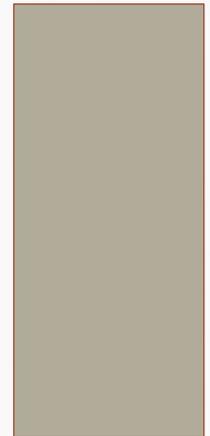


# MODERATE-INCOME HOUSING

GENERAL PLAN REVIEW





# Moderate Income Housing

Midway City 2017 General Plan

## Introduction

Utah law requires that municipalities, through the general plan process, include a plan for moderate income housing addressing the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised bi-annually.
3. A survey of total residential zoning.
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing.
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.

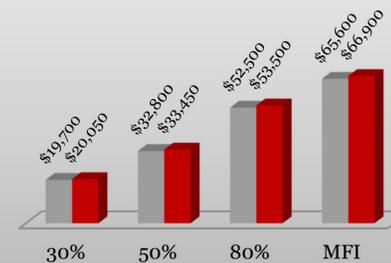


## Moderate Income Housing Defined

Moderate income housing is defined as "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (county) for households of the same size". The 2010 moderate income level for Wasatch County is \$53,500 for a family of four. The inventories below are based on an affordable housing model and the 2010 moderate income level of Wasatch County.

### 2010 HUD Income Data

■ State ■ Wasatch Co.



## The Current Inventory

- MI Households = approximately 350
- 2010 Census Housing Units = 1982
- Percent of available MI Housing in 2013 = 18%



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## Survey of Residential Zoning

The City has six zoning classifications which allow for residential uses. Minimum lot sizes range from 7,000 square feet to one acre. Multi-family dwellings are allowed in the R-1-7 and R-1-9 zones. There is also existing R-1-7 residential use and mixed use development in the C-2 and C-3 zones. Due to its environment and history, most of the homes within Midway are single family dwellings. The Land Use Element of this plan describes the various land use designations as well as the amount of developable land within each designation and the total land area of the City.

## Evaluation of Zoning's Effect on Housing Opportunities

The Midway Planning Commission and City Council hold one of the many keys to providing housing opportunities for persons of moderate income. The key the City holds is zoning. Midway allows a variety of lot sizes that can lead to different housing opportunities. However, market conditions and supply and demand have the most significant impacts on affordability. With such a high quality of life, Midway has become a very desirable place to live. Recreational opportunities have drawn many to purchase second homes within the City. Condominium Resort Zone developments, Planned Unit Development Townhomes and smaller houses (including duplexes) in the R-1-7 and R-1 9 residential zones comprise the majority of the Moderate Income Housing available in Midway.

## Program to Encourage Moderate Income Housing

Wasatch County and Midway City have recognized that Moderate Income Housing is a significant issue in the area. In order to meet that demand, the City has adopted a voluntary Moderate Income Housing ordinance. The ordinance provides up to a 5% density bonus for developers who choose to participate.

### Midway's Moderate Income Housing Ordinance-

Below are the methods of contribution preferred by the City.

1. Naturally occurring small lots/houses (including duplexes) in the R-1-7 and R-1-9 zones
2. Mixed use development in the C-2 and C-3 zones
3. Voluntary inclusionary zoning



# Moderate Income Housing

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## Moderate Income Housing Goals and Guidelines

**Goal 1:** Assure that options for Moderate Income Housing are available in the City.

**Objective 1:** Work with property owners and developers to encourage voluntary development of the amount and type of housing that accomplishes the community's diverse housing needs.

**Guideline 1:** Apply the density bonus provisions in the Development Code for additional dwelling units. If density bonuses are approved, they should be allowed only when they supply housing for clearly expressed community needs.

**Guideline 2:** Provide mechanisms to permit flexibility and innovation in residential project design, to promote land use efficiency and environmental protection.

**Guideline 3:** Support voluntary inclusionary zoning in all subdivisions.

**Objective 2:** Mitigate the impact of commercial developments upon the current housing needs of the City.

**Guideline 1:** Encourage mixed-use developments in appropriate locations in commercial centers.

**Guideline 2:** Examine land use regulations to explore options for additional mitigation measures to obtain adequate Moderate Income Housing in the community.

**Guideline 3:** Support rehabilitation and re-development in the R-1-7 and R-1-9 zones.



# Moderate Income Housing

Midway City 2017 General Plan

## Moderate Income Housing Goals and Guidelines

**GOAL 2:** Moderate Income Housing is an issue which Midway needs to address in cooperation with Wasatch County.

**Objective 1:** Housing development should mostly occur within the City limits, however, some housing growth is expected to occur in the county.

**Guideline 1:** Work jointly with Wasatch County to identify where residential development capacity exists to accommodate expected growth.

**Guideline 2:** Work jointly with Wasatch County to determine where costs can be minimized.

**Objective 2:** Encourage discussions about Moderate Income Housing to explain and educate the community about the need for affordable housing in terms of providing housing for persons who work in Midway, but cannot afford to live here, and persons who live in Midway but cannot afford to purchase a home.

**Guideline 1:** Moderate Income Housing is an investment in a vital community and insurance of a locally-based work-force.

### Implementation

- Regularly update the Moderate Income Housing to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems.
- Review zoning ordinances and standards for barriers to the development of moderate income housing.

## CURRENT MODERATE-INCOME HOUSING PLAN

- Mixed-use developments that allow for higher densities
  - 20 units per acre
- Small acreage lots
  - R-1-7 – 7,000 square foot lots
  - R-1-9 – 9,000 square foot lots
- Duplex lots
  - R-1-7 & R-1-9 zones
- Inclusionary zoning
  - Incentive based ordinance

# SENATE BILL 34

- Requires that 3 options of 23 are included in plan
  - (A) rezone for densities necessary to assure the production of MIH
    - *In 2015 the City Council amended the C-2 and C-3 zones to allow up to 20 units per acre as part of a mixed-use development. One of the reasons for that change was to assure the production of MIH.*
  - (F) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
    - *The City Code allows for higher density mixed use developments in our commercial zones.*

# SENATE BILL 34

- Requires that 3 options of 23 are included in plan
  - I) allow for single room occupancy developments
    - *The most recent proposal to amend The Homestead master plan included work force housing that had single room occupancy (SRO).*
  - (J) implement zoning incentives for low to moderate income units in new developments
    - *The City adopted voluntary inclusionary zoning in 2014 to promote the creation of smaller affordable lots. Developers may voluntarily include inclusionary zoning lots in a standard subdivision which will be limited to a maximum of 5% of the total lots. To use this option there must be at least 20 lots in a subdivision to have one inclusionary zoning lot.*

# OTHER OPTIONS

- Participate in the Wasatch County Housing Authority with Wasatch County and Heber City
  - Requires developers to pay a fee-in-lieu based on the number of units in a development and the fees gathered are used for:
    - Low interest rate loans for down payments
    - Deed restrict units for moderate-income housing
- Consider Additional Dwelling Units (ADU)