



ADU (accessory dwelling unit)  
Ordinance  
unincorporated SLCo  
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# Why Do Housing Plans Matter?

**Table 1: Top Five States Ranked by Change in Housing Price Index (First Quarter 2015 to First Quarter 2020)**

Metropolitan Area	Change
Idaho	69.60%
Washington	59.05%
Nevada	55.72%
Utah	52.97%
Colorado	49.08%

Source: Federal Housing Finance Agency, Housing Price Index (HPI) Quarterly Report, 2020 Q1, March 2020



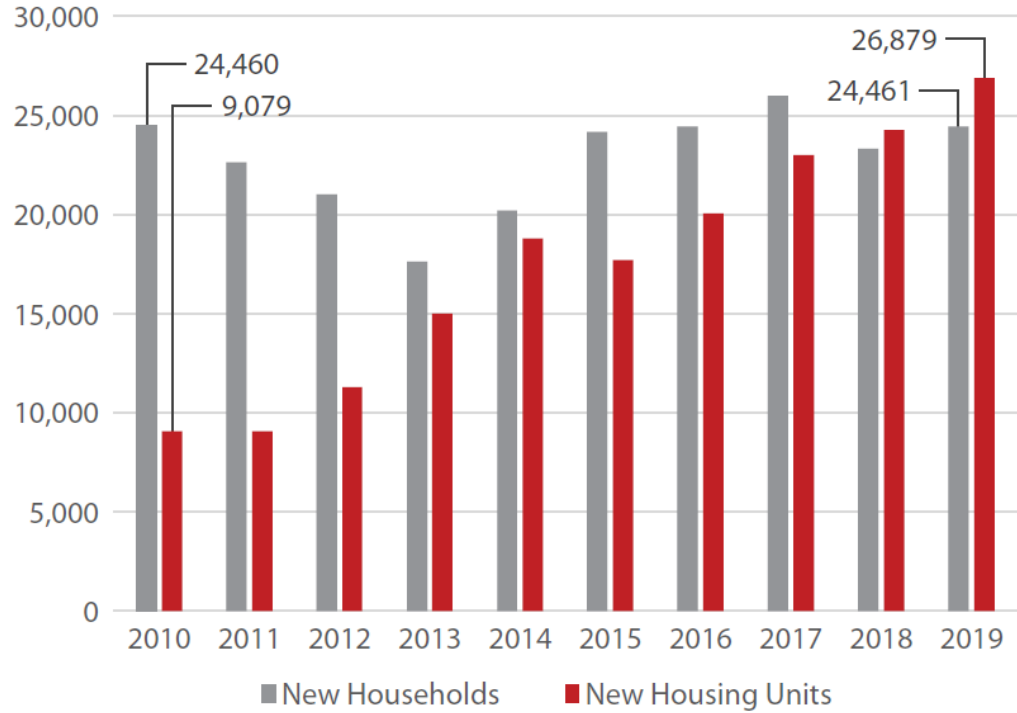
# Why Do Housing Plans Matter?

Rental Rates  
have increased 37%  
in the past five years.

Source: KPI

# Growth and The Housing Gap

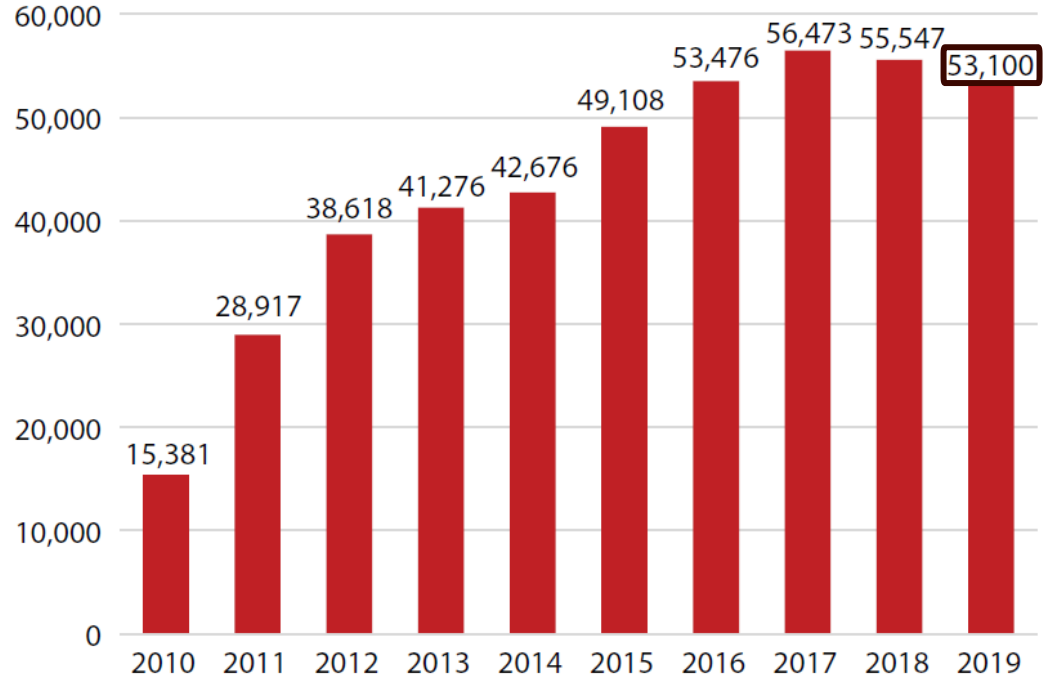
**Figure 1: Annual Increase in Households and Housing Units in Utah**



Source: Kem C. Gardner Policy Institute

# Growth and The Housing Gap

**Figure 2: Cumulative Annual Increase in Utah's Housing Shortage**



Source: Kem C. Gardner Policy Institute

# SLCo Moderate- Income Housing Plan



Unincorporated Salt Lake County Moderate Income Housing Plan

## Moderate-Income Housing Element For Unincorporated Salt Lake County General Plans

11.19.2019





<b>S.B. 34 Strategies to Address Moderate Income Housing</b>		
A. Rezone for densities necessary to assure the production of MIH	<b>I. Allow for single room occupancy developments</b>	Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
B. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	<b>J. Implement zoning incentives for low to moderate income units in new developments</b>	R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
C. Facilitate the rehabilitation of existing uninhabitable housing stock into MIH	K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis	S. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
D. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise typically imposed by the city	<b>L. Preserve existing MIH</b>	T. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
<b>E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	M. Reduce impact fees, as defined in Section 11-36a-02, related to low and MIH	U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
<b>F. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	N. Participate in a community land trust program for low or MIH	V. Utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency

Source: SLCo unincorporated Moderate-Income Housing Plan

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

*Goal – Make ADUs a legal and useful technique for increasing housing options in Unincorporated SLCo. Currently there are no legal/conforming ADUs in unincorporated SLCo due to the land use/ordinances not allowed.*

**Actions**

- Create and adopt ADU ordinances for the Unincorporated County to allow for ADUs, additions, and remodels. ADU ordinances would be customized for the different parts of Unincorporated SLCo. Regional Development would work with the Municipal Services District (MSD), Town of Brighton and both Planning Commissions (Mountainous/County) and County Council would adopt the ordinance.
- Track ADUs through permits or business licenses.
- Develop policies and processes for illegal/non-conforming ADUs to become legal and conforming.
- Salt Lake County Housing and Community Development (HCD) can assist with the costs of retrofitting an existing finished basement to a legal ADU with financial assistance based on the main household meeting eligible criteria or the tenant household of the ADU is the eligible occupant. Affordability standards will apply for a specified time period.
- It is feasible that 5% or more of homes could create legal ADUs which would result in approximately 200 units or more.
- This strategy is for all areas of unincorporated, however ADU ordinances should be customized for local needs and zones.

**Source: SLCo unincorporated Moderate-Income Housing Plan**



# Moderate Income Housing Summary for all of Salt Lake County Senate Bill 34 Selections by City

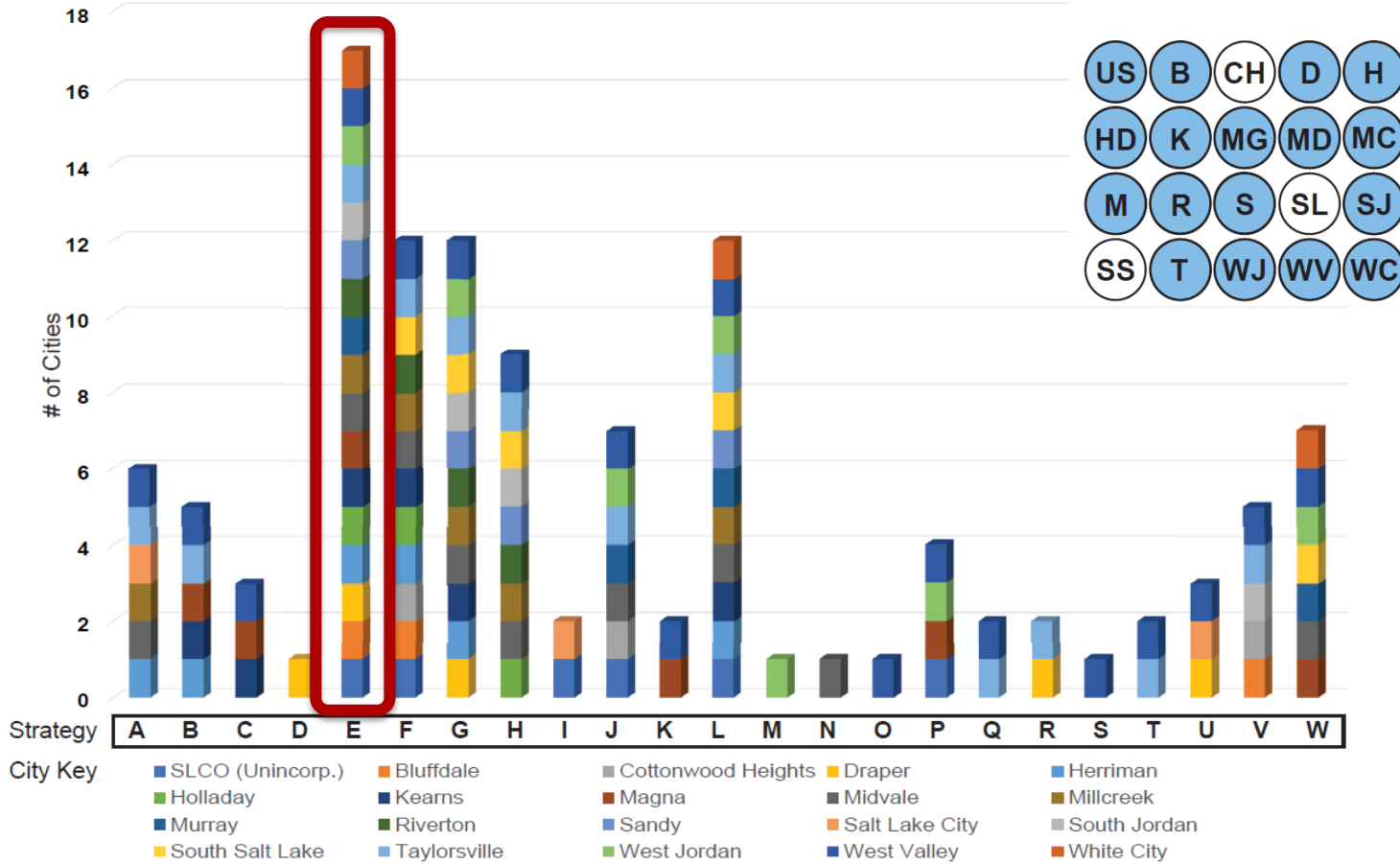
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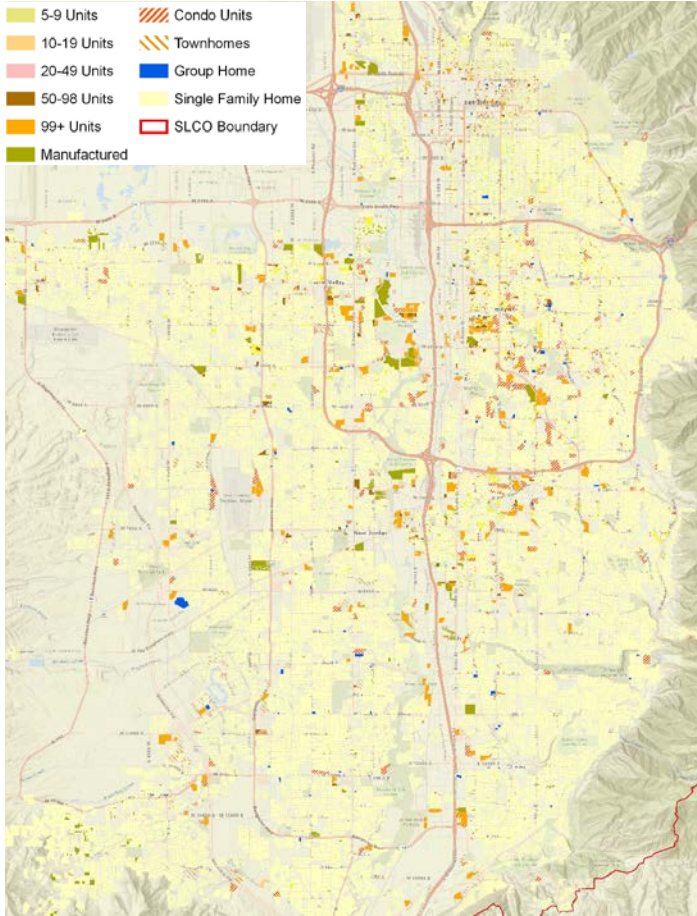


2019 Senate Bill 34 Selections by City  
MIH Strategy Choice by City

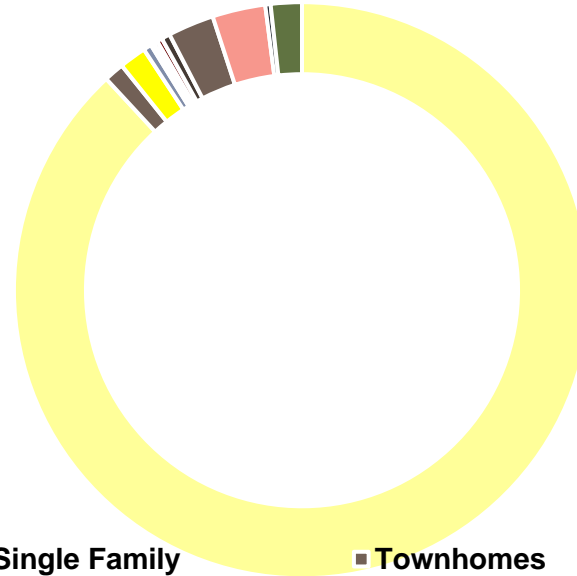
(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones



# Residential Land Use



**Building Types per Acres in Salt Lake County**



**88% of our residential land is Single Family In Salt Lake County**

- Single Family
- Townhomes
- Twinhomes/duplex
- 3-4 Unit Building
- 5-9 Units on Parcel
- 10-19 Units on Parcel
- 20-49 Units on Parcel
- 50-98 Units on Parcel
- 99 + Units Parcel
- Condos
- Group home
- Manufactured



# ADU Ordinance developed by the MSD