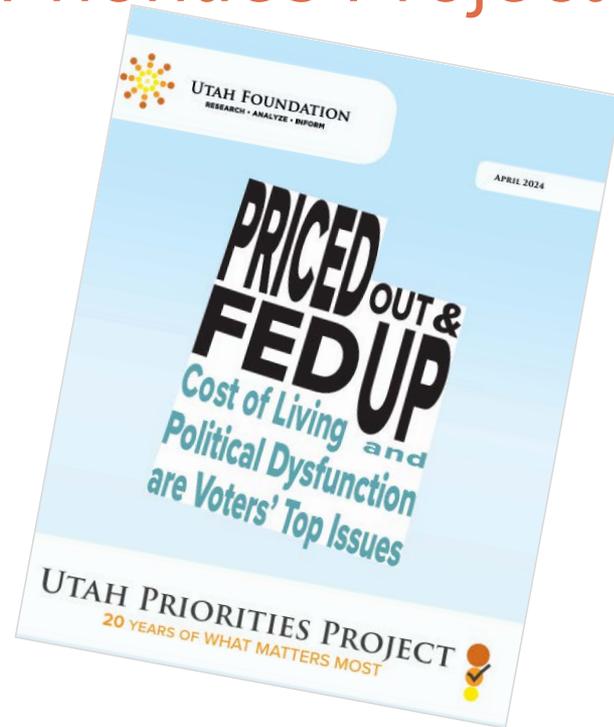


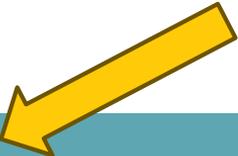
One takeaway:

Many municipal officials and staff (56%) consider community opposition to be the most substantial barrier to affordable housing.



Utah Priorities Project – 2024





Most Important	Housing Affordability Politicians listening to voters
High Importance	Earning enough to pay for non-housing needs Government overreach Partisan Politics

Focus has shifted from low-income Utahns to first-time homebuyers.

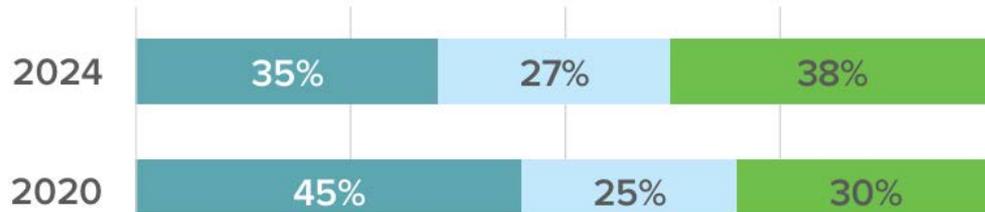
Affordability Concerns by Demographic Group, 2020 and 2024

“When thinking about housing affordability, I am most concerned about affordable housing for:
low-income Utahns, myself, first-time homebuyers”

Focus has shifted from low-income Utahns to first-time homebuyers.

Affordability Concerns by Demographic Group, 2020 and 2024

“When thinking about housing affordability, I am most concerned about affordable housing for:
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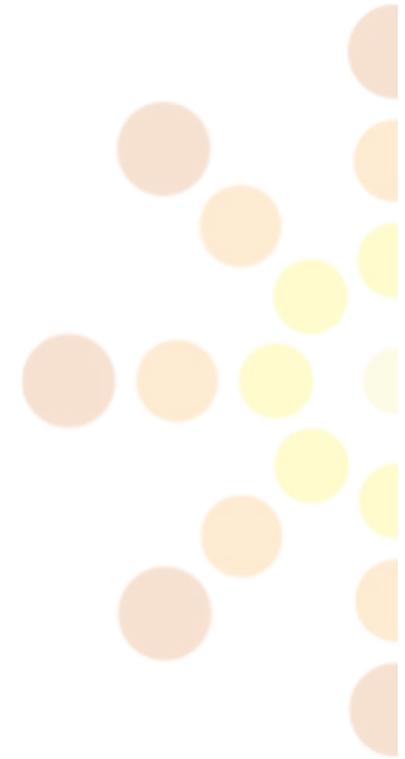
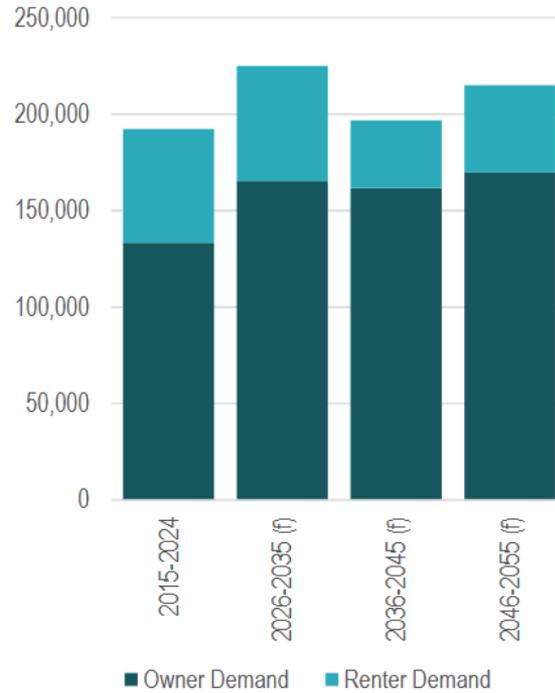


Looking Forward

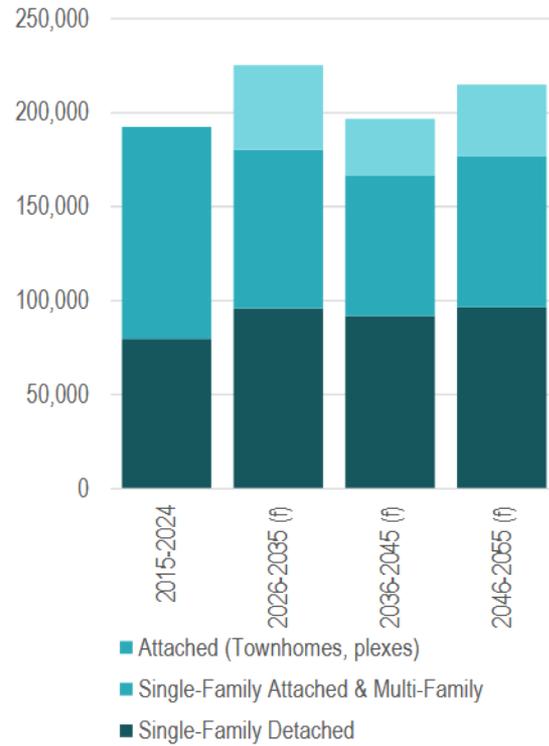
The Wasatch Front is expected to require 200,000 housing units each decade between 2026 and 2055.



Total Demand by Tenure Distribution 2015-2055 (f)¹

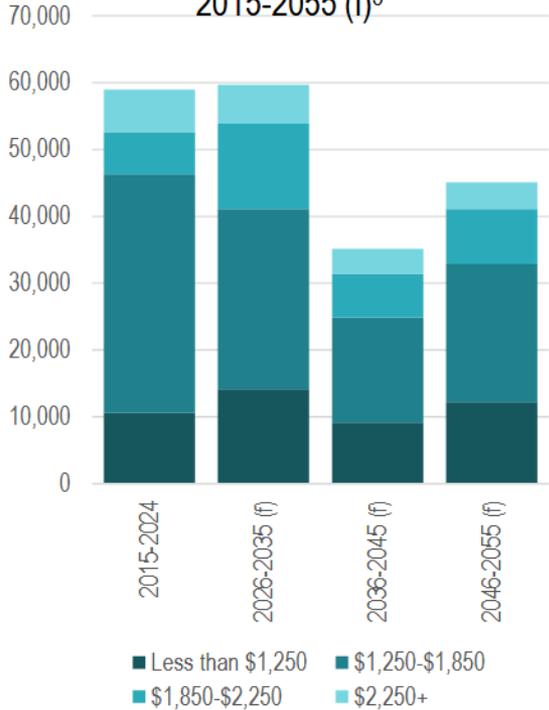


Total Demand by Product Distribution 2015-2055 (f)²



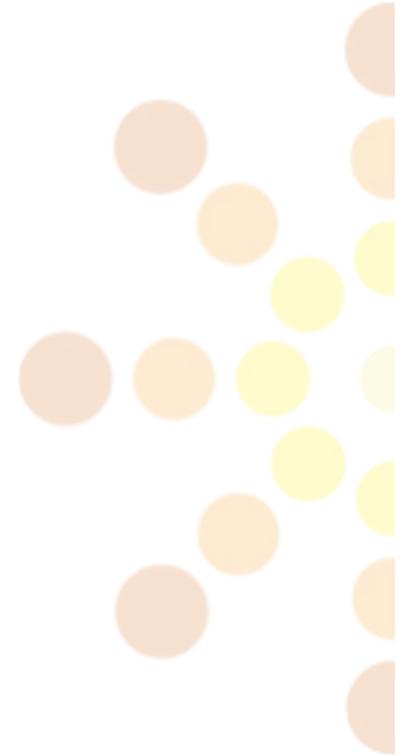
New Rental Unit Demand by Price Distribution

2015-2055 (f)³



Solutions

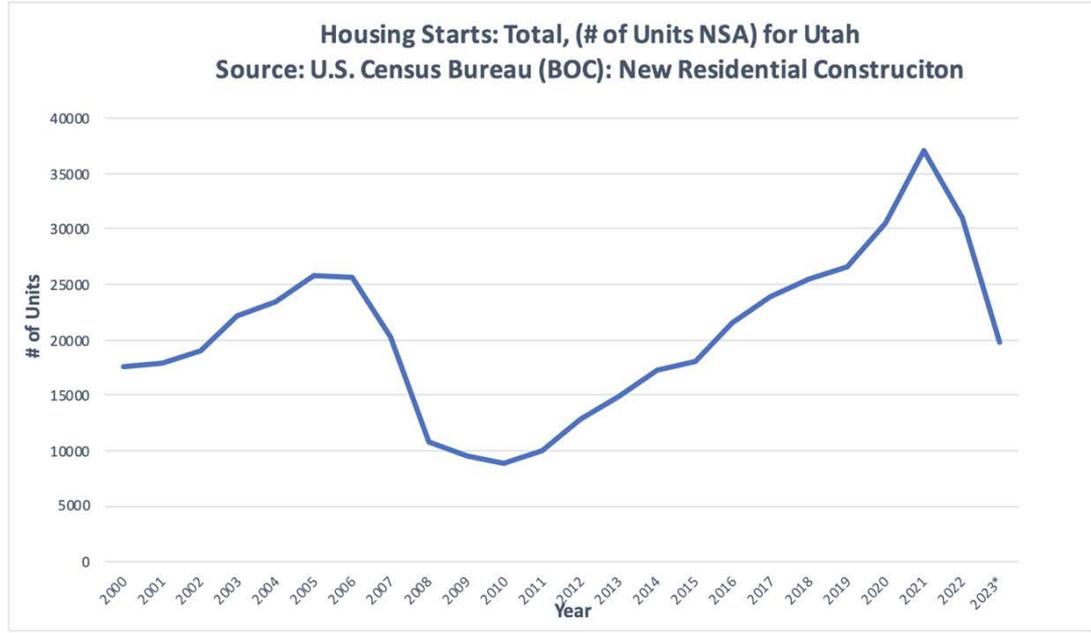
- ▶ Upzoning
- ▶ Overlay zones
- ▶ Accessory dwelling units
- ▶ Form-based code



Takeaways

- ▶ People are concerned about housing affordability.
- ▶ It is affecting quality of life.
- ▶ Middle housing could help address some challenges.
- ▶ Homeownership-specific policies could help.

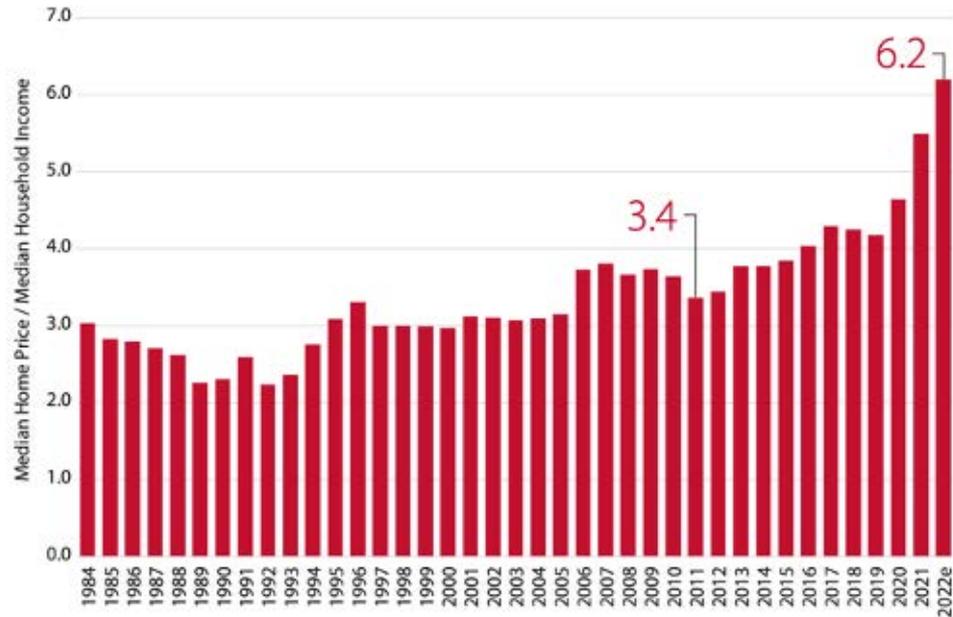
Year	Housing Starts
2000	17565
2001	17966
2002	18945
2003	22190
2004	23467
2005	25791
2006	25643
2007	20241
2008	10748
2009	9520
2010	8868
2011	9974
2012	12823
2013	14858
2014	17346
2015	18064
2016	21458
2017	23911
2018	25530
2019	26610
2020	30582
2021	37071
2022	30950
2023*	19820



*Jan-Oct

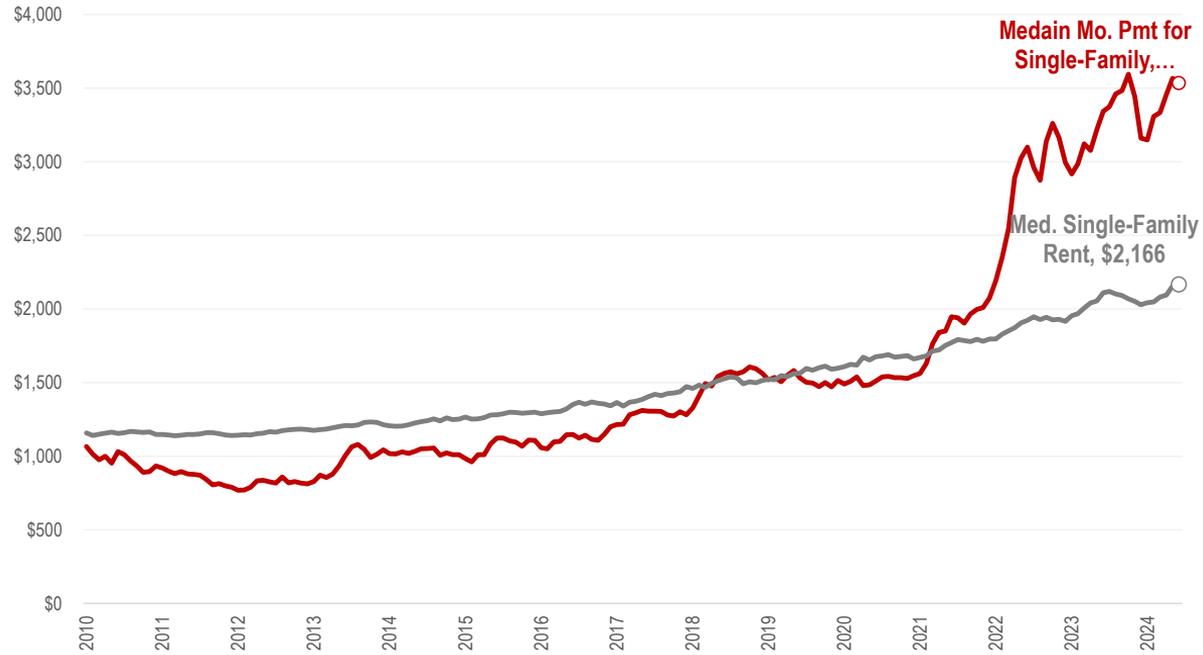
Home Prices Outpacing Income in Utah

RATIO OF UTAH MEDIAN HOME PRICE TO MEDIAN HOUSEHOLD INCOME, 1984-2022



Source: Kem C Gardner Policy Institute

Cost of Renting vs. Owning a Singel Family Home - Wasatch Front



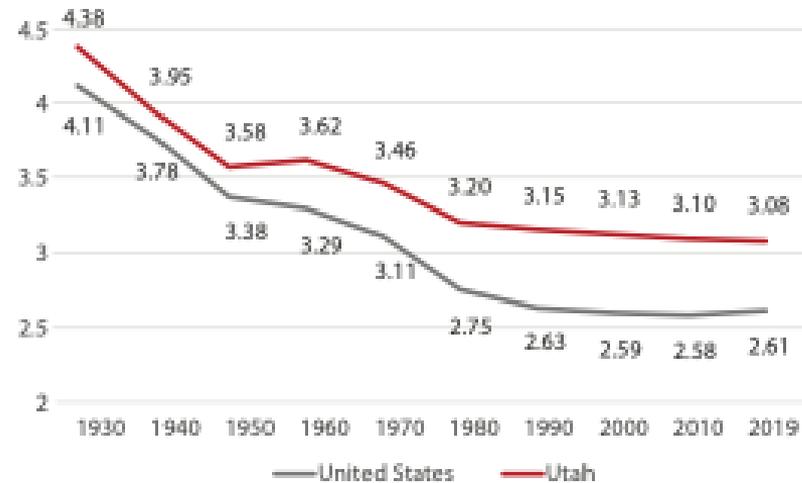
Source: Kem C. Gardner Analysis of UtahRealEstate.com and RentRange Data



Rising Housing Costs < Housing Stability



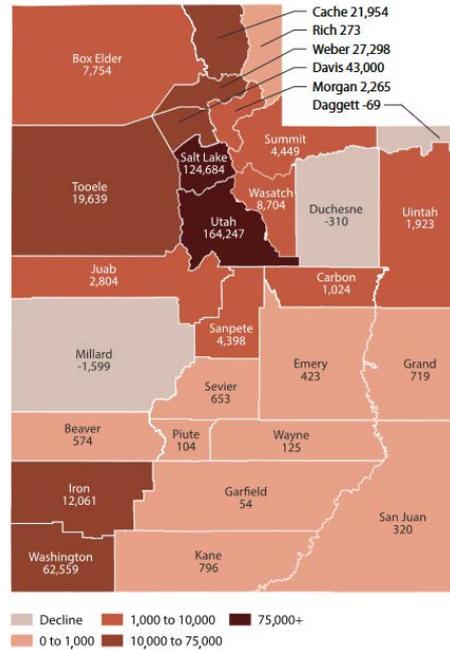
Figure 3: Average Household Size in Utah and United States, 1940 to 2019



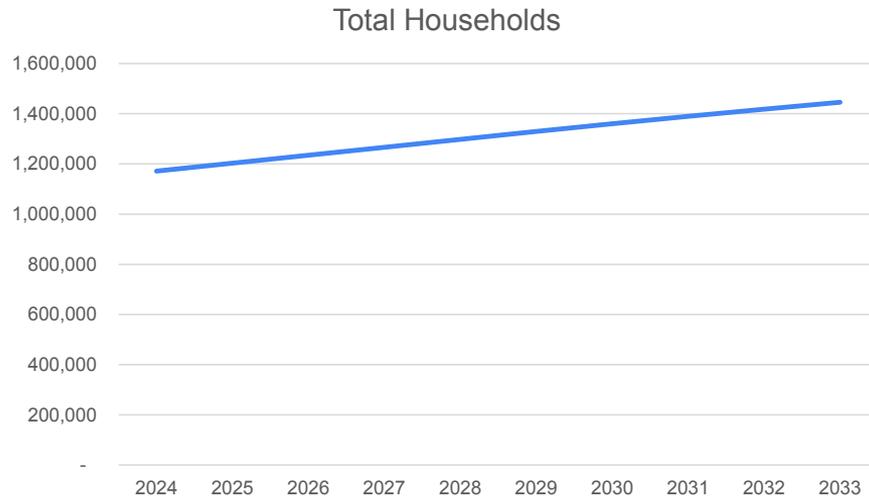
Note: Margin of error for 2019 is +/-0.01 for the United States and +/-0.02 for Utah

Source: U.S. Census Bureau, Decennial census and 2019 1-Year American Community Survey Estimates

Figure 6: Projected Population Change by County, 2024-2033

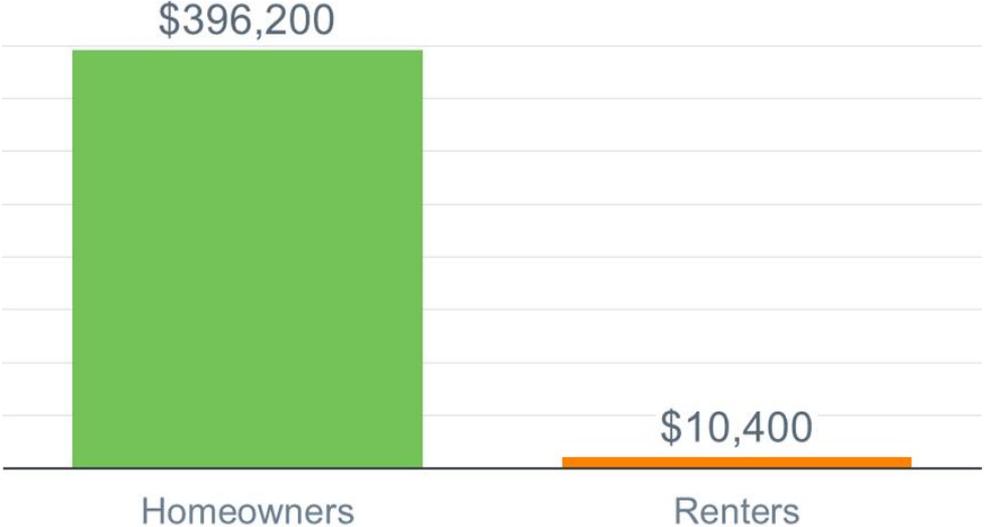


Source: Kem C. Gardner Policy Institute



23.3%
increase in
number of
households
2024-2033

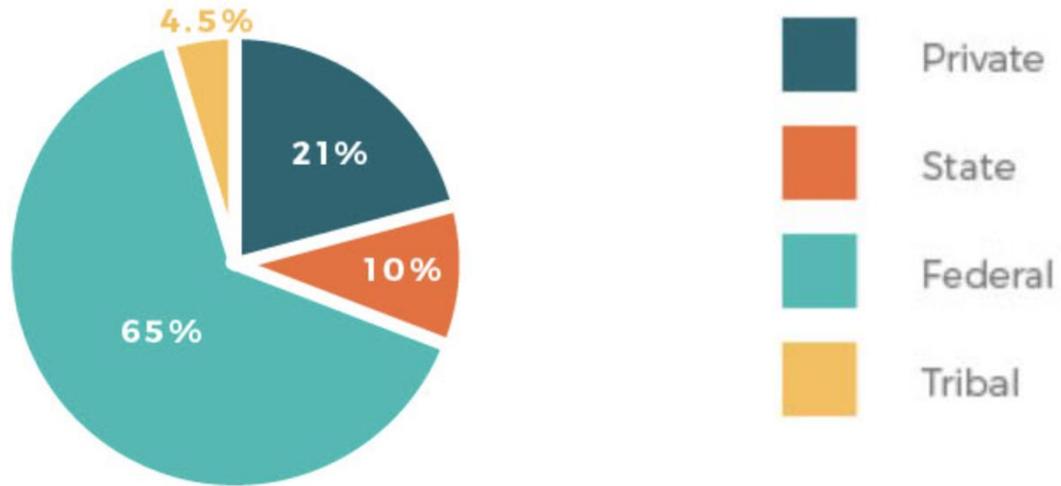
Homeownership: Key to Wealth Building



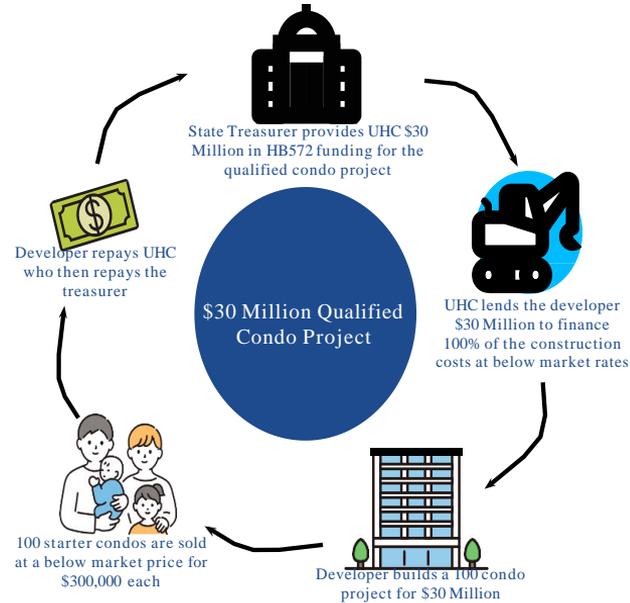
Source: The Fed

Public Lands

UTAH LAND OWNERSHIP



SAMPLE \$30 MILLION, 100 UNIT QUALIFIED CONDO PROJECT





Qualified Project

After entering into agreement with local land use authority**, developer/builder requests financing for qualified project.



\$5 Million Loan at Blended Rate

Lending Institution loans to Developer/Builder at a *maximum spread of 3.5% above rate* received from treasurer.



\$5 Million Request

After underwriting project, lending institution*** presents project to Treasurer.



\$5 Million Deposit at Reduced Rate

Treasurer deposits funds into lending institution at *2% below fed funds rate* – term is earliest of 24 months, project completion, or June 30, 2027.

Legacy Cities



Advocacy



PACE OF PROGRESS SANDY CITY GENERAL PLAN 2050

10.21.2024 DRAFT



Utah Code 10-9a-4

- Title 10: Utah Municipal Code
- Chapter 9a: Municipal Land Use, Development, and Management Act
- Part 4: General Plan

“... a municipality shall prepare and adopt a comprehensive, long-range general plan for:

(a) Present and future needs of the municipality; and

(b) Growth and development of all or any part of the land within the municipality.”

(Section 403)

Shall include:

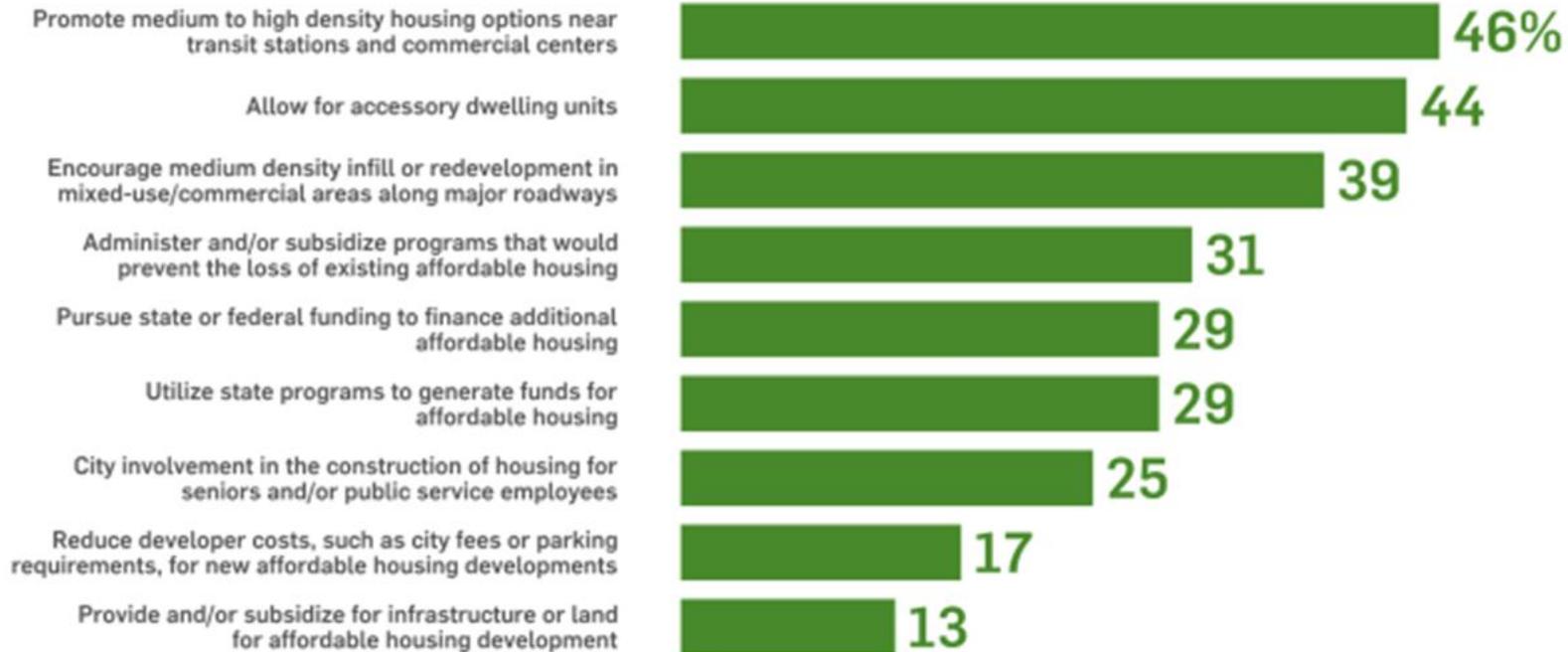
- Land Use Element
- Moderate Income Housing Element
- Water Use and Preservation Element
- Transportation and Traffic Element
- Station Area Plans

RESIDENTS FAVOR DENSITY HOUSING & ACCESSORY DWELLING UNITS

When presented with potential strategies for providing affordable housing, nearly half of residents say that they favor housing density near transit stations and allowing for accessory dwelling units. About 1 in 3 residents favor redevelopment in commercial areas, affordable housing programs, and using government funding to increase affordable housing. Residents are less enthusiastic about options relating to the City constructing or subsidizing new affordable housing developments.



*If you had to choose, which three of the following strategies would you recommend the city implement?
Please select three total strategies.*

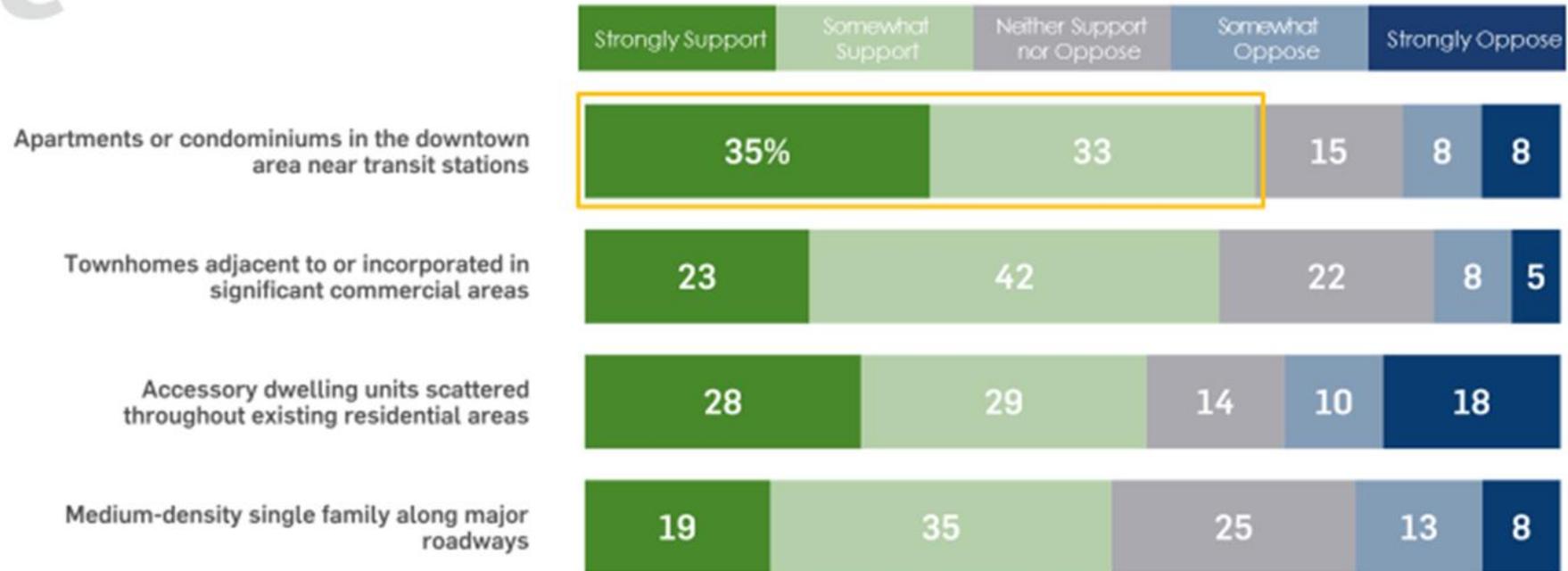


MODERATE SUPPORT FOR ALL HOUSING DEVELOPMENT

About half of residents support each of the potential housing types. Comparatively, apartment and condominiums in the downtown area near transit stations has the most support and single-family housing along major roadways has the least support. Residents are most divided about the use of ADUs.



For each of the following scenarios, please indicate the extent to which you would support or oppose the City of Sandy promoting this type of housing development.



General Plan Community Values

Sandy's General Plan Community Values establish the principles upon which the entire planning process is built. The Community Values were derived from extensive input gathered through surveys, focus groups, and public meetings, ensuring that the plan reflects the collective aspirations, priorities, and values of the community. These Values provide consistency and continuity, to realize Sandy's vision over time.

PREMIUM LOCATION

An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles

COMMUNITY

A recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the well-managed city

OPPORTUNITY

An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the city itself

STEWARDSHIP

Responsible management of the city's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes

WELL-BEING

A focus on creating nationally-ranked environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City

Community Values

SANDY CITY GENERAL PLAN





No Growth Plan

Maintain the current urban infrastructure and population levels without seeking significant expansion. Focus is on preserving and maintaining existing infrastructure and development with limited new investment. Can result in stagnation and lack of reinvestment.



Moderate Growth Plan

Modest expansion and development strategies to accommodate a gradually increasing population and/or economic activity.

This may involve infill development, revitalization of existing areas, and strategic expansion of infrastructure to support moderate population growth.

The emphasis is on maintaining a balance between development and preservation of the city's character while accommodating a growing population or changing economic needs.

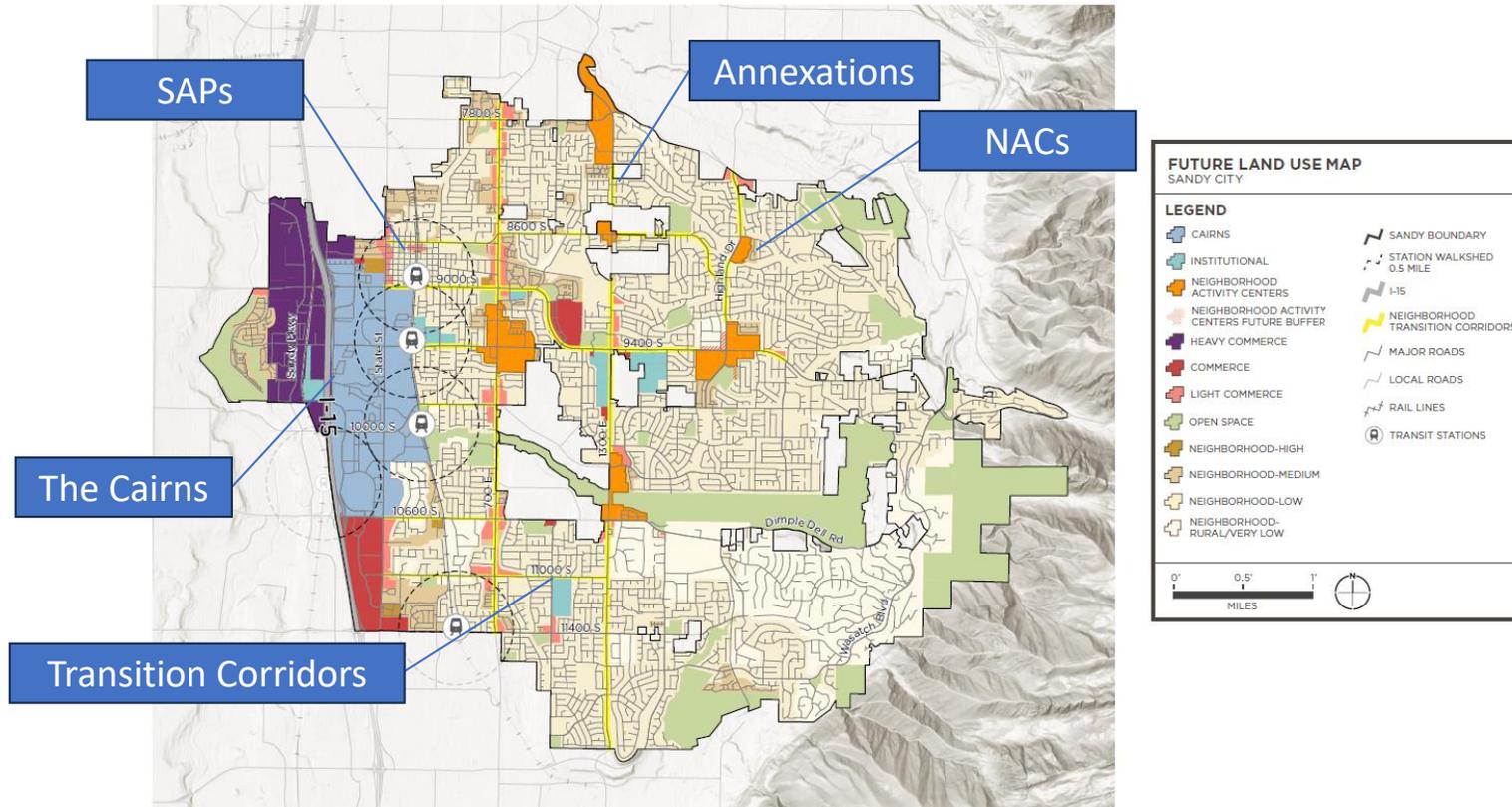


High Growth Plan

Implement aggressive strategies to accommodate rapid population growth, infrastructure expansion, economic development, and urban expansion. Focus is on new investment in infrastructure, amenities, and development to keep up with increases.

Targeted Growth: How we grow matters

SANDY CITY FUTURE LAND USE MAP



Moderate Income Housing (MIH): goals and objectives

Goal: Increase attainability of low to moderate income housing in Sandy City

Objective #1: Support construction of new moderate income housing

Objective #2: Support practices that preserve existing moderate income housing

MIH Objective #1-creating new units

Policy #1: Encourage the development of moderate income housing in proximity to major transportation corridors and transit hubs

Policy #2: Seek to leverage the creation of low to moderate income housing through available State and Federal programs and opportunities through partnerships

Policy #3: Encourage moderate income housing throughout Sandy City

Policy #4: Comply with reporting for at least 6 State-required moderate income housing strategies

Policy #5: Explore feasibility of additional moderate income strategies

MIH Objective #1-creating new units

Policy #1: Encourage the development of moderate income housing in proximity to major transportation corridors and transit hubs

Strategy F: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

- NAC, Transition Corridor Infill

Strategy 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

- The Cairns, SAP

Implement Strategy V: Develop and adopt a station area plan in accordance with Section 109a-403.1

- Appendix A

MIH Objective #1-creating new units

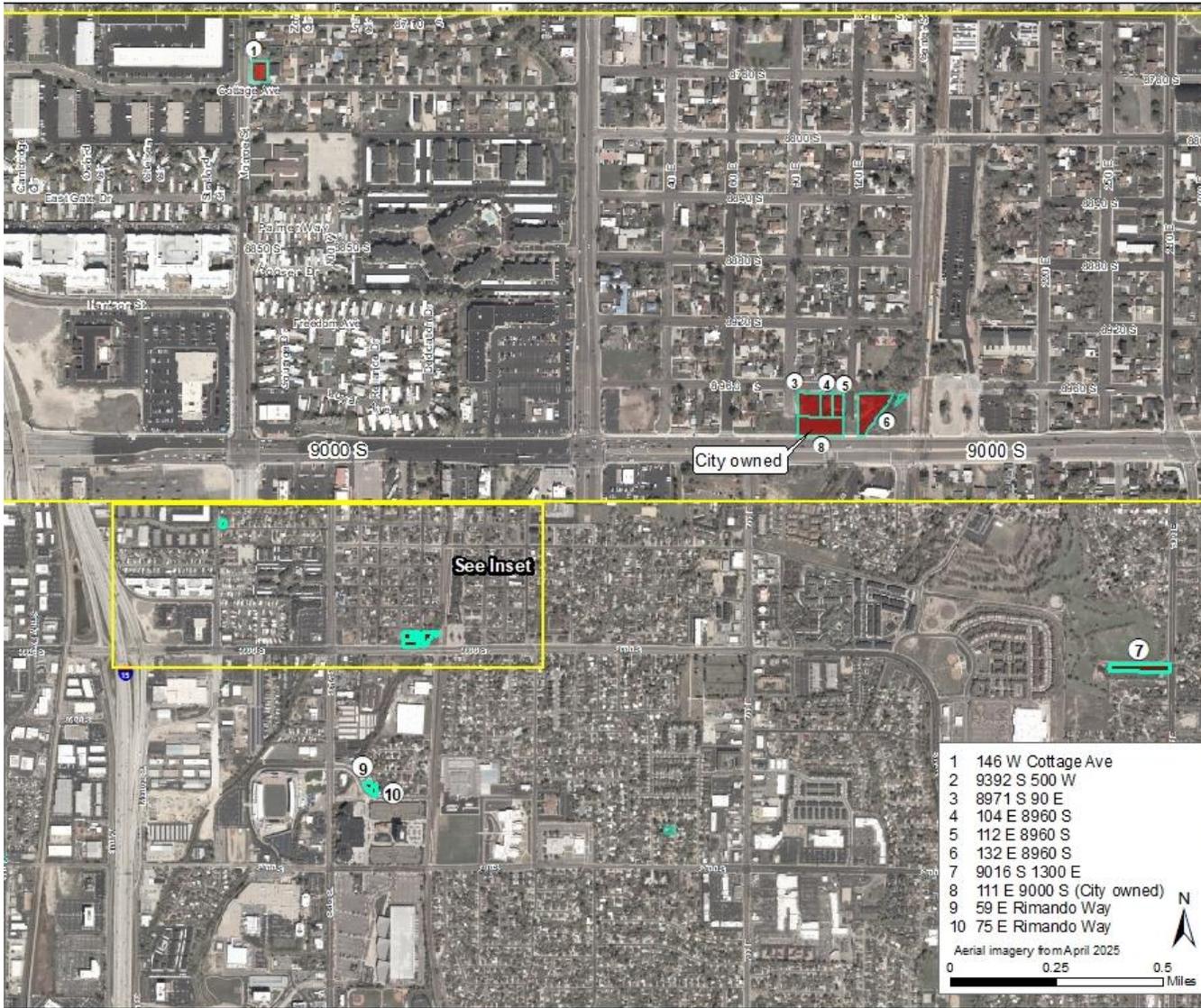
Policy #2: Seek to leverage the creation of low to moderate income housing through available State and Federal programs and opportunities through partnership

Strategy P: Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

- Workforce Housing (ROW preservation), CTech Program

Strategy Q: Create a housing and transit investment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

- The Cairns-South Town area, others?



RDA Properties Purchased with Affordable Housing Funds



MIH Objective #1-creating new units

Policy #3: Encourage moderate income housing throughout Sandy City

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

- Internal and Detached ADU's

Strategy W: Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

- Missing Middle, NAC, Transition Corridor

MIH Objective #1-creating new units

Policy #4: Comply with reporting for at least 6 State-required housing strategies

Monitor and track the effects of each strategy

Prepare an annual moderate income housing report

MIH Objective #1-creating new units

Policy #5: Explore feasibility of additional moderate income housing strategies

Strategy M: Demonstrate creation of, or participation in a community land trust program for moderate income housing

- workforce housing?, disability-focused?, lower income range?

Strategy X: Create a first home investment zone in accordance with Title 63N, Chapter 3, Part 13, First Home Investment Act

- NAC?, SAP?, Transition Corridor infill?

MIH Objective #2-preserve existing housing

Policy #1: Establish a monitoring system to track moderate income housing units

Policy #2: Encourage efforts to prevent conversion from moderate income housing to higher-priced housing

Policy #3: Encourage rehabilitation of aging housing stock to provide moderate income housing options

State Strategies

E

Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (State Strategy E).

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 (State Strategy G).

F

zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (State Strategy F).

P

Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (State Strategy P).

Q

Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act (State Strategy Q).

V

Develop and adopt a station area plan in accordance with Section 10-9a-403.1 (State Strategy V).

W

Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (State Strategy W).

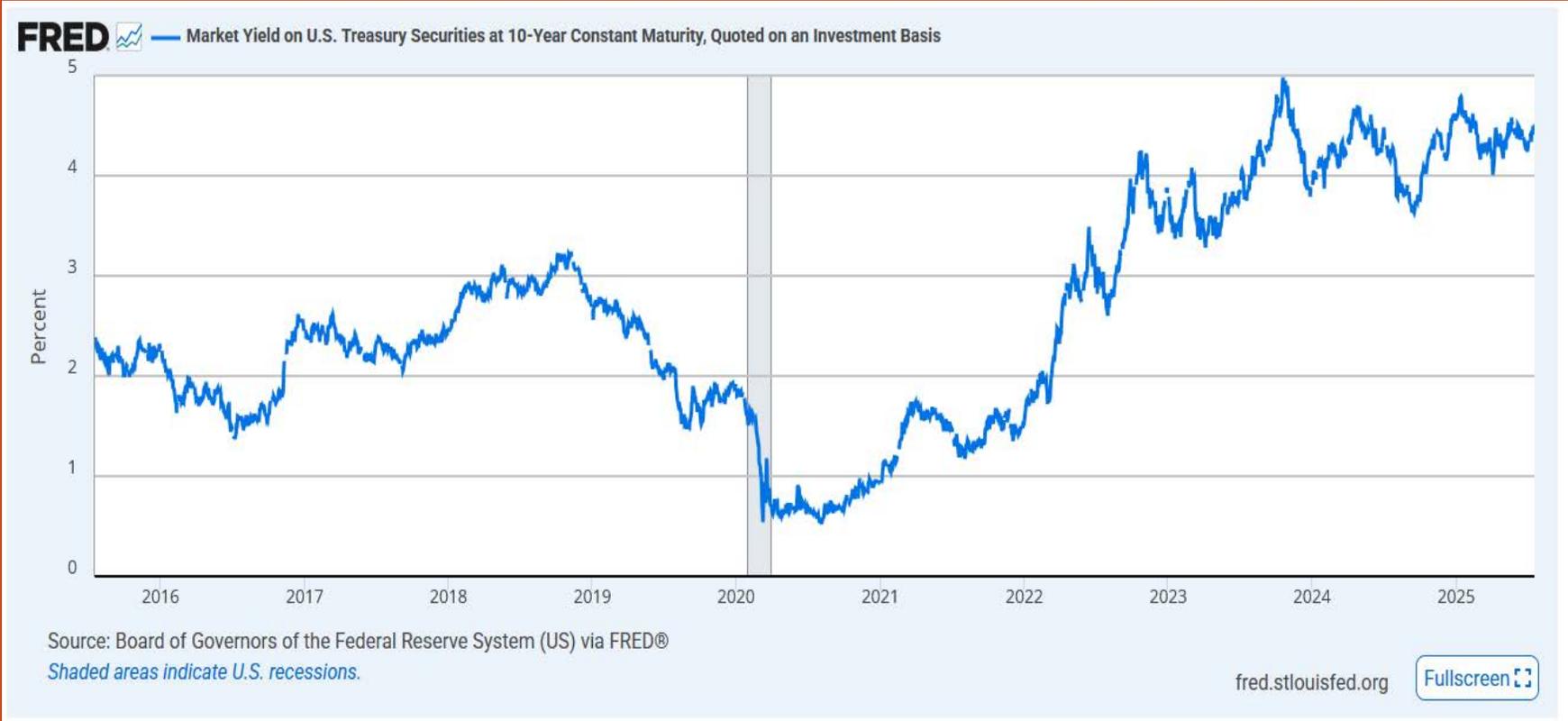


COST FACTORS

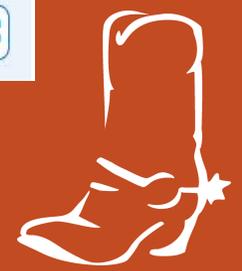
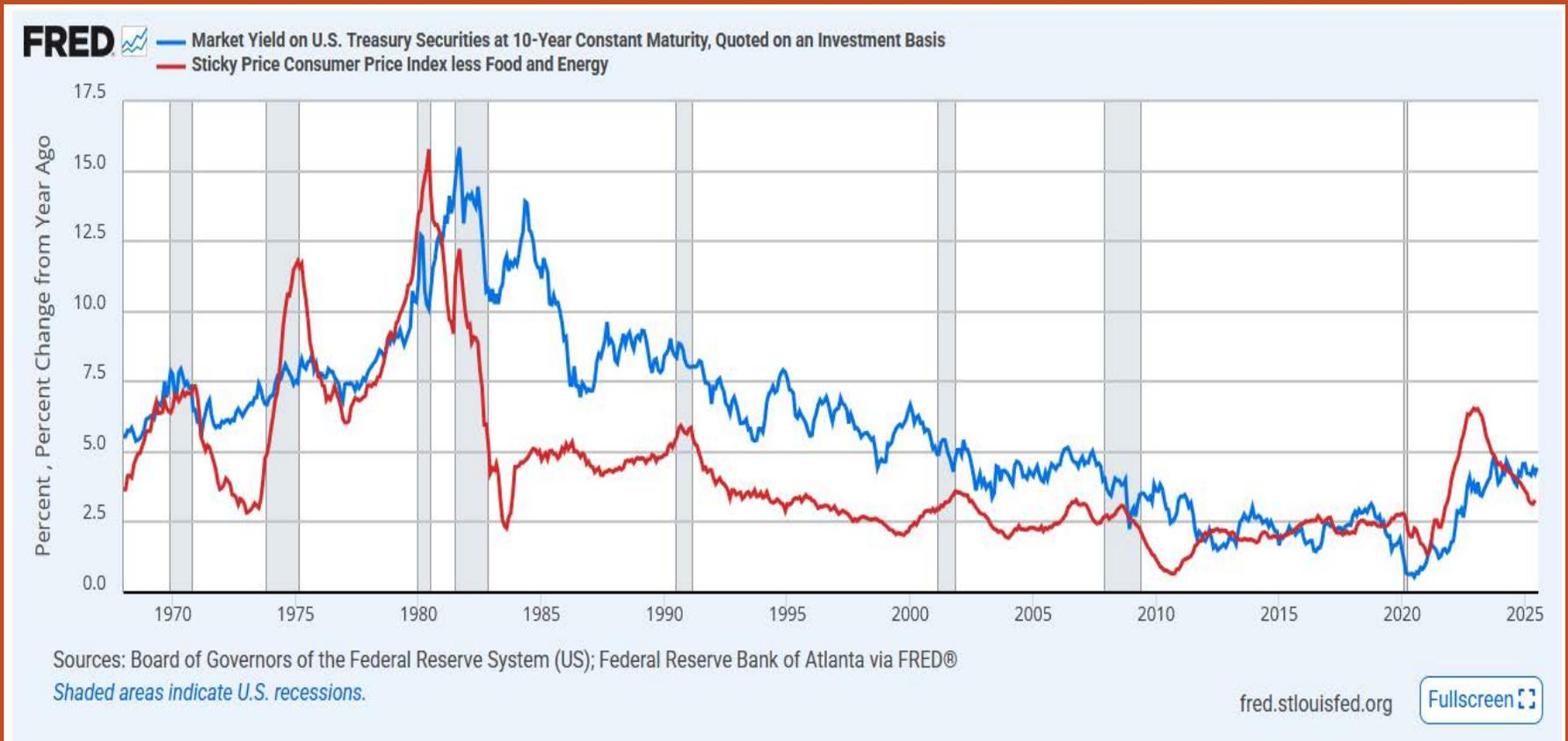
- INTEREST RATES
- CONSTRUCTION COSTS
- LAND COSTS
- HOLDING COSTS
- CONNECTION & IMPACT FEES
- INVESTOR RETURNS



INTEREST RATES — 10 Yr TREASURY



INTEREST RATES — INFLATION



CONSTRUCTION COSTS Q2 2025

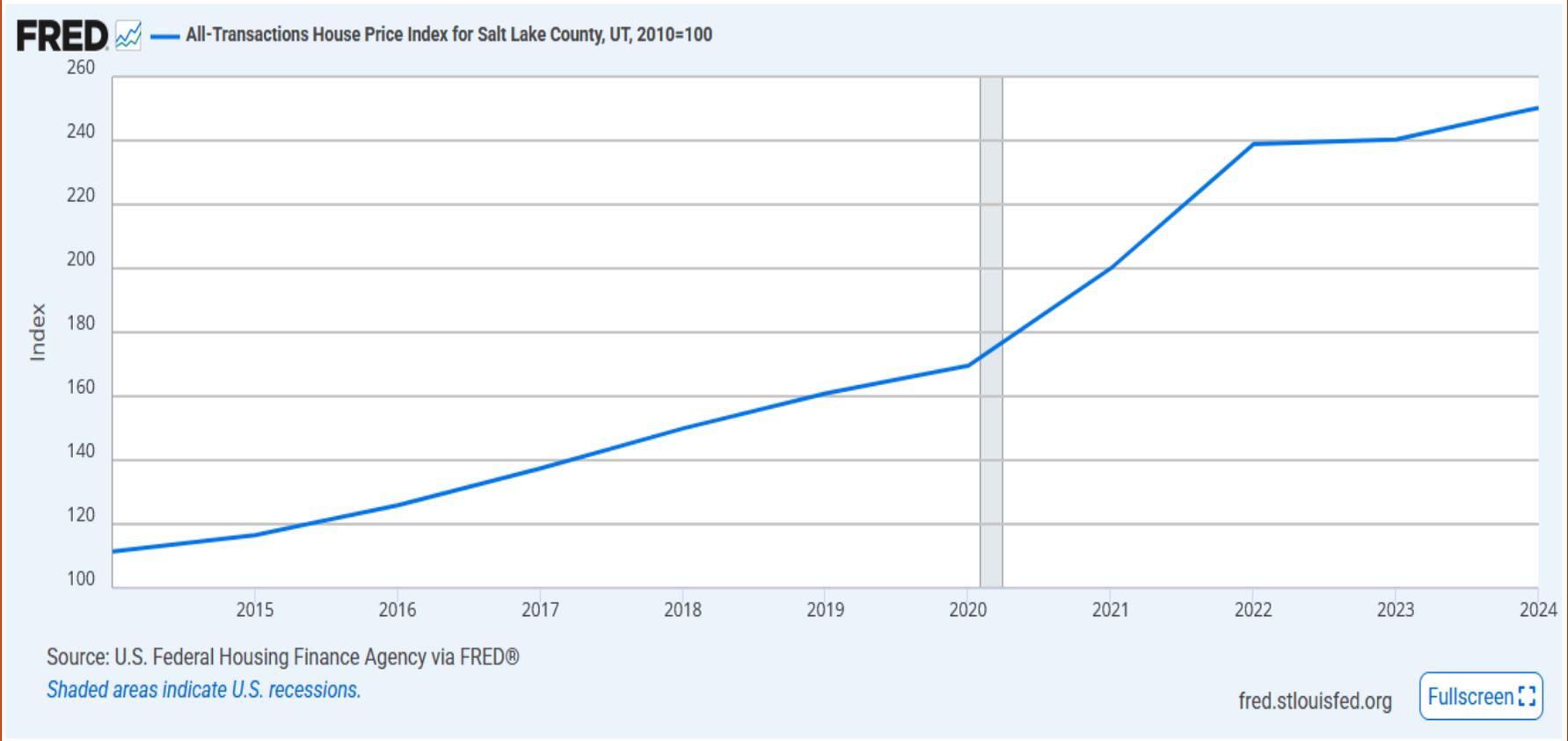
Utah Construction Cost Trend Index, tracked by Jacobsen Construction



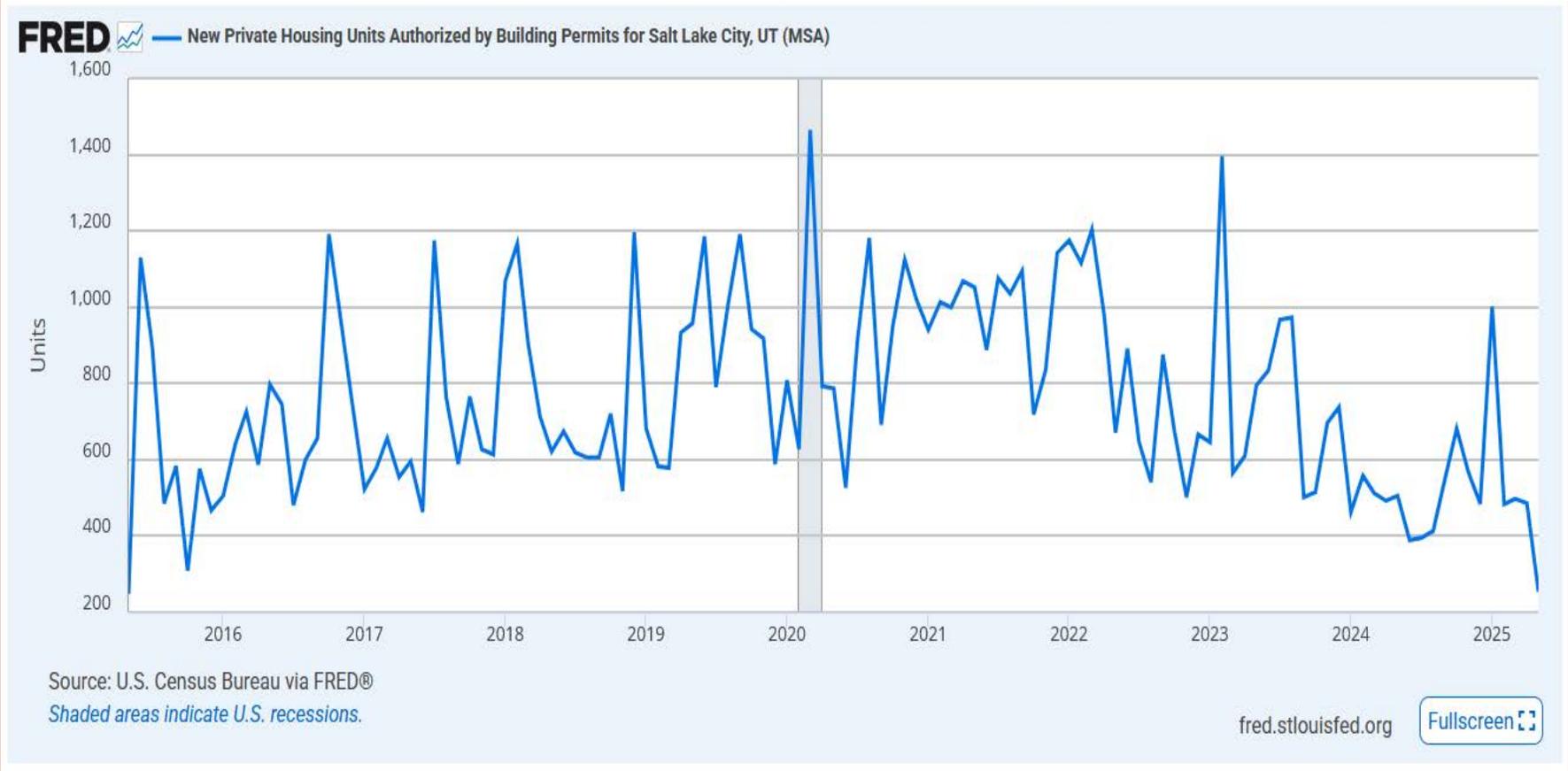
The cost index is calculated quarterly based on representative commercial projects in the greater Salt Lake City area (Provo to Ogden). Projects in Logan, Park City and rural towns may not be as represented above due to regional factors impacting costs.



HOUSING COSTS

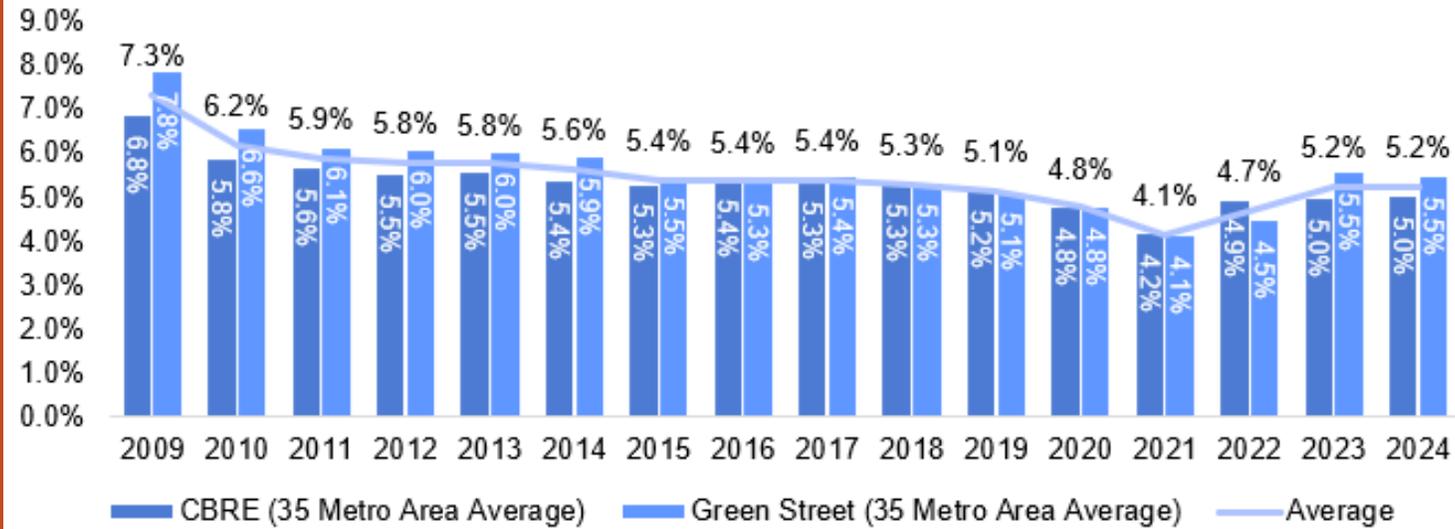


HOUSING SUPPLY



INVESTOR RETURNS

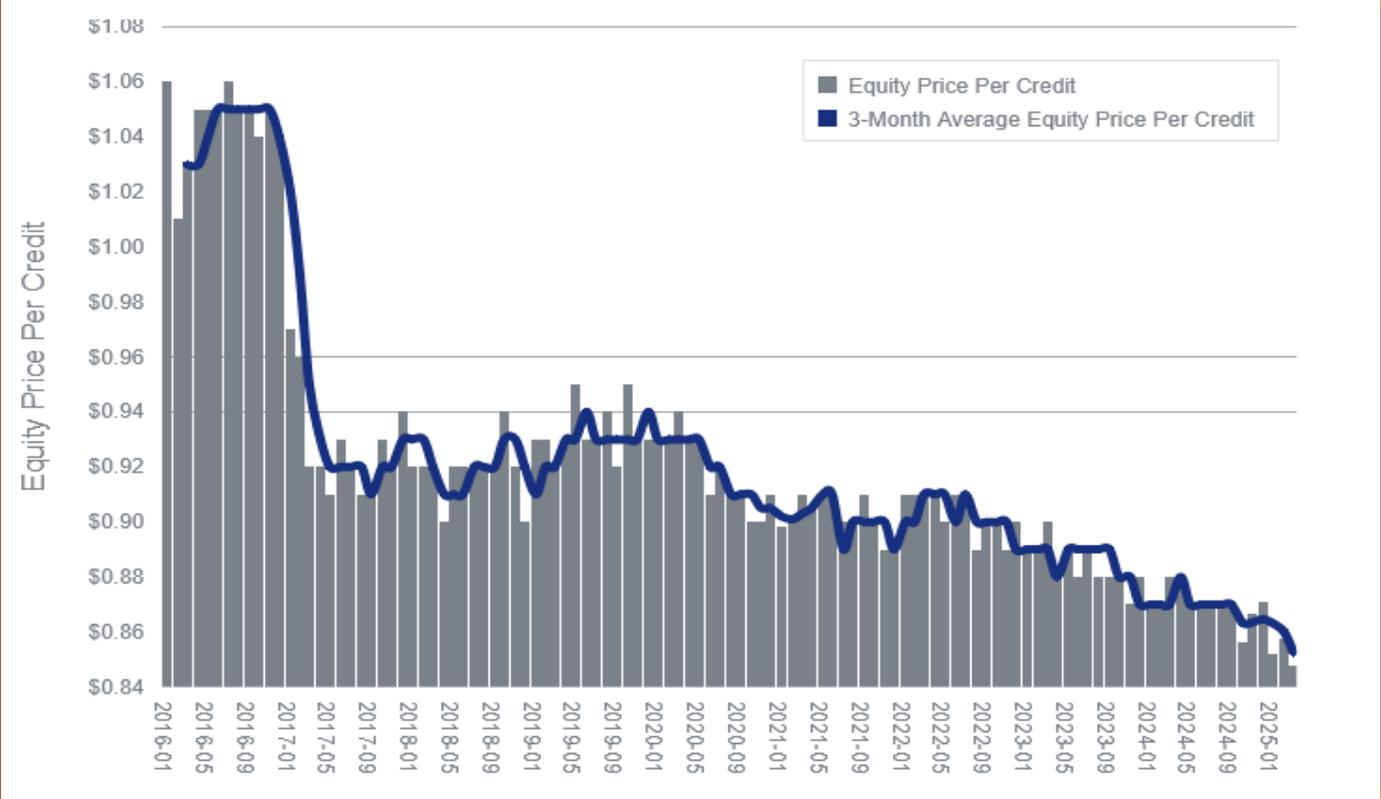
U.S. Apartment Cap Rates



Sources: CBRE and Green Street



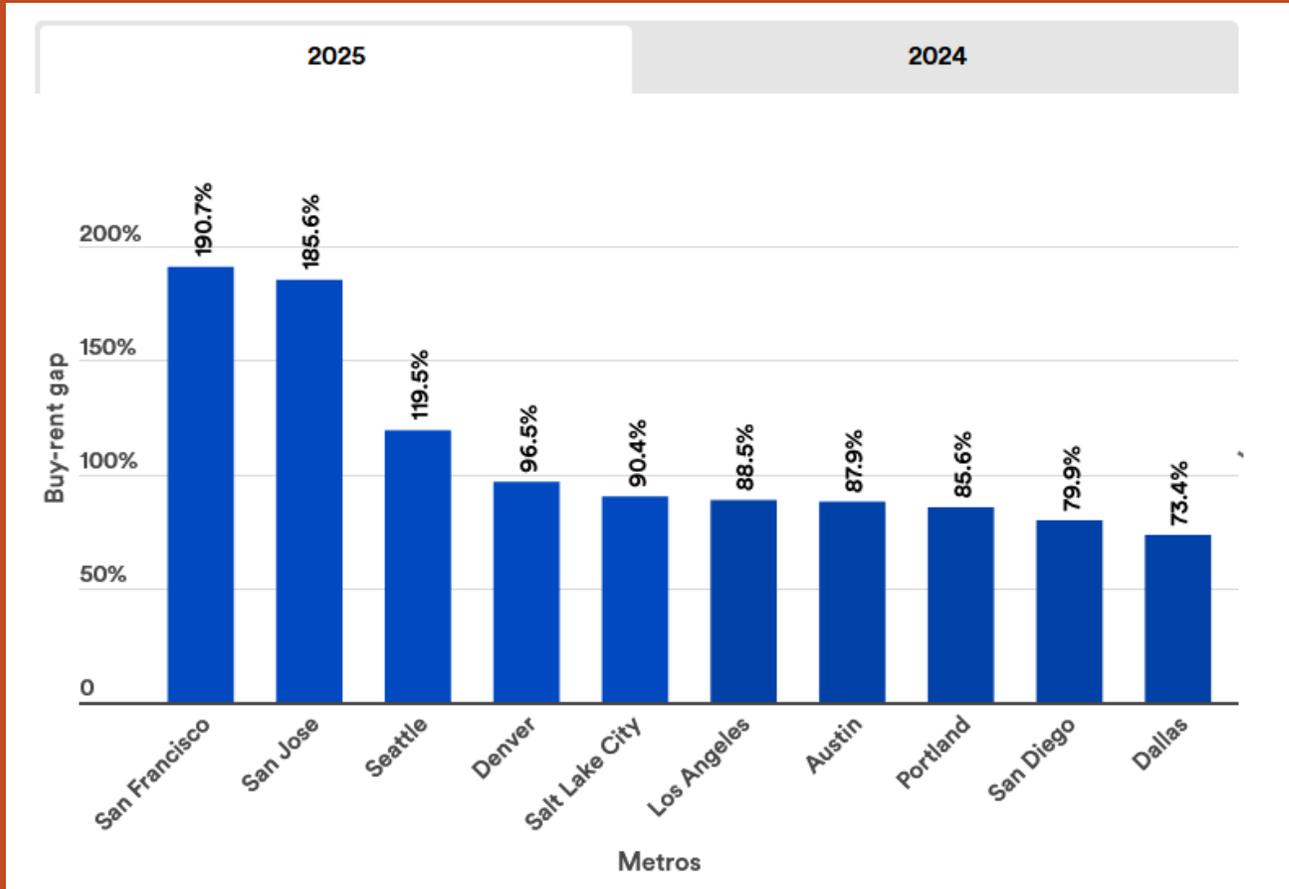
TAX CREDIT PRICING



WHAT CAN THE CITY DO?

- INTEREST RATES
 - SUBSIDIZED CITY LOANS, CREATE AN RDA OR HOUSING AUTHORITY
- CONSTRUCTION COSTS
- LAND COSTS
 - PURPOSEFUL PLANNING OF CITY OWNED R.E. ASSETS.
- HOLDING COSTS
 - STREAMLINE PLAN REVIEW PROCESS, ENTITLEMENT PROCESS, PERMITTING PROCESS, INSPECTION PROCESS
- CONNECTION & IMPACT FEES
 - WAIVERS FOR AFFORDABILITY
- INVESTOR RETURNS
 - PERHAPS THE CITY BECOMES AN INVESTOR WITH LOWER RETURN EXPECTATIONS.





RENT VS BUY

5. Salt Lake City, UT Metro Area

- Typical monthly rent: \$1,680, down 2.4% YoY
- Typical monthly mortgage payment: \$3,197, up 1.1% YoY
- Buy-rent gap: 90.4%



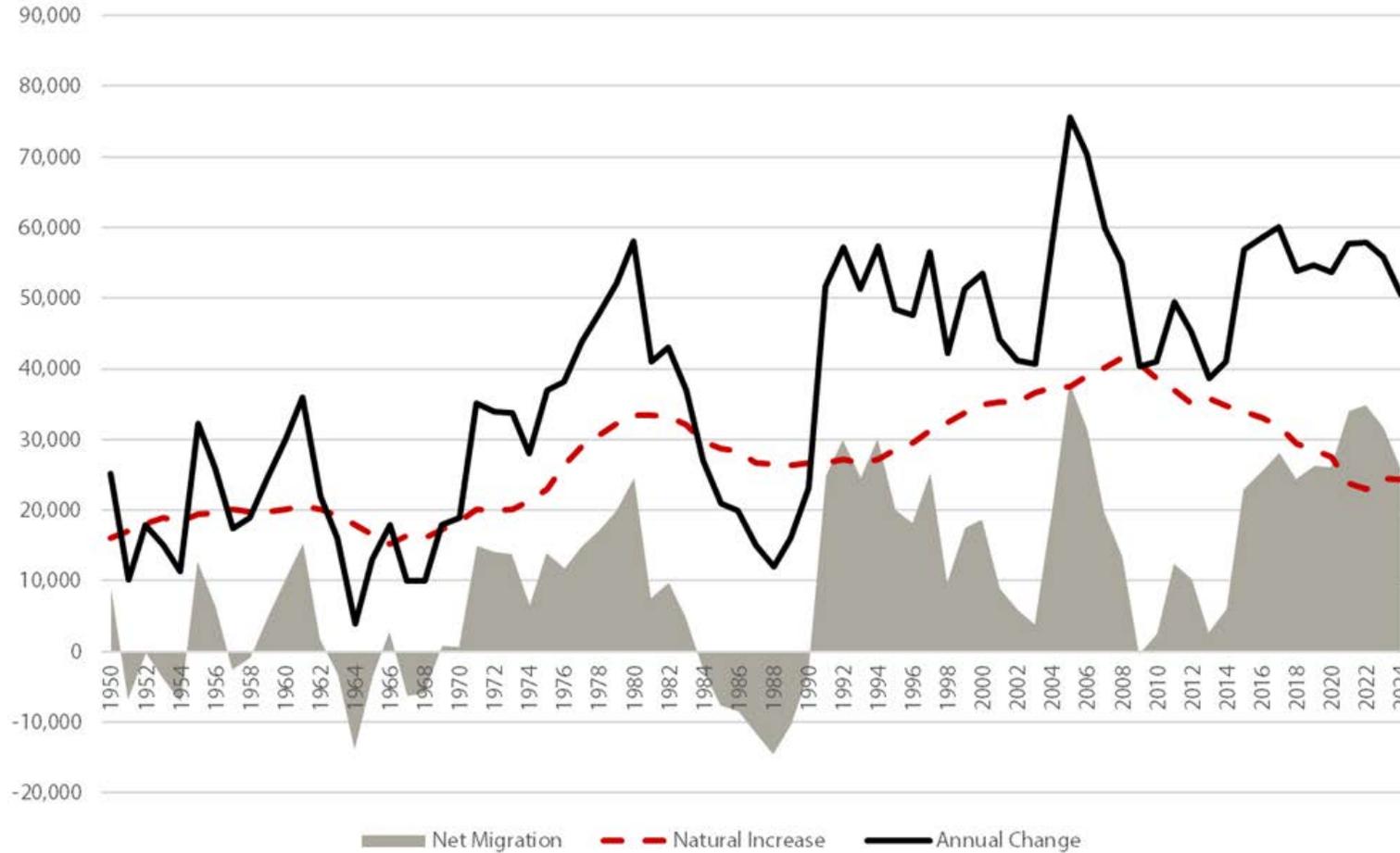
Sandy Housing Market Update

July 22nd , 2025

INFORMED DECISIONS™

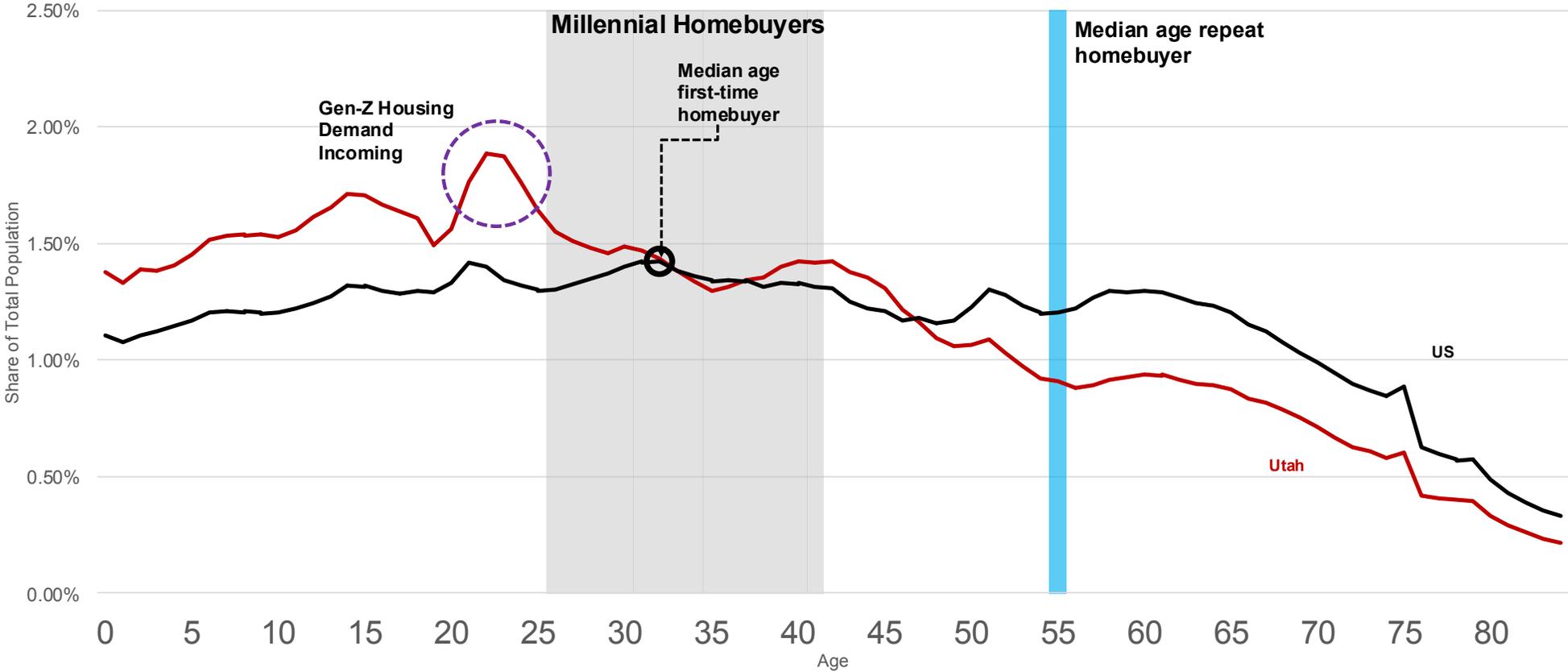
Kem C. Gardner Policy Institute | 411 East South Temple Street, Salt Lake City, Utah 84111 | 801-585-5618 | gardner.utah.edu

Growth: Utah's Constant Companion

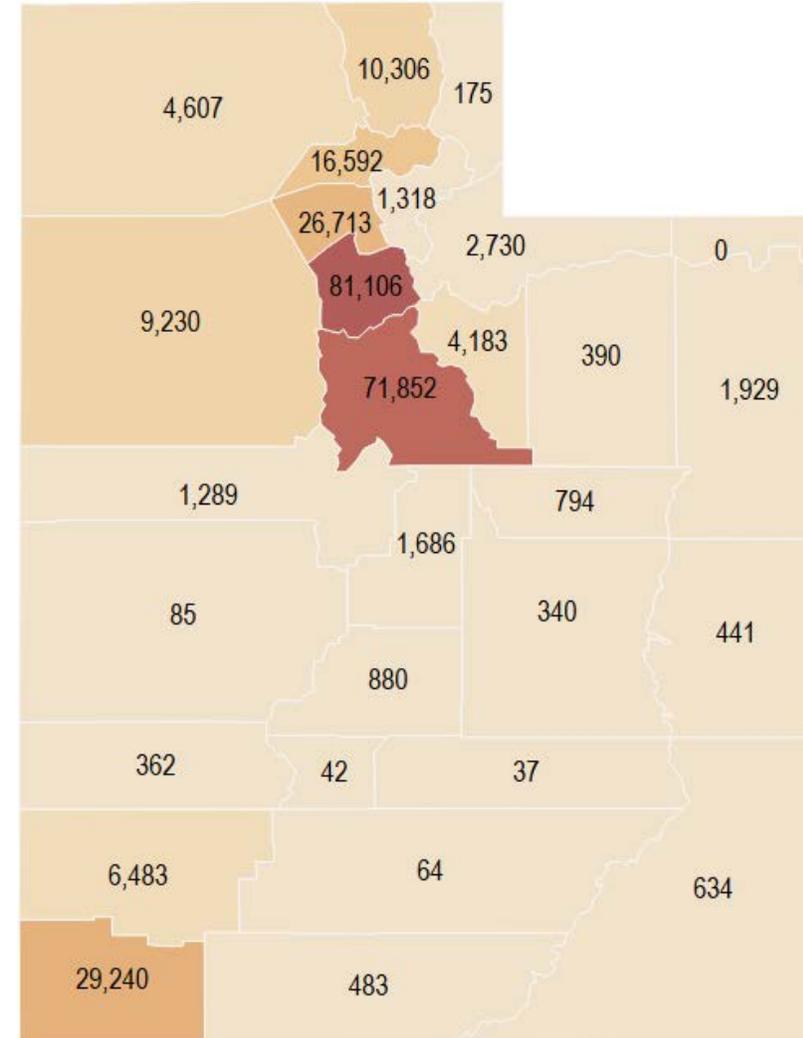
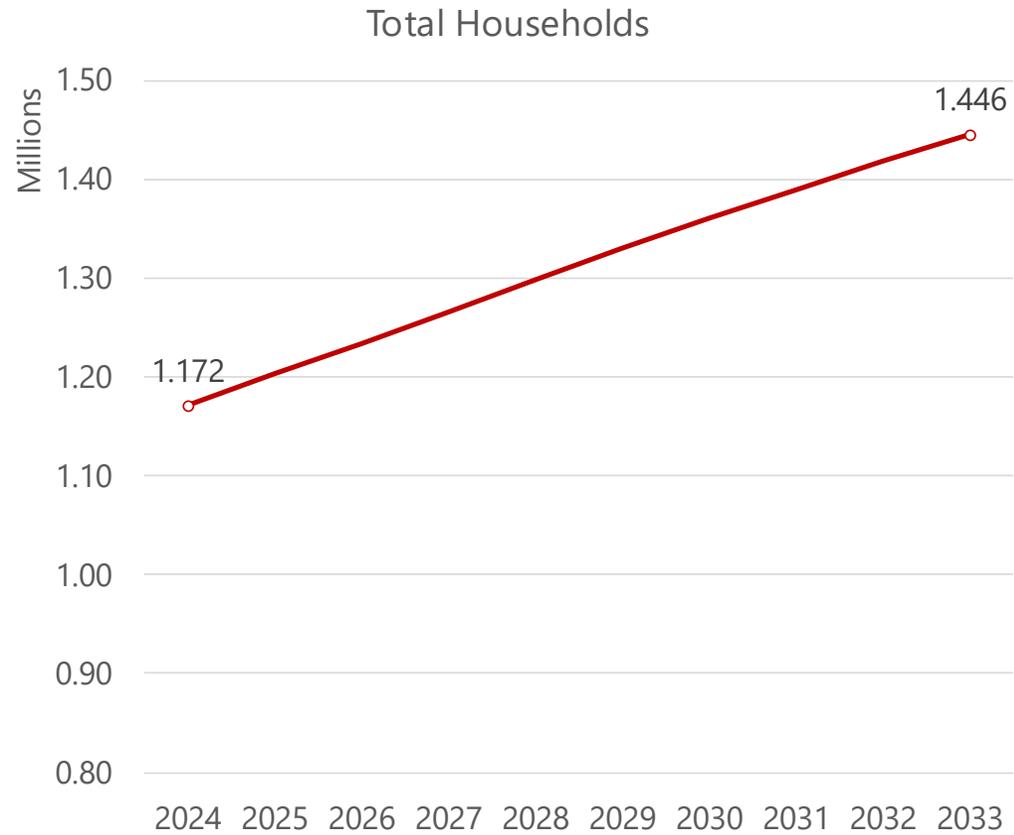


Source: Kem C. Gardner Policy Institute

Demographics = Destiny

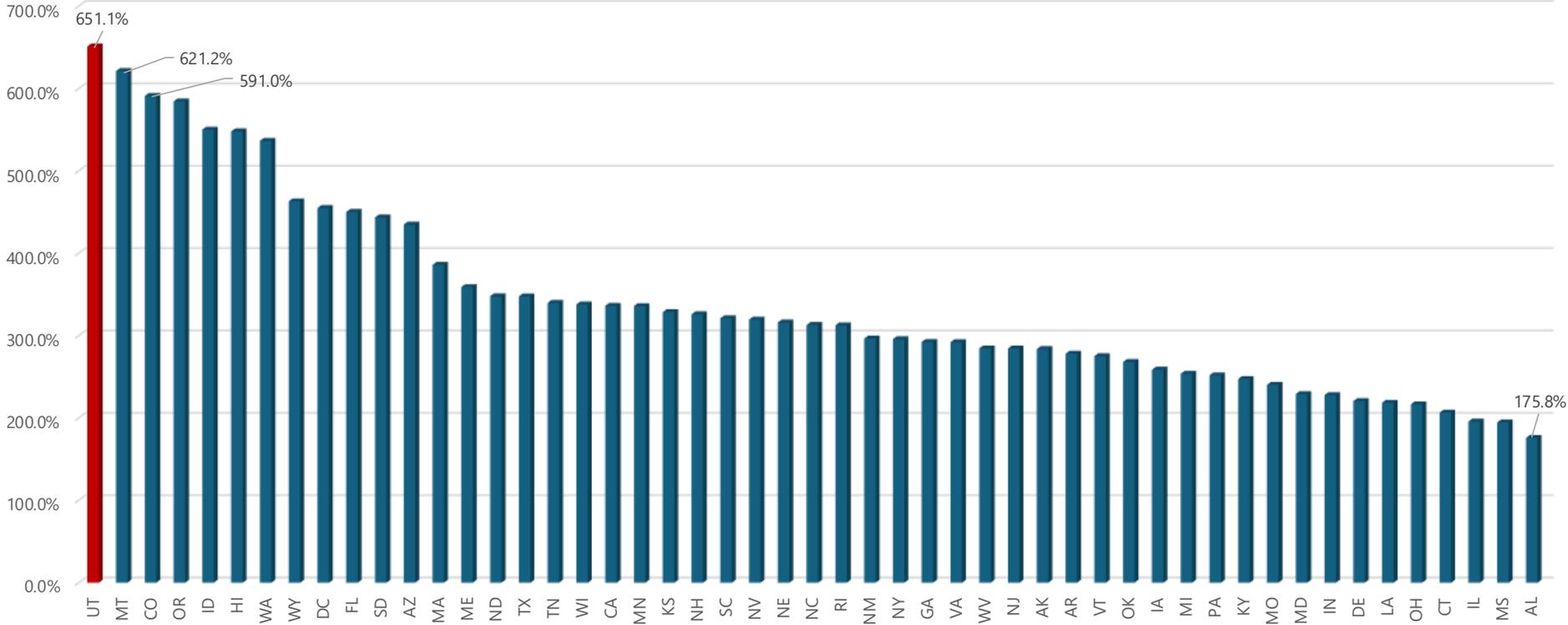


Housing Demand 2024-2033



Source: Kem C. Gardner Policy Institute

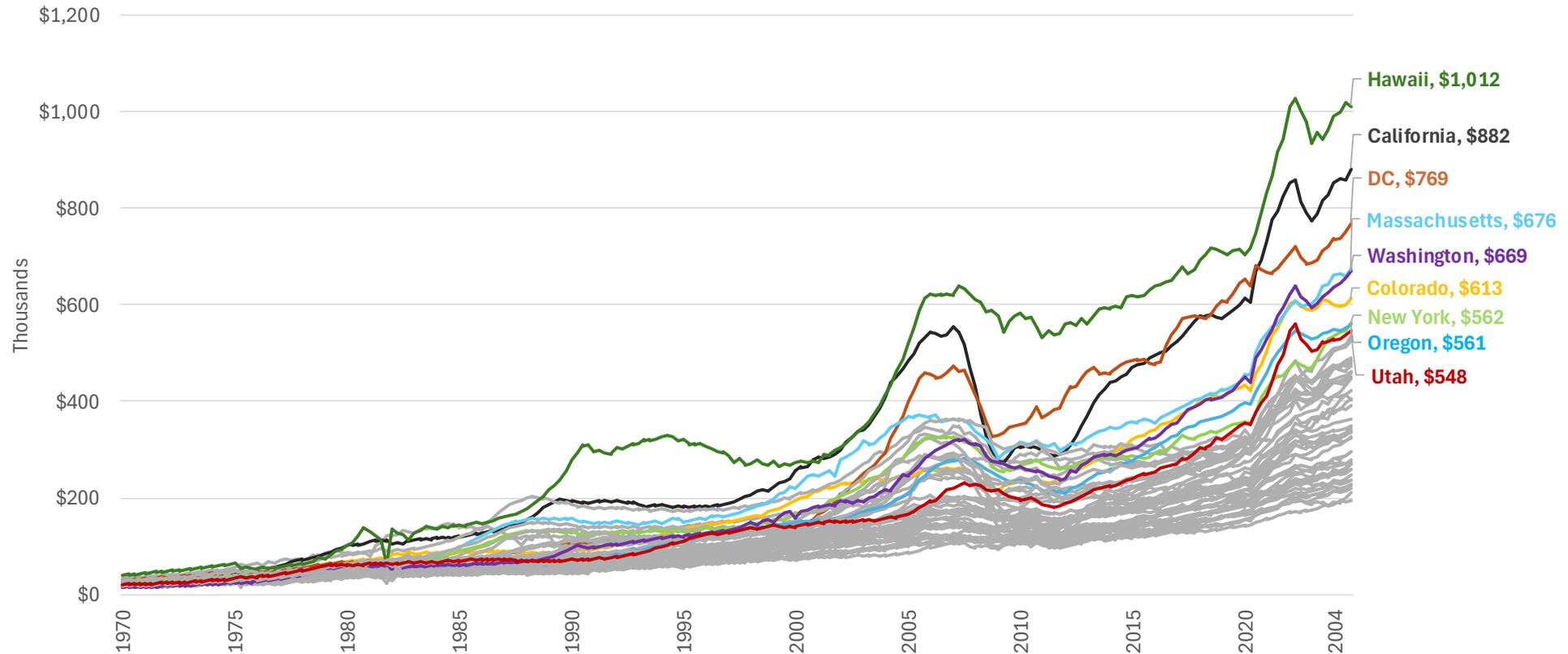
Utah Leads the Way in Price Growth: Percent Increase in FHFA's Housing Price Index by State, 1991-2024



Source: Federal Housing Finance Agency, purchase only, expanded price index

Utah Ranks 9th in Median Sales Price of SF Homes

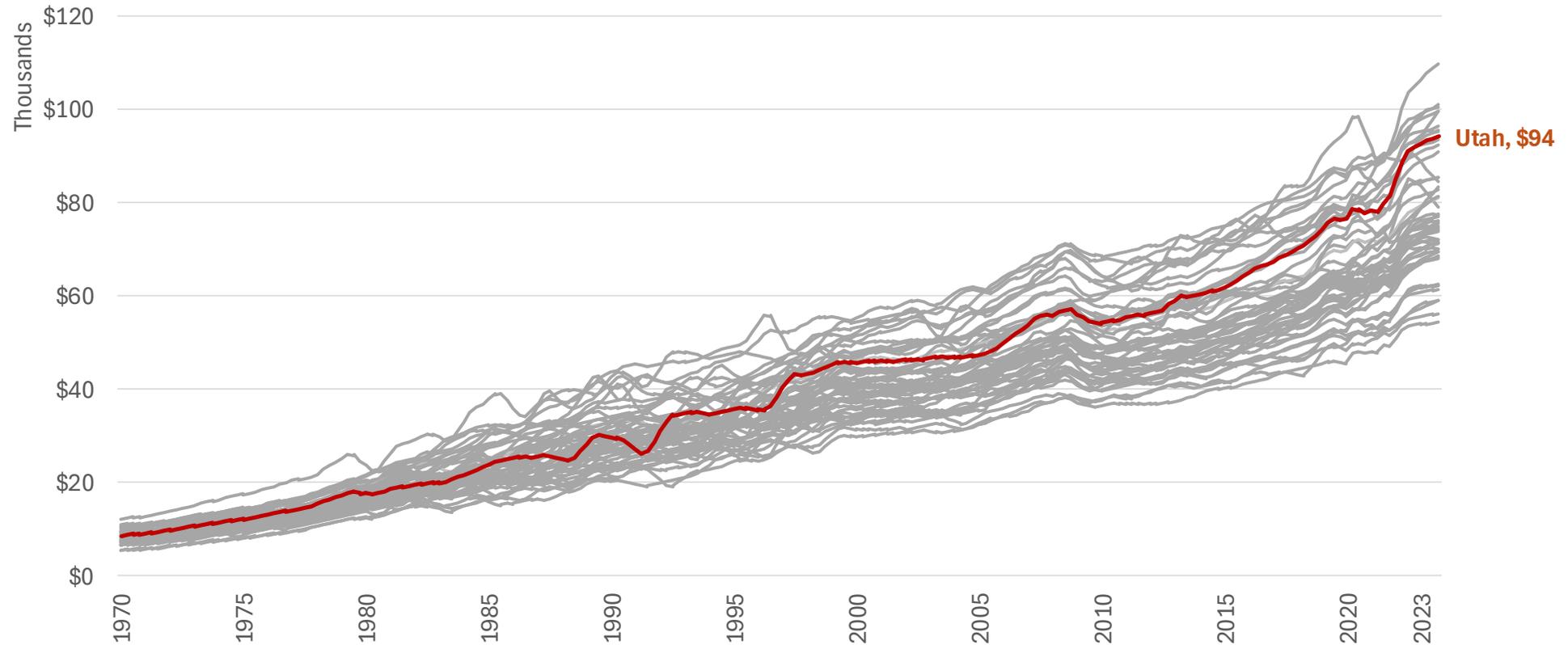
Quarterly Median Sales Price of Single-Family Homes 1970-2024 Q4



Source: National Association of Realtors

Utah Ranks 9th in Median Household Income

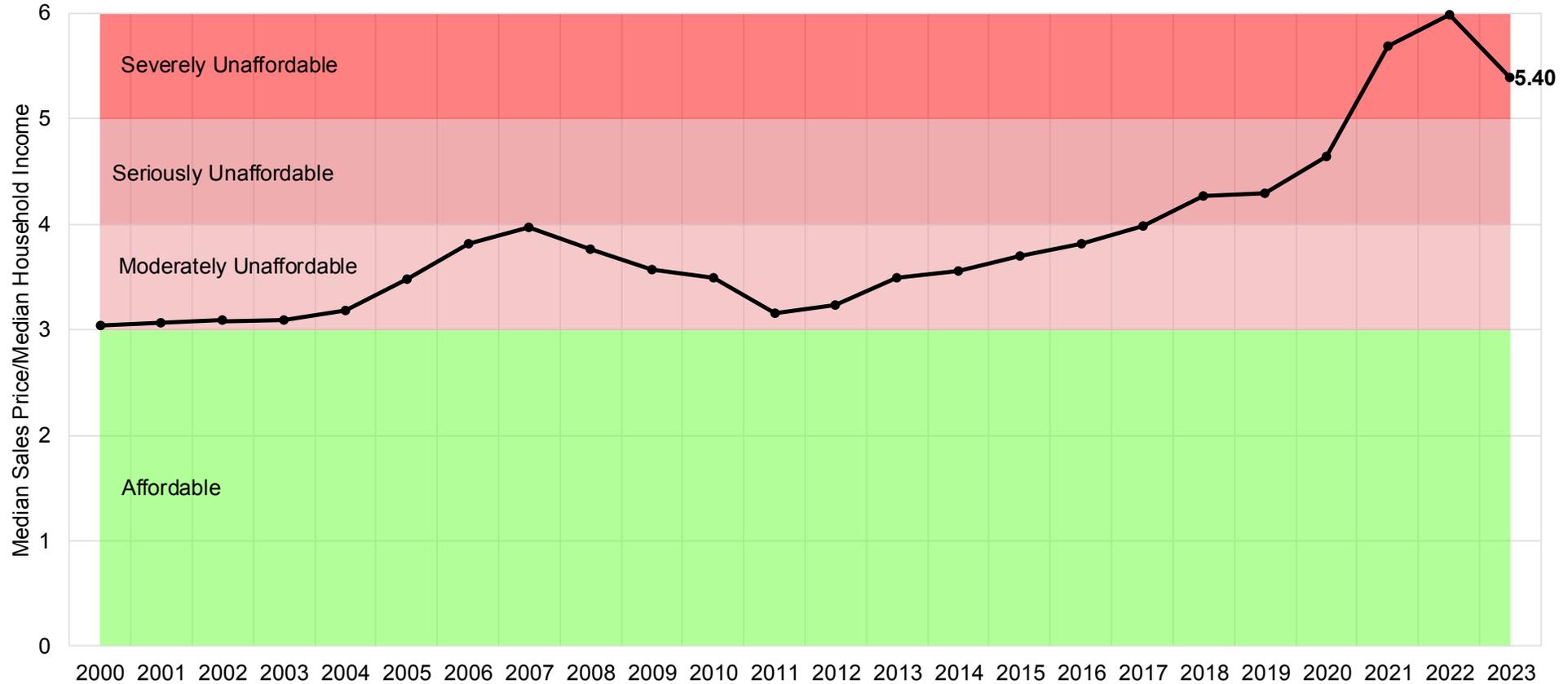
State Median Household Income (1970-2023)



Source: US Census

Historic Median Multiple, Utah

Median Sales Price/Median Household Income



Source: The Kem C. Gardner Policy Institute

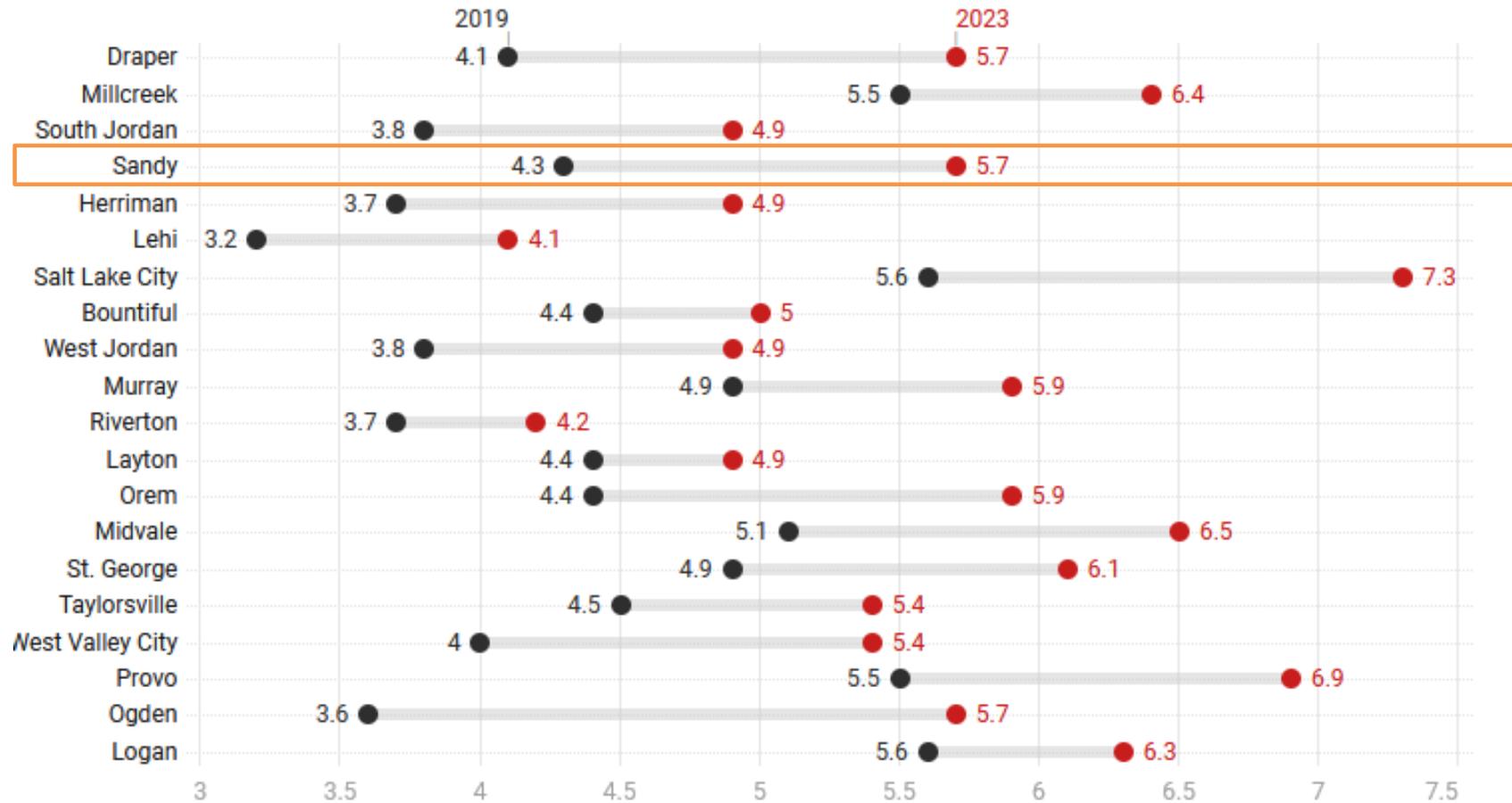
Median Sales Price, Sandy

(Through June 2025)



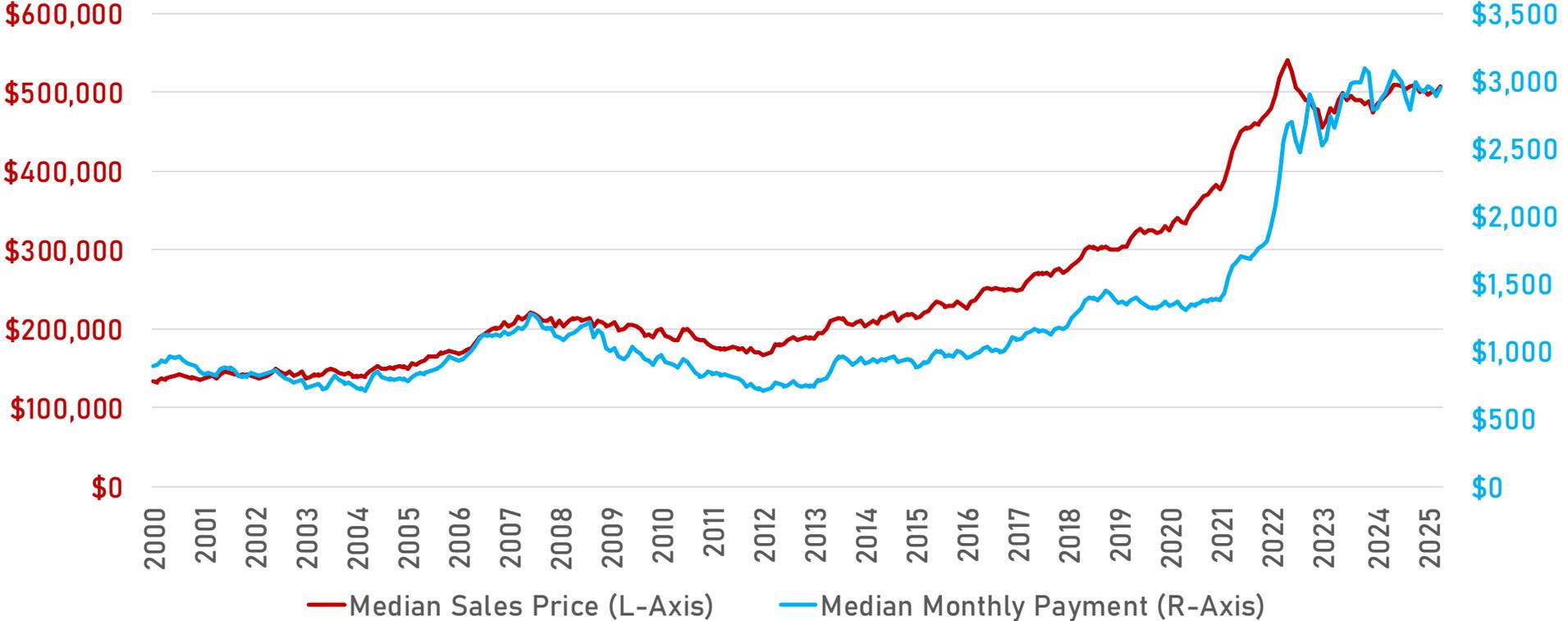
Median Multiple Change for 20 Biggest Cities

City Median Price/City Median Household Income

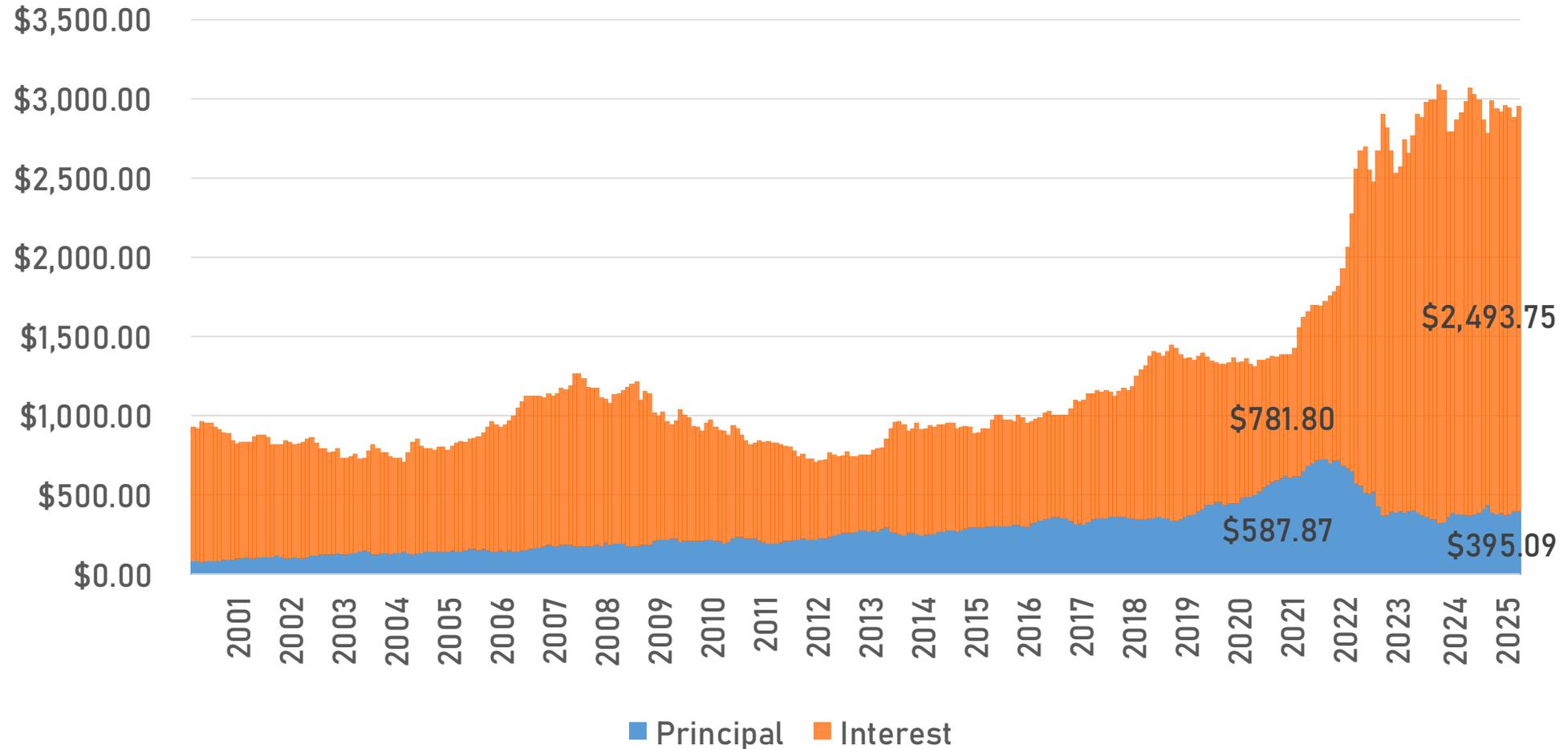


Source: The Kem C. Gardner Policy Institute

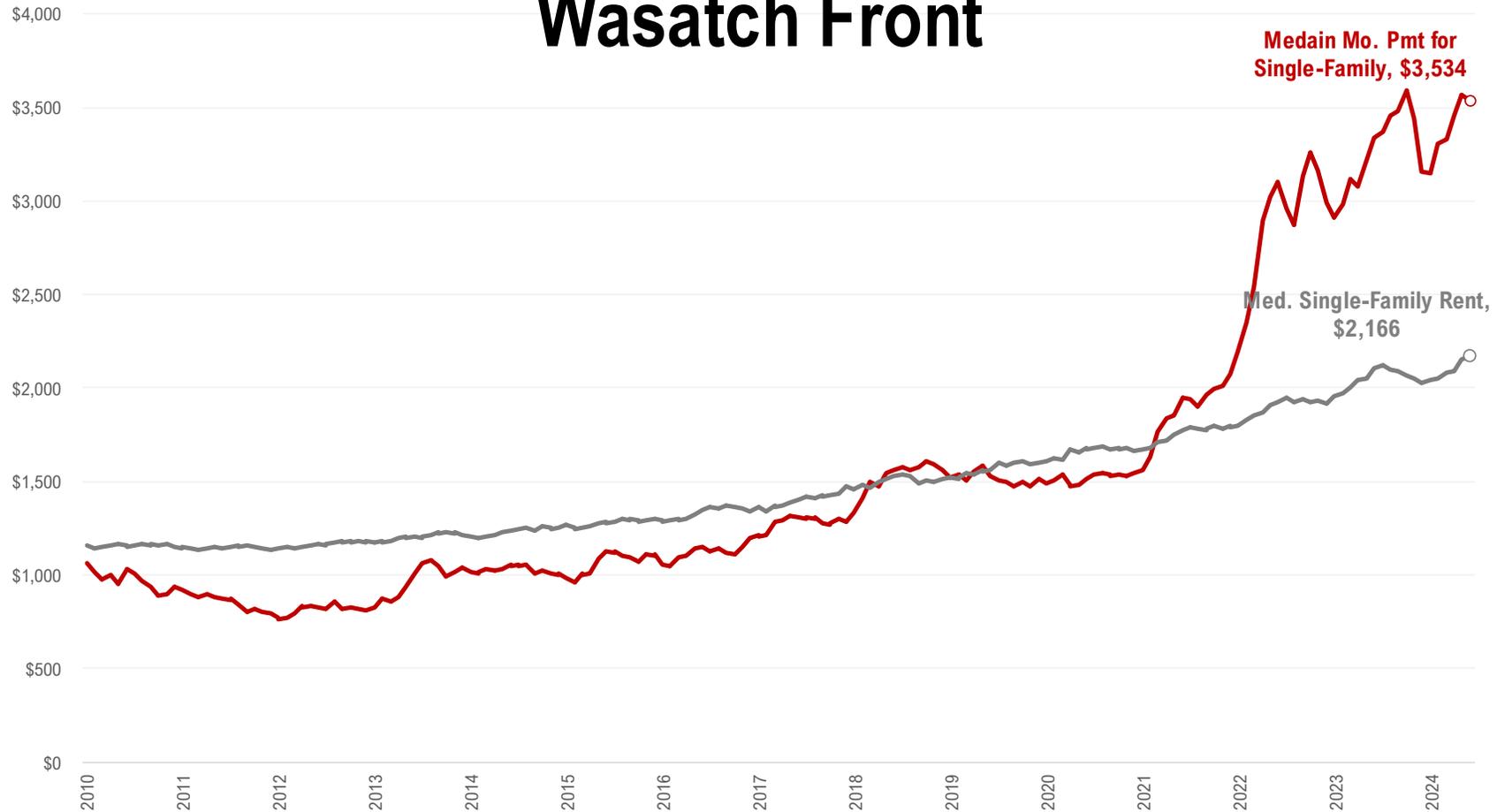
Utah Median Price vs. Payment



Interest Rates Eat up Monthly PMT

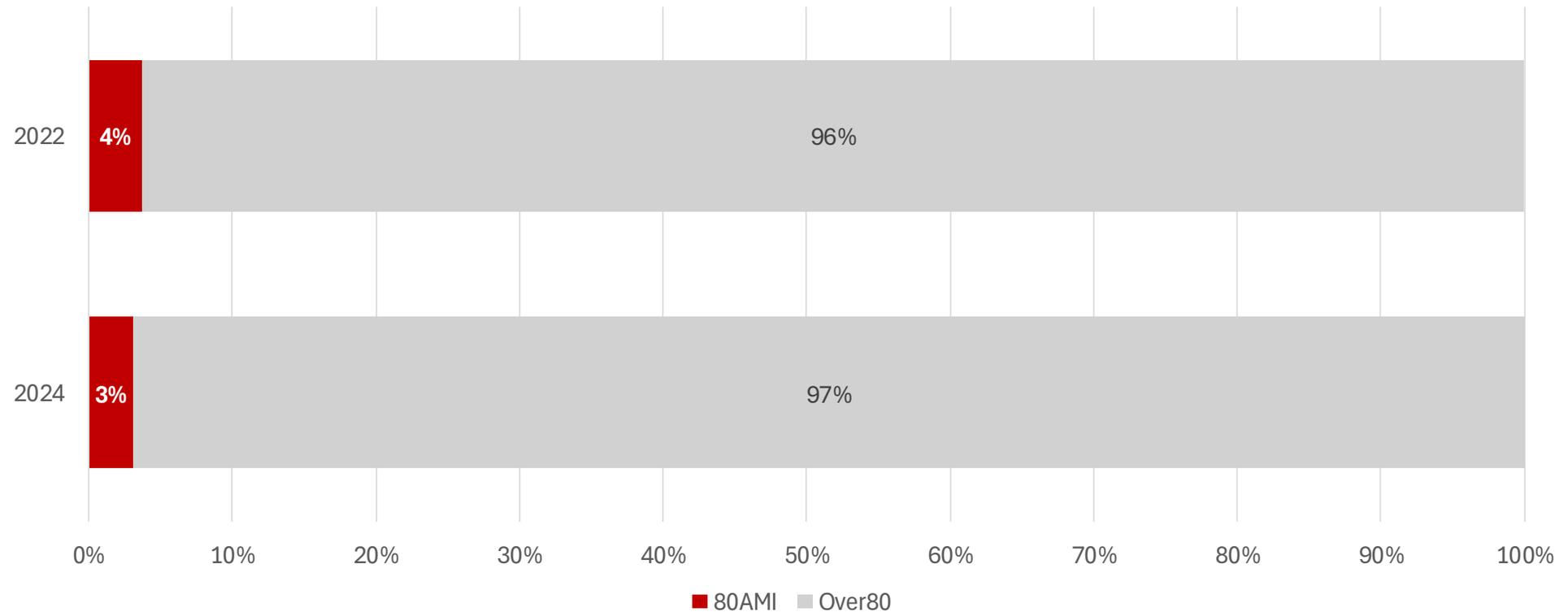


Cost of Renting vs. Owning Single-Family Home: Wasatch Front

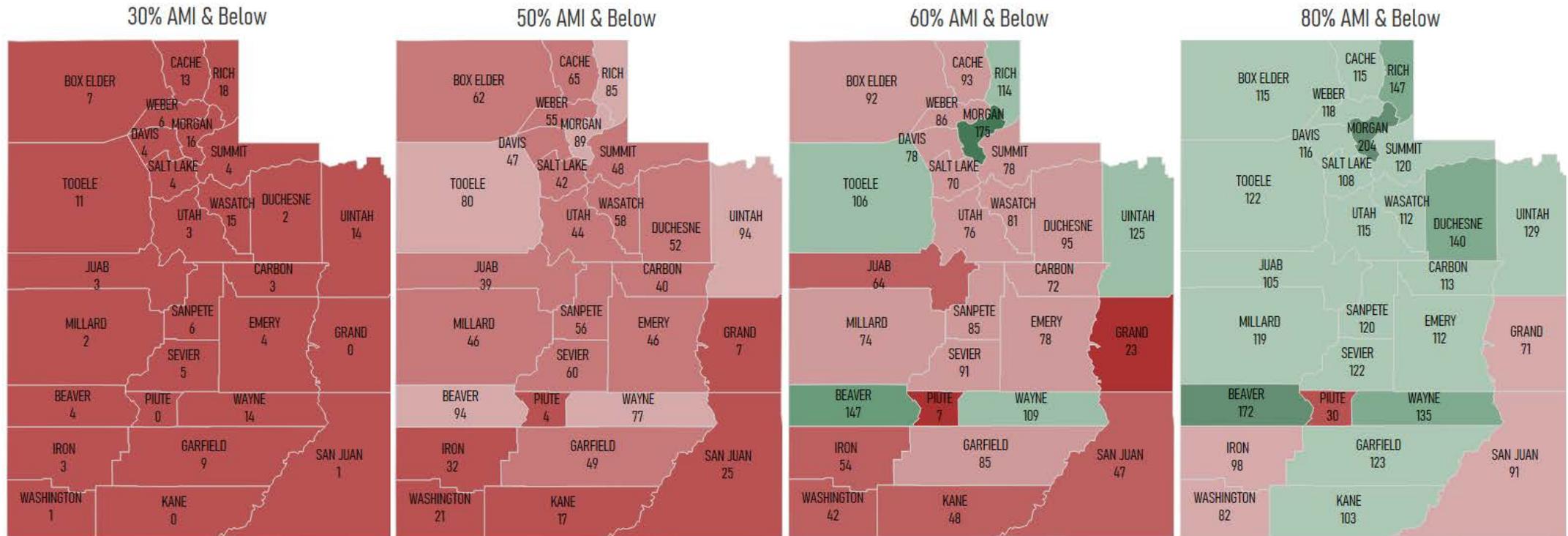


Source: Kem C. Gardner Analysis of UtahRealEstate.com and RentRange Data

Share of Homes Sold Affordable to Moderate Income HHs, Sandy, 2022&2024



Affordable Renter Units Available/ 100 Household, Utah, 2024



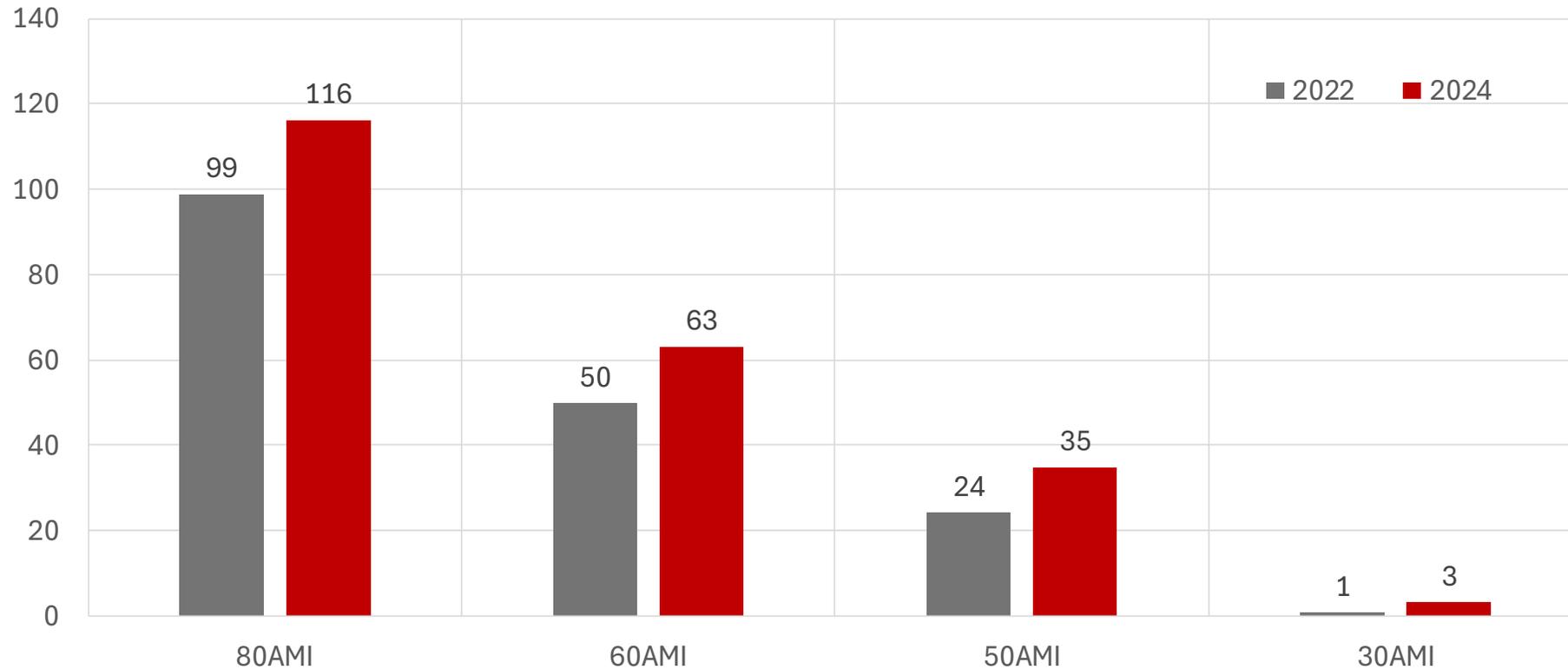
Source: Kem C. Gardner Policy Institute.

Kem C. Gardner Policy Institute

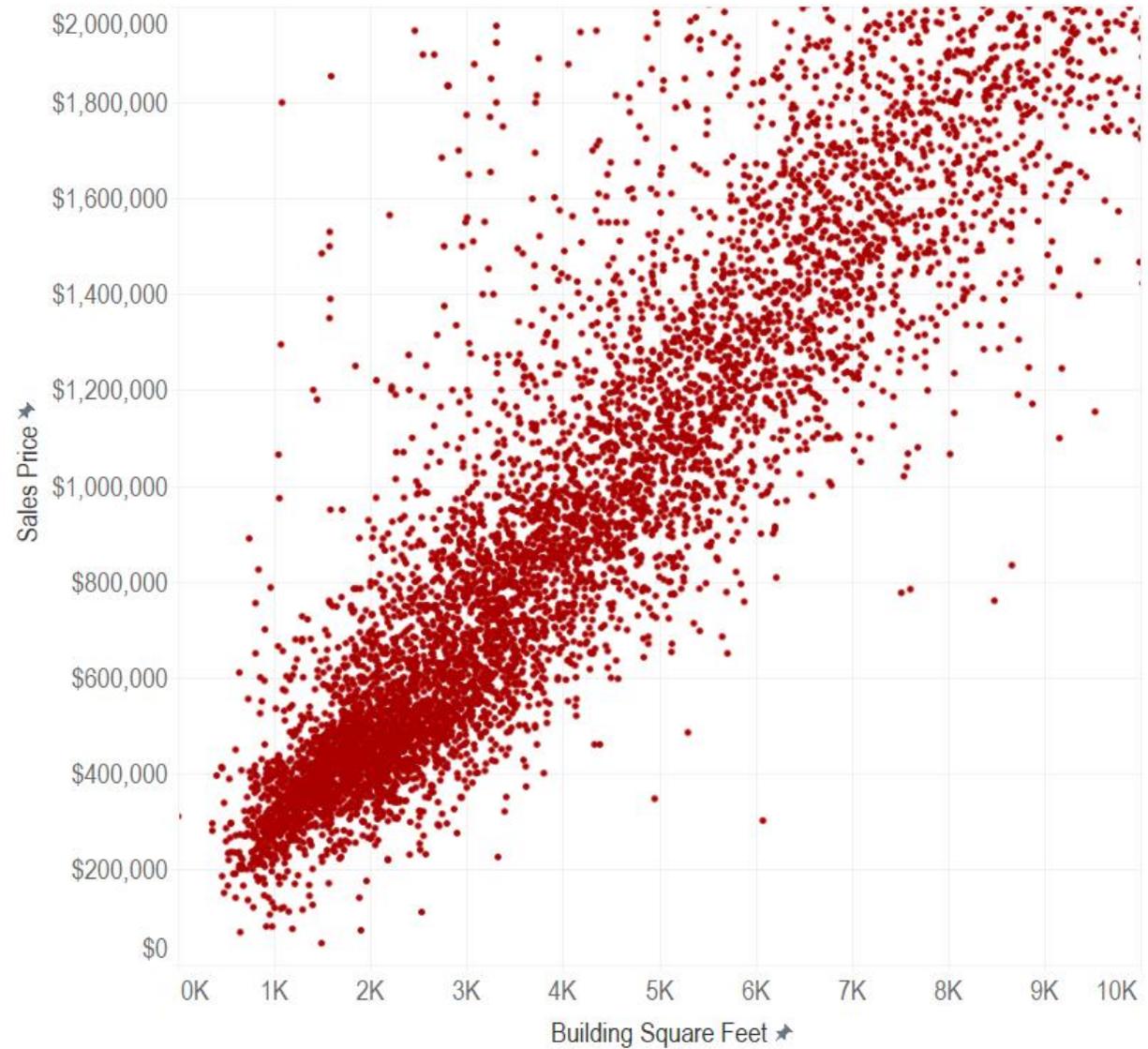
DAVID ECCLES SCHOOL OF BUSINESS

UNIVERSITY OF UTAH

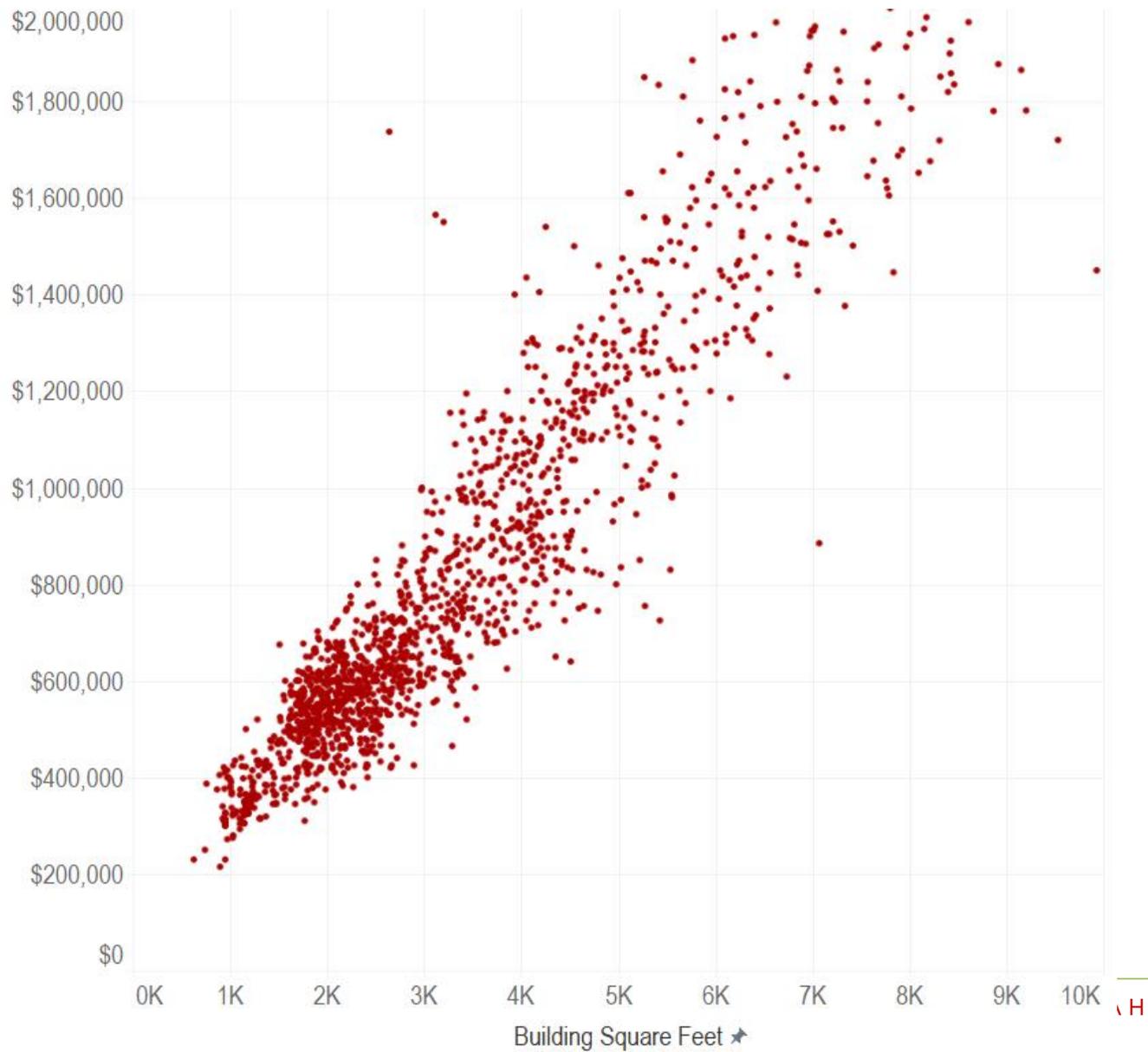
Affordable Renter Units Available/ 100 Household, Sandy, 2022 & 2024

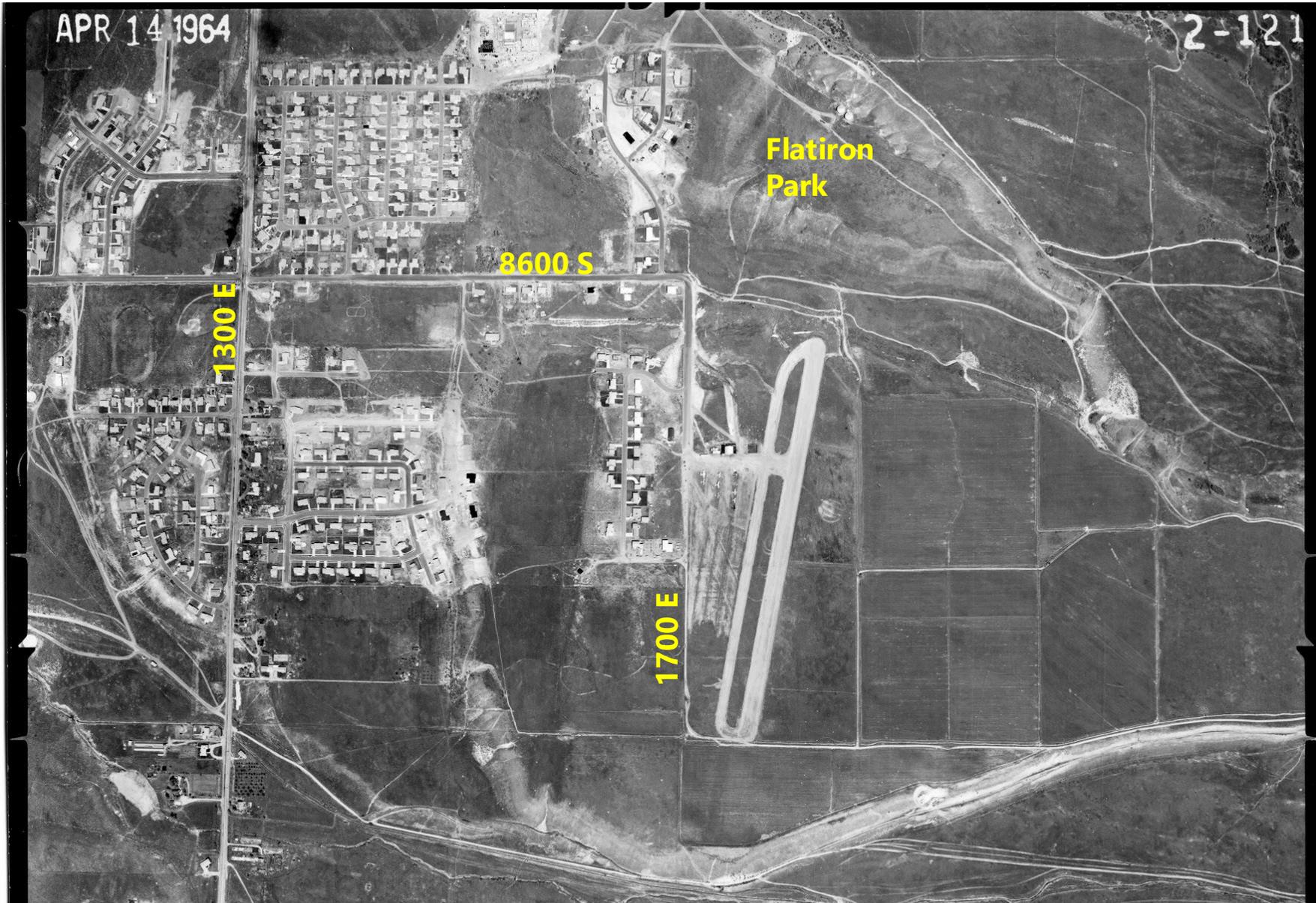


House Size Drives Price



Sandy Price to Size

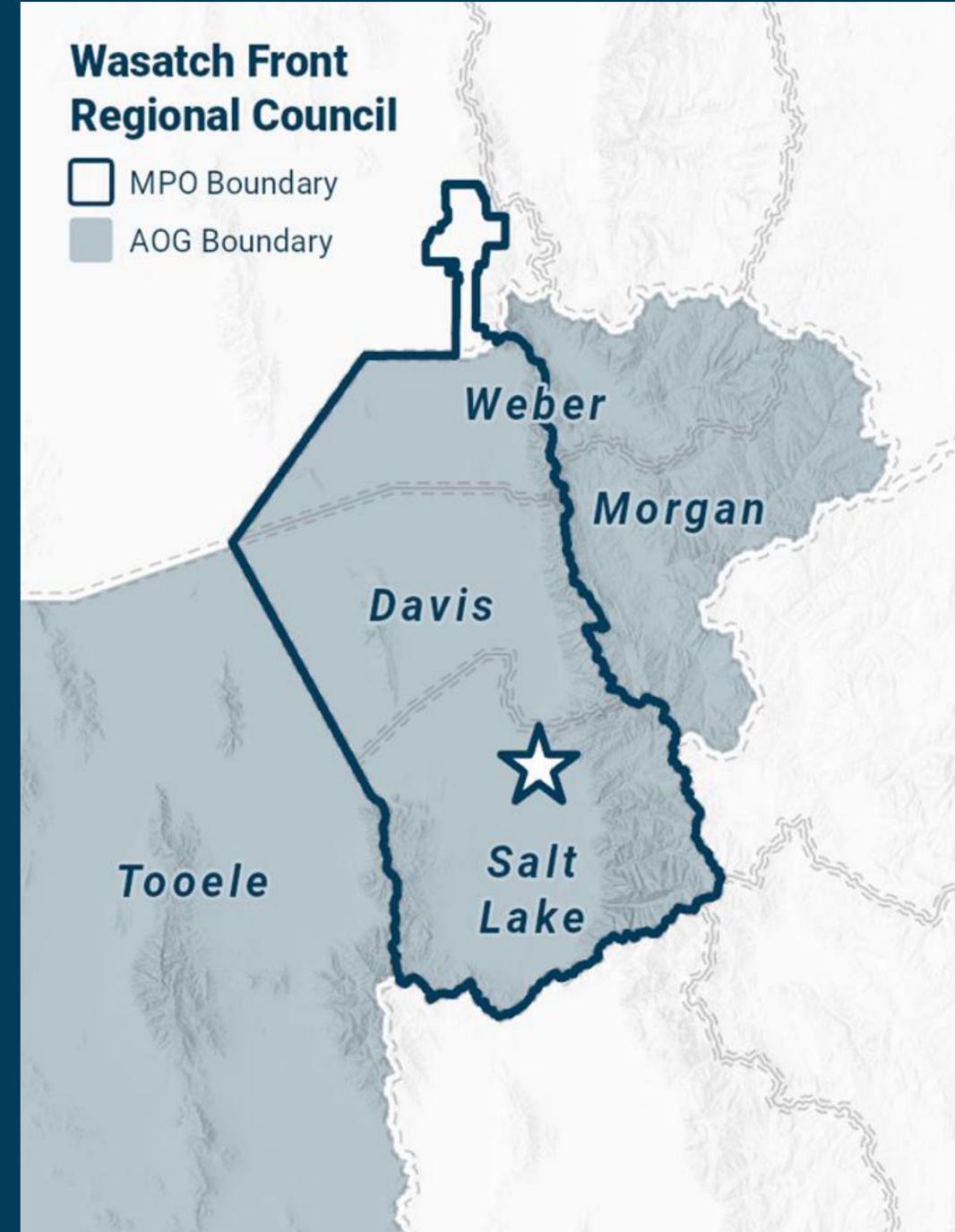
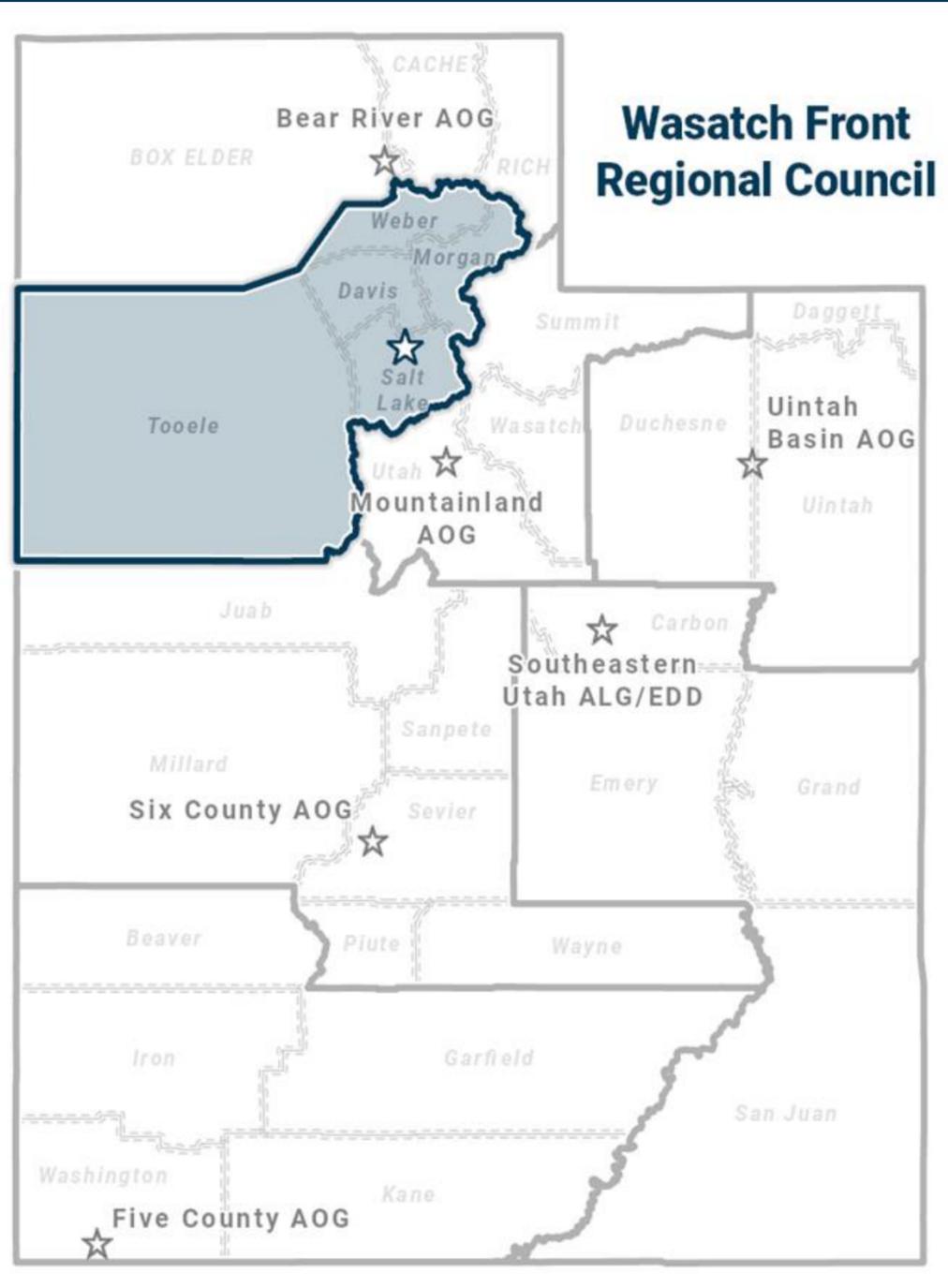




Kem C. Gar

OF UTAH

WASATCH FRONT REGIONAL COUNCIL





WASATCH CHOICE

— VISION —

2050 Vision for the Wasatch Front overlaying transportation and land use

Wasatch Choice Map #wherematters

[Vision](#)
[Transportation](#)
[Centers & Land Uses](#)
[Economic Opportunities](#)
[Parks & Public Spaces](#)

WASATCH CHOICE VISION

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

Key Strategies

Wasatch Choice Vision key strategies for a thriving region and communities:

- Transportation choices**
 Provide people with real choices in how they get around - by driving, transit, biking, and walking - so people can easily reach their destinations.
- Housing options**
 Support housing types and locations that meet the needs of all residents.
- Parks and public spaces**
 Ensure ample and convenient parks, public spaces, and open land for gathering and recreating.
- City and town centers**
 Create and enhance city and town centers as the hearts of our communities - walkable areas where activity is focused, with places to live, work, and play.

Goals and Benefits

The Vision is designed to improve quality of life now and for generations to come.

Filter [reset](#) ✕

- Transportation
 - Roads
 - Transit
 - Bike/Ped
- Land Use
 - Centers
 - Other Land Uses
 - Open Space

Map labels: Marriott-Slaterville, West Haven, Hooper, Roy, Riverdale, Washington Terrace, South Ogden, WSU, Hill AFB, Uintah, Mountain Green, South Weber, West Point, Clearfield, Syracuse, Layton.

*What does the Wasatch Choices Vision say
about housing & housing affordability?*

Wasatch Choice Vision key strategies for a thriving region and communities:



Transportation Choices

Provide people with real choices in how they get around - by driving, transit, biking and walking - so people can easily reach their destinations.



Housing Options

Support housing types and locations that meet the needs of all residents.



Parks & Public Spaces

Ensure ample and convenient parks, public spaces, and open land for gathering and recreating.



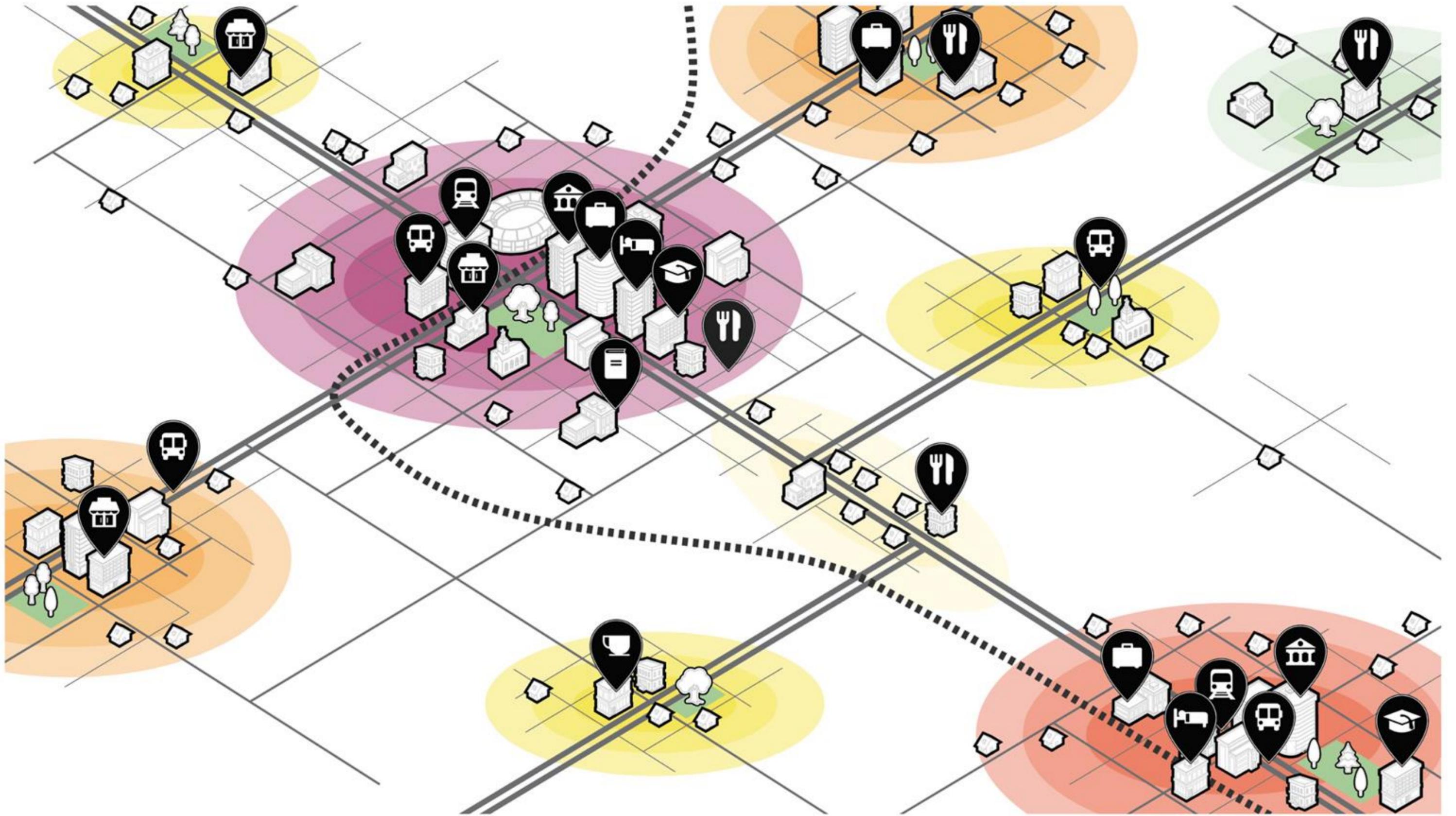
City & Town Centers

Create and enhance city and town centers as the hearts of our communities – walkable areas where activity is focused, with places to live, work and play.



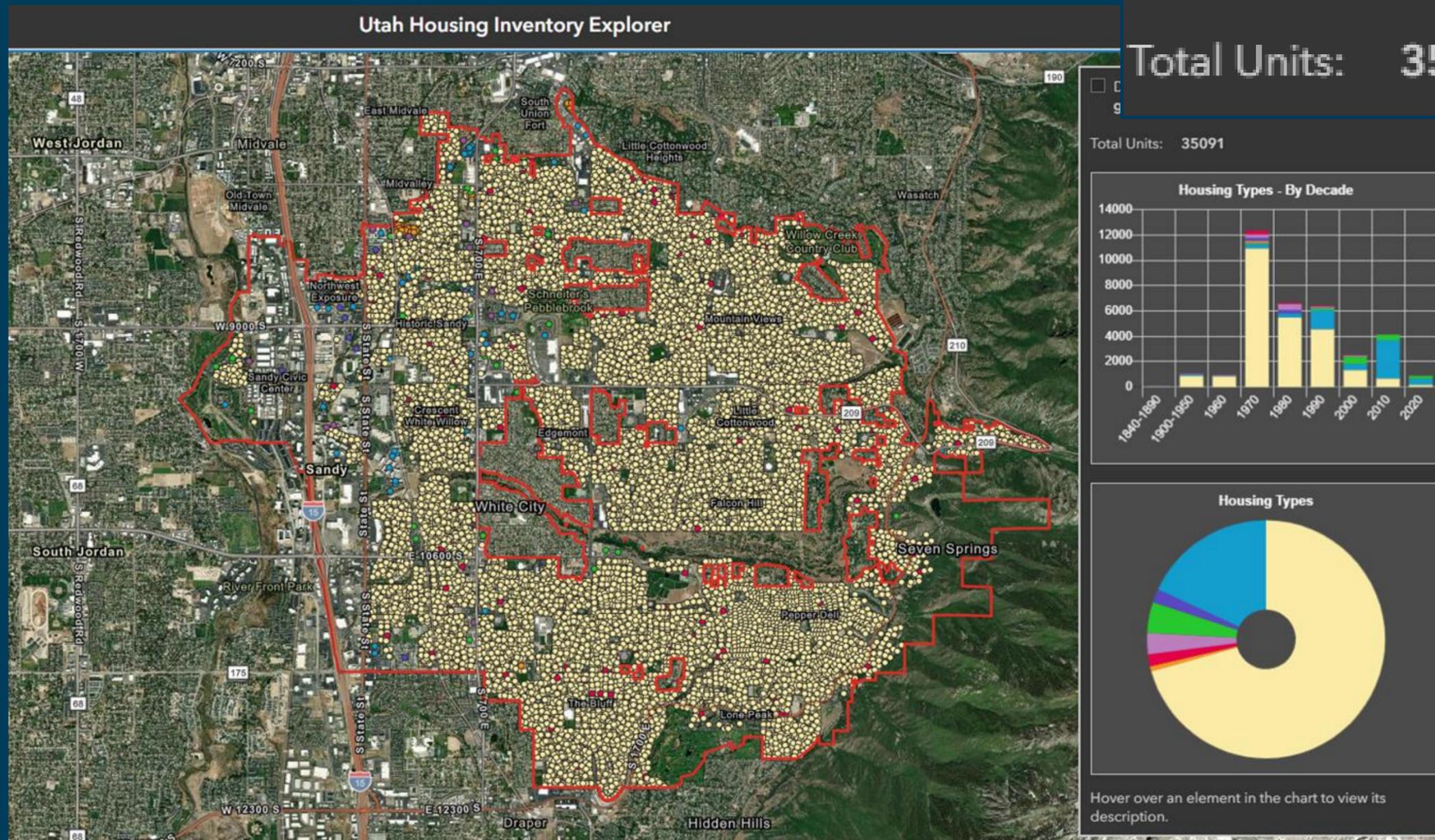
URBAN CENTER | Scenario B - View 2

wasatchchoice.org/centers • Image produced by Wasatch Front Regional Council, people + place LLC, Metta Urban Design, & Chase Mullen • Funded by the State of Utah Land Use Training Fund (2025)



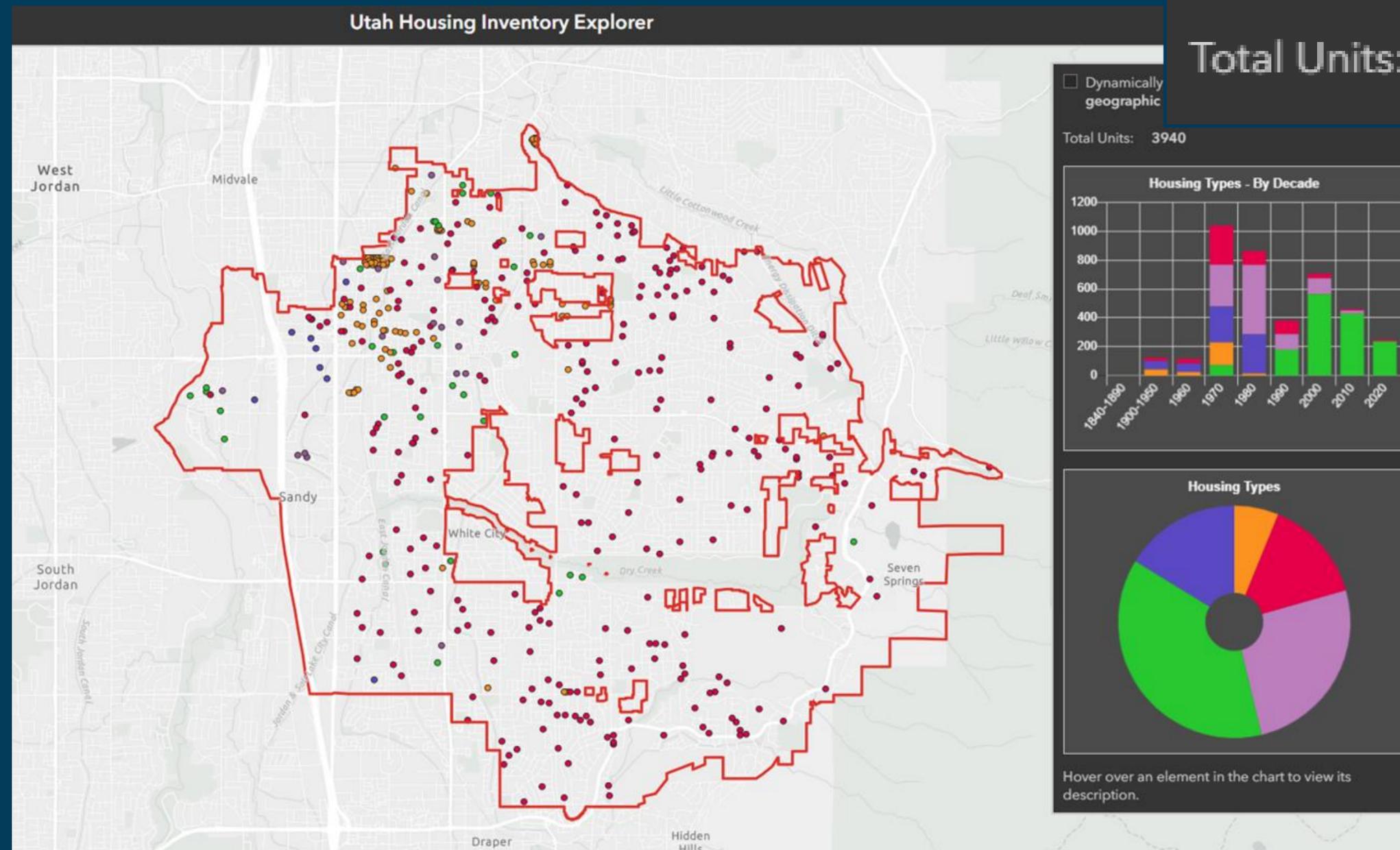
How is transportation impacting housing and housing affordability?

ACCESS



How is transportation impacting housing and housing affordability?

ACCESS

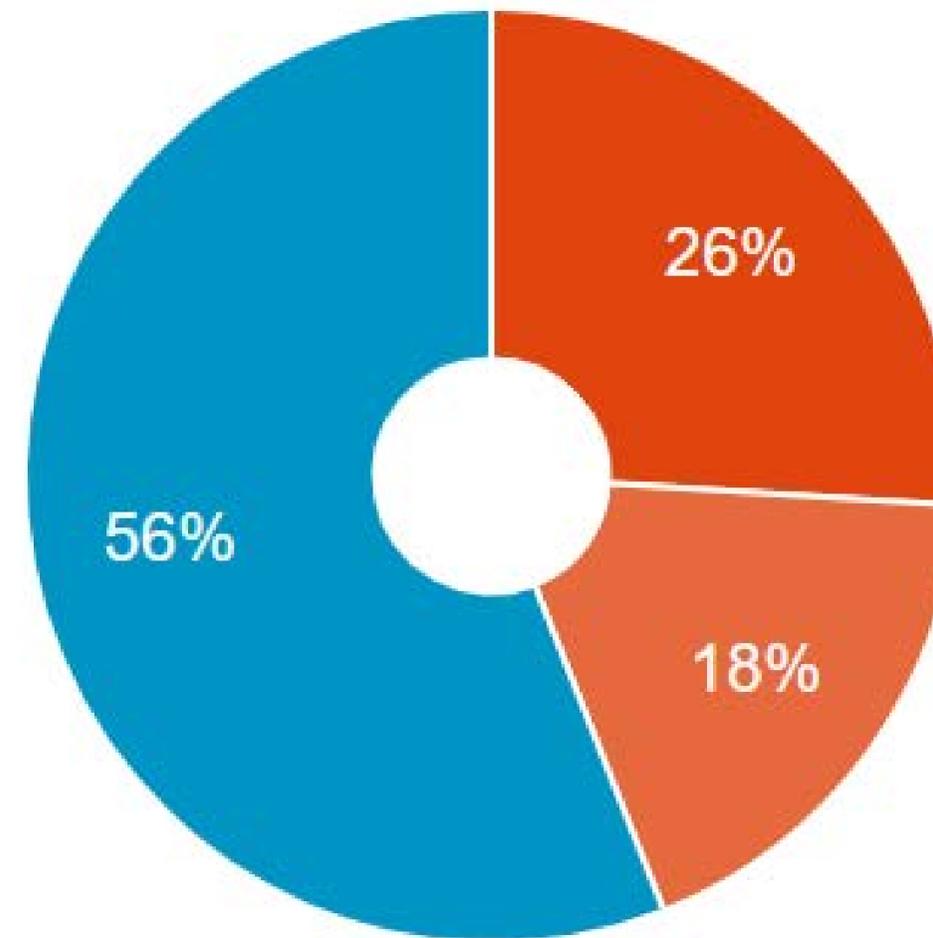


Housing + Transportation Cost

Average Housing + Transportation Costs % Income

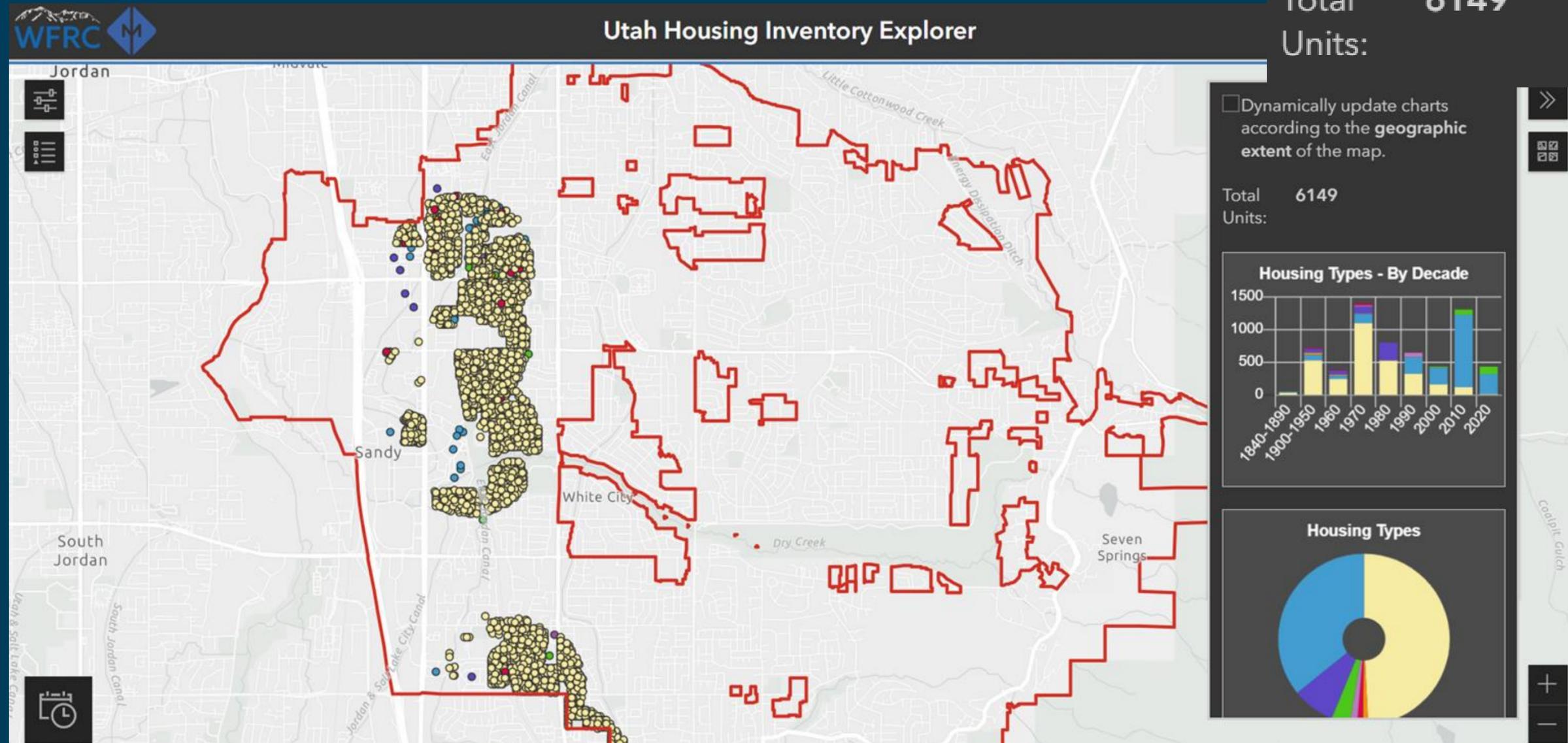
SANDY,

- Housing
- Transportation
- Remaining Income



How is transportation impacting housing and housing affordability?

ACCESS



*How is transportation
impacting housing and housing
affordability?*

***How is housing and housing affordability
impacting transportation?***





URBAN CENTER | Scenario B - View 2

wasatchchoice.org/centers • Image produced by Wasatch Front Regional Council, people + place LLC, Metta Urban Design, & Chase Mullen • Funded by the State of Utah Land Use Training Fund (2025)

STADIUM VILLAGE MASTER PLAN

The Stadium Village Master Plan was adopted in 2019 and looked at development of the Stadium Study Area in The Cairns. The Master Plan focuses on increasing vitality of the area around the America First Field by adding in additional housing, retail, office, and entertainment uses.

The preferred scenario includes almost 5,600,000 square feet of new construction. More than half of these new buildings (59%) will include new multi-family housing, followed by 26% of the buildings being new offices. Retail and restaurant uses will take up 7% of the new buildings. The development scenario also includes a new hotel, storage, and 44 townhomes to be used as a buffer. At buildout, the Stadium Master Plan proposes 3,197 new units.



Stadium Village Rendering

Source: Stadium Village Master Plan

FIGURE 11: STADIUM VILLAGE PREFERRED SCENARIO



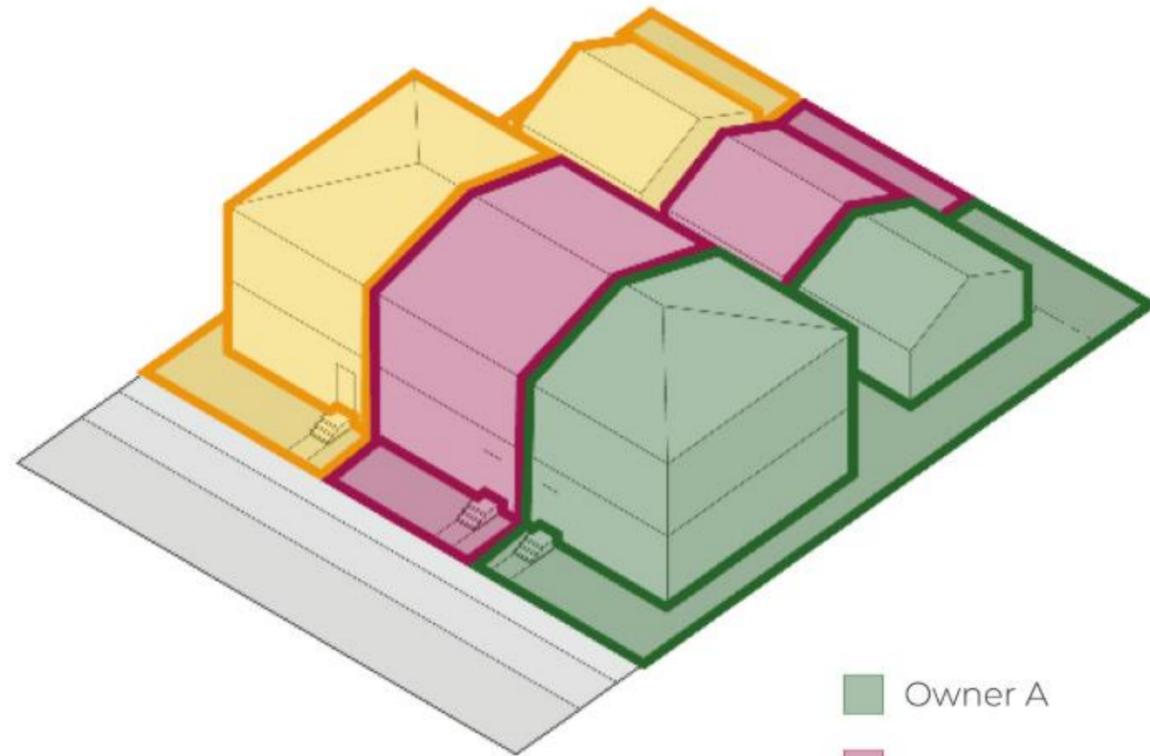
OBSTACLES TO

...CONDOS, MISSING MIDDLE, MIXED USE DEVELOPMENT



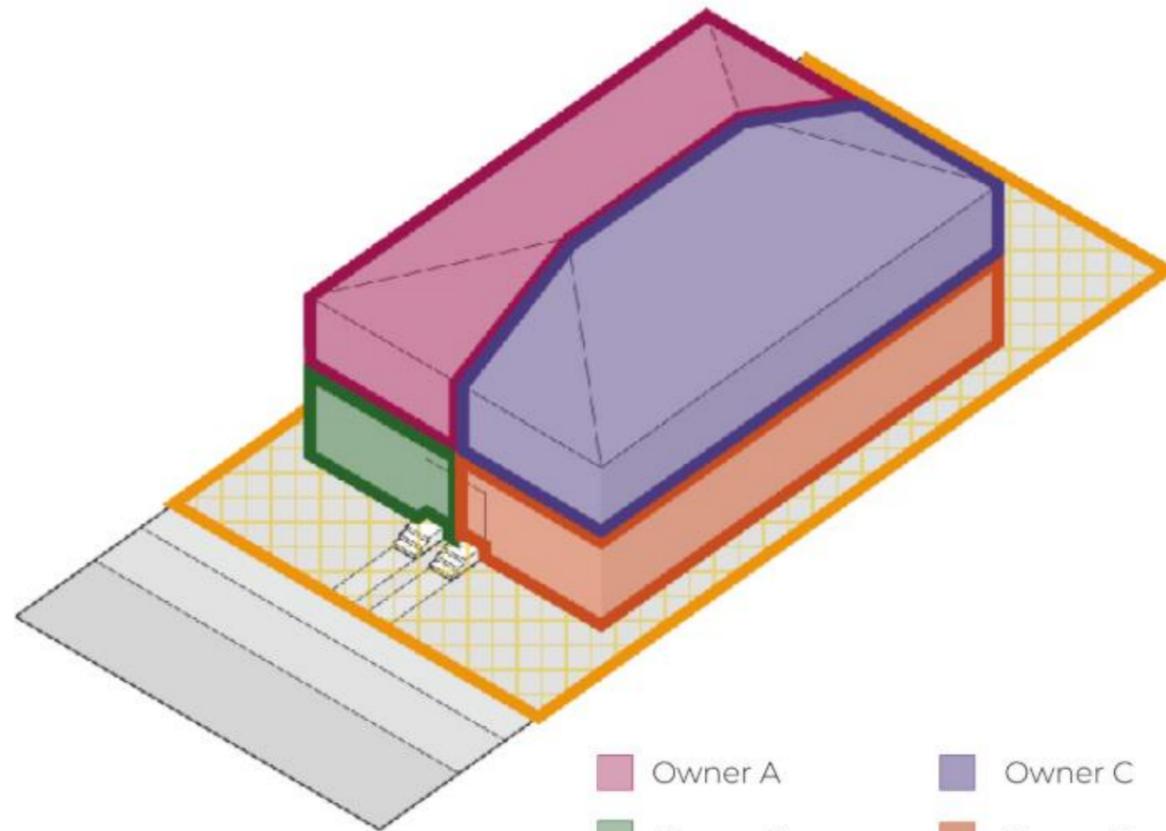
CONDOS

Fee Simple Ownership



- Owner A
- Owner B
- Owner C

Condo Ownership



- Owner A
- Owner B
- Owner C
- Owner D
- Joint Ownership

OBSTACLES TO CONDOS

Insurance (developer wrap policies)

litigation practices = risk

“surplus lines” are expensive

Financing

higher rates

presale requirements

absorption

Cost

customization

parking



Stigma



WHY CONDOS?

- space
- market entry
- demographic change

By 2040, Utah needs (2024):

0 large lots

90k small lots

100k attached homes



Orchard Townhomes
9-10 units/acre



WHY CONDOS?

- space
- market entry
- demographic change

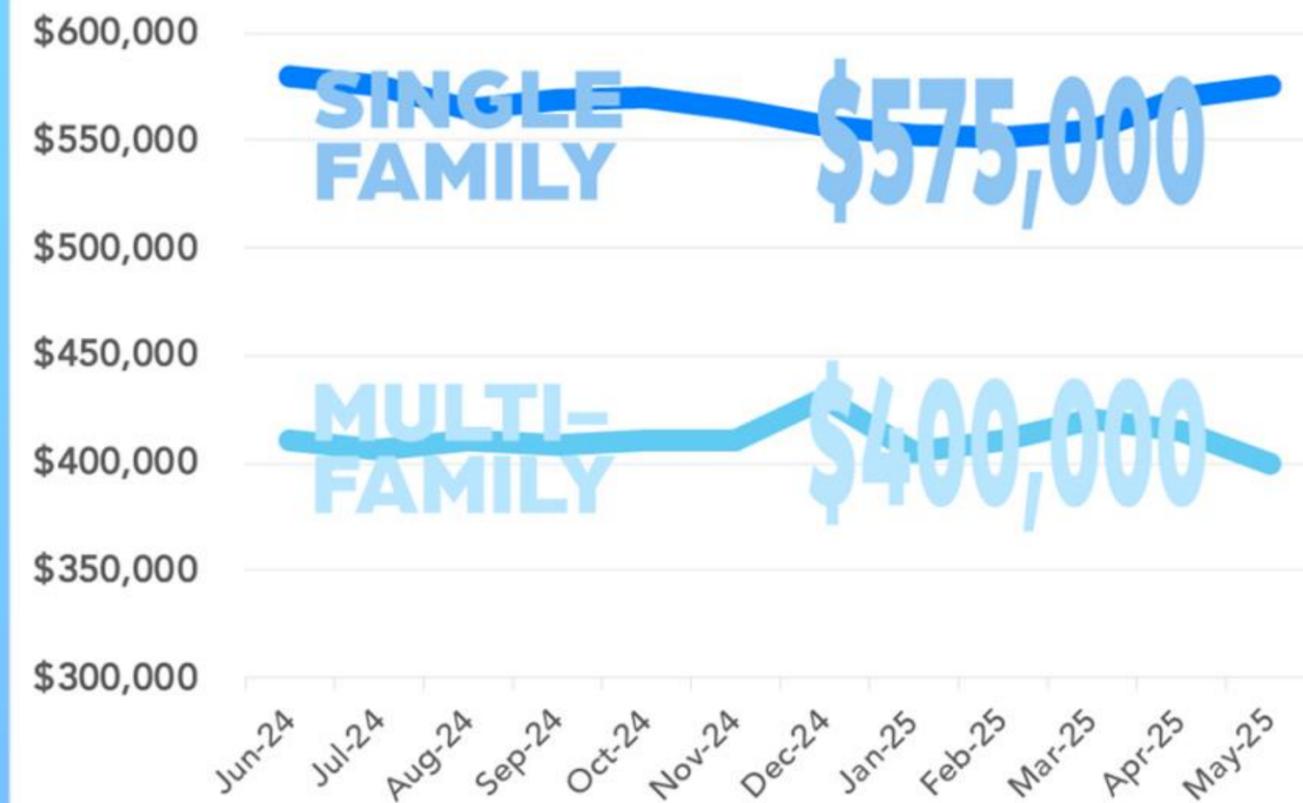
90-94% of UT renters can't afford the median home \$ in their county



Median Home Prices in Utah

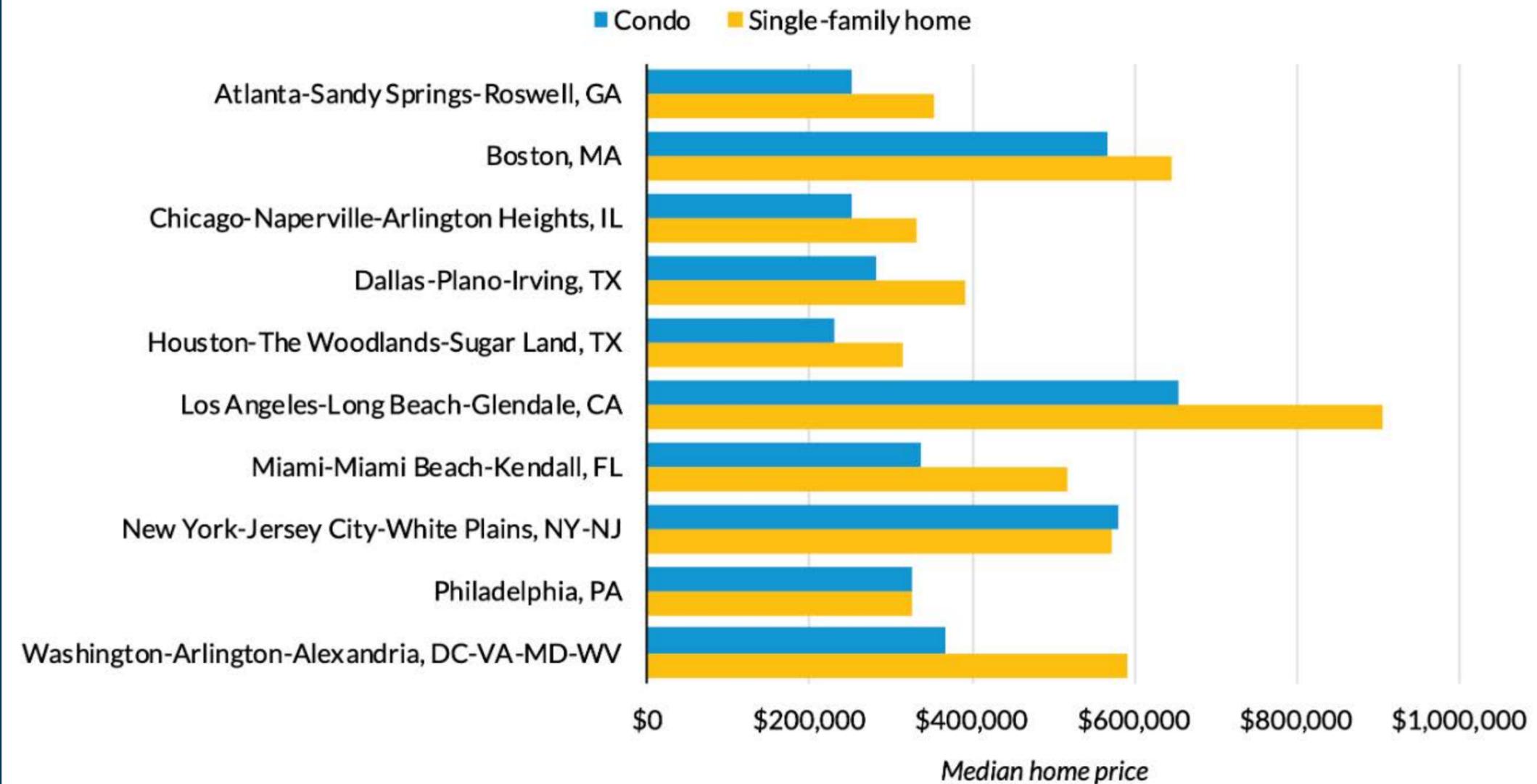
Last 12 Months

May
2025



WHY CONDOS?

Condos Are More Affordable Than Single-Family Homes in Most Major Cities



Source: Black Knight HPI.

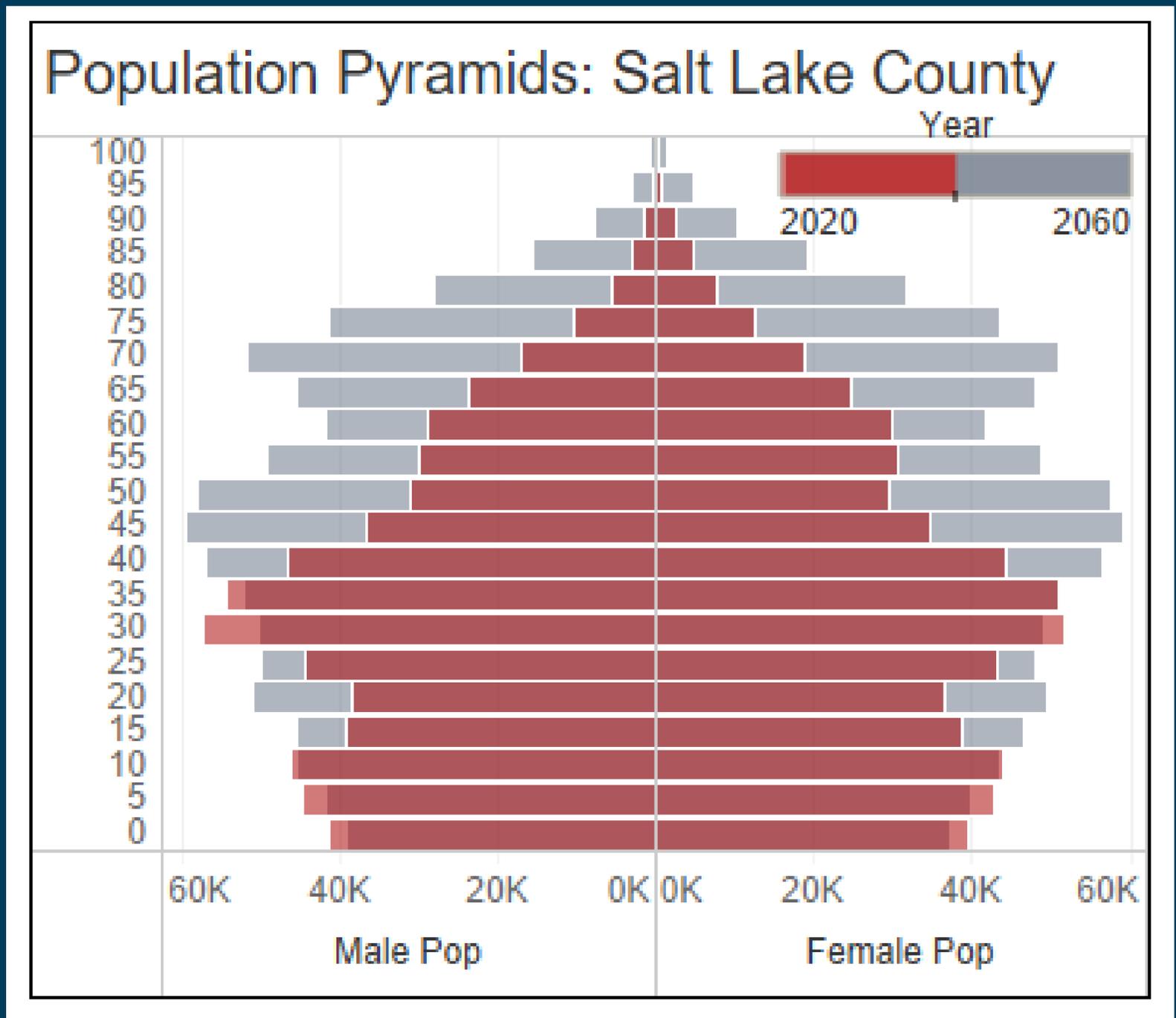
URBAN INSTITUTE



WHY CONDOS?

- space
- market entry
- demographic change

the median age in Utah is projected to continue increasing



Meg Padjen

Community & Economic Development

Director

WASATCH FRONT REGIONAL COUNCIL

meg.padjen@wfrc.utah.gov



Issue #	Respondent Ranked Selections (1-10)								Total # of Selections	Number of Times Ranked #1	Selections by Category (A-K)	Weighted Ranking Score (10 - 0)								Total Weighted Score (Top 5)	Total Weighted Score (Heat Map)
	Respondent											Respondent									
	1	2	3	4	5	6	7	8				1	2	3	4	5	6	7	8		
A1							3	1		A: 6	0	0	0	0	0	0	8	0	8	8	
A2					2			1			0	0	0	0	9	0	0	0	0	9	9
A3	3							3			8	0	0	0	0	0	5	8		21	21
A4								0			0	0	0	0	0	0	0	0	0	0	0
A5						3		1			0	0	0	0	0	8	0	0		8	8
A6				7		9		2			0	0	0	4	0	2	0	0		6	6
B1					6			1		B: 1	0	0	0	0	5	0	0	0	5	5	
B2					8			1			0	0	0	0	3	0	0	0		3	3
B3								0			0	0	0	0	0	0	0	0		0	0
B4								0			0	0	0	0	0	0	0	0		0	0
C1			10					1		C: 5	0	0	1	0	0	0	0	0	1	1	
C2				4		5	5	3			0	0	0	7	0	6	6	0		19	19
C3			6		7			2			0	0	5	0	4	0	0	0		9	9
D1	1	3	2		9	6		5	1	D: 8	10	8	9	0	2	5	0	0	34	34	
D2	2	1			1		1	4	3		9	10	0	0	10	0	10	0		39	39
D3	8				9		4	3			3	0	0	2	0	7	0	0		12	12
D4	9		5		10	7	9	5			2	0	6	0	1	4	2	0		15	15
D5		5			4			3			0	6	0	0	7	0	0	6		19	19
D6	10	8	1				7	4	1		1	3	10	0	0	0	4	0		18	18
D7	4	10	3				10	4			7	1	8	0	0	0	1	0		17	17
E1				5				1		E: 3	0	0	0	6	0	0	0	0	6	6	
E2			4	1			2	3	1		0	0	7	10	0	0	9	0		26	26
F1	5	2	8		5			4		F: 6	6	9	3	0	6	0	0	0	24	24	
F2	6	4					8	3			5	7	0	0	0	0	3	0		15	15
F3					3			1			0	0	0	0	8	0	0	0		8	8
F4		9		6				2			0	2	0	5	0	0	0	0		7	7
F5								0			0	0	0	0	0	0	0	0		0	0
G1								0		G: 7	0	0	0	0	0	0	0	0	0	0	
G2		7		10				3			0	4	0	1	0	0	0	5		10	10
G3								0			0	0	0	0	0	0	0	0		0	0
G4	7	6	7	3		10	4	6			4	5	4	8	0	1	7	0		29	29
H1					2			1		H: 1	0	0	0	0	0	9	0	0	9	9	
H2								0			0	0	0	0	0	0	0	0		0	0
H3								0			0	0	0	0	0	0	0	0		0	0
H4								0			0	0	0	0	0	0	0	0		0	0
I1			9					1		I: 4	0	0	2	0	0	0	0	0	2	2	
I2						8		1			0	0	0	0	0	3	0	0		3	3
I3						1		1			0	0	0	0	0	10	0	0		10	10
I4								1			0	0	0	0	0	0	0	10		10	10
I5				2				1			0	0	0	9	0	0	0	0		9	9
I6								0			0	0	0	0	0	0	0	0		0	0
I7								0			0	0	0	0	0	0	0	0		0	0
I8								0			0	0	0	0	0	0	0	0		0	0
J1								0		J: 1	0	0	0	0	0	0	0	0	0	0	
J2								1			0	0	0	0	0	0	0	4		4	4
J3								0			0	0	0	0	0	0	0	0		0	0
J4								1			0	0	0	0	0	0	0	9		9	9
K1				8				2		K: 2	0	0	0	3	0	0	0	7		10	10



Memorandum

September 2, 2025

To: The City Council and Mayor

From: Housing Workshop Planning Group (Aaron Dekeyzer, Brooke D’Sousa, Shane Pace, Dustin Fratto, Lynn Pace, James Sorensen, Kasey Dunlavy, Justin Sorenson, Rob Sant, Jake Warner, and Liz Theriault)

Subject: Data Aggregation of Housing Questionnaire Results

Introduction

Earlier this month, Council Staff created a short Housing Questionnaire asking Sandy’s elected officials to select, and then rank, their top ten “Housing Issues”, from a list of identified issues put together over two Housing Workshops. This two-question survey was completed anonymously by all Council Members and the Mayor.

The first question asked respondents to select up to ten issues out of the list of 48 identified issues. The second question then pulled their unique ten selected issues, and asked respondents to order the issues in highest (#1) to lowest (#10) priority.

After collecting the raw data from the survey, Council Staff have put together several graphs to represent the results. This memo will explain how each graph recorded and presented the data. Please note that all graphs are color coded so that each overarching issue’s category corresponds with a certain color (e.g., A1, A2, A3, etc. are all represented by red throughout the graphs).

Graph #1 — All Selected Categories

This graph shows the number of times each issue was selected in the first question by individual respondents. The Y axis shows the number of times an issue was selected out of a total possible score of eight, and the X axis shows the issue. As in the first graph, any issue that did not receive any selections was excluded from the graph.

Graph #2 — Weighted Ranking Results



This graph represents the results of the second questionnaire question— the priority rankings. After selecting up to ten issues in the first question, respondents were then asked to rank those issues from highest (#1) to lowest (#10) priority. Council staff then assigned a numerical score to each priority.

Priority #	Assigned Score
1 (highest priority)	10
2	9
3	8
4	7
5	6
6	5
7	4
8	3
9	2
10 (lowest priority)	1

Scores from all respondents prioritized issue were then combined to find the total weighted ranking result for each issue. For example, issue D1 received a total weighted ranking score of 34. It was selected and ranked by five respondents.

Respondent	Rank	Assigned Score
1	1	10
2	3	8
3	2	9
4	Not chosen	0
5	9	2
6	6	5
7	Not chosen	0
8	Not chosen	0
		Combined Score: 34

Graph #3 — Ranking and Selections

This graph displays a summary of all collected data. The X axis shows the issues that were selected. Any issue that was not selected was excluded from the graph. Along the Y axis, the first bar above the issue represents the number of times the issue was selected by respondents. The second bar represents the total combined score of the priority rankings it received. Please see Graph #3 below for a more in-depth explanation of how the total combined rankings were calculated.



Graph #4 — Categories Selected at Least Three Times

To help condense the data and potentially streamline the discussion process, staff also compiled data of issues that were chosen by three or more respondents.

In this graph, the Y axis shows the number of times an issue was selected, and the X axis shows the issue. From the list of 48 issues, twelve were selected by three or more respondents.

Graph #5 — Weighted Ranking Results of Categories Selected at Least Three Times

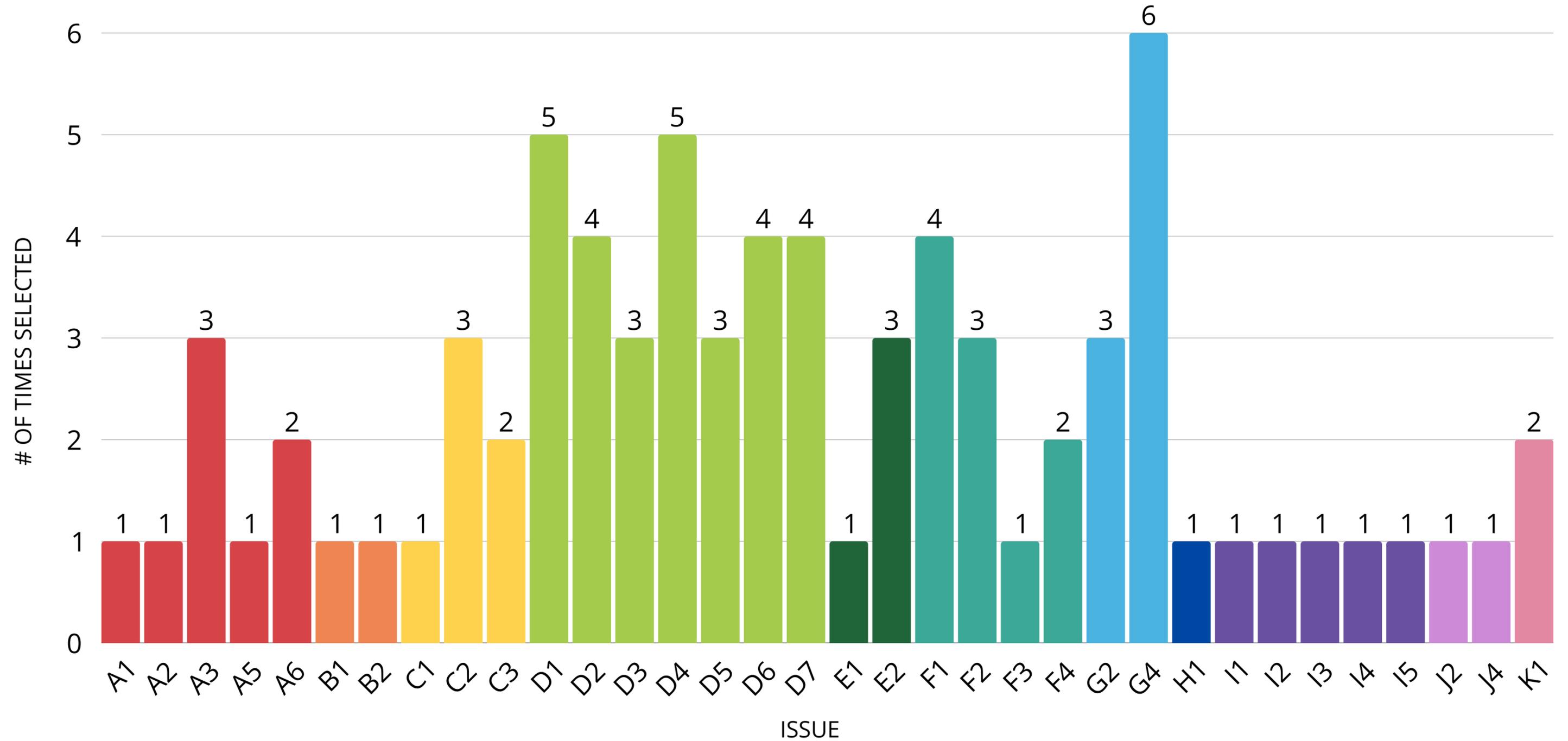
Similar to graph number three, this graph shows the weighted ranking scores of categories that were selected at least three times.

Graph #6— Selections and Rankings of Categories Selected at Least Three Times

This final graph combines the data from graphs four and five. Each issue along the X axis has two bars; the first shows the number of times the issue was selected, and the second shows the total weighted priority ranking score of that issue. This graph was made to easily compare the number of times an issue was chosen to the priority ranking results, of issues selected by three or more respondents.

ALL SELECTED CATEGORIES

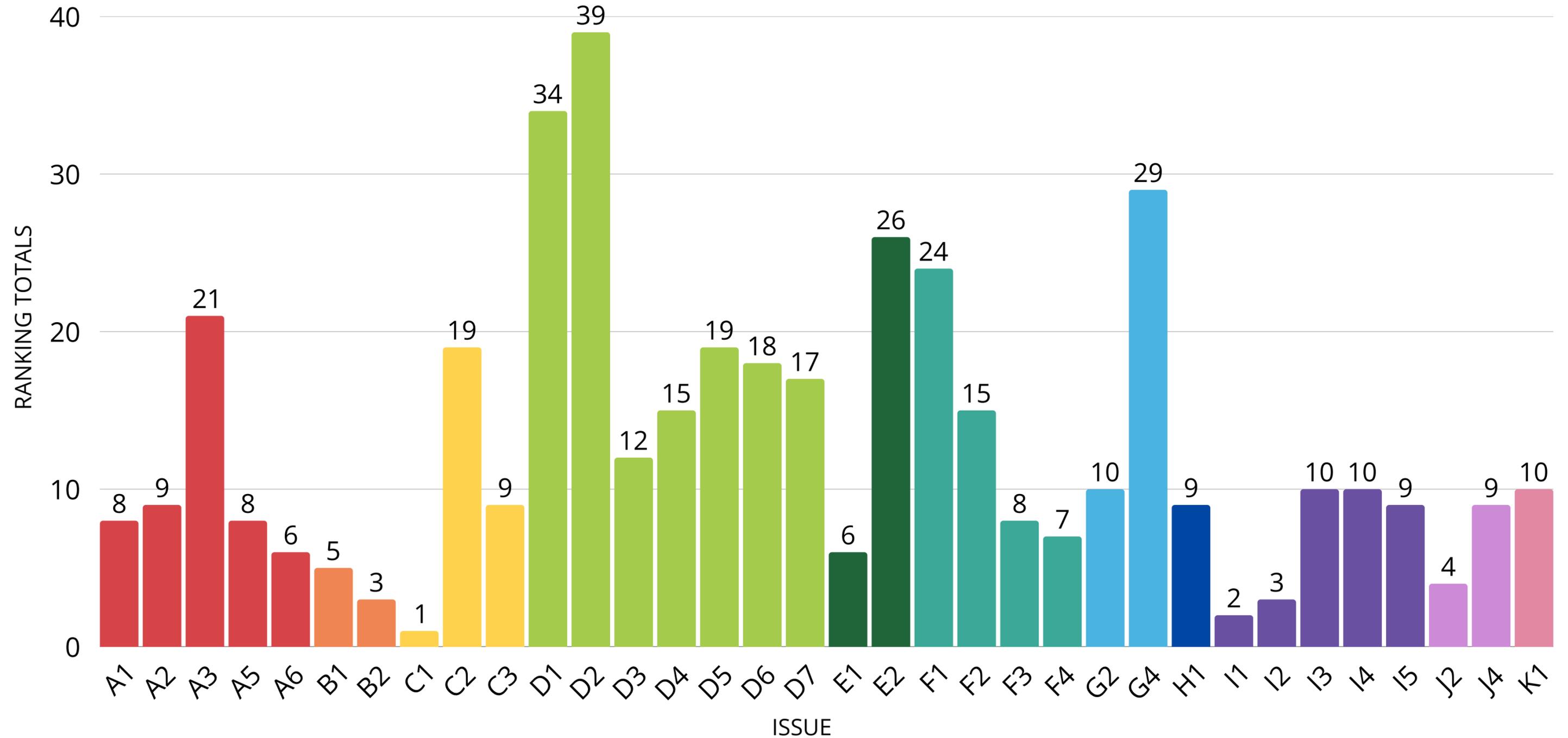
*CATEGORIES W/ ZERO SELECTIONS EXCLUDED



GRAPH #1

WEIGHTED RANKING RESULTS

(ALL SELECTED CATEGORIES)

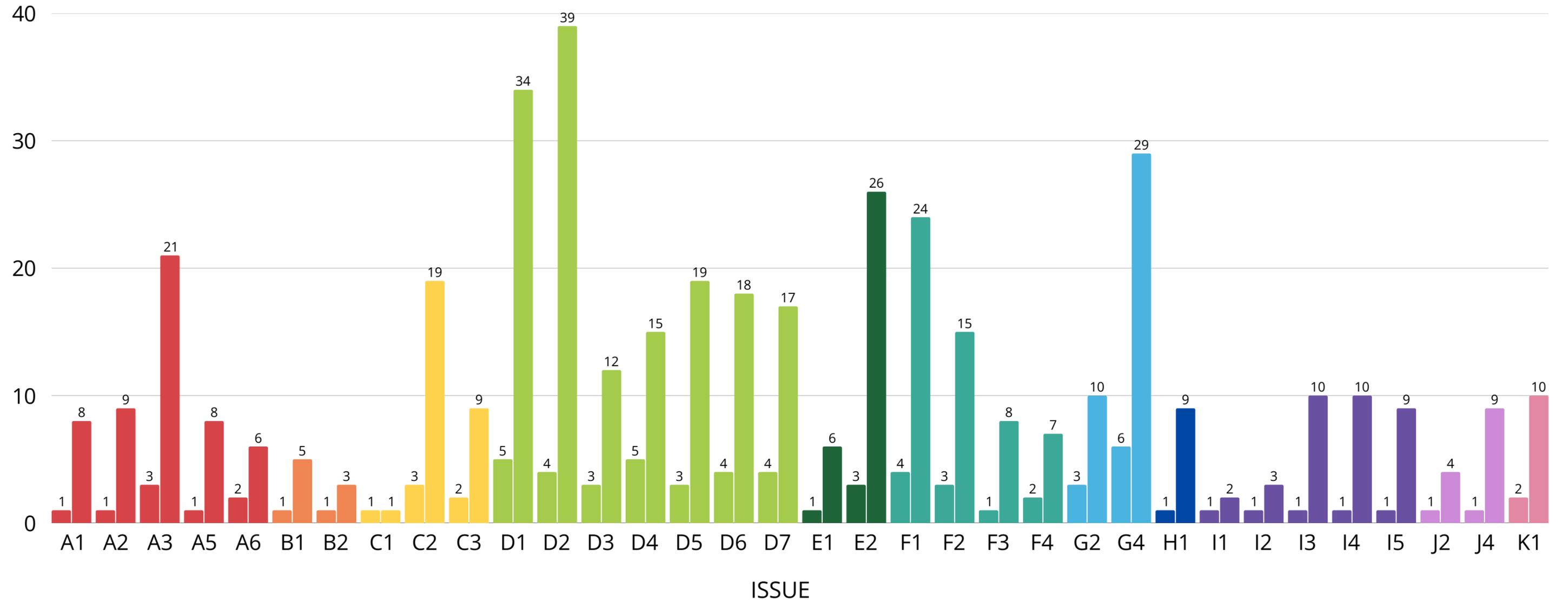


GRAPH #2

RANKING AND SELECTIONS

*CATEGORIES W/ ZERO SELECTIONS EXCLUDED

FIRST NUMBER - # OF TIMES SELECTED
SECOND NUMBER - RANKING TOTAL

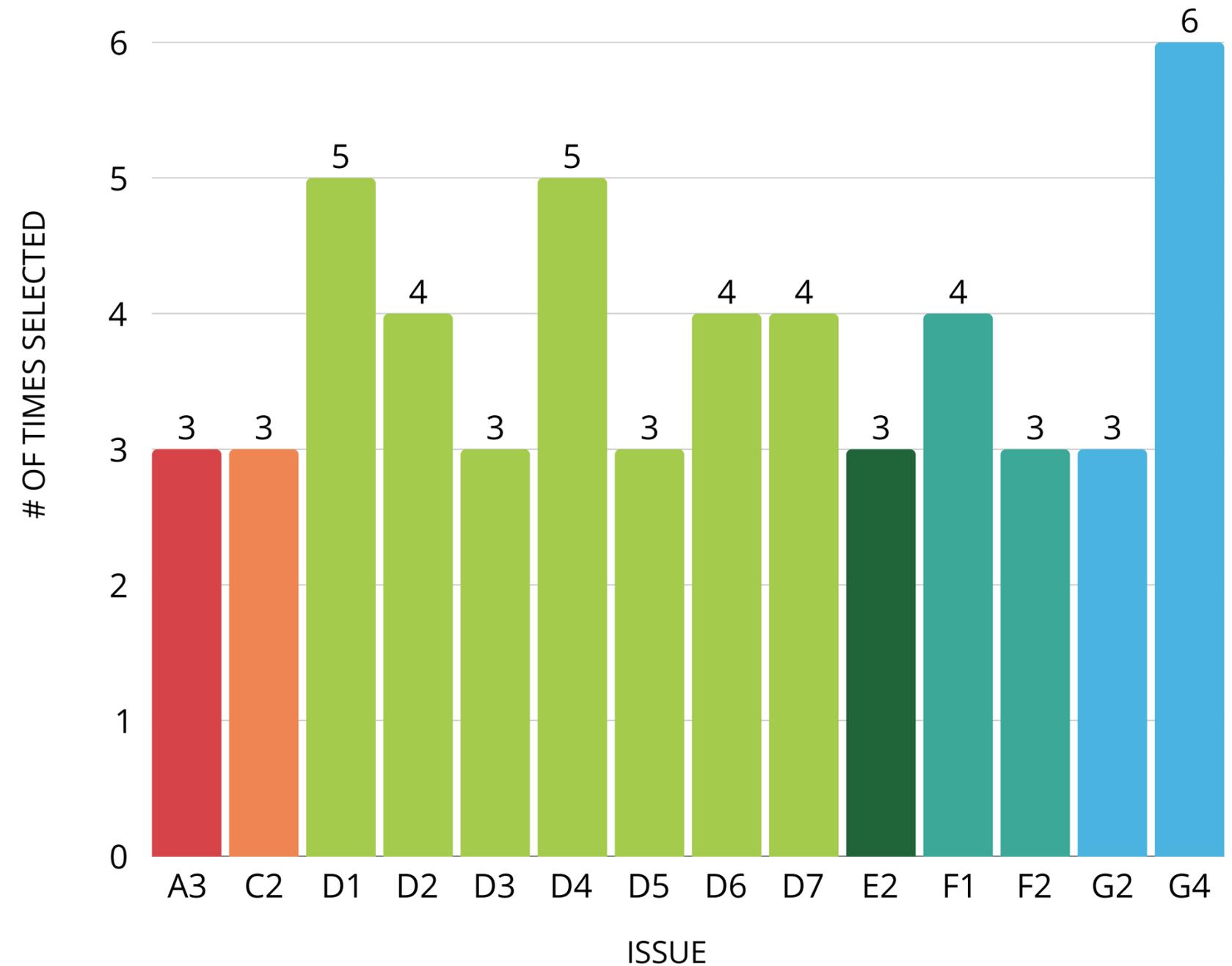


KEY FOR ISSUES WITH A SCORE OF 10 OR MORE:

- A3: Focus on Single Family Homes
- C2: Impact of Renting on Wealth Building
- D1: Limited Options Between Large SF Homes & Apartments
- D2: Obstacles to Middle Housing
- D3: Appearance and Neighborhood Integration
- D4: Housing for Seniors
- D5: Lack of Affordable Options for First Time Homebuyers
- D6: Housing Diversity for a Wide Range of Demographics
- D7: Minimal Construction of Smaller Homes
- E2: Low Condominium Construction (Lack of For Sale Units)
- F1: Restrictive Zoning Codes
- F2: Lack of Alternative Zoning Models and Flexibility
- G2: Appearance is Key (Aesthetic Concerns from Residents)
- G4: Lack of Tools to Enforce Owner Occupancy
- I3: High Interest Rates
- I4: Lack of Housing Assistance
- K1: Public Transportation Access

GRAPH #3

CATEGORIES SELECTED AT LEAST 3 TIMES



ISSUES

A3: Focus on Single-Family Homes

C2: Impact of Renting on Wealth Building

D1: Limited Options Between Large SF Homes & Apartments

D2: Obstacles to Middle Housing

D3: Appearance and Neighborhood Integration

D4: Housing for Seniors

D5: Lack of Affordable Options for First Time Homebuyers

D6: Housing Diversity for a Large Range of Demographics

D7: Minimal Construction of Smaller Homes

E2: Low Condominium Construction (Lack of For Sale Units)

F1: Restrictive Zoning Codes

F2: Lack of Alternative Zoning Models and Flexibility

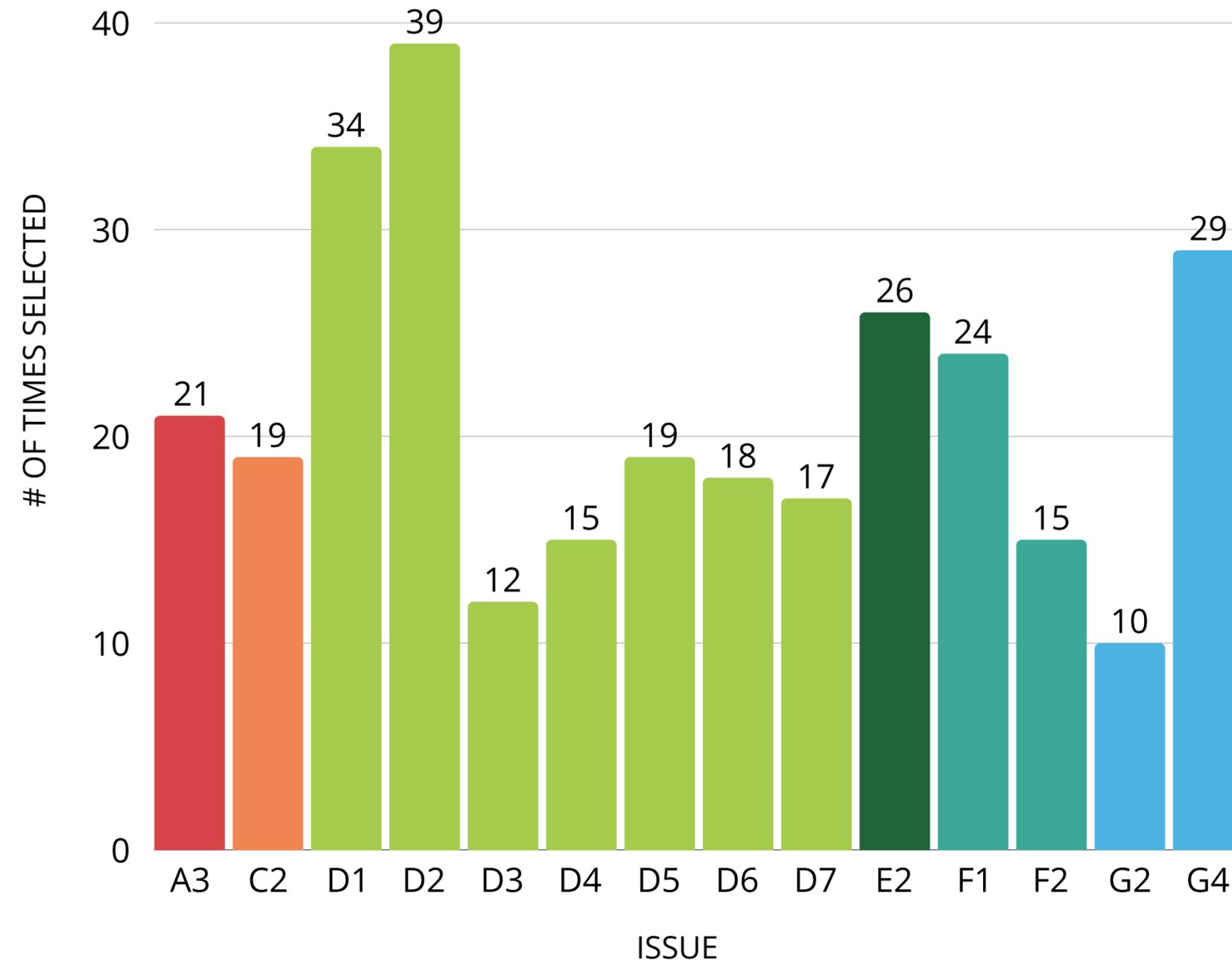
G2: Appearance is Key (Aesthetic Concerns from Residents)

G4: Lack of Tools to Enforce Owner Occupancy

GRAPH #4

WEIGHTED RANKING RESULTS

(OF CATEGORIES SELECTED AT LEAST 3 TIMES)



ISSUES

A3: Focus on Single-Family Homes

C2: Impact of Renting on Wealth Building

D1: Limited Options Between Large SF Homes & Apartments

D2: Obstacles to Middle Housing

D3: Appearance and Neighborhood Integration

D4: Housing for Seniors

D5: Lack of Affordable Options for First Time Homebuyers

D6: Housing Diversity for a Large Range of Demographics

D7: Minimal Construction of Smaller Homes

E2: Low Condominium Construction (Lack of For Sale Units)

F1: Restrictive Zoning Codes

F2: Lack of Alternative Zoning Models and Flexibility

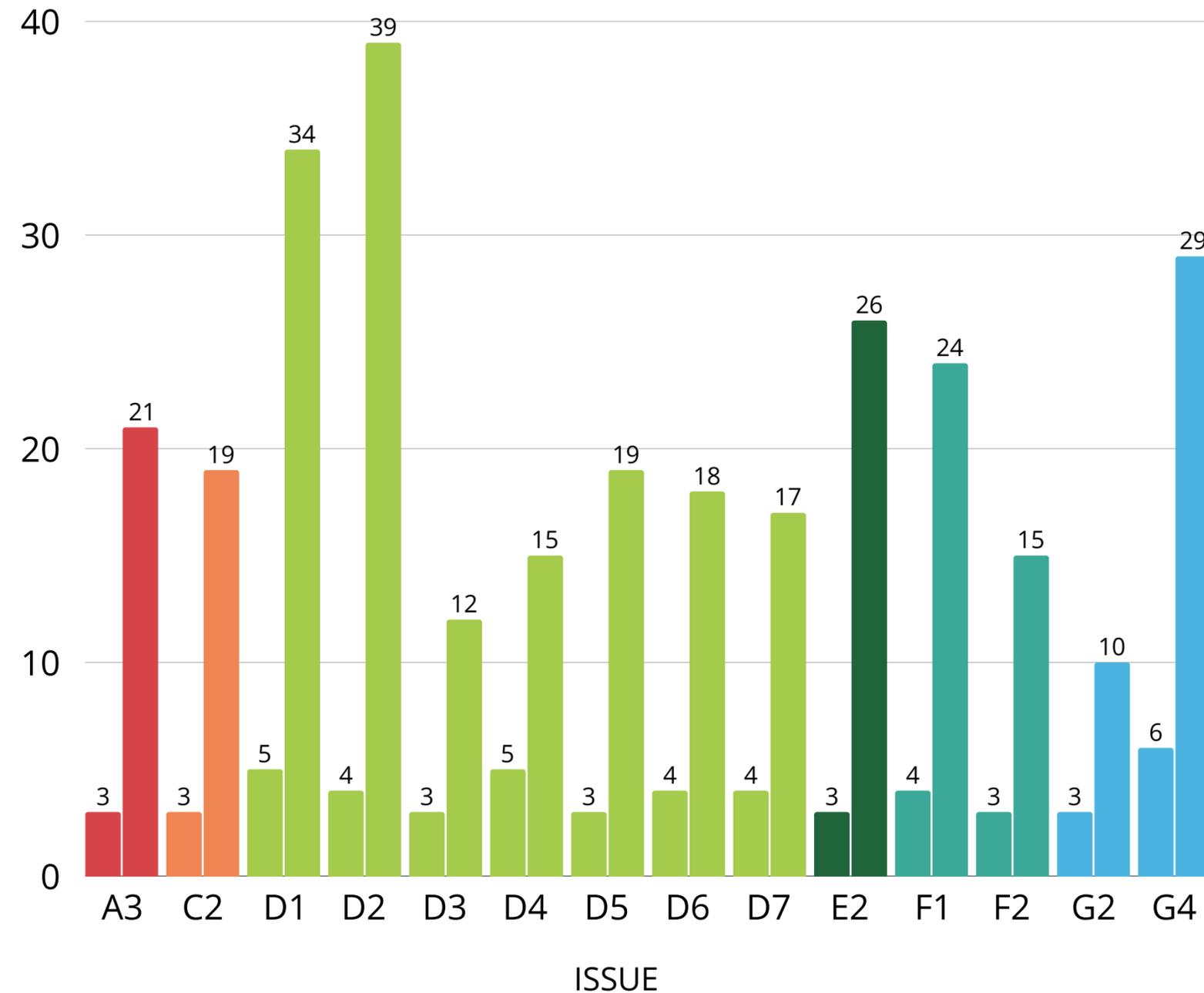
G2: Appearance is Key (Aesthetic Concerns from Residents)

G4: Lack of Tools to Enforce Owner Occupancy

GRAPH #5

SELECTIONS AND RANKINGS

(OF CATEGORIES SELECTED AT LEAST 3 TIMES)



FIRST NUMBER - # OF TIMES SELECTED
SECOND NUMBER - RANKING TOTAL

ISSUES

- A3: Focus on Single-Family Homes**
- C2: Impact of Renting on Wealth Building**
- D1: Limited Options Between Large SF Homes & Apartments**
- D2: Obstacles to Middle Housing**
- D3: Appearance and Neighborhood Integration**
- D4: Housing for Seniors**
- D5: Lack of Affordable Options for First Time Homebuyers**
- D6: Housing Diversity for a Large Range of Demographics**
- D7: Minimal Construction of Smaller Homes**
- E2: Low Condominium Construction (Lack of For Sale Units)**
- F1: Restrictive Zoning Codes**
- F2: Lack of Alternative Zoning Models and Flexibility**
- G2: Appearance is Key (Aesthetic Concerns from Residents)**
- G4: Lack of Tools to Enforce Owner Occupancy**

GRAPH #6

Questionnaire Reference Sheet

A. Severe Housing Shortage

1. **Insufficient New Construction:** The pace of building new homes has not kept up with population growth and the formation of new households.
2. **Shrinking Household Size:** The average number of people per household is decreasing, meaning more housing units are needed for the same number of people.
3. **Focus on Single-Family Homes:** New construction often prioritizes traditional, large-lot single-family homes, neglecting other, denser housing types.
4. **Shortage of Rental Homes for Low-Income Households:** Many low income households are severely cost-burdened, spending much of their income on housing, which can lead to sacrificing necessities like healthy food and healthcare, and experiencing unstable housing situations like evictions
5. **Rapid Population and Job Growth:** Utah, including Salt Lake County, has experienced significant population and job growth, putting immense pressure on the housing market. This growth has outpaced new home construction, leading to low vacancy rates and increased prices.
6. **Short Term Rentals:** The prevalence of short-term rentals (like Airbnb or VRBOs) reduces the availability of long-term housing units for residents, exacerbating the housing shortage.

B. Soaring Housing Costs

1. **High Demand vs. Low Supply:** Intense buyer competition for a limited number of available homes drives up sales prices.
2. **Rising Land Values:** The cost of land is a primary driver in the overall price of a home, making it difficult to build affordable housing.
3. **Limited "Luxury" Housing Driving Up Costs for All:** Many new developments are branded as "luxury", and there is a perception that developers are focusing only on these higher-end units, rather than truly affordable options. This can contribute to a shortage of affordable housing across the board.

HOUSING AFFORDABILITY: THE PROBLEMS

Questionnaire Reference Sheet

4. **Home Size Increasing:** Home cost increases with home size, home sizes have been increasing from prior decades.

C. The Widening Gap Between Income and Housing Costs

1. **Stagnant Wages:** Wages for many have not grown at the same rate as housing prices, leading to a significant affordability gap.
2. **Impact of Renting on Wealth Building:** When a large portion of income goes to housing, it limits the ability of individuals and families, especially younger generations, to save, invest, and build long-term wealth.
3. **Disproportionate Housing Costs Negatively Impact Quality of Life:** High housing costs relative to income diminish overall quality of life, as less money is available for healthcare, food, transportation, and recreation.

D. Limited Housing Stock Variety

1. **Limited Options Between Large SF Homes and Apartments:** The housing market is dominated by two extremes, large single-family homes on one end and large apartment complexes on the other, with few options in between.
2. **Obstacles to Middle Housing:** The development of "middle housing" (e.g., duplexes, townhomes, cottage courts) isn't happening.
3. **Appearance and Neighborhood Integration:** A key challenge is designing and integrating denser housing options into established single-family neighborhoods in a way that is visually appealing and maintains neighborhood character.
4. **Housing for Seniors:** Seniors are often required to leave their neighborhood and/or community when they can no longer care for their family home, as there are limited existing housing options oriented towards this demographic in most neighborhoods.
5. **Lack of Affordable Options for First Time Homebuyers:** Without established equity first time homebuyers often lack the capital to break into the housing market.
6. **Housing Diversity for a Wide Range of Demographics:** Different demographics have different needs and desires. Housing and lifestyle opportunities for a broad range of demographic groups should be available.

Questionnaire Reference Sheet

7. **Minimal Construction of Smaller Homes:** Smaller homes by their nature require smaller lots and result in a lower cost product for the end buyer.

E. Declining Homeownership Rates

1. **Creates Barriers to Financial Independence:** High costs are making it difficult for younger generations to become financially independent and enter the homeownership market.
2. **Low Condominium Construction (Lack of For Sale Units):** Condominium construction is at historic lows, both nationally and in Utah, with new construction largely focused on renter-occupied rather than owner-occupied condos. This limits a potentially more affordable homeownership option. Condominium developers face the obstacles of pre-sale requirements, holding costs, and higher costs for condo customization and parking options.

F. Zoning and Land Use Regulations

1. **Restrictive Zoning Codes:** Many municipal zoning ordinances are outdated and make it difficult to build anything other than single-family homes in large parts of a city. Existing codes are often especially restrictive regarding density.
2. **Lack of Alternative Zoning Models and flexibility:** Other solutions being considered include implementing overlay zones or form-based codes to provide more flexibility and encourage desired development types like ADUs.
3. **Time Required for Processing Applications and Permits:** Approval processes for Cities can be burdensome taking extended amounts of time, which ultimately results in a housing development becoming more expensive to the end purchaser.
4. **Parking Requirements:** Mandating a specific number of off-street parking spaces per unit adds significant expense to a housing project. Surface parking lots consume large amounts of land that could otherwise be used for more housing units or green space. Parking requirements can dictate the layout and design of a building, often leading to less pedestrian-friendly and aesthetically pleasing developments.
5. **High Permit/Impact Fees:** These fees are built into housing costs. A reduction or waiver of fees incurred at the city stage could incentivize desired housing projects.

Questionnaire Reference Sheet

G. Neighborhood and Community Opposition

1. **Community Disconnect Between Perception vs. Reality:** There is often a significant disconnect between what the public says it wants (more housing options) and what elected officials believe their constituents will accept, with community opposition being perceived as the biggest obstacle.
2. **Appearance is Key (Aesthetic Concerns from Residents):** Opposition is often rooted in aesthetic concerns; residents want new development to look and feel like the existing neighborhood and are particularly resistant to apartments.
3. **Fear of Change:** Opposition stems from concerns about increased traffic, strained public services, and changes to the established character of a neighborhood.
4. **Lack of Tools to Enforce Owner Occupancy:** Owner occupied units are often preferred by existing residents.

H. Rising Construction and Land Costs

1. **Land Cost:** The high cost of land is a critical factor that makes it difficult to produce homes that are priced "under market."
2. **Building Material Price Volatility:** Fluctuations in the cost of essential building materials can make projects more expensive and financially risky.
3. **Labor Shortages:** A lack of skilled construction workers drives up labor costs and can delay project timelines.
4. **Gap Between Construction Costs and Affordable Rents:** Rent levels restricted to affordable levels (60-80% AMI) are too low to cover market-rate development costs.

I. Financing, Funding, and Insurance (Developers and/or buyers)

1. **Difficult Financing:** Lenders can be hesitant to provide mortgages for units in certain condominium projects, making it harder for builders and/or buyers to secure a loan.
2. **Rising Insurance Premiums:** Increasing insurance costs for all housing types and particularly for condominiums are passed on to owners through higher monthly fees, reducing affordability.

Questionnaire Reference Sheet

3. **High Interest Rates:** Pose a challenge for potential homebuyers, as they increase the monthly mortgage payments and the income needed to afford a home.
4. **Lack of Housing Assistance:** While federal housing assistance programs exist for very low-income households, they lack sufficient funding to cover all those who qualify and don't account for low- or moderate-income households.
5. **Competition from Cash Buyers:** Individuals needing a mortgage are often outbid by all-cash buyers, who can close transactions more quickly and with fewer contingencies.
6. **Developer ROI Through Rental Income and Property Appreciation is too Low:** Without additional subsidies profit margins are too small to attract equity investors.
7. **Debt Capacity for New Projects:** Affordable Rental Housing often Results in Lower Available Debt Capacity for New Projects. This often means gap financing is required.
8. **Higher Per Unit Development Costs for Smaller Housing Projects:** Often smaller or infill projects (fourplexes, triplexes, ADU's, etc.) are difficult to finance because per unit transaction costs are disproportionately high and these projects don't benefit from economies of scale.

J. Aging Housing Stock

1. **High Concentration of Older Homes:** In Sandy, the vast majority of homes were built between 1970 - 2000.
2. **Deferred Maintenance and Repair Costs for Older Homes:** Older homes may require significant investments in updates and repairs (e.g., new roofs, plumbing, electrical systems), adding to the total cost of ownership.
3. **Energy Inefficiency:** Older homes are often less energy-efficient, leading to higher utility bills for residents.
4. **Aging Subsidized Senior Housing Stock:** Utah faces the potential loss of a significant portion of its federally subsidized rental units for low-income seniors in the coming years due to expiring subsidies, which could further worsen affordable housing options for this demographic.

Questionnaire Reference Sheet

K. Transportation

1. **Public Transportation Access:** Housing in areas with poor transit access can create challenges for low-income residents, who rely on public transportation to reach jobs, schools, and essential services. Without reliable transit, these developments limit opportunity and reduce overall affordability.

10/14/2025

HOUSING WORKSHOP #4

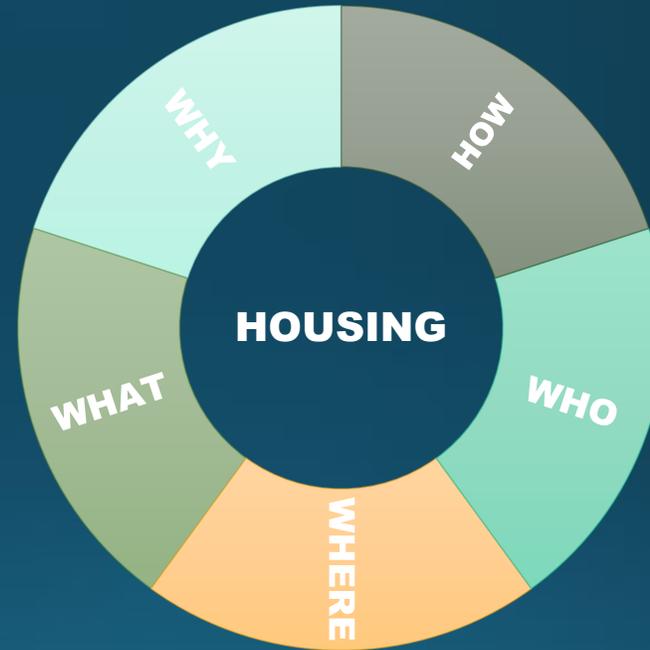
Draft Vision Statement

To ensure continued sustainability and to maintain the character of our city :

Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

Discussion Framework

- Why
- **What**
- **Where**
- Who
- How



“What” relative to “Where”

Draft Vision Statement

To ensure continued sustainability and to maintain the character of our city :

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“What” A larger variety of housing and more of it

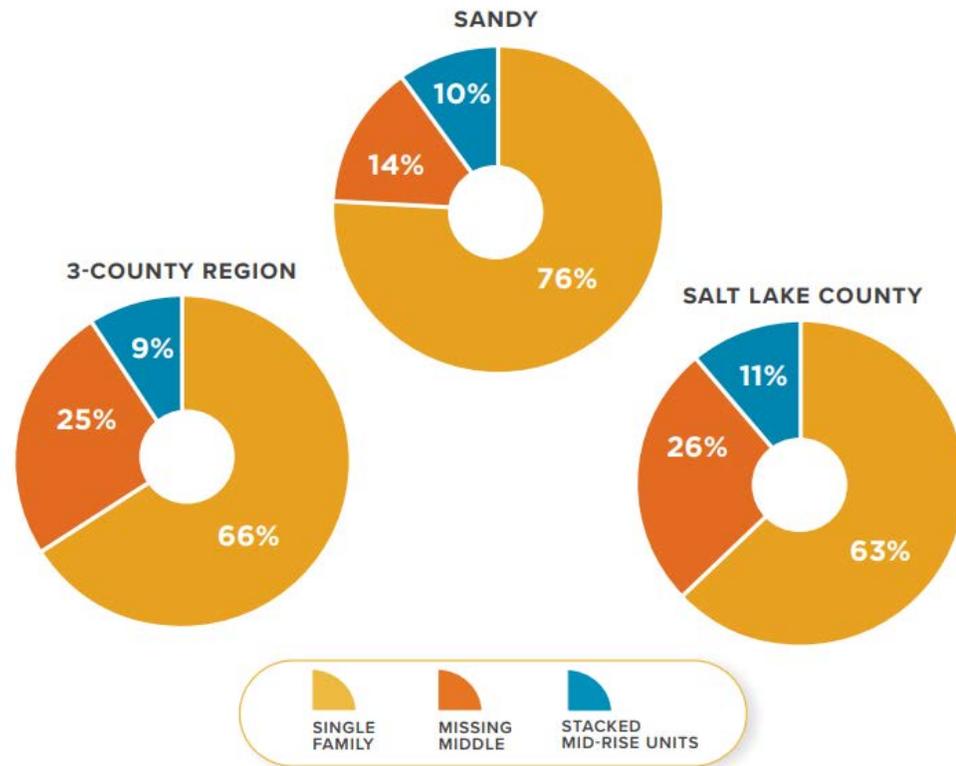
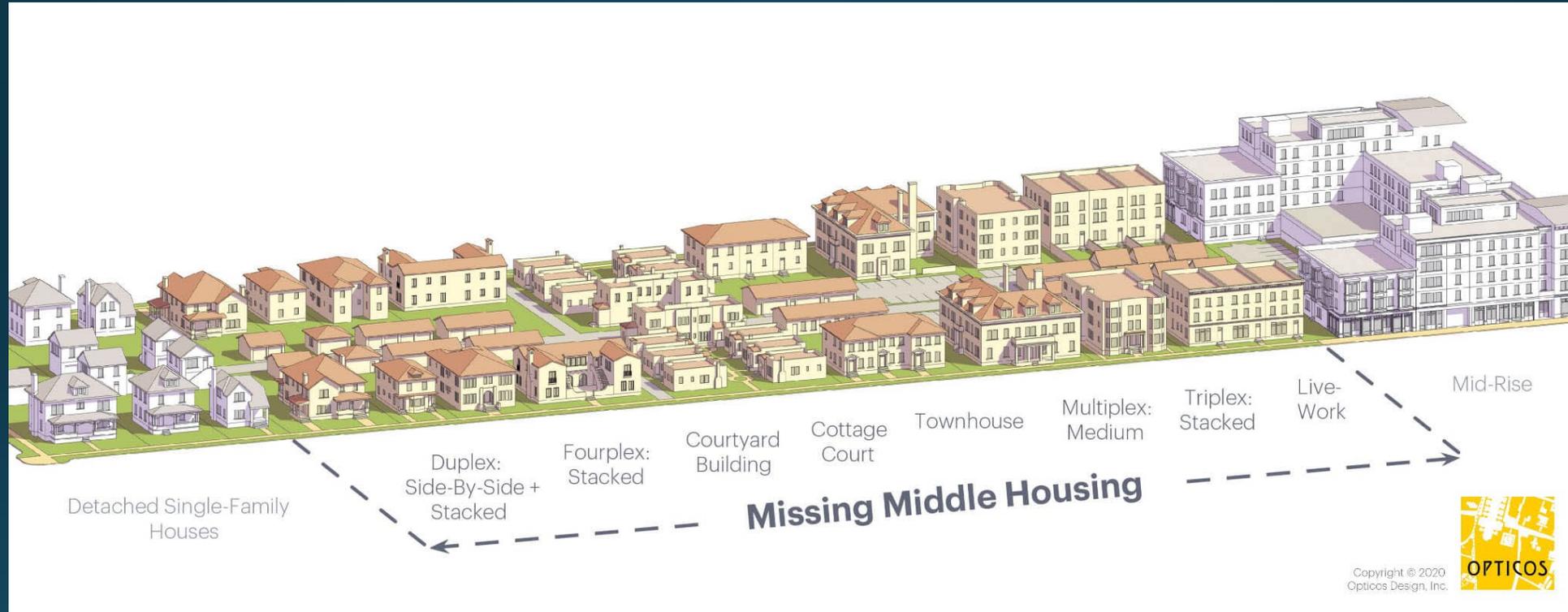


FIGURE 2.1.2: BREAKOUT OF HOUSING TYPES

“Residents recognize that the primarily single-family housing in Sandy has become increasingly difficult for new families to afford. This is a challenge for Sandy’s neighborhoods as the original homeowners look to downsize or move, and their own children cannot afford to live in the community. The plan identifies areas and strategies to add missing-middle housing types that can be attainable for new families.”

(Pace of Progress, pg. T9)

Missing Middle Housing



Housing Types (“What”)

- Detached Accessory Structure
- Small-lot Single-family
- Twin Home (Duplex)
- Mansion-Style Home
- Townhome
- Small Mid-Rise Building



Housing Type: Detached Accessory Dwelling Units



Density: 4-8

Units/Building: 1

Stories: 1 (possibly over garage)

GP Application: Integration in existing areas

Considerations:

- Maintain neighborhood character
- Income (affordability) for homeowner
- Control for impacts (setbacks, height, parking, etc.)
- State likely to mandate next year

Housing Type: Small-Lot Single Family



Density: 6-10 units/acre

Units/Building: 1

Stories: 2

GP Application: transition to higher density, neighborhood edges, neighborhood infill/redev?

Considerations:

- 3,000 to 5,000 sf lot sizes
- Detached single-family
- Occurring in limited situations (HS, RCO)
- Controls (size, garage, etc.) to maintain affordability?

Housing Type: Twin Home/Duplex



Density: 6-10 units/acre

Units/Building: 2

GP Application: transition to higher density, neighborhood edges, neighborhood infill/redev?



Considerations:

- Twin home (2 units, 2 lots) vs. duplex (2 units, 1 lot)
- Duplex currently allowed (owner occupied, SF character)
- Stacked or side-by-side
- Neighborhood scale
- Both units owned, one unit owned, both units rented?

Housing Type: Mansion-Style Home



Density: 6-12 units/acre

Units/Building: 3-4

Stories: 2-3

GP Application: transition to higher density, neighborhood edges, neighborhood infill/redev?

Considerations:

- Could be apartments or condos
- SF neighborhood characteristics
- Could be built in RM or PUD Zones

Housing Type: Townhome



Density: 8-14 units/acre
Units/Building: 3-6
Stories: 2-3

GP Application: transition to higher density or commercial, neighborhood edges

Considerations:

- Often a for-sale product, more rentals lately
- Row-house, courtyard, live/work
- Units being built in RM and PUD Zones

Housing Type: Small Mid-Rise Building



Density: 14-40 units/acre

Units/Building: 8+

Stories: 3-6

GP Application: Neighborhood edges,
Neighborhood Activity Centers, Station Areas

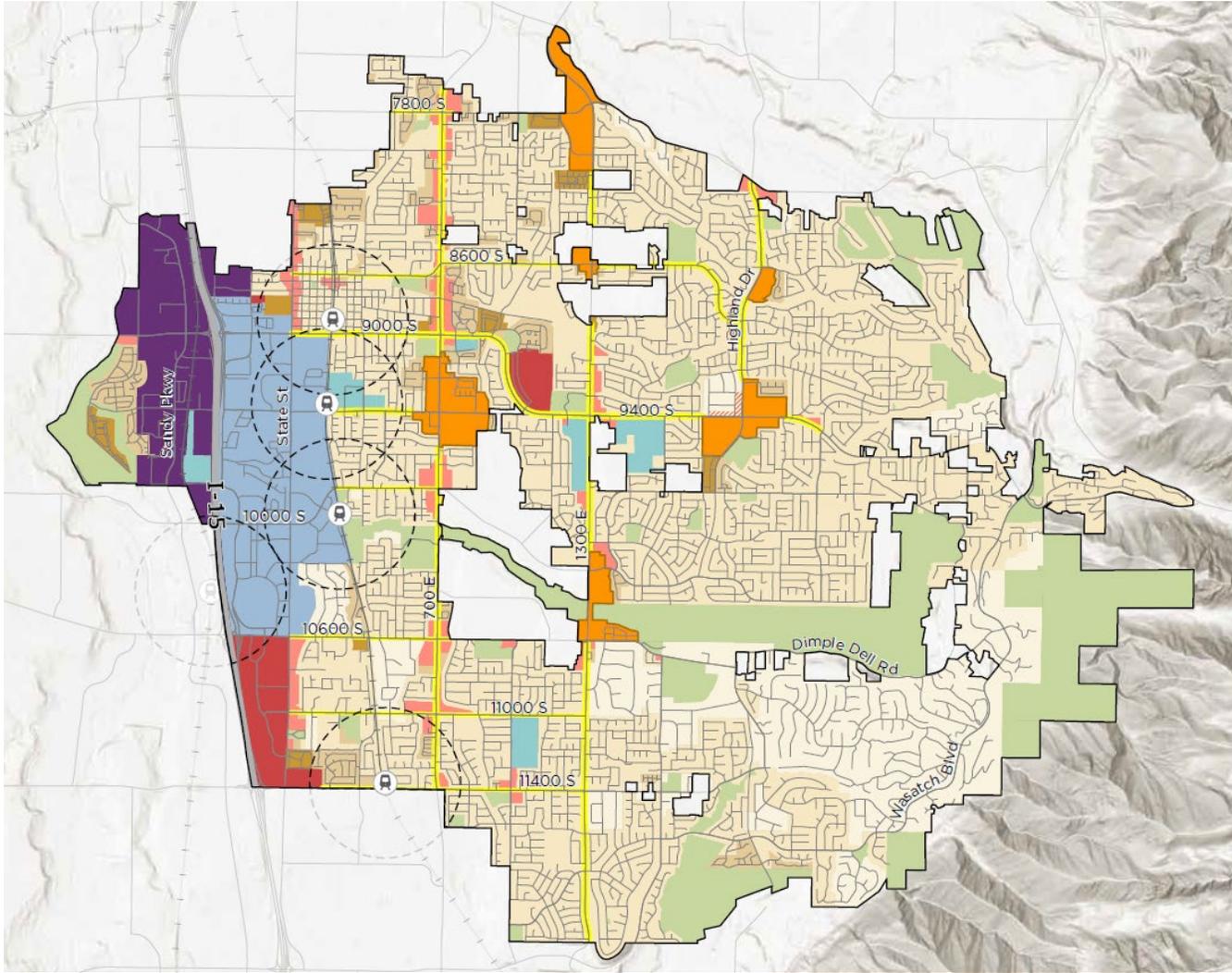
Considerations:

- Stacked apartments or condos
- Mixed-use: vertical or horizontal
- Potential for ground-floor commercial
- Adequate transitioning/buffering

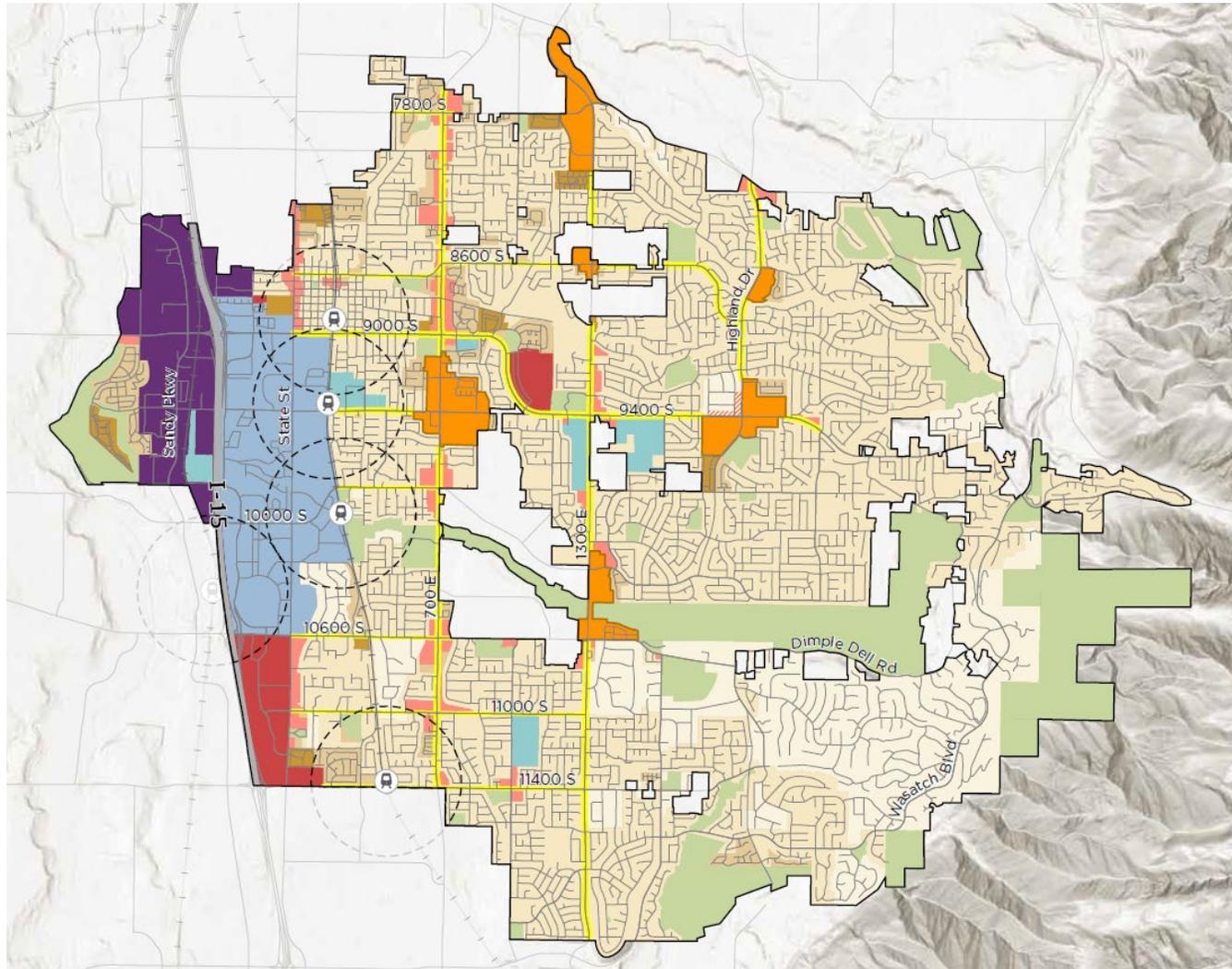
Housing Types (“What”)

- Detached Accessory Structure
- Small-lot Single-family
- Twin Home (Duplex)
- Mansion-Style Home
- Townhome
- Small Mid-Rise Building



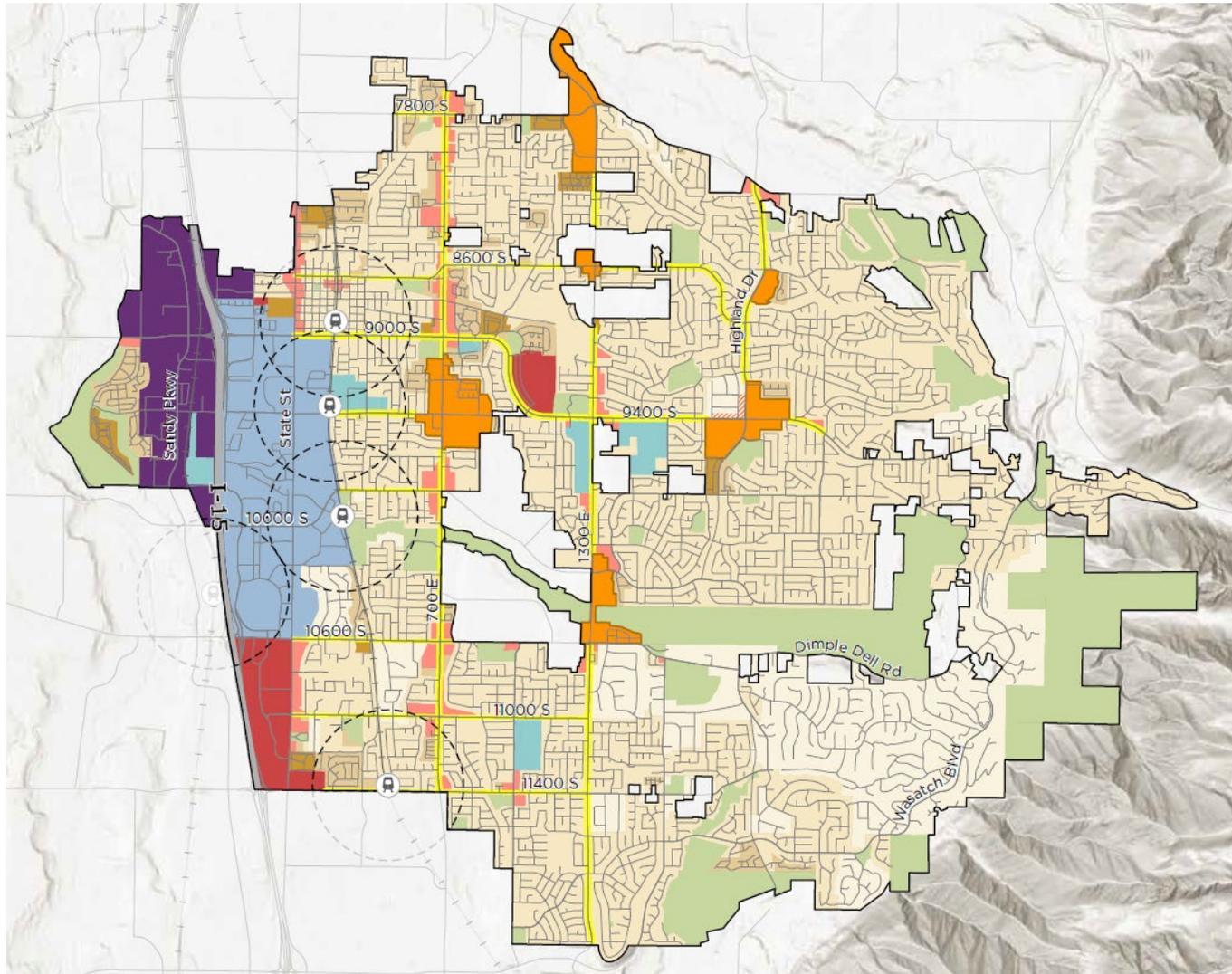


“Where” Future Land Use Map



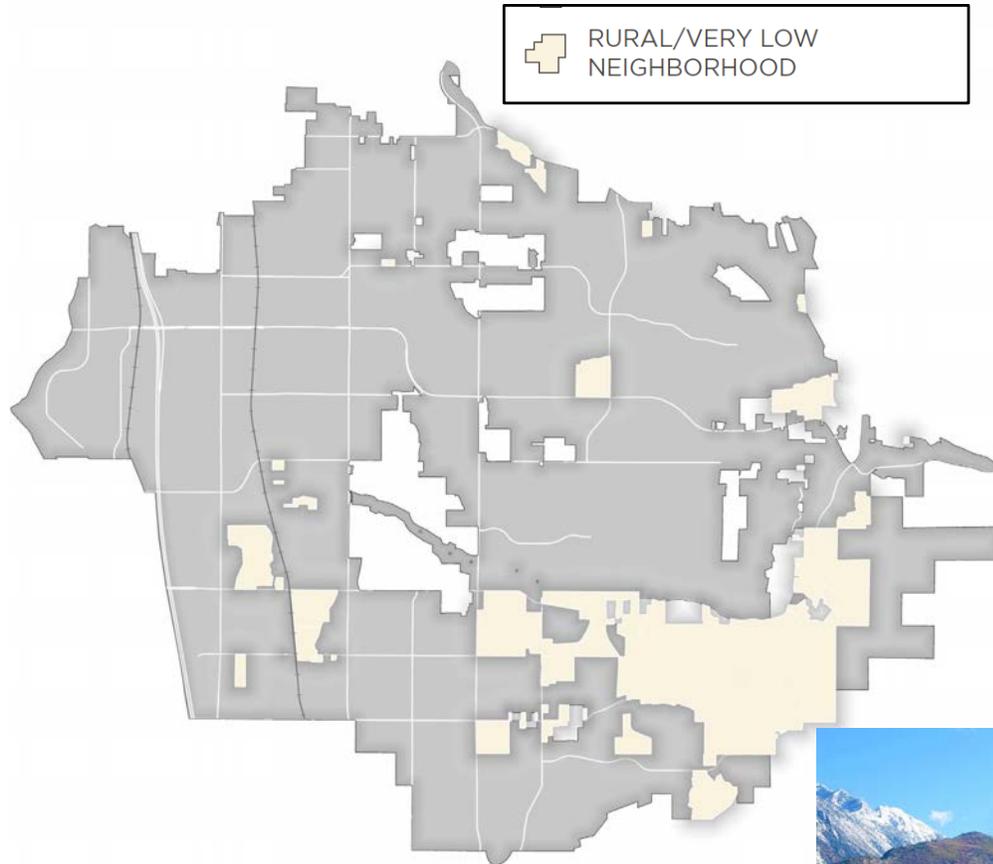
“Where” Future Land Use Map

- Neighborhoods
- Corridors
- Centers
- Cairns



“Where” Future Land Use Map

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns

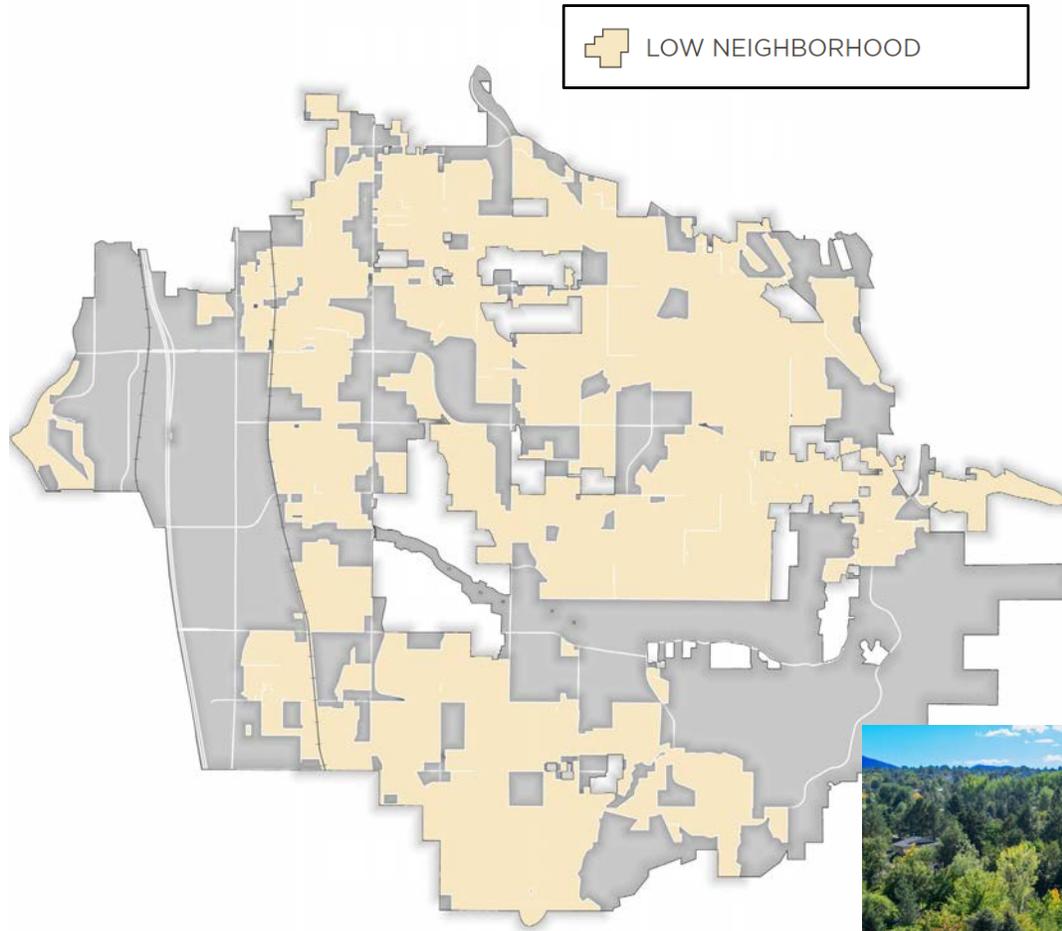


Location Type: Neighborhoods- Rural/Very Low

"Rural/low-density neighborhoods (RLN) primarily comprise of single-family homes dispersed on larger lots that may have rights for farm animals. Maintaining a density of less than three units per acre ensures that the agricultural and animal-keeping capabilities of RLN areas continue to thrive. Additionally, large lots are ideal for areas with geographical challenges, such as steep slopes, where much of the land is undevelopable."



Density: Up to 3 DUA

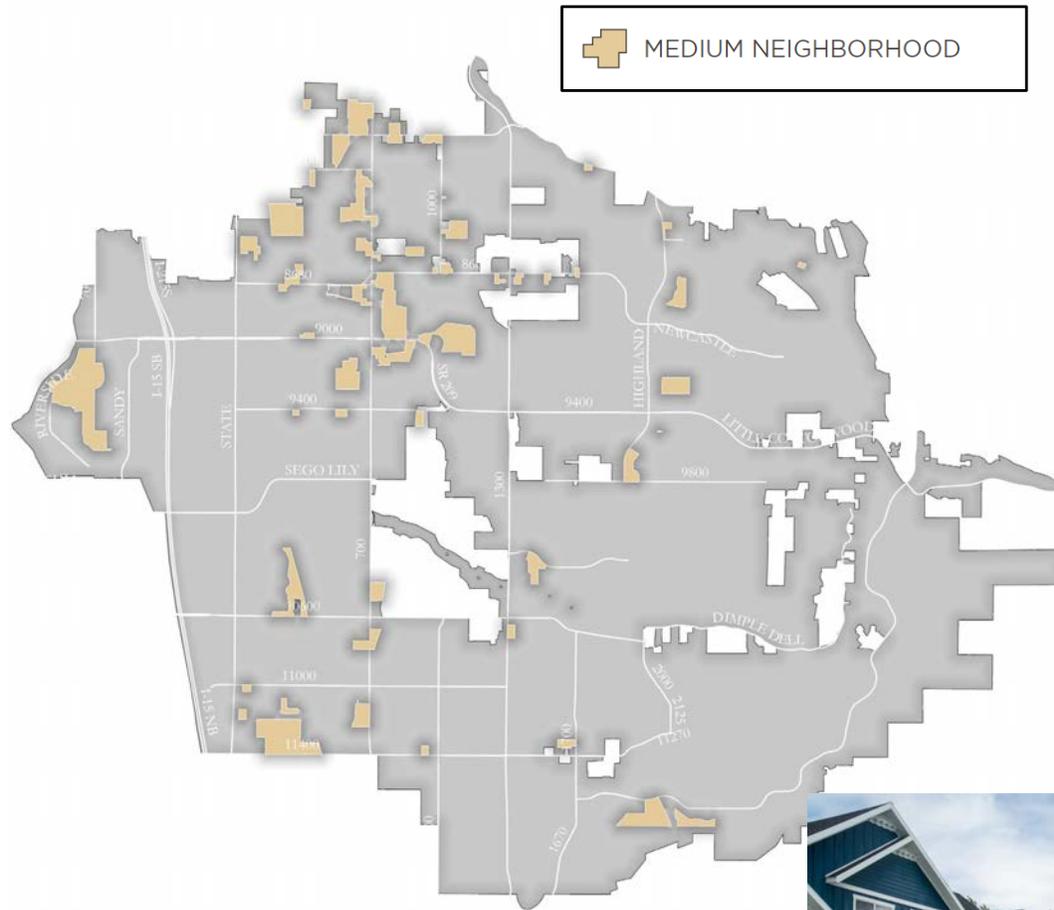


Location Type: Neighborhoods-Low

"The Low-Density (LN) category consists primarily of single-family residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited non-commercial service/institutional uses."



Density: up to 6 DUA



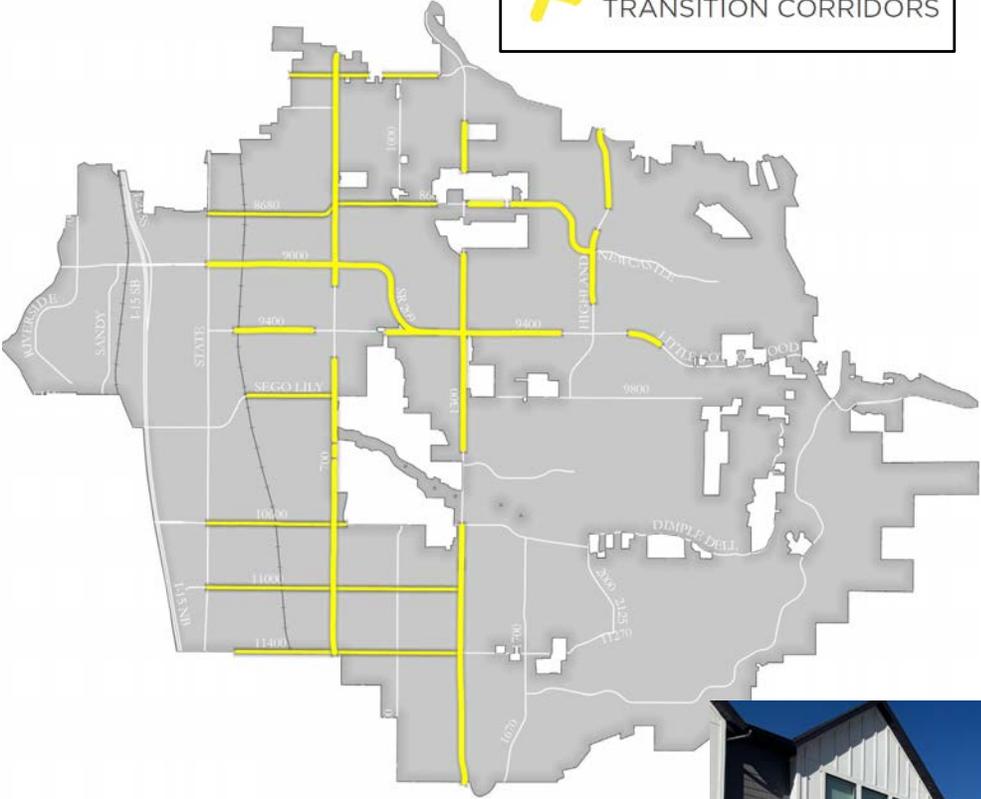
Location Type: Neighborhoods- Medium

"Medium-density neighborhoods (MN) comprise of multiple housing options, ranging from detached single-family homes to three-story multifamily units. This type of future land use aims to enhance the quality of life by providing 'missing middle' housing options that cater to the multi-generation qualities of Sandy populous. Accessible housing options support stability for seniors and young families, foster community cohesion, and increase resident access to commercial and public amenities."



Density: Up to 12 DUA

 NEIGHBORHOOD
TRANSITION CORRIDORS

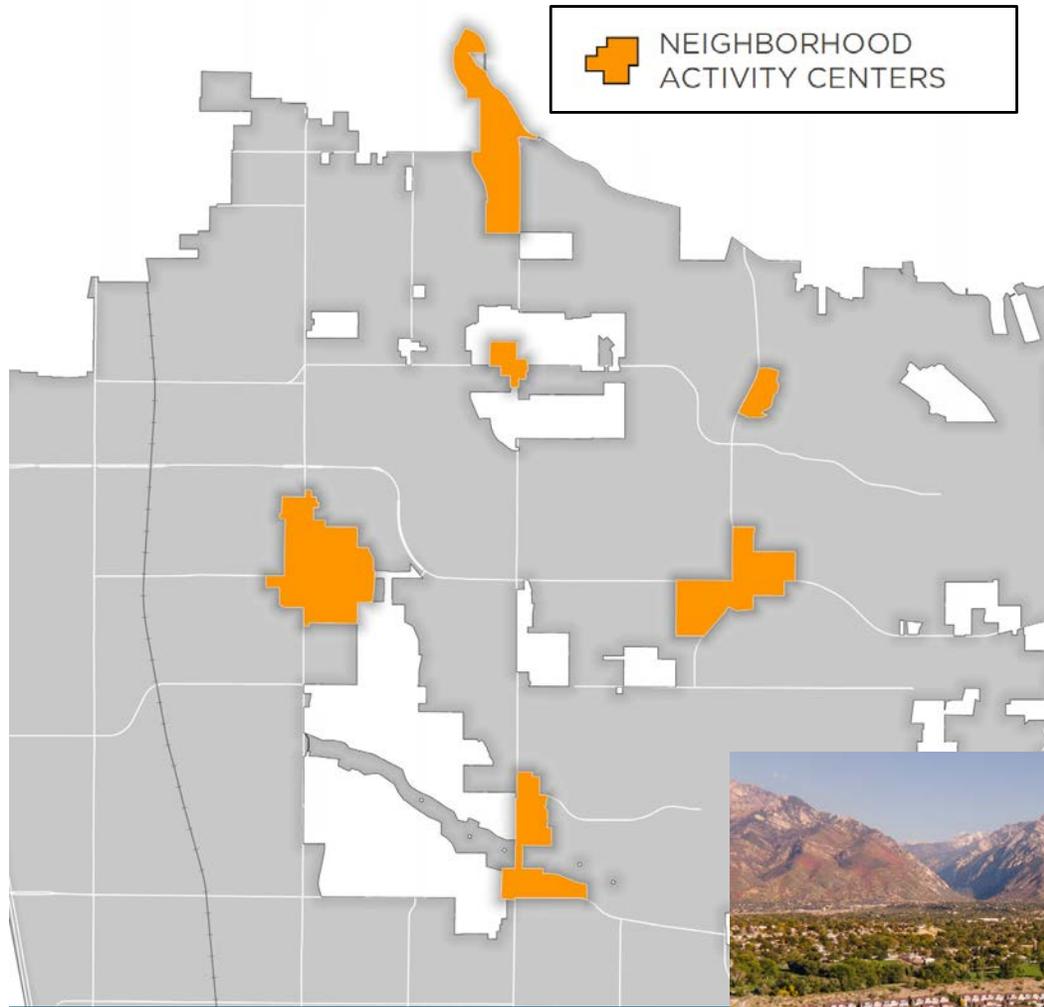


Location Type: Corridors

"(This) category applies to development along major streets in Sandy. The purpose of these transition corridors is the buffer stable neighborhoods from commercial and high-volume traffic to protect neighborhood character. Development along these corridors currently contain commerce uses, but also have single family housing. Development in these corridors is expected to retain the existing commerce, but to also bring in some missing middle housing types and reducing the amount of driveways along these routes for improved traffic circulation. "



Density: Up to 16 DUA

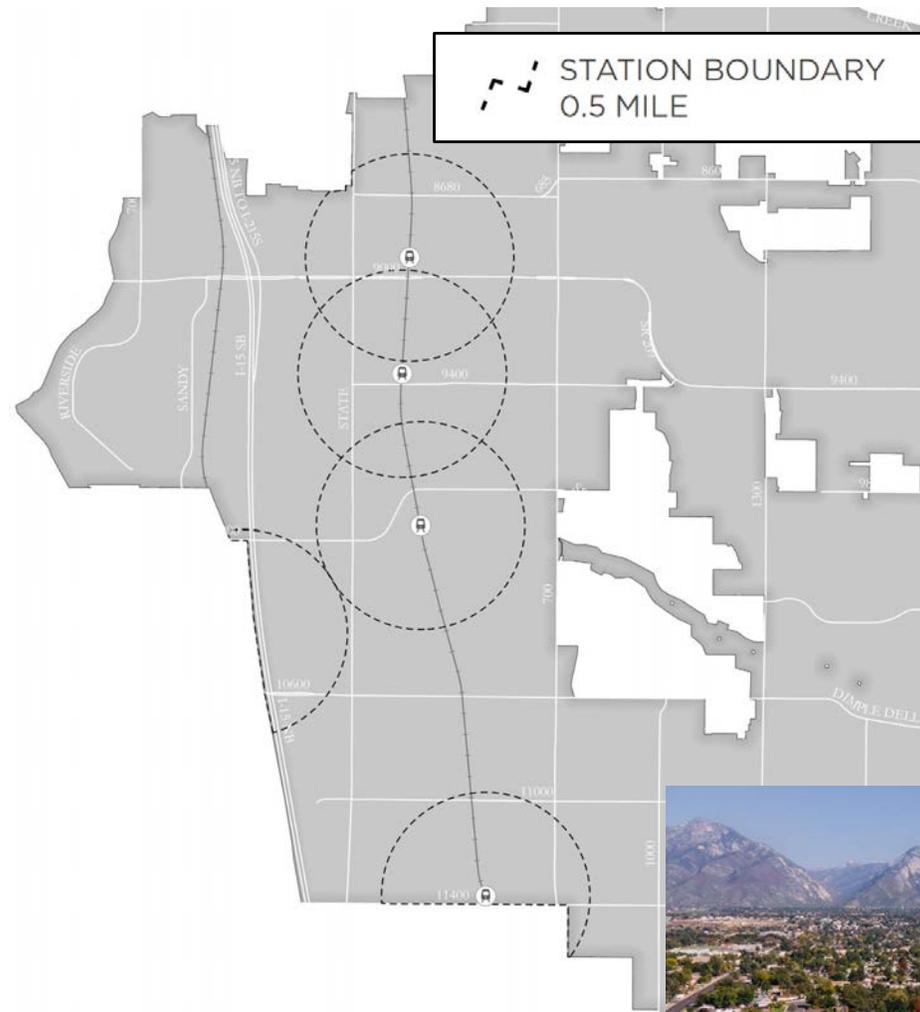


Location Type: Centers-NAC

"With the addition of diversified housing, placemaking, gathering spaces, better connections and expanded services, the commercial center is transformed into a place that is the heart of that community. Vibrant commercial districts serve as focal points for communities, providing spaces for social interaction, cultural events, and community gatherings. Revitalizing these areas can enhance community pride and cohesion, fostering a sense of belonging and identity among residents."



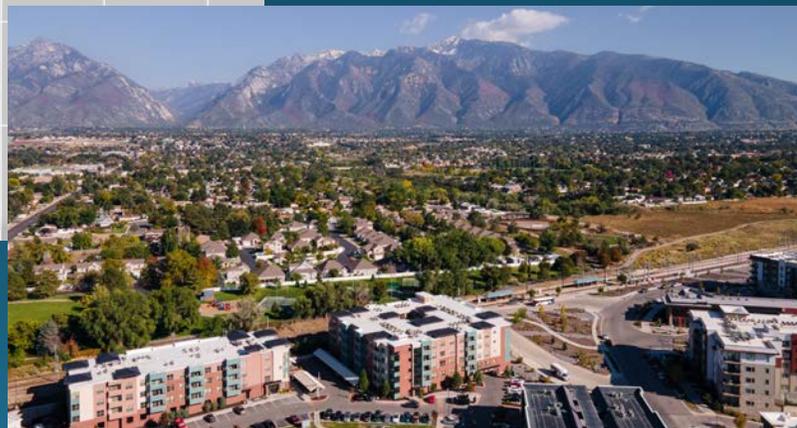
Density: Up to 12-45
(each center has a different cap)



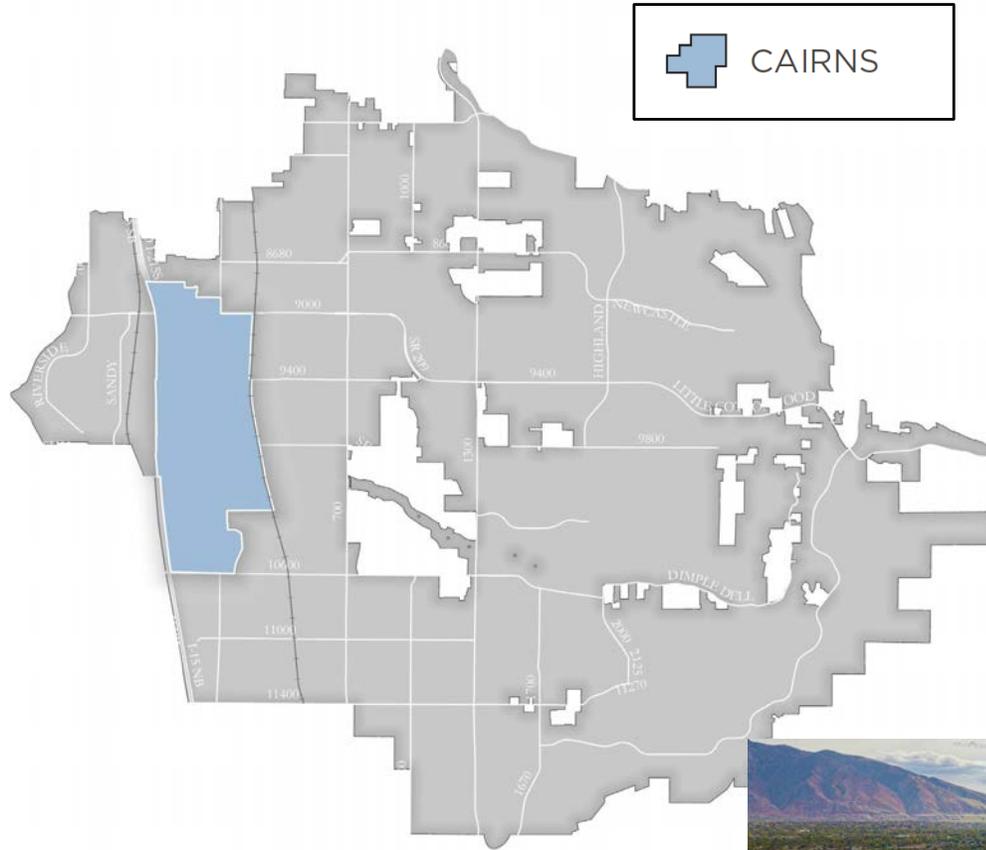
Location Type: Centers-SAP

"According to HB462, a well-executed SAP lays the foundation to:

- Increase the availability and affordability of housing, including moderate-income housing*
- Promote sustainable environmental conditions*
- Enhance access to opportunities*
- Increase transportation choices and connections"*



Density:
Up to 16 DUA (outside Cairns),
50+ (Cairns)



Location Type: Cairns

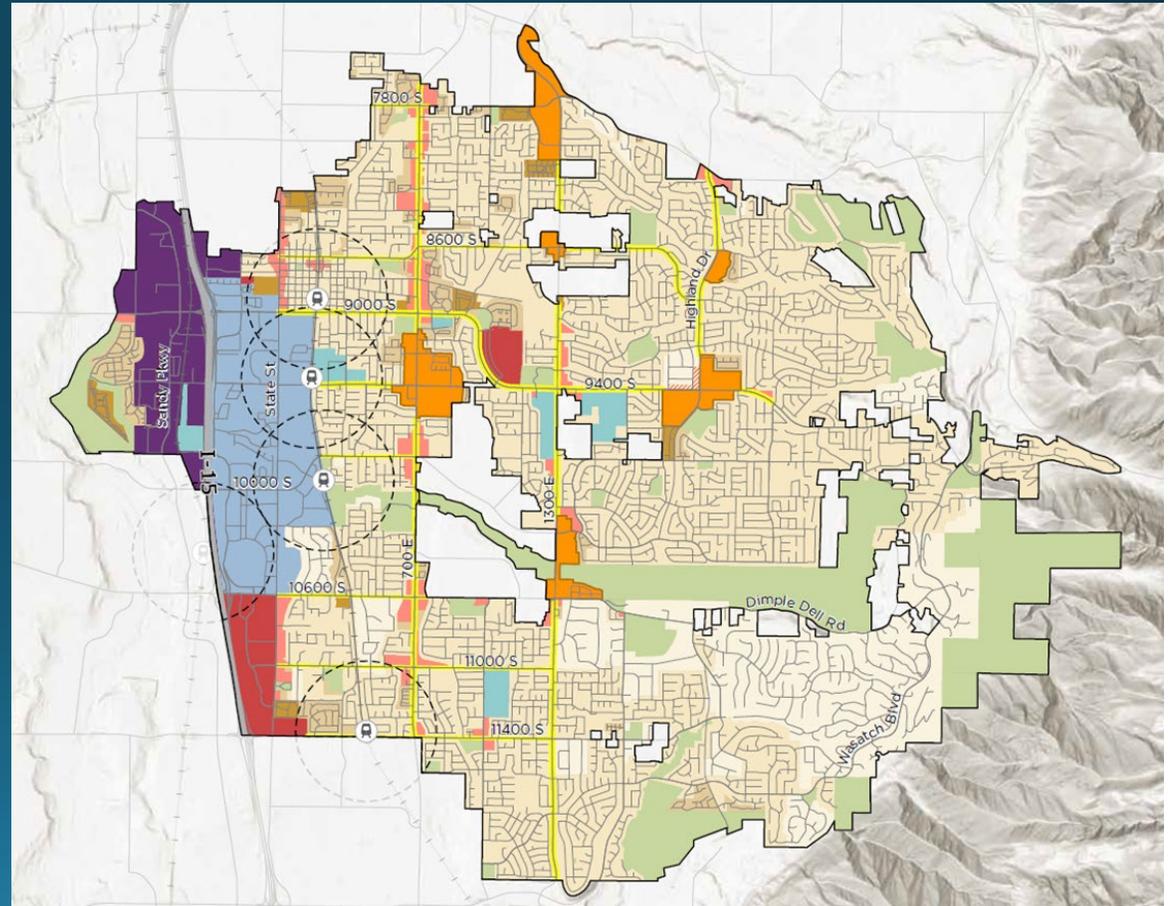
"The Cairns Center serves as Sandy City's downtown. The vision for The Cairns is to create a vibrant city center that provides a unique experience, different from any other city. Sandy's close proximity to the mountains will give The Cairns a "resort-city" feel, with retail, transit, and housing to match."



Density: 50+

Location Types (“Where”)

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns



“What” relative to “Where”

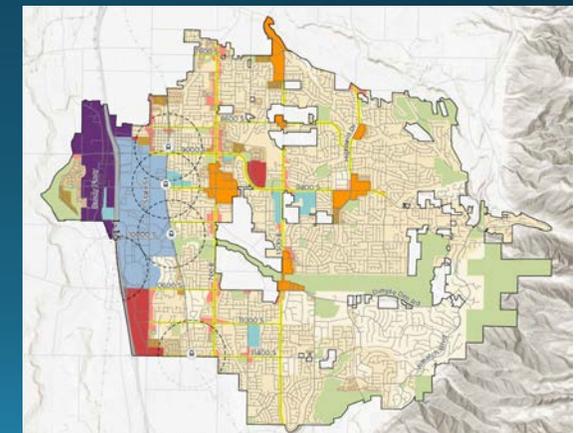
Housing Types

- Detached Accessory Structure
- Small-lot Single-family
- Twin Home (Duplex)
- Mansion-Style Home
- Townhome
- Small Mid-Rise Building



Location Types

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns



What Now?

We'd like your individual and anonymous input. Staff has produced a quick quiz. We'd like each elected official to fill it out.

Once everyone has completed the quiz, we'll pull up the results and discuss them.

You'll find a link to the quiz in your email inbox OR you can scan the QR code on the table in front of you.

Housing Workshop Four

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1

Which of the following "Missing Middle" housing types do you believe are the best fit for the Cairns? *



Detached Accessory Dwelling Unit



Small-Lot Single Family



Twin Home / Duplex



"Mansion-Style" Multi Unit Home





Townhome



Small Mid-Rise Building



None of the above

Other

2

Which of the following "Missing Middle" housing types do you believe are the best fit for **Station Area Planned Centers?** *



Detached Accessory Dwelling Unit



Small-Lot Single Family





Twin Home / Duplex



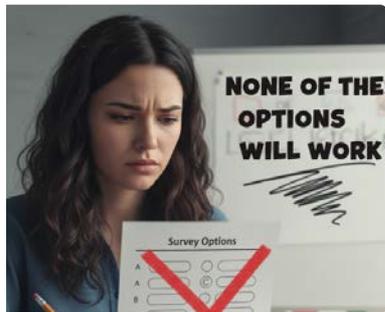
"Mansion-Style" Multi Unit Home



Townhome



Small Mid-Rise Building

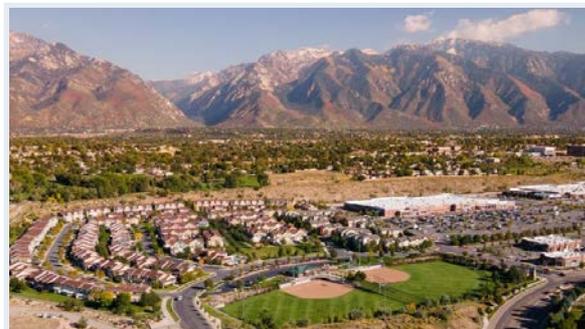


None of the above

Other

3

Which of the following "Missing Middle" housing types do you believe are the best fit for **Neighborhood Activity Centers**? *





Detached Accessory Dwelling Unit



Small-Lot Single Family



Twin Home / Duplex



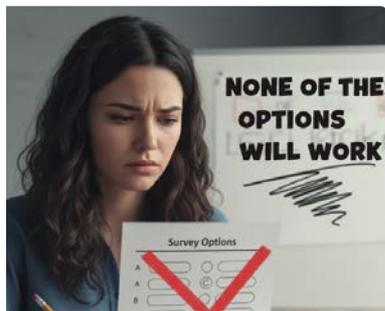
"Mansion-Style" Multi Unit Home



Townhome



Small Mid-Rise Building



None of the above

Other

4

Which of the following "Missing Middle" housing types do you believe are the best fit for **Corridors**? *



Detached Accessory Dwelling Unit



Small-Lot Single Family



Twin Home / Duplex



"Mansion-Style" Multi Unit Home



Townhome



Small Mid-Rise Building





None of the above

Other

5

Which of the following "Missing Middle" housing types do you believe are the best fit for **Medium-Density Neighborhoods?** *



Detached Accessory Dwelling Unit



Small-Lot Single Family



Twin Home / Duplex



"Mansion-Style" Multi Unit Home



Townhome



Small Mid-Rise Building



None of the above

Other

6

Which of the following "Missing Middle" housing types do you believe are the best fit for **Low-Density Neighborhoods?** *





Twin Home / Duplex



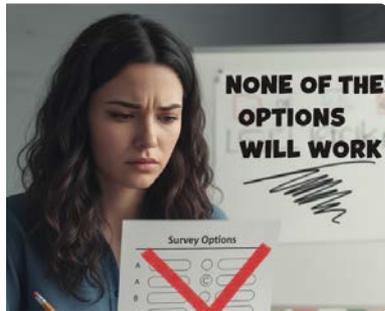
"Mansion-Style" Multi Unit Home



Townhome



Small Mid-Rise Building



None of the above

Other

7

Which of the following "Missing Middle" housing types do you believe are the best fit for **Rural/Very Low-Density Neighborhoods?** *



Detached Accessory Dwelling Unit



Small-Lot Single Family



Twin Home / Duplex



"Mansion-Style" Multi Unit Home

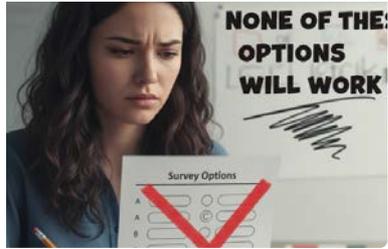


Townhome



Small Mid-Rise Building





None of the above

Other

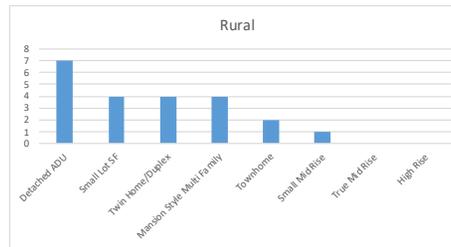
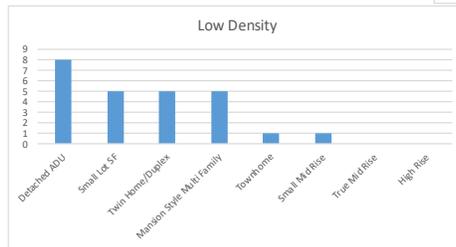
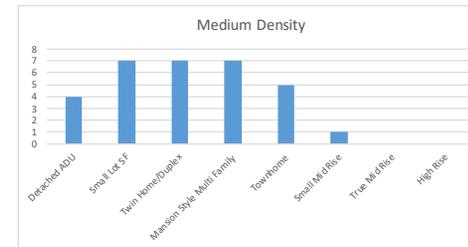
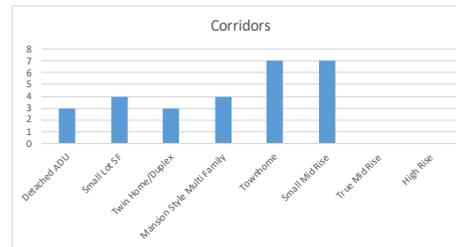
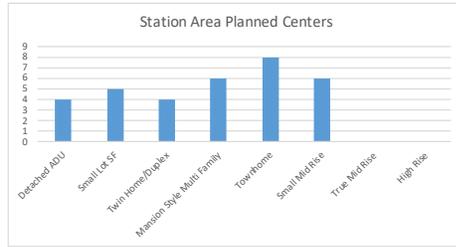
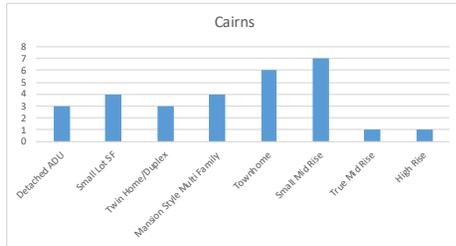
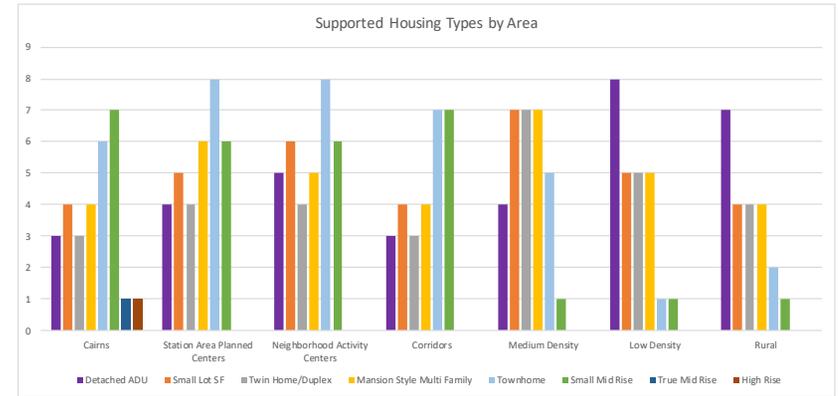
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	Cairns	Station Area Planned Centers	Neighborhood Activity Centers	Corridors	Medium Density	Low Density	Rural
Detached ADU	3	4	5	3	4	8	7
Small Lot SF	4	5	6	4	7	5	4
Twin Home/Duplex	3	4	4	3	7	5	4
Mansion Style Multi Family	4	6	5	4	7	5	4
Townhome	6	8	8	7	5	1	2
Small Mid Rise	7	6	6	7	1	1	1
True Mid Rise	1	0	0	0	0	0	0
High Rise	1	0	0	0	0	0	0



MEMORANDUM

UPDATED

November 18, 2025

To: The City Council and Mayor

From: Housing Workshop Planning Group Staff (Dustin Fratto, Shane Pace, Lynn Pace, James Sorensen, Kasey Dunlavy, Justin Sorenson, Rob Sant, and Jake Warner)

Subject: Building Our Future – A Community Housing Workshop Series (Workshop Five)

I. Executive Summary

Our community is at a critical juncture regarding housing. Addressing the diverse and evolving housing needs of our residents is paramount to fostering sustainable growth, economic vitality, and overall quality of life. This memo outlines a series of five focused workshops designed to allow the council and mayor to collaboratively identify, prioritize, and strategize solutions for our housing challenges. By engaging internal stakeholders and leveraging expert insights, we aim to develop a robust, actionable plan that will guide our efforts in creating more affordable and accessible housing options for everyone in our community.

II. The Imperative for Action: Why Now?

The demand for diverse housing options in our community continues to outpace supply, leading to increasing affordability concerns, impacting workforce recruitment, and potentially hindering our long-term economic development.

While we have foundational elements within our existing General Plan, a dedicated and systematic approach is needed to translate these into tangible “Sandy specific” solutions. This workshop series is intended to provide the structured environment necessary to move from recognizing challenges to implementing effective strategies.

III. Workshop Series Goals and Objectives

The overarching goal of this workshop series is to develop an actionable and Sandy specific housing strategy. Each workshop builds upon the previous one, culminating in concrete recommendations for legislative and administrative action.

Specific Objectives:

1. **Gain a Shared Understanding (Workshops 1-2):** Establish a common baseline understanding of our community's housing landscape, including current needs, projected demands, and the range of affordability challenges.
2. **Prioritize Key Concerns (Workshop 3):** Identify and prioritize the most critical housing issues that demand immediate and strategic attention, reflecting the diverse needs of our population. Draft a vision to tackle these issues.
3. **Identify Effective Tools and Tactics (Workshop 4):** Explore and evaluate a wide array of planning, regulatory, financial, and partnership tools available to address the identified issues. Identify missing housing types, where they belong, and under what conditions.
4. **Identify Effective Tools and Tactics (Workshop 5)** Consider solutions and formulate the basis for specific, implementable tactics and define the necessary legislative and administrative actions required to deploy the chosen tools. Answer questions surrounding how to best implement our vision, including a shared understanding of which conditions and incentives are appropriate for missing middle housing in Sandy.

IV. Workshop Structure and the Consensus Building Process

This series will consist of five distinct, yet interconnected, workshops. Each workshop is designed to build on the findings of the previous one, ensuring a progressive and comprehensive approach.

We've taken a consensus building approach in this series. While our approach isn't fast it allows for a deliberate, multi-stage process designed to move from a broad understanding of the housing landscape → to a specific, shared vision for our community → to consensus around what's missing and where it's missing from → to the formulation of a clear and actionable plan to move forward.

Workshop 1 and 2: Where are we now? (These Workshops were held on July 1, 2025, and July 22, 2025)

- **Accomplishments:** We began the series by inviting subject matter experts to help us develop a consensus on the nature and scope of the housing issues we face. Presenters included state-level advisors, researchers, developers, and regional

planning directors who provided data and diverse perspectives on housing in Utah and Sandy City. The purpose of these initial workshops was primarily educational, creating a shared baseline understanding of existing conditions, challenges, and opportunities. **During the first two workshops we developed a consensus and shared understanding surrounding the housing issues that we're facing as a city.**

Workshop 3: Prioritizing the Issues (This Workshop was held on September 2, 2025)

- **Accomplishments:** In this workshop, we transitioned from understanding the issues to prioritizing them. Staff compiled approximately 50 distinct issues identified during the first two workshops into a questionnaire for the Council and Mayor. Each elected official individually selected and prioritized the 10 issues they felt were most critical for Sandy to address. **Using these individual priorities as a starting point, we worked collaboratively to build consensus around a shared Draft Housing Vision Statement, which reads:**

To ensure continued sustainability and to maintain the character of our city – Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

Workshop 4: Prioritizing the Tools and the Tactics Part One (This Workshop was held on October 14, 2025)

- **Accomplishments:** At Workshop 4 we built consensus around the "what" and the "where" of our housing vision. We engaged in a focused discussion to determine **what missing middle housing types belong where within Sandy City. We also began discussing under what conditions.**

As a result of Workshop 4, staff was able to begin conducting "test fits" of the preferred housing types within the selected locations. This process has helped staff to identify questions remaining to be answered.

Workshop 5: Prioritizing the Tools and Tactics Part Two

- **Date/Time:** November 18, 2025
- **Moderator:** Lynn Pace, Sandy City Attorney
- **Purpose:** The questions that arose from staff's "test-fit" analysis will be brought back to the Council and Mayor during Workshop 5. **The purpose of this final workshop is to build consensus around how to implement our vision.** We will

briefly review some of the "test-fit" scenarios and, as a group, decide which strategies, incentives, and conditions are the right ones to achieve our vision. To do so, staff has prepared a series of exercises to help orient the conversation. This final workshop will allow us to formulate a clear, actionable plan that outlines the specific legislative and administrative tactics required for implementation.

V. Final Steps

Following Workshop 5, staff will develop a succinct, concrete and implementable action plan (the final report). We'll cover the results of the workshop series and determine precisely which legislative and executive actions need to take place and when to implement the final report. This information will then be provided to the Council and Mayor for their review. We will aim to produce a clear roadmap outlining specific steps, responsible parties, and timelines for implementation. It's important to remember that this will be an ongoing process that will almost certainly require staff to approach the council for additional policy direction in the future before and during the code amendment drafting process.

VI. Expected Outcomes

Upon completion of this workshop series, we anticipate the following key outcomes:

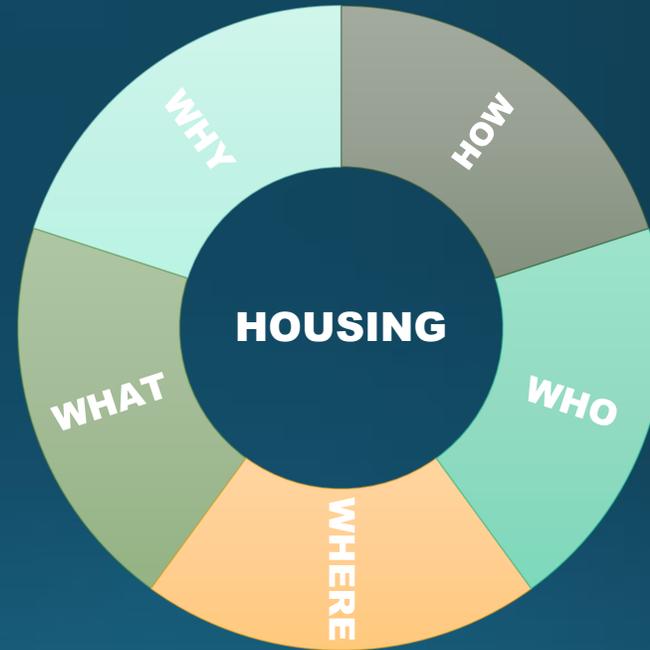
- ✓ A shared, in-depth understanding of our community's housing challenges and opportunities.
- ✓ A prioritized list of critical housing concerns/issues to be addressed.
- ✓ A housing vision statement.
- ✓ A curated selection of effective tools and strategies tailored to our local context.
- ✓ Consensus about missing housing types and where they belong within Sandy City.
- ✓ Strengthened collaboration and alignment among internal stakeholders regarding housing initiatives.
- Agreement regarding which conditions and incentives are appropriate for missing middle housing in Sandy.
- A clear, actionable plan (the final report) that outlines recommended legislative and administrative tactics for implementation.

11/18/2025

HOUSING WORKSHOP #5

Discussion Framework

- Why
- What
- Where
- Who
- How



Draft Vision Statement

To ensure continued sustainability and to maintain the character of our city :

Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

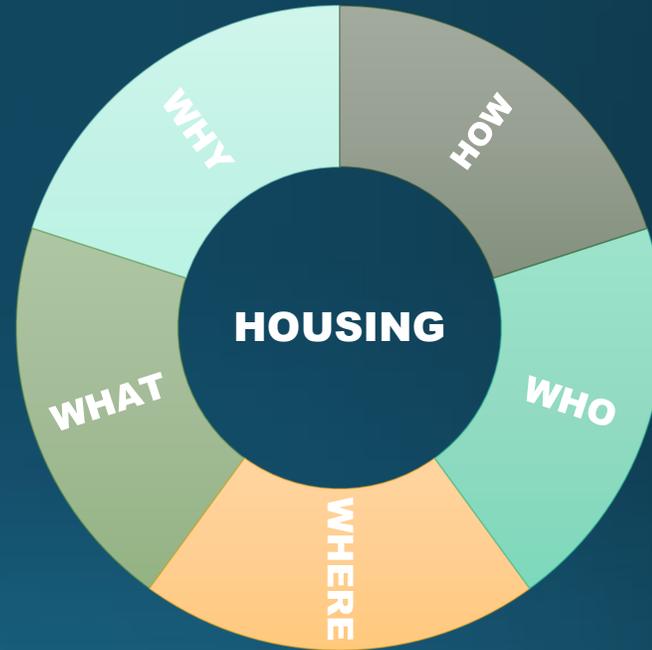
Discussion Framework

- ~~Why~~
- ~~What~~
- Where (Follow-up)
- Who
- How



Discussion Framework

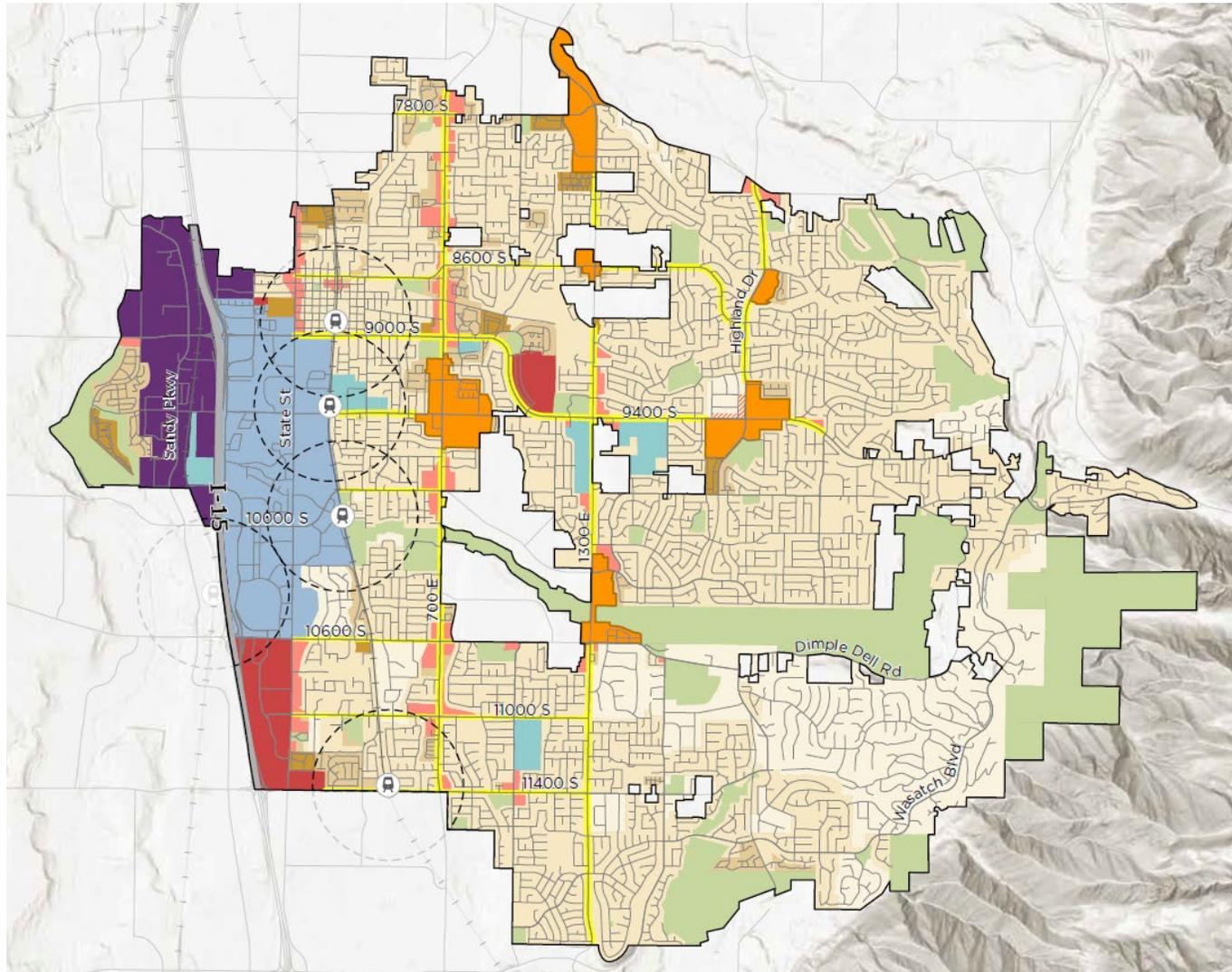
- ~~Why~~
- ~~What~~
- Where (Follow –up)
- Who
- How



Draft Vision Statement – Where?

To ensure continued sustainability and to maintain the character of our city :

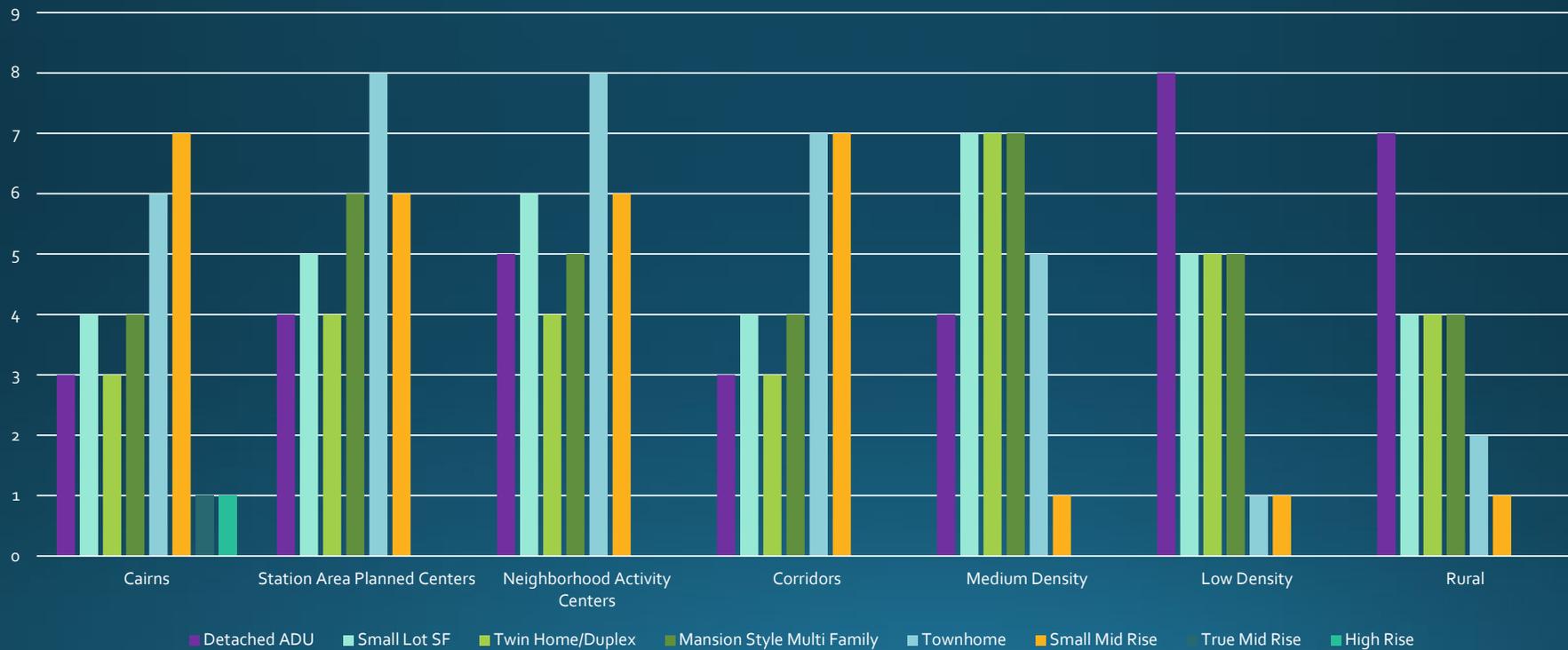
Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.



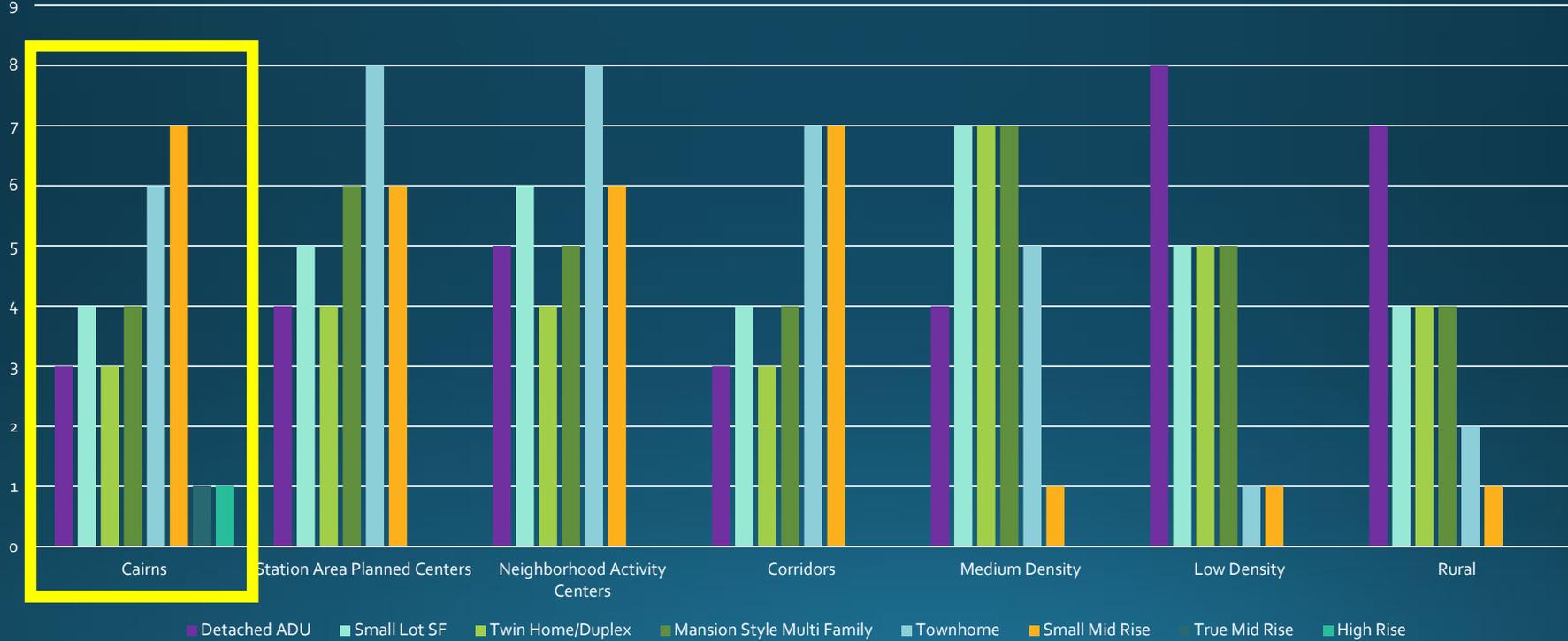
Future Land Use Map

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns

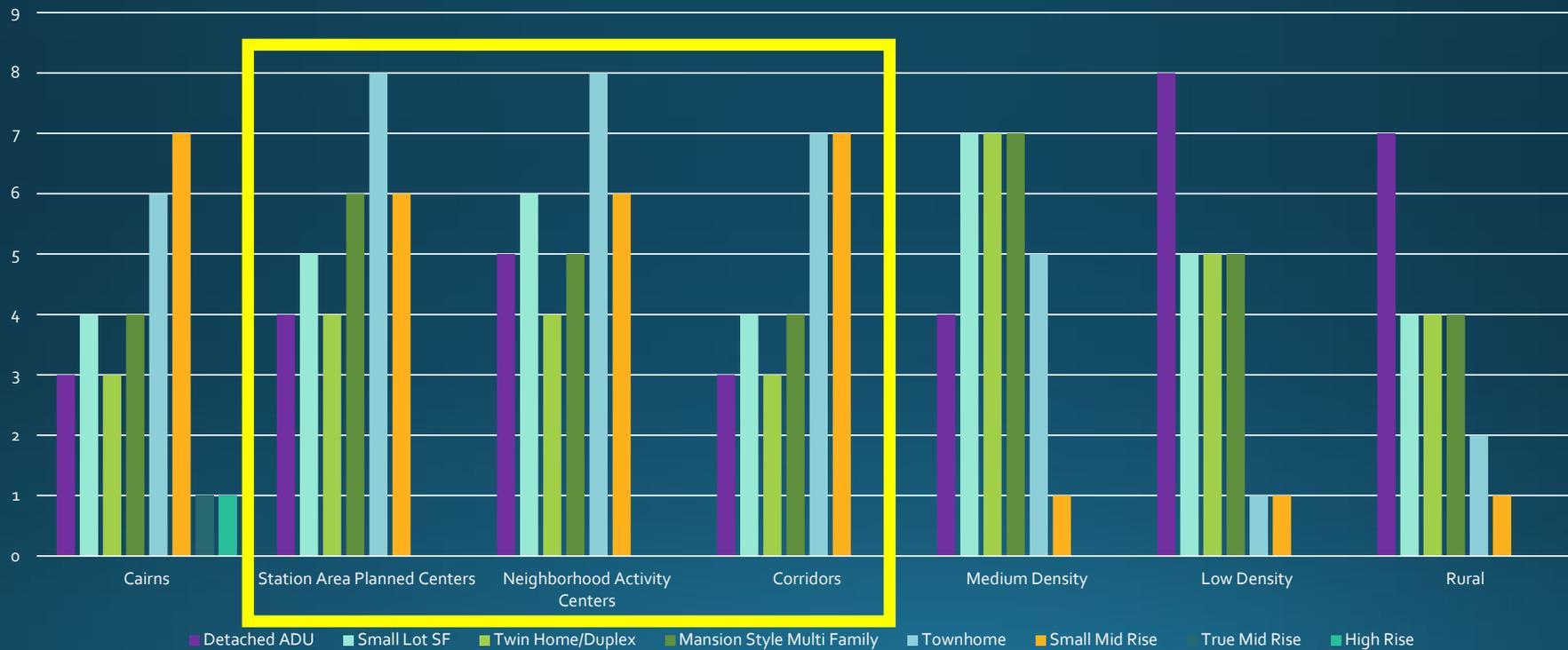
Preferred Middle Housing Types



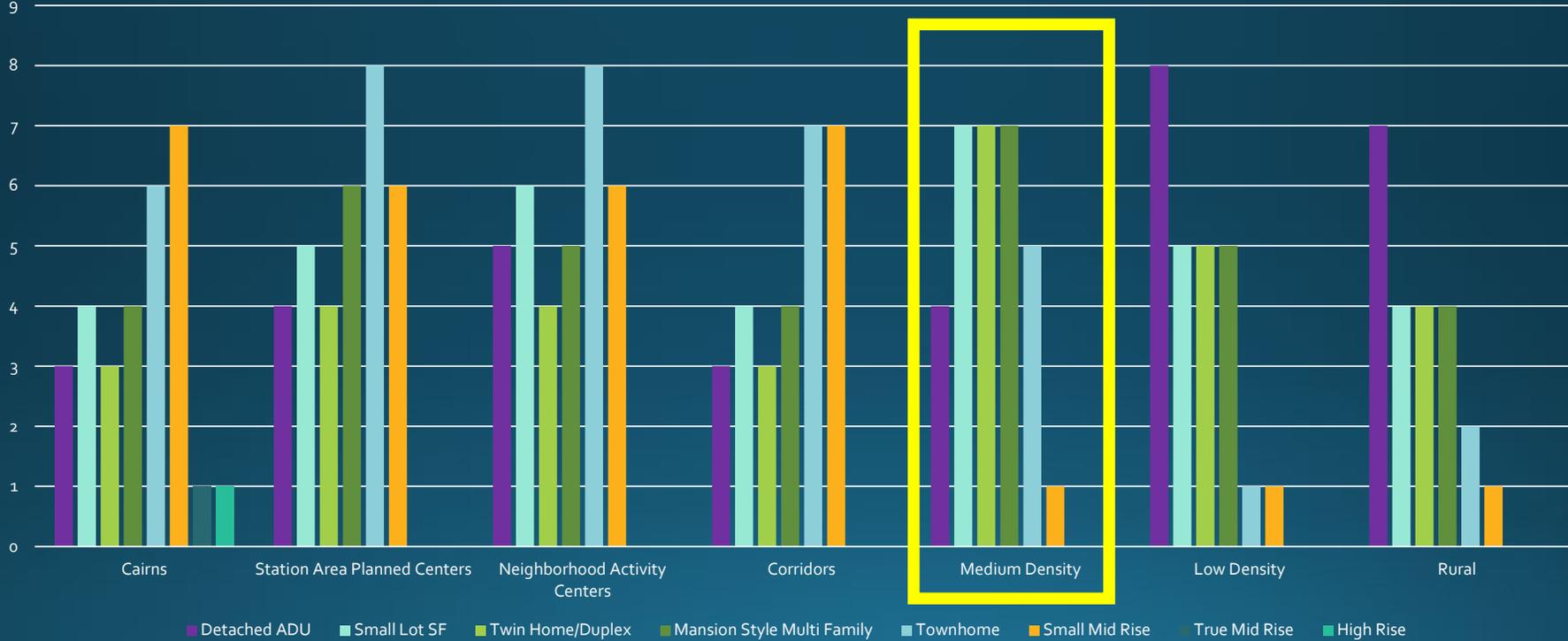
Preferred Middle Housing Types



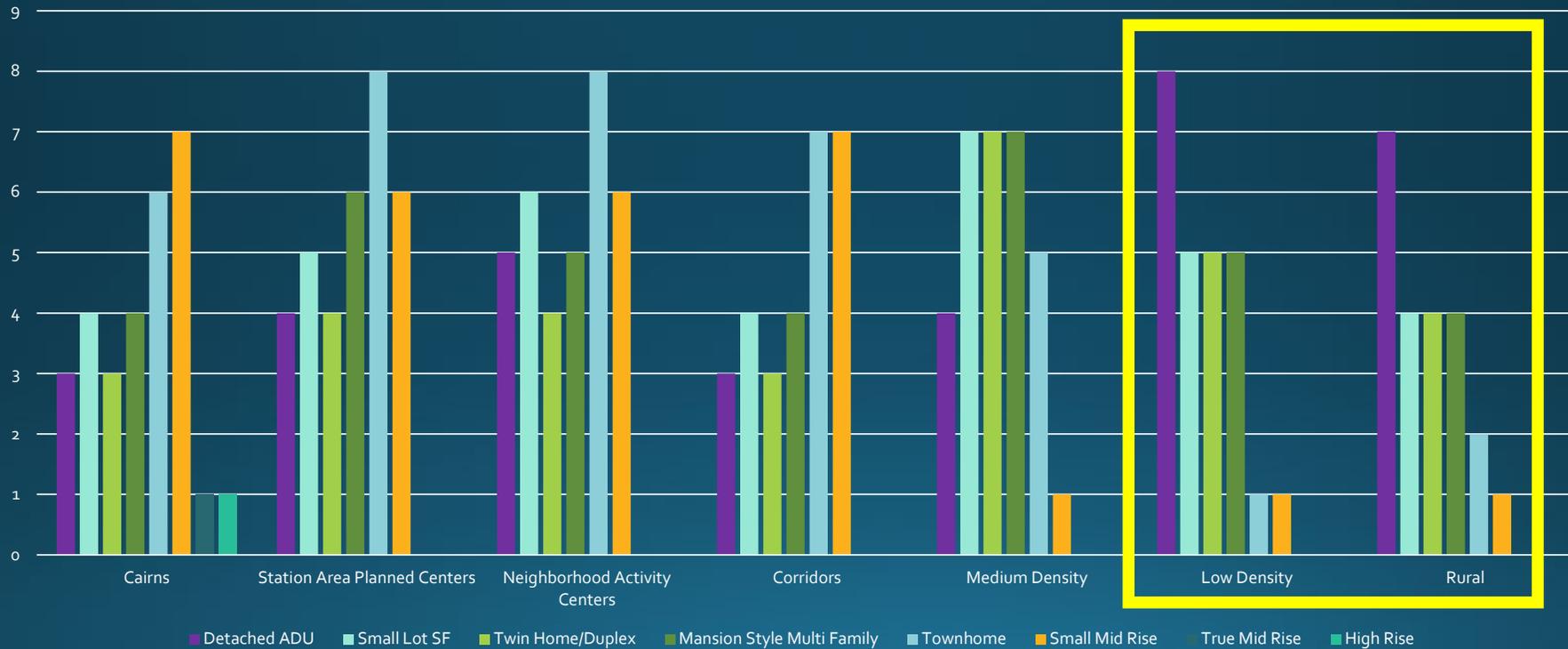
Preferred Middle Housing Types

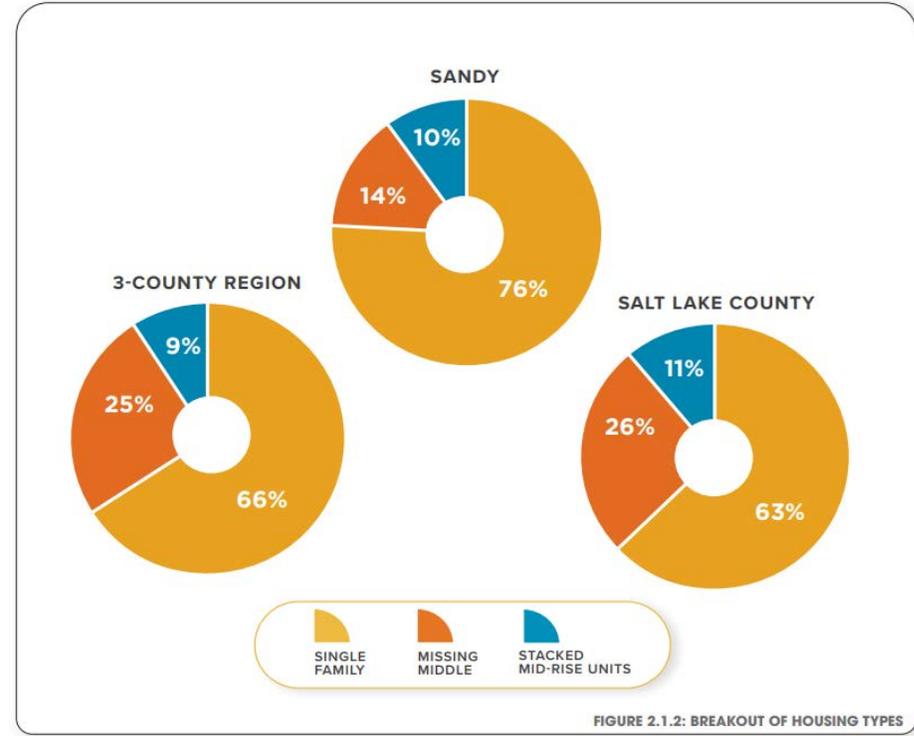
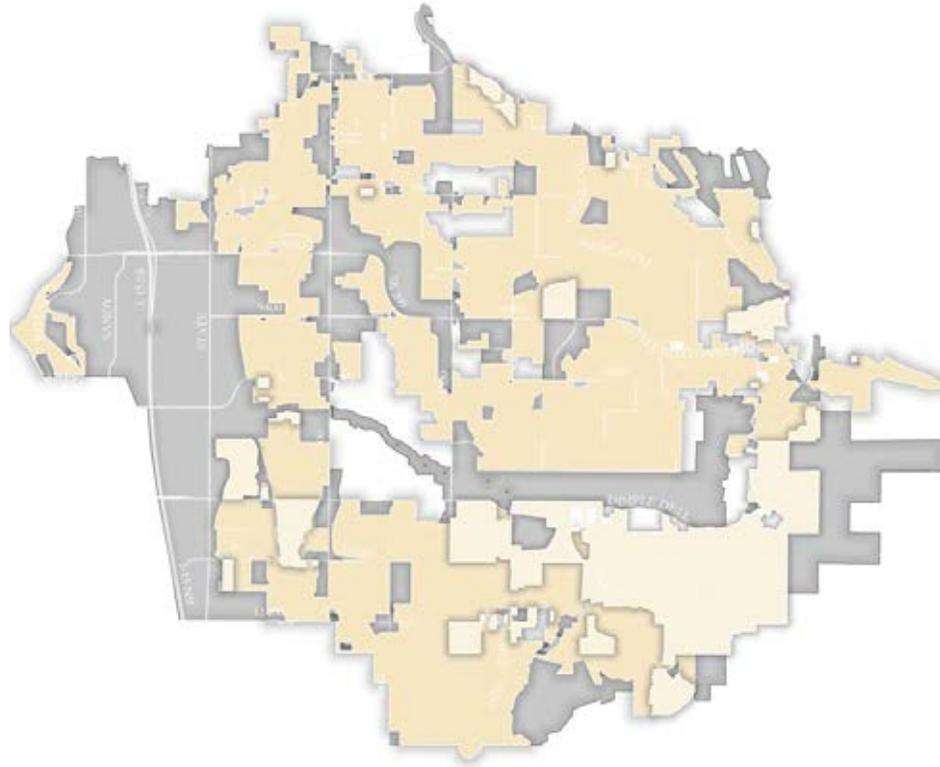


Preferred Middle Housing Types

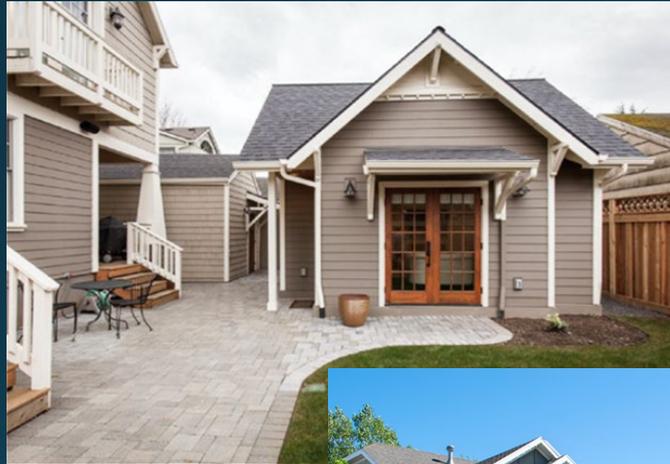


Preferred Middle Housing Types





Preferred Missing Middle Housing in Lower Density Neighborhoods



Detached
ADU



Twin-home



Small-lot
Single-family



Mansion Style
Multi-family

Factors - conditions, regulations, incentives

- Location
 - *by-right, multi-frontage, unique, edge, in a center*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*

Detached ADU

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Accessory Dwelling Unit (ADU)

A small-sized independent living space located on the same property as a primary residence, offering additional housing options and often used for family members or as a rental property.

Prototypical Example

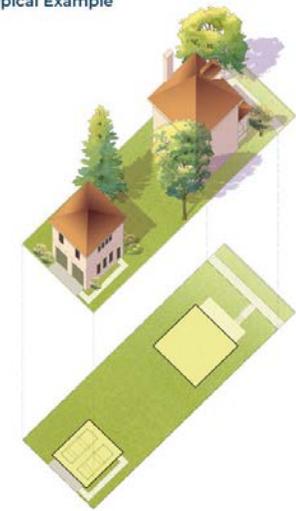
Examples



Source: Hammer and Hand



Source: The Small House Catalog



Key Characteristics

Height: 1 to 2 stories.

Number of Units: 1 unit.

Built Form: A small-footprint building with a similar architecture and scale to the main house, with a separate entrance and living space.

Frontage Type: Porch.

Recommended Parking Ratio in Utah: 1 space per unit.

Small-Lot Single-Family

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
 - *single-lot vs larger project*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Cottage Court

A series of small, detached buildings on a lot arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Prototypical Example



Note: The diagram considers alley access, which is ideal for MMH.

Utah Examples



Key Characteristics

Height: 1 to 1.5 stories.
 Number of Units: 1-10 units.
 Built Form: A group of small-footprint detached buildings, arranged around a shared open space, visible from the street.
 Frontage: Porch, and stoop.
 Recommended Parking Ratio in Utah: 1.5 spaces per unit

Prototypical Lot Size and Resultant Density

	Vehicular Access	
	Front	Rear
Lot Width (ft)	100' - 160'	90' - 150'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	18 - 22	19 - 24
With ADU	n/a	n/a

Twin Home/Duplex

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
 - *single-lot vs larger project*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Duplex Side-by-Side

A small- to medium-sized building that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

Prototypical Example



Utah Examples



Key Characteristics

Height: 1 to 2 stories.

Number of Units: 2 units.

Built Form: A small-to-medium-sized building that looks like a single-unit house and may include a rear yard.

Frontage Type: Porch, and stoop.

Recommended Parking Ratio in Utah: 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density

	Vehicular Access	
	Front	Rear
Lot Width (ft)	50' - 75'	40' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	8 - 17	8 - 22
With ADU	12 - 26	12 - 33

Mansion-Style Home

Under what conditions?

- Location
 - *by-right, multi-frontage, unique, edge*
 - *centers-near station or NAC*
 - *single-lot vs larger project*
- Design
 - *scale/mass, setbacks, aesthetics*
- Occupancy
 - *ownership, seniors, workforce, young families*
- Affordability
 - *income restrictions, house size, garages*
- Incentives
 - *density bonus, streamlined process, fee reductions*
- Tools/Mechanisms
 - *overlay zones, agreements/contracts*



Fourplex

A medium-sized building that consists of four units: typically two on the ground and up to two above with a shared entry from the street. Although this type shows four units, a triplex has the same built form characteristics but contains three units.

Prototypical Example



Utah Examples



Key Characteristics

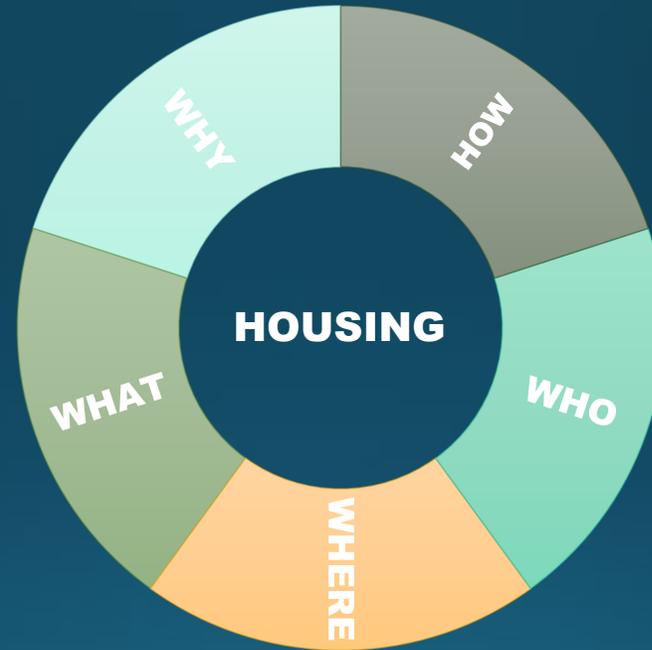
Height: 2 stories.
 Number of Units: 4 units.
 Built Form: A detached building that has the appearance of a medium-size single-family house and may include a rear yard.
 Frontage: Porch, and stoop.
 Recommended Parking Ratio in Utah: 1.5 spaces per unit.

Prototypical Lot Size and Resultant Density

	Vehicular Access	
	Front	Rear
Lot Width (ft)	55' - 80'	50' - 70'
Lot Depth (ft)	100' - 150'	100' - 150'
Resultant Density (du/acre)		
Without ADU	15 - 32	17 - 35
With ADU	18 - 40	21 - 44

Discussion Framework

- ~~Why~~
- ~~What~~
- ~~Where~~
- Who
- How



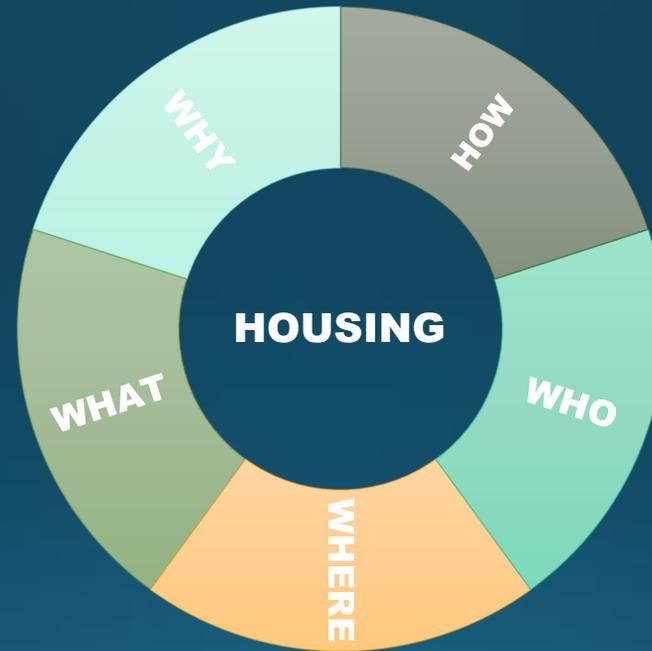
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Discussion Framework

- ~~Why~~
- ~~What~~
- ~~Where~~
- ~~Who~~
- How



How do we make it happen?

- Which Middle Housing Types should be permitted? Are there any conditions or incentives?
- Which conditions are appropriate?
- Which incentives are appropriate?

Permitted

Generally speaking, this housing type should be permitted in this location type.



Permitted with Conditions

Generally speaking, this Middle Housing type should be permitted in this location type, so long as certain conditions are met.

Examples of Conditions:



Location – on a unique lot or an edge, specific frontage.



Dimensions– size, setbacks, placement



Design Standards – green space, appearance, materials.



Development Size - within a particular size of development



Impact requirements – parking, infrastructure, noise, traffic.



Affordability - Income restrictions, rent stabilization, deed restrictions



Owner Occupancy – owner occupancy requirement, household size, type of occupant

Incentivized

Generally speaking, this Middle Housing type should be incentivized in this location type.

Examples of Incentives:

- Density bonuses
- Flexible parking requirements
- Flexible dimensional requirements
- Accelerated approvals
- Fee waivers / reductions
- City Assistance
- Other?



Exercise!

		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
Middle Housing Type (What?)	Detached ADU					*	*	
	Small Lot Single Family					*P		
	Twin Homes/Duplex					*P		
	Mansion Style Multi-family					*P		
	Townhome	C	*	*	*	P		
	Small Mid-Rise	*C			*			

C = Permitted with Conditions
P = Permitted
I = Incentivize

**At least 7 elected officials selected this middle housing type as preferred at this location*

		Incentives (How?)							
		Density Bonuses	Flex Parking Requirements	Flex Dimensional Requirements	Flex Design Standards	Accelerated Approvals	Fee Waivers/Reductions	City Assistance (land, funds, etc)	Other
Who?	Housing for: First-Time Home Buyers, workforce housing*, senior housing, owner occupied housing.								
What?	Selected Middle Housing types								

**Attainable housing for households with income that is insufficient to secure quality housing in reasonable proximity to the workplace*

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
Where?	The Cairns								
	Centers (SAP)								
	Centers (NAC)								
	Corridor								
	Neighborhood (Medium)								
	Neighborhood (Low)								
Neighborhood (Very Low)									

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
What?	Detached ADU								
	Small Lot Single Family								
	Twin Homes/Duplex								
	Mansion Style Multi-family								
	Townhome								
	Small Mid-Rise								

Conditions, Permitted, or Incentivized?

		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
Middle Housing Type (What?)	Detached ADU					*	*	
	Small Lot Single Family					*P		
	Twin Homes/Duplex					*P		
	Mansion Style Multi-family					*P		
	Townhome	C	*	*	*	P		
	Small Mid-Rise	*C			*			

C = Permitted with Conditions
 P = Permitted
 I = Incentivize

*At least 7 elected officials selected this middle housing type as preferred at this location

Which Incentives?

		Incentives (How?)							
		Density Bonuses	Flex Parking Requirements	Flex Dimensional Requirements	Flex Design Standards	Accelerated Approvals	Fee Waivers/Reductions	City Assistance (land, funds, etc)	Other
Who?	Housing for: First-Time Home Buyers, workforce housing*, senior housing, owner occupied housing.								
What?	Selected Middle Housing types								

**Attainable housing for households with income that is insufficient to secure quality housing in reasonable proximity to the workplace*

Under what Conditions?

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
Where?	The Cairns								
	Centers (SAP)								
	Centers (NAC)								
	Corridor								
	Neighborhood (Medium)								
	Neighborhood (Low)								
	Neighborhood (Very Low)								
		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
What?	Detached ADU								
	Small Lot Single Family								
	Twin Homes/Duplex								
	Mansion Style Multi-family								
	Townhome								
	Small Mid-Rise								

Timeline?

What's Next?

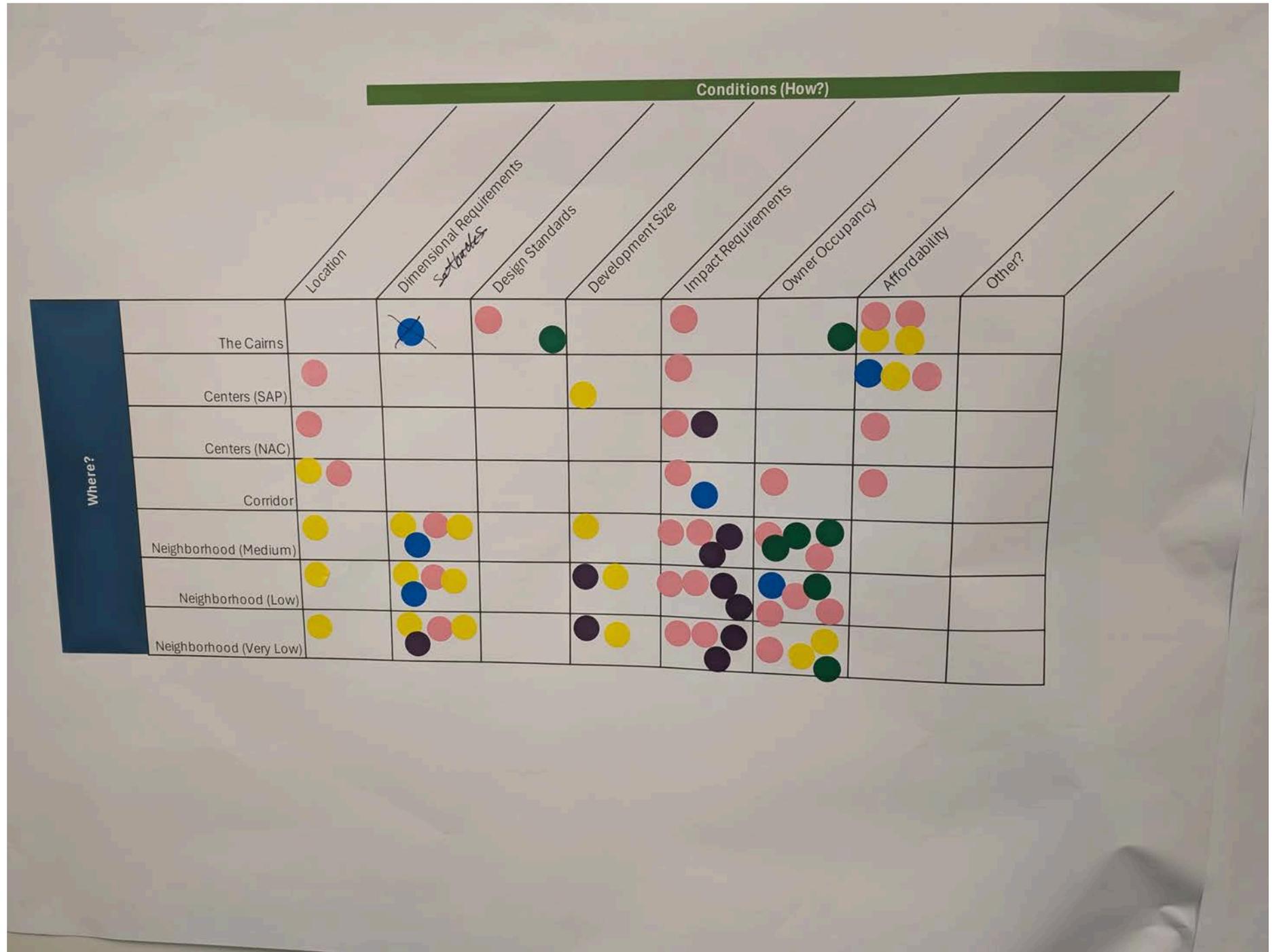
Staff will draft a succinct final report outlining the results of our Housing Workshop Series, next steps, and a timeline. The final report will be provided to the Council and Mayor.

Staff will have bring forward additional questions to the Council as they arise.

Staff will work with our development code consultant to begin drafting code amendments aimed at implementing the final report .

Draft code amendments and policies will be brought to the Council and Planning Commission for their review and consideration. This will include any required public hearings or other public processes.

The Council, with the advice of the Planning Commission, will have the ultimate authority to amend, approve, or deny the code amendments and policies that are drafted as result of this process.



		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
Middle Housing Type (What?)	Detached ADU		●●	●●		●●●●	●●●●●●●●	●●●●●●●●
	Small Lot Single Family	●●●●	●●●●	●●●●	●●●●	●●●●*P	●●●●●●●●	●●●●●●●●
	Twin Homes/Duplex		●●	●●●●		●●●●*P	●●●●●●●●	●●●●●●●●
	Mansion Style Multi-family	●●●●	●●●●	●●●●	●●●●	●●●●●●●●*P	●●●●●●●●	●●●●●●●●
	Townhome	● C	● *	● *	●●	● P		
	Small Mid-Rise	●●●●	●●●●	●●●●	●●●●			

- C = Permitted with Conditions
- P = Permitted
- I = Incentivize

*At least 7 elected officials selected this middle housing type as preferred at this location



*Attainable housing for households with income that is insufficient to secure quality housing in reasonable proximity to the workplace

		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
Middle Housing Type (What?)	Detached ADU		2	2		3	*7	*6
	Small Lot Single Family	3	3	3	3	*3	5	5
	Twin Homes/Duplex		2	5		*3	6	5
	Mansion Style Multi-family	5	3	5	6	*5	6	4
	Townhome	1	*1	*1	*2			
	Small Mid-Rise	6	4	5	*6			

C = Permitted with Conditions
P = Permitted
I = Incentivize

*At least 7 elected officials selected this middle housing type as preferred at this location

Note: If at least 4 marked a square, but with a different colors, the color representing the most conservative option to reach a majority was applied.

		Incentives (How?)							
		Density Bonuses	Flex Parking Requirements	Flex Dimensional Requirements	Flex Design Standards	Accelerated Approvals	Fee Waivers/Reductions	City Assistance (land, funds, etc)	Other
Who?	Housing for: First-Time Home Buyers, workforce housing*, senior housing, owner	6	2	2	3	5	4	6	
What?	Selected Middle Housing types (Crossed Affordability (Written in))	5	2	1	1	5	1	6	3

*Attainable housing for households with income that is insufficient to secure quality housing in reasonable proximity to the workplace

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
What?	Detached ADU	5	8	4		3	8		
	Small Lot Single Family			2		2			
	Twin Homes/Duplex		1	4		2			
	Mansion Style Multi-family	2	1	5	1	4			
	Townhome	2	1	1		3			
	Small Mid-Rise	1	1	2		2	1		

		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
Where?	The Cairns			2		1	1	4	
	Centers (SAP)	1			1	1		3	
	Centers (NAC)	1				2		1	
	Corridor	2				2	1	1	
	Neighborhood (Medium)	1	4		1	4	5		
	Neighborhood (Low)	1	4		2	4	5		
	Neighborhood (Very Low)	1	4		2	4	4		

		Location (Where?)						
		The Cairns	Centers (SAP)	Centers (NAC)	Corridors	Neighborhood (Medium)	Neighborhood (Low)	Neighborhood (Very Low)
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	Mansion Style Multi-family	2	1	5	1	4			
	Townhome	2	1	1		3			
	Small Mid-Rise	1	1	2		2	1		

		Conditions (How?)							
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	Corridor	2				2	1	1	
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		Conditions (How?)							
		Location	Dimensional Requirements	Design Standards	Development Size	Impact Requirements	Owner Occupancy	Affordability	Other?
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	Centers (SAP)	1			1	1		3	
	Centers (NAC)	1				2		1	
	Corridor	2				2	1	1	
	Neighborhood (Medium)	1	4		1	4	5		
	Neighborhood (Low)	1	4		2	4	5		
	Neighborhood (Very Low)	1	4		2	4	4		

MEMORANDUM

November 18, 2025

To: The City Council and Mayor

From: Housing Workshop Planning Group Staff (Dustin Fratto, Shane Pace, Lynn Pace, James Sorensen, Kasey Dunlavy, Justin Sorenson, Rob Sant, and Jake Warner)

Subject: Housing Workshop 5: Best Practices for Development Incentives

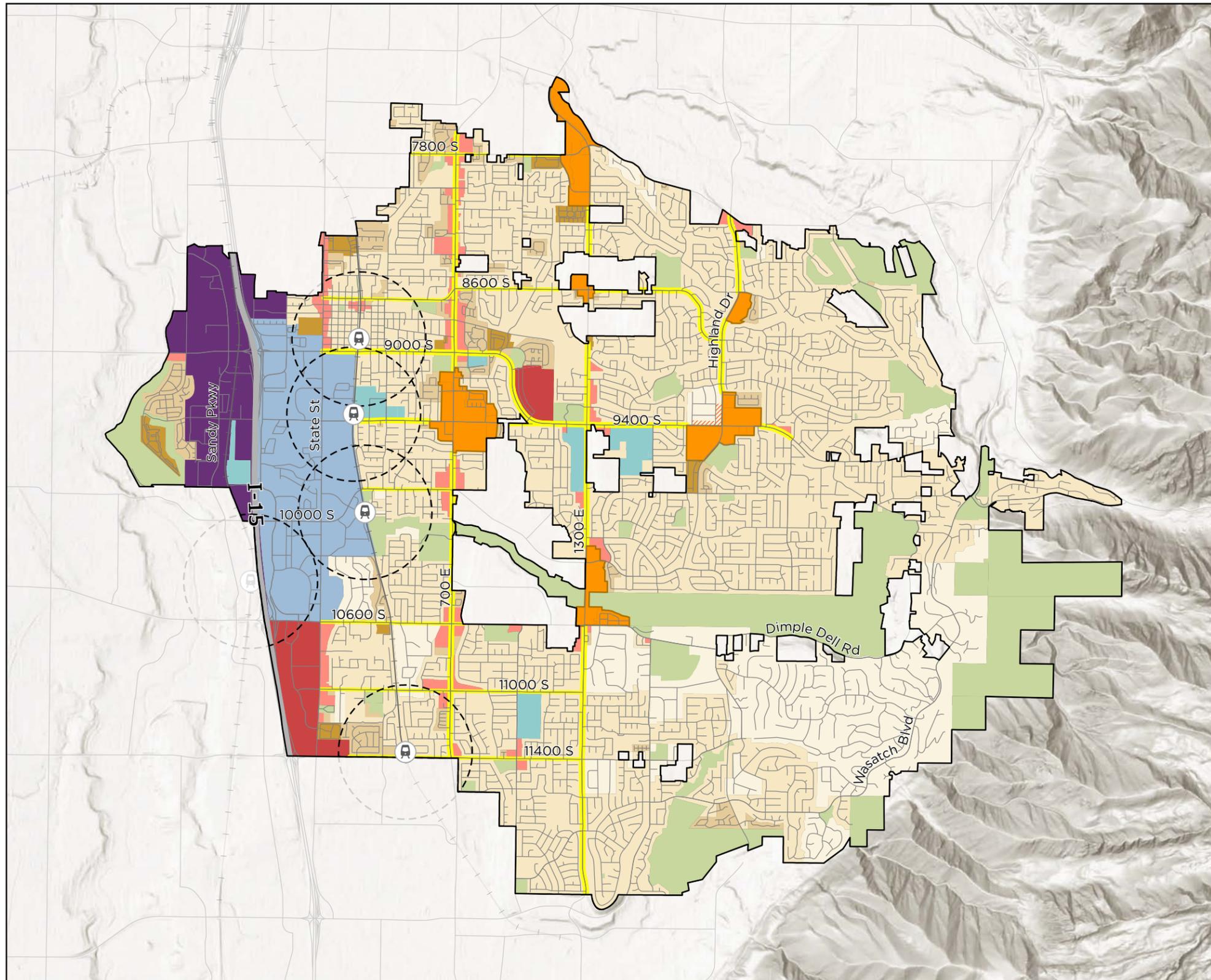
Best Practices for Development Incentives

Creating an effective incentive program requires careful calibration to the local market. Here are key best practices and resources that can provide guidance:

Key Best Practices:

1. **Be Meaningful and Market-Appropriate:** The value of the incentive must be significant enough to offset the cost of providing the public benefit (like affordable units). The incentive should pass the "but for" test: "but for" this incentive, the project would not be financially feasible for the developer. A feasibility study is often conducted to ensure the incentives are properly calibrated.
2. **Be Transparent and Predictable:** Developers need clear, consistent, and accessible rules. A complicated, unpredictable, or lengthy negotiation process can deter participation. Programs that are "by-right" (meaning if a developer meets the stated criteria, the incentive is granted automatically without a discretionary hearing, decision, or other process) are often the most effective.
3. **Align Incentives with Specific Goals:** The program should be designed to achieve the city's specific housing needs. If the goal is more family housing, the incentives could be tied to building more three-bedroom units. If the goal is deep affordability, the incentives would be greater for units targeted to very low-income households.

4. **Offer a Menu of Options:** One of the most commonly found incentives is a density bonus, for example. However, other valuable incentives in a menu could include:
- **Reduced Parking Requirements:** Parking is expensive to build, and reducing the required number of spaces can significantly lower project costs.
 - **Fee Waivers or Deferrals:** Reducing or delaying the payment of impact, permit, or utility fees improves a project's cash flow.
 - **Expedited Processing:** Saving time on approvals saves money and reduces risk for developers.



Primarily residential areas in Sandy City are referred to as Neighborhoods in the Future Land Use Map. While these neighborhoods are mostly residential, they include some non-residential elements that are required for residential to prosper. These include smaller parks, schools, public utilities and works facilities, and churches.

FIGURE 7.1.5: FUTURE LAND USE MAP