

2022

Moderate Income Housing Plan for Unincorporated Salt Lake County



GREATER SALT LAKE
**Municipal Services
District**

An Element of the Unincorporated
Salt Lake County General Plans

Acknowledgments

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Executive Summary

Purpose: The 2022 Moderate Income Housing Plan for Unincorporated Salt Lake County incorporates new requirements adopted by the State in June 2022, through HB 462. The biggest changes between the 2019 and 2022 Moderate Income Housing Plans for Unincorporated Salt Lake County are the modification of selected strategies and the addition of an implementation plan for each Moderate Income Housing (MIH) strategy.

Analysis: This Plan analyzes demographics and housing unit characteristics, housing supply and demand, affordability, and zoning. It also synthesizes community engagement data from previous General Plans, the 2019 Moderate Income Housing Plan, and 2022 Moderate Income Housing engagement efforts. Analysis by staff found that over 23% of Unincorporated Salt Lake County's households were cost-burdened (spending more than 30% of their income on housing costs) in 2020. Unincorporated County currently has a shortage of 69 housing units for owner households making 80% or less than Area Median Household Income (AMHI). This deficit is expected to grow given rising housing costs, stagnant wages, and regional population increases.

Selected Strategies: From the State's list of available Moderate Income Housing Strategies, the following were selected for Unincorporated Salt Lake County:

- B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of Moderate Income Housing.
- E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers.
- O. Apply for or partner with an entity that applies for state or federal funds or tax incentives [...] or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing. *[Full language shown on pg.26]*
- V. 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.

A plan for implementing each of these strategies is available starting on page 34.

Next Steps: Following adoption of the 2022 Moderate Income Housing Plan, staff are required to submit a copy of the Plan to the Utah Department of Workforce Services – Housing and Community Development Division. In future years, staff will be required to report on progress toward implementation of Unincorporated Salt Lake County's selected strategies. Failure to comply with planning and reporting requirements may jeopardize Unincorporated Salt Lake County's eligibility for certain funding sources from the State's Transportation Commission and the Governor's Office of Economic Opportunity.

Introduction to the Moderate Income Housing Plan

What is Moderate Income Housing?

This Plan addresses Moderate Income Housing (MIH), which Utah defines as, “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located.” (State Code 17-27a-103).

In 2022, the Area Median Income (AMI) for Salt Lake County (SLCo) was estimated at \$106,199. A household that would qualify as ‘moderate-income’ would earn \$84,959.20 or less per year. **In Unincorporated Salt Lake County, 1,317 households earn 80% or less of AMI** (Esri Community Analyst, 2022). While planning for Moderate Income Housing helps all residents, this Plan is focused especially on meeting the needs of those households.

Why do we plan for housing?

In short, the County plans for Moderate Income Housing because the State requires it. State Code 17-27a-403, which was amended by House Bill 462 in 2022, requires the County to prepare a General Plan with the following elements:

- Land Use;
- Transportation;
- Resource Management;
- Water Use and Preservation; and
- Moderate Income Housing.

All of these elements have been addressed through Salt Lake County’s various planning efforts. **However, the 2019 Moderate Income Housing Plan needed to be updated in order to reflect the State’s newest requirements which include modified strategies for addressing Moderate Income Housing and the addition of an implementation plan that outlines how the County will advance its selected strategies. This Plan is intended to replace the 2019 Moderate Income Housing Plan.** It is the State Legislature’s mandate that counties facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to:

- Meet the needs of people of various income levels living, working or desiring to live or work in the community; and
- Allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Required components of the County’s Moderate Income Housing Plan are explained throughout the document.

Of course, beyond State requirements, Salt Lake County has a vested interest in addressing housing affordability. Safe, stable, and accessible shelter is critical to all residents – it is a basic human need. In addition, housing availability and cost can impact the County's ability to attract and retain talented workers, friends, and family members. As problems of housing affordability rise (over half of Utah households could not afford a median-priced home in the State in 2022 according the Kem C. Gardner Policy Institute), every municipality and county has a role to play.

What is the scope of this Plan?

Salt Lake County is home to twenty-three (23) municipalities. Those municipalities (with the exception of those whose small populations exempt them from the State requirements), are responsible for preparing their own Moderate Income Housing Plans. This Plan addresses only Unincorporated Salt Lake County and the strategies that staff, elected officials, and residents will pursue to meet their Moderate Income Housing needs. Plans related to land use, transportation, resource management, and more can be found in the following documents:

- [Wasatch Canyons General Plan](#): a visioning and advisory document for Salt Lake County decision-makers in the unincorporated canyons of the Wasatch Mountains.
- [SLCo West General Plan](#): a visioning and advisory document for Salt Lake County decision-makers in unincorporated communities along the west bench of the Oquirrh Mountains.
- [SLCo Hazard Mitigation Plan](#): analysis and recommendations related to various natural and man-made hazards experienced in Salt Lake County.
- [SLCo Resource Management Plan](#): a guiding document for how to manage natural resources in Salt Lake County.
- Various other plan documents, including General Plans for the unincorporated communities of Sandy Hills and Granite.

This Moderate Income Housing Plan looks at a five-year planning horizon. After five years, the County should review this Plan and evaluate whether it still fits the needs of residents. At that time, the implementation plan may need to be updated to reflect actions that the County will take to meet Moderate Income Housing needs after 2027.

How should this Plan be used?

This Plan can be used by decision-makers to inform actions and policies related to housing in Unincorporated Salt Lake County, by planning staff to meet State reporting requirements (explored in later sections), and by residents to learn about the vision for housing in their communities. The rest of this document is divided into four (4) major sections:

1. [Unincorporated Salt Lake County's Existing Housing Conditions](#): this section examines the supply and demand of Moderate Income Housing in Unincorporated Salt Lake County, as well as considering other conditions that influence the County's housing market.

2. Unincorporated Salt Lake County – Community Engagement: the community engagement section outlines residents' vision for housing in their communities. Resident input was drawn from a number of sources, including recent General Plan efforts.
3. Selected Strategies for Addressing Moderate Income Housing: this section explains the state requirements for addressing Moderate Income Housing and names the five (5) strategies that the County has selected to pursue to meet its requirements.
4. Moderate Income Housing Implementation Plan: the final section details how Salt Lake County will implement the strategies it selected and provides an anticipated timeline for implementation.

Most important terminology is defined within the text of the Plan. However, additional definitions are provided for users in the Appendix.

Utah Fair Housing Act Acknowledgement

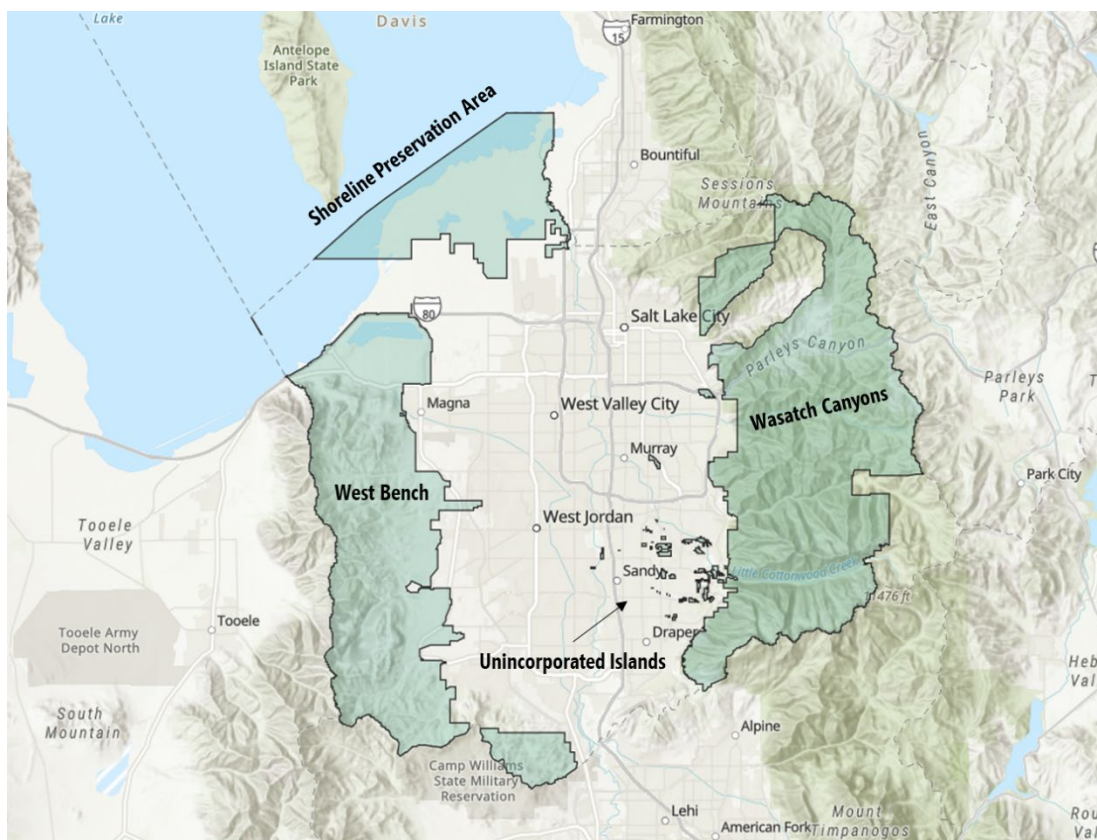
In accordance with State and Federal laws, Salt Lake County exercises the authority to plan, zone, and regulate land-use within its jurisdiction in promoting the community's health, safety, and welfare. This Moderate Income Housing Plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. The County's housing policies and plans strictly prohibit discrimination based on color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of Salt Lake County to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of Salt Lake County to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal of Salt Lake County to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate-income households and its vulnerable populations regularly, and by proactively planning to meet their needs.

Unincorporated Salt Lake County's Existing Housing Conditions

Introduction to Unincorporated Salt Lake County

In 2022, it was estimated that **11,277 residents** were living in the Unincorporated Areas of Salt Lake County (Esri Community Analyst, 2022). The County's Unincorporated Areas are extremely diverse. Figure 1 shows the Unincorporated SLCo boundaries.

Figure 1: Map of Unincorporated Salt Lake County.



Credit: MSD Long Range Planning, 2022.

Figure 2: Snowbird Tram in Little Cottonwood Canyon.



IN THE CANYONS OF THE WASATCH MOUNTAINS, many residents are seasonal. Not all communities have access to year-round water or services. The area's ski resorts are popular tourist destinations, and natural system management as well as traffic mitigation are among the top resident concerns.

Credit: Jake Young – Wasatch Canyons Plan, 2021.

Figure 3: View of Flat Iron Mesa Park and Sandy Hills Unincorporated Area.



Credit: Sandy City, 2022.

Surrounded by Sandy City, there is a series of **UNINCORPORATED ISLANDS** on the east side of the County. These islands are represented by very involved community councils. Most of the islands were developed as residential suburbs in the mid-1900s. Residents prioritize maintenance of their single-family neighborhoods.

Figure 4: Development Stretches Toward the Oquirrh Mountains.



Credit: West General Plan, 2022.

ON THE WEST BENCH of the Oquirrh Mountains, development is occurring rapidly. Residents struggle with maintaining their rural heritage while faced with growth pressures and changing land uses. In this area, Rio Tinto Kennecott owns vast expanses of land. The mining company's future plans for the area will have huge impact on the surrounding communities.

Figure 5: White-Faced Ibis in the Great Salt Lake.



area, and this is where the Jordan River meets the Great Salt Lake.

Credit: Audubon-Dotson, from the West General Plan, 2022.

In the north part of Salt Lake County, between Salt Lake City and the Great Salt Lake, is another section of Unincorporated County (the West General Plan's **SHORELINE HERITAGE AREA**). This land is largely barren but is rapidly changing with the coming of Utah's Inland Port, the expanded Salt Lake City International Airport, and the building of a new State Prison facility. There are important ecological considerations in this

Methodology

Reliable data for Unincorporated Salt Lake County is difficult to obtain. Although 2020 Census Data is available for Salt Lake County, there is no easy way to break that County data into smaller fragments representing only the Unincorporated portions. For the purposes of this report, staff relied on the following methods:

Esri Data through Community Analyst: Community Analyst is an online tool that allows users to access demographic, housing, economic, and psychographic data for a selected geography or boundary. In Community Analyst, staff were able to upload the boundaries of the Unincorporated Area and view Esri estimates for data specific to those boundaries. However, not all variables desired for this report were available through that Esri data. For example, Community Analyst could not produce household incomes according to whether that household rented or owned their home. To obtain data not available through Esri's Community Analyst, staff turned to Census Data.

Census Tracts: Unincorporated Salt Lake County is not a census-designated place, which means that Census reports are not immediately available for the area. Instead, staff had to work with smaller boundaries called census tracts. All of the variables needed for this report were available at the census tract level. Unfortunately, census tract boundaries do not perfectly align with the boundaries of the Unincorporated Area. Using Geographic Information Systems (GIS), staff clipped Utah's census tract data to show only tracts that have their center point within the boundaries of the Unincorporated Area. This method does not produce an exact count of population, housing units, or other variables. However, the data produced was reasonable enough that it could be used for comparison purposes and estimates of affordability.

Summary results, based on the application of the above methods, are presented in the sections that follow.

Demographics and Housing Characteristics

It is estimated that 11,277 people resided in Unincorporated Salt Lake County in 2022 (Table A). The median age of these individuals was 35.2, and household size was just under three (3) people in 2021 (ibid). In total, there are 4,653 housing units in Unincorporated Salt Lake County. The vast majority (75%) of these units are owner-occupied. Data also suggests a high frequency of vacant housing units, at 19% of total housing units. This high percentage may be partially due to the number of seasonal, vacation units in the Wasatch Canyons. Only a small percentage (6%) of Unincorporated Salt Lake County's housing units are renter-occupied.

In 2022, the Median Household Income for Unincorporated residents was estimated at \$106,199 (Table A). However, there are significant disparities in income between renter and owner households. Households that owned their home in 2022 made \$33,750 more per year on average than households that rented.

Table A: Summary of Household Characteristics and Housing Tenure, Unincorporated.

Total Population	11,277
Total Number of Families	2,989
Total Number of Housing Units	4,653
Total Number of Vacant Units	897
Total Number of Occupied Units	3,756
Total Number of Owner-Occupied Units	3469
Total Number of Renter-Occupied Units	287
Median Age	35.2
Average Household Size (2021)	2.97
Median Household Income	\$106,199
Median Household Income for Owner-Occupied Units	\$114,848
Median Household Income for Renter-Occupied Units	\$81,098

Credit: Esri estimate from ACS 2015-2019, MSD's Estimation Based on 2020 Census Data.

Unincorporated Salt Lake County shows little variation in housing unit types, as evidenced by Table B. **Nearly 89% of all occupied housing units in the Unincorporated County are single-family detached units.** Attached single-family homes, such as townhomes, make up nearly 7% of the housing stock. All other unit types combined, including those in multi-family buildings, make up less than 5% of the housing stock. Interestingly, the majority of rental units in Unincorporated Areas are single-family detached or attached homes. Multi-family buildings in Unincorporated County are home to both renter and owner households.

Table B: 2020 Housing Types in Salt Lake County Unincorporated Areas.

	Total	Percent	Owner	Percent	Renter	Percent
Total Occupied Housing Units	3756	100	3469	100	287	100
1, detached	3338	88.88	3160	91.08	179	62.28
1, attached	257	6.83	193	5.57	64	22.16
2 apartments	18	0.48	5	0.14	13	4.55
3 or 4 apartments	38	1.02	33	0.95	5	1.92
5 to 9 apartments	18	0.47	13	0.37	5	1.68
10 or more apartments	71	1.90	63	1.80	9	3.11
Mobile home or other type of housing	15	0.41	3	0.09	12	4.31

Credit: MSD's Estimation Based on 2020 Census Data.

Structure age (year built) has implications for housing maintenance and hazards. For example, lead paint was used in homes until 1978 (Utah DEQ, 2022). Modern seismic codes did not come into place until 1980, meaning homes built prior to then are likely to utilize unreinforced masonry (at higher risk for earthquake damage). In 2020, it was estimated that 1,102 (29%) of Unincorporated County's housing units were built prior to 1980 (Table C).

Table C: Year Built of Unincorporated Housing Stock.

	Total	Percent	Owner	Percent	Renter	Percent
2014 or later	628	16.72	571	16.45	57	19.88
2010 to 2013	190	5.06	172	4.96	18	6.23
2000 to 2009	952	25.33	898	25.87	54	18.80
1980 to 1999	885	23.56	851	24.52	34	11.98
1960 to 1979	686	18.25	608	17.51	78	27.19
1940 to 1959	331	8.82	298	8.58	34	11.74
1939 or earlier	85	2.26	73	2.10	12	4.19
Total	3756	100	3469	100	287	100

Credit: MSD's Estimation Based on 2020 Census Data.

Incomes and Housing Costs – Metrics on Affordability

Table D shows household incomes and housing allowances for all Salt Lake County households vs Unincorporated County Households. The data is organized based on the household's relative income bracket. In Utah, households are considered 'moderate-income' if they make 80% or less of area median household income (AMHI). Monthly housing allowance in Table D is based on 30% of a household's monthly income; 30% is the general rule for the maximum percentage of income a household should spend on housing costs, based on the U.S. Department of Housing and Urban Development's (HUD) definition of affordable housing (HUD, 2011). Table D shows that an Unincorporated household earning 80% of AMHI should spend a maximum of \$2,124.00 per month on their housing.

Table D: Median Household Incomes in Unincorporated Salt Lake County Compared to all of Salt Lake County.

Annual Median HH Income (\$)					
AMHI	>100%	100%	80%	50%	30%
SLCo	>77128	77128	61702.4	38564	23138.4
Unincorporated	>106199	106199	84959.2	53099.5	31859.7
Monthly Median HH Income (\$)					
SLCo	> 6427.3	6427.3	5141.9	3213.7	1928.2
Unincorporated	>8849.9	8849.9	7079.9	4425.0	2655.0
Monthly Housing Allowance (30% of Income)					
SLCo	> 1928.2	1928.2	1542.56	964.1	578.46
Unincorporated	>2655	2655.0	2124.0	1327.5	796.5

Credit: MSD's Estimation Based on 2020 Census Data.

Based on Census data showing household incomes and their monthly housing costs, it is possible to estimate the number and percentage of households that are housing cost-burdened. Cost-burdened households are spending more than 30% of their income on housing (occupying units that are unaffordable to them). Table E shows that **over 23% of all households in Unincorporated Salt Lake County were cost-burdened in 2020**. An additional 23% of

households were at risk of becoming cost-burdened. These households were spending 20-29% of their income on housing. A small increase in monthly housing costs or a decrease in monthly wages could move these households into the cost-burdened category.

Table E: Number and Percentage of Households that are Housing Cost-Burdened in Unincorporated Salt Lake County.

Percentage of Income Going toward Housing						
	Not Cost-burdened <20%		Cost-burden risk 20%-29%		Cost-burdened >30%	
	Total	%	Total	%	Total	%
Less than \$20,000	0	0	6	0.16	107	2.85
\$20,000 to \$34,999	10	0.27	32	0.85	105	2.81
\$35,000 to \$49,999	84	2.23	40	1.07	134	3.56
\$50,000 to \$74,999	160	4.26	104	2.77	220	5.87
\$75,000 or more	1768	47.08	676	18.01	308	8.20
Total	2023	53.85	858	22.86	875	23.30

Credit: MSD's Estimation Based on 2020 Census Data.

Table F considers all cost-burdened households and further analyzes whether those households rent or own their homes. While over 35% of renter households are cost-burdened, only 22% of owner households are cost-burdened. Households at every represented income level spend more than 30% of their income on housing costs.

Table F: Cost-Burdened Renter and Owner Households.

Cost-burdened Households >30% of Income on Housing						
	Total	%	Owner	%	Renter	%
Less than \$20,000	107	12.25	107	12.25	0	0
\$20,000 to \$34,999	105	12.05	85	9.73	20	2.32
\$35,000 to \$49,999	134	15.30	102	11.65	32	3.64
\$50,000 to \$74,999	220	25.19	210	23.95	11	1.24
\$75,000 or more	308	35.20	287	32.84	21	2.36
Total	875	23.30	791	22.48	84	35.51
	of total households (n=3,756)		of owner households (n=3,469)		of renter households (n=287)	

Credit: MSD's Estimation Based on 2020 Census Data.

Data on the number of households at a certain income level and the number of housing units affordable to that income can be compared in order to estimate housing gaps. Housing gaps exist where there are fewer housing units at a certain price point than there are households who need housing at that price point (supply < demand). Table G reveals housing gaps for owner households. There is a deficit of 83 affordable units for households making less than 30% AMHI, a surplus of 51 units for households making 30-50% AMHI, and a 37 unit deficit for households making 50-80% AMHI. In total, **Unincorporated Salt Lake County has a shortage of 69 units for owner households making 80% or less of Area Median Household Income.**

Table G: Housing Gap Analysis for Owner-Occupied Units.

Income Brackets		Max Affordable Monthly Housing Allowance	Max Affordable Monthly Rental Costs (Cost-Utilities)	#Owner HHs	Owner-occupied Units Available	Surplus/Deficit of Units
less than 30% AMHI	14891	711.54	443.54	191	108	-83
30%-50% AMHI	24818	1185.90	917.90	237	287	51
50%-80% AMHI	39709	1897.44	1629.44	497	460	-37
80%-100% AMHI	49636	2371.80	2103.80	384	223	-162
>100% AMHI	>49636	>2371.8	>2103.8	2160	2391	231

Credit: MSD's Estimation Based on 2020 Census Data.

Table H conducts the same analysis for renter households. The deficit in renter units, at least at the lowest income levels, is less severe. There is a surplus of 53 units for renter households making less than 30% AMHI and a deficit of 26 units for households making 50-80% AMHI. This leads to a total surplus of 27 units at these income levels. However, there is a deficit of 48 units for renters at the highest income levels (>100% AMHI). Because there are not enough units for these renters, those households are likely to occupy housing units that would otherwise be affordable to households making less. This mismatch can exacerbate deficits for the households in lower income brackets.

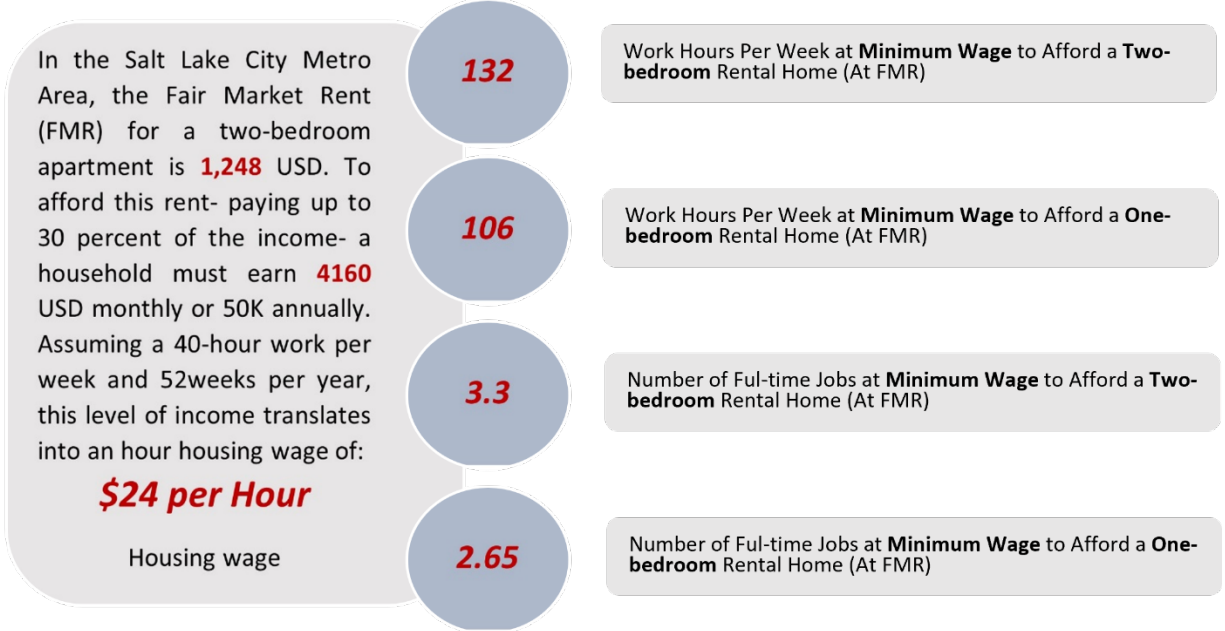
Table H: Housing Gap Analysis for Renter-Occupied Units.

Income Brackets		Max Affordable Monthly Housing Allowance	Max Affordable Monthly Rental Costs (Rent-Utilities)	#Renter HHs	Rental Units Available	Surplus/Deficit of Units
less than 30% AMHI	14891	372.27	104.27	6	59	53
30%-50% AMHI	24818	620.45	352.45	0	0	0
50%-80% AMHI	39709	992.72	724.72	40	14	-26
80%-100% AMHI	49636	1240.90	972.90	26	47	21
>100% AMHI	>49636	>1240.9	>972.9	214	166	-48

Credit: MSD's Estimation Based on 2020 Census Data.

Figure 6 shows how severe issues of housing affordability are for renters in the Salt Lake Metropolitan Area. At the minimum wage of \$7.25 per hour, an individual would have to work 106 hours per week in order to afford a one-bedroom rental unit at fair market rent. This would require an individual to work 2.65 full-time jobs in order to keep up with their rent payments. In 2020, fair market rent for a 1-bedroom apartment was estimated at \$1,004 in the Salt Lake City Metro.

Figure 6: Fair Market Rent (FMR) Compared to Minimum Wage.



Salt Lake County Income and Housing Facts	
Salt Lake County Minimum Wage	\$7.25 per hour
Median Renter Wage	\$23.86 per hour
Two-bedroom Housing Wage	\$24 per hour
Number of Renter Households	124,419
Percent Renters	32%

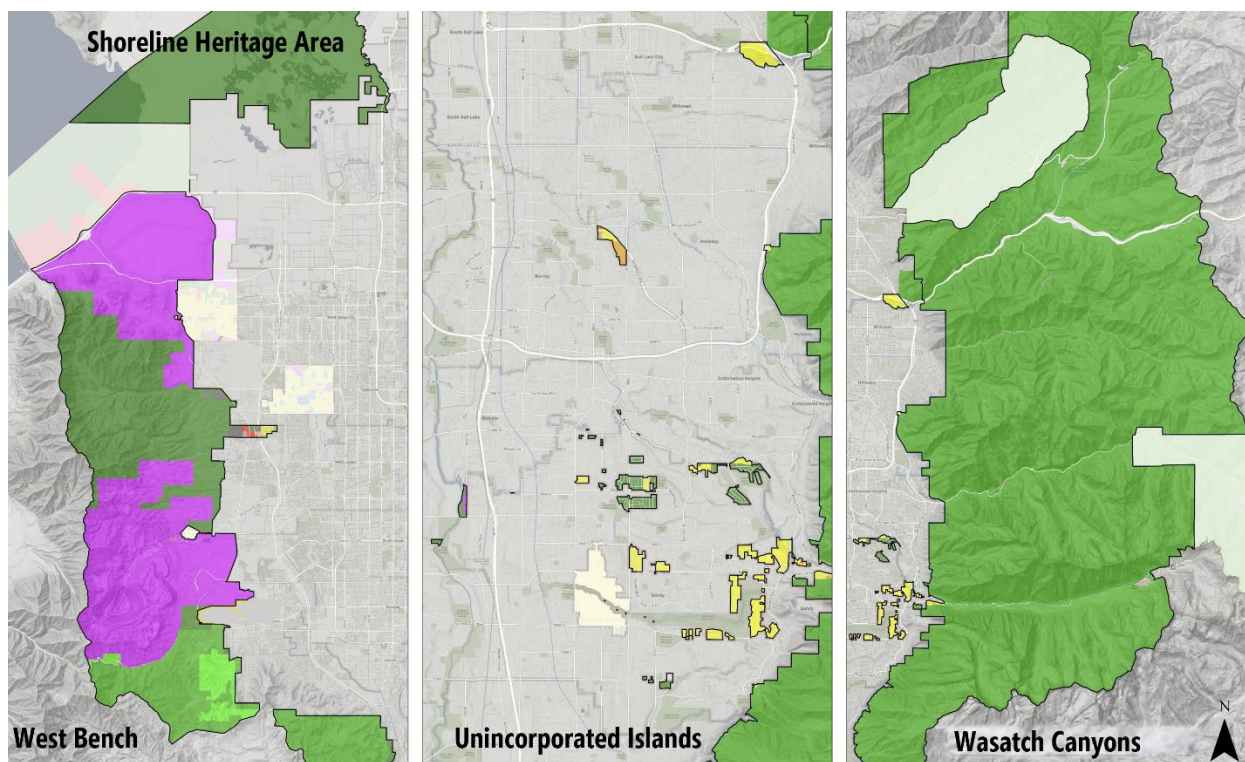
Two-bedroom FMR		\$1248
One-bedroom FMR		\$1004
Rent Affordable At 30% AMI		\$372
Rent Affordable At 50% AMI		\$620
Rent Affordable At 80% AMI		\$993

Credit: MSD Long Range Planning based on Salt Lake City, UT HUD Metro FMR Area Advisory Small Area FMRs (Average), and estimations based on 2020 Census Data.

Zoning and Housing Choice

Figure 7 and Table I show the zoning for Unincorporated Salt Lake County. A breakdown of the acreage in each zone can be found in the Appendix of this Plan. The majority of Unincorporated Salt Lake County's land is zoned Forestry and Recreation (FR). The FR Zones are intended for very low-density development on large lot sizes. Accessory dwelling units are allowed in these zones on lots of a certain size, but few ADUs have been built. Commercial, mixed-development, and multi-family sites exist in the County, but the combined acreage of these designated zones is small. Existing zoning in the Unincorporated Areas allows for few housing choices, as the primary intent of most areas is to protect natural resources and sensitive lands.

Figure 7: Unincorporated Salt Lake County, Zoning.



Credit: MSD Long Range Planning, 2022.

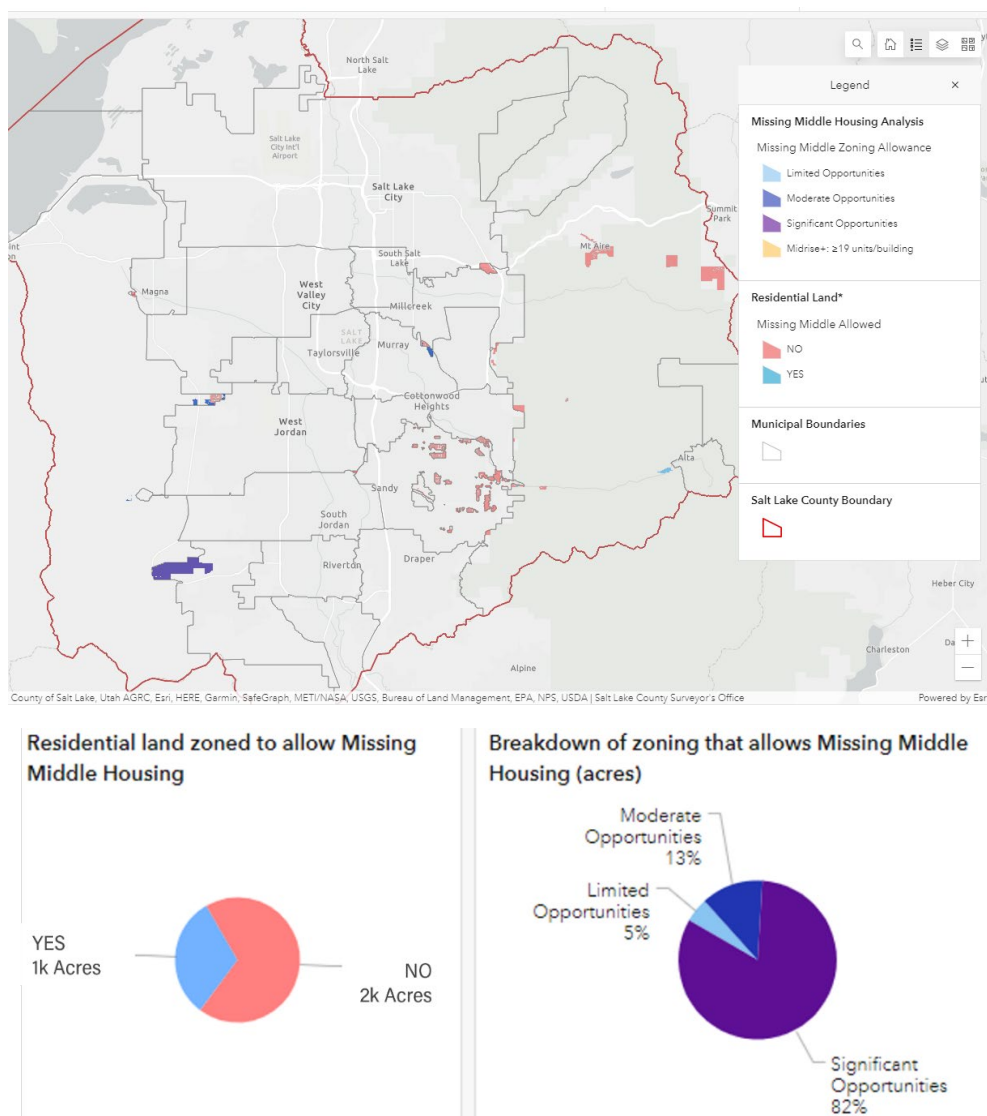
Table I: County Zones and Allowed Residential Uses.

	Zoning Category	Description	Accessory Dwelling Units Permitted?
	Agricultural (A)	Intended for low-density residential development, paired with limited agricultural uses. Density is decided by the Planning Commission but in no cases exceeds 8 du/acre.	iADUs are allowed on lots > 6,000 sq.ft. Detached ADUs are allowed on lots > 12,000 sq.ft.
	Foothill Agricultural (FA)	Intended to allow for rural residential development and limited agricultural uses, while protecting the scenery and resources of the foothill and canyon areas. Density does not exceed 1 du/ 2.5 acres.	iADUs are allowed on lots > 6,000 sq.ft. Detached ADUs are allowed on lots > 12,000 sq.ft.
	Forestry and Recreation (FR)	Intended for foothill and canyon areas, these zones allow recreational and open spaces uses as well as residential development with low density and large lot sizes.	iADUs are allowed on lots > 6,000 sq.ft. Detached ADUs are allowed on lots > 12,000 sq.ft.
	Natural Resource Extraction (S-1-G)	Intended for the extraction of gravel and other natural resources. Agriculture is the only permitted use, with other uses being conditional. No density requirements are specified.	NA
	Commercial (C)	Intended for a range of commercial developments. In some instances, residential uses are allowed up to 25 du/acre.	NA
	Manufacturing (M)	Intended for industrial uses. Residential uses are not encouraged in these zones.	NA
	Planned Community (P-C)	Allows for the development of large properties under a plan, approved through a development agreement.	May be allowed subject to the terms of the development agreement.
	Forestry Multifamily (FM)	Intended to allow high-density residential development while protecting natural and scenic resources in the canyons and foothills. Density is 10-20 du/ acre, and different restrictions apply for lodging / accommodations.	NA
	Mixed Development (MD)	Intended to allow for a mix of uses and serve as a transition between residential neighborhoods and commercial / industrial centers. No density requirements are outlined.	NA
	Single Family Residential (R-1)	Intended for single family neighborhoods. Density ranges from 1 du/acre to 7 du/acre depending on the minimum lot size of the zone.	iADUs are allowed on lots > 6,000 sq.ft. Detached ADUs are allowed on lots > 12,000 sq.ft.
	Medium-Density Residential (R-2, R-4)	Intended for low- to medium-density residential neighborhoods – namely a mix of single family homes and duplexes. Density ranges from 5 to 18 du/acre.	iADUs are allowed on lots > 6,000 sq.ft. Detached ADUs are allowed on lots > 12,000 sq.ft. *ADUs are only permitted for properties that currently have just a single dwelling unit.
	Multi-Family Residential (RM)	Intended for high-density residential development. Up to 25 du/acre are allowed for multi-family uses.	NA
	Mobile Home Park (RMH)	Intended for mobile home parks and mobile home subdivisions through conditional use only. No density is specified.	NA

Credit: MSD Long Range Planning, 2022.

In 2021, Salt Lake County conducted a regional analysis of missing middle housing options based on municipal and county zoning codes. Missing middle housing describes types of housing that fall somewhere between single-family detached homes and high-rise multi-family buildings. Missing middle housing types may include duplexes, triplexes, townhomes, courtyard apartments, and live-work units (Missing Middle Housing, 2022). These units are usually encouraged to be built with a scale and design that is compatible with existing neighborhoods. Figure 8 shows missing middle housing opportunities in Unincorporated Areas. Two-thirds (2k acres) of the analyzed land does not allow for any missing middle housing types. One-third of the land does allow for missing middle housing, but these are primarily limited and moderate opportunities. **The largest tract of land showing 'moderate opportunities' on the map in Figure 8 is the Olympia Hills master-planned community, which has since been annexed into Herriman City.**

Figure 8: Missing Middle Housing, Zoning Analysis.



Credit: Salt Lake County, 2022.

What has Salt Lake County done to Address Moderate Income Housing?

As previously discussed, Salt Lake County adopted its first Moderate Income Housing Plan for Unincorporated Areas in 2019. Over the past few years, the County has taken several steps to improve housing choice and affordability.

Accessory Dwelling Units (ADUs) – ADUs are small, self-contained residential units located on the same lot and held under the same ownership as an existing, single-family home. ADUs can be attached or detached units and are commonly referred to as mother-in-law suites, granny flats, basement apartments, or garage conversions. Salt Lake County adopted an ADU Ordinance in November of 2021. This Ordinance complies with State Code related to internal accessory dwelling units, but also allows for detached ADUs when certain conditions are met. Table I describes which Salt Lake County Zones ADUs are currently allowed in. These units have multiple benefits:

- They tend to fit well into existing neighborhoods, without disrupting design compatibility or overburdening infrastructure systems.
- They offer additional rental housing supply.
- Homeowners who add an ADU to their property benefit from rental income or additional spaces where loved ones can stay.

Programs through Salt Lake County Housing and Community Development (HCD) – HCD offers several housing programs to residents. For the rehabilitation of housing units, HCD provides a free assessment of housing unit's deficiencies related to health and safety, reports those deficiencies to the property owner, and connects the property owner with resources (including grants or low interest rate loans) to make needed repairs. In addition, HCD maintains the HOME Investment Partnership Program which serves as a gap financing mechanism for developers who receive Low-Income Housing Tax Credits (LIHTC) for construction. In 2020, \$3,038,624.39 was expended from the HOME fund county-wide.

Missing Middle Housing Outreach Efforts – Salt Lake County Regional Development has been involved in recent efforts to promote 'missing middle housing' across the Salt Lake Valley. In October of 2021, Regional Development held a Missing Middle Housing Event, which featured a keynote session from Daniel Parolek. The event also included a panel of public and private sector experts who discussed opportunities and challenges in the Utah housing market. Planners across the region attended this event to learn more about missing middle housing and how to apply it in their own communities.

Unincorporated Salt Lake County – Community Engagement and Housing Vision

Although the State-mandated timeline for making the required changes to the Moderate Income Housing Plan was tight, planning staff recognized the importance of seeking and synthesizing resident input on housing. Residents had the opportunity to engage through two in-person events and one online survey during the Summer of 2022. Staff also relied on engagement results from past planning efforts, including the 2019 Moderate Income Housing Plan, the Wasatch Canyons General Plan, and the West General Plan.

The 2019 Moderate Income Housing Plan



Unincorporated Salt Lake County Moderate-Income Housing Plan

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

November 2019



Read the 2019 Moderate Income Housing Plan [here](#).

The 2019 Moderate Income Housing planning process included multiple meetings with the Salt Lake County and Mountainous Planning District Planning Commissions, one public open house, and public hearings. The result from that process was the selection of six (6) of the State's strategies:

- E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
- F. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
- I. Allow for single room occupancy developments.
- J. Implement zoning incentives for low to moderate income units in new developments.

L. Preserve existing MIH.

P. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH.

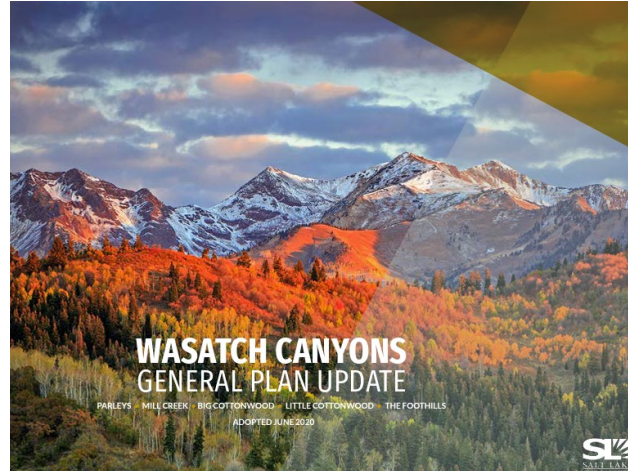
At the time the Plan was adopted, accessory dwelling units (ADUs) were not permitted in Unincorporated Salt Lake County; that has since changed.

Strategy I was intended to apply only at the bases of ski resorts, where single room occupancy (SRO) could be desirable for workers. However, since 2019, it has become clear that water availability severely limits the opportunities for new development and occupancy in the Canyons; in addition, complicated contracts with Salt Lake City Public Utilities and U.S. Forest Service make it unlikely that this strategy could be implemented in the next five years.

Salt Lake County originally selected Strategy J, with the intent of requiring MIH set-asides as a part of new development in the Planned Communities (PC) Zone. However, recent legislation prohibits municipalities from requiring the inclusion of MIH units, and the County has insufficient resources available to offer additional incentives.

Note that the strategies listed above vary slightly from the language of the strategies now available to Salt Lake County. The State Legislature updated its listed strategies in 2022.

Housing in the Wasatch Canyons and West General Plans

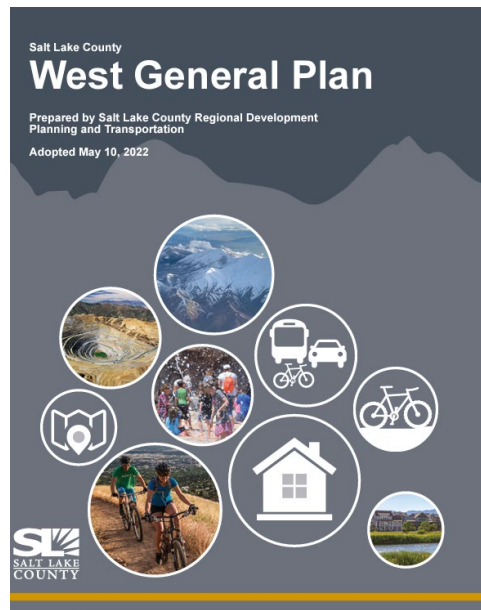


Read the Wasatch Canyons General Plan [here](#).

Wasatch Canyons General Plan – The Wasatch Canyons General Plan covers unincorporated areas of Salt Lake County within the Wasatch Range, including Parleys, Mill Creek, Big Cottonwood, and Little Cottonwood Canyons, and the mountain foothills. Roughly 4,000 people participated in events and surveys during the three-year planning process. The Plan says very little about housing, instead referencing the 2019 Moderate Income Housing Plan. The key message within the Wasatch Canyons General Plan was that residents value recreation access and ecological preservation. The Plan’s Land Use Vision reads:

“Strive for mutually beneficial partnerships among jurisdictions, government agencies, and stakeholders through collaboration and coordination to provide for water resource protection, recreation opportunities, wildlife, approved private property uses, and quality open spaces. Living in the Wasatch Canyons, with abundant wildlife, fresh air, quiet and dark night skies offers a peaceful respite from the nearby urban environment.” (pg.30)

This statement envisions land in the Canyons remaining primarily wild, with any new development occurring at a scale and in a character that preserves viewsheds, habitat, dark skies, and quiet.



Read the West General Plan [here](#).

West General Plan – The vision presented in the West General Plan is far different from that in the Wasatch Canyons General Plan. The West General Plan emphasizes the creation of new ‘vibrant town and village centers’. During the four-year planning process, residents and business owners participated from both Unincorporated Areas and incorporated municipalities on the County’s west side. Various community organizations and non-profits also provided feedback on the Plan. The West General Plan provides the following vision for housing:

“People live in walkable and bikeable neighborhoods and town/village centers. Residents benefit from nearby parks, trails, and access to mountains and foothills. A wide range of housing options, from affordable to high-end, are available within each community. Housing design harmonizes with the natural environment.” (pg.10)

Implementation actions related to this vision included locating housing near amenities such as trails and parks, encouraging missing middle housing, planning for a variety of residential lot sizes, planning residential in close proximity to commercial uses (mixed-use), and connecting residents to housing assistance programs offered through the County. Housing was one of the most contentious issues within the West General Plan, as evidenced by the community engagement

results in the Plan’s appendices. Key feedback from community engagement participants indicated that medium- and high-density housing was only supported when it was located in centers, that design standards are important to residents to ensure compatible development, and that options for mid-range housing types and costs were desired (pg.167).

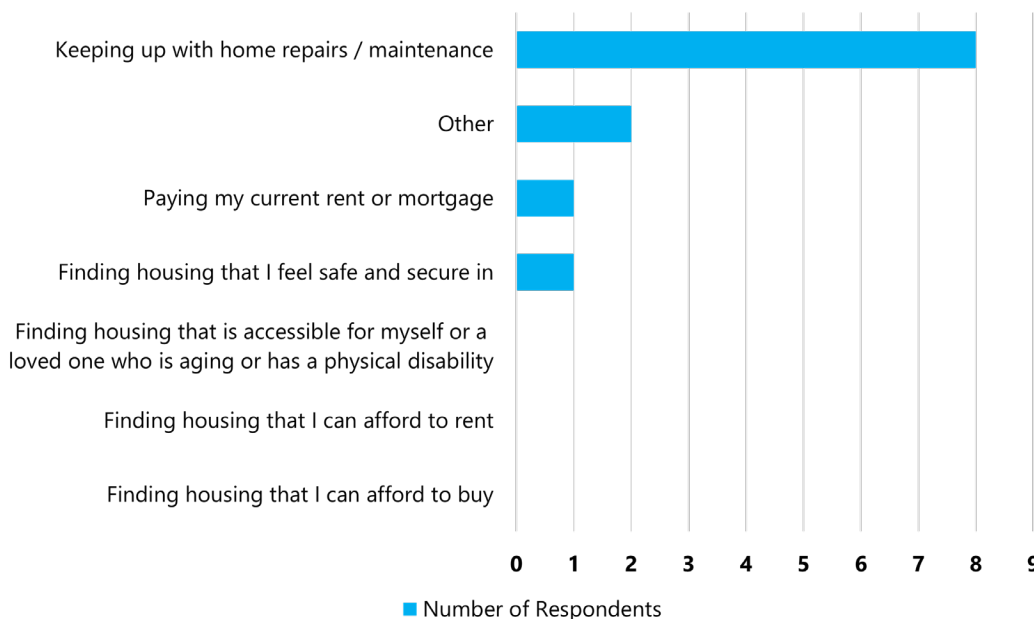
2022 Community Engagement Results

Community members in Unincorporated Salt Lake County had the opportunity to participate in two public workshops – on June 29th and July 13th, 2022. These events were advertised on the MSD Website, MSD Social Media, through the MSD newsletter, and also by email invite to the chairs of each Unincorporated Community Council. Unfortunately, no representatives from Unincorporated County attended the events.

In an effort to connect with community members in different ways, staff launched an online survey that participants could fill out on their own time. This survey was live for three weeks in July and August of 2022. Twelve (12) residents from Unincorporated Salt Lake County took the survey.

When asked what their *most significant* housing challenge was, eight (8) participants answered ‘Keeping Up with Home Repairs / Maintenance’, one (1) participant answered ‘Finding Housing that I Feel Safe and Secure In’, and one (1) answered ‘Paying My Current Rent or Mortgage’. The other two participants selected ‘Other’ (see Figure 9).

Figure 9: Participants’ Most Significant Housing Challenges.



Credit: MSD Long Range Planning – using results from the 2022 Moderate Income Housing Survey.

Five (5) of the twelve participants said they would support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use in their community if it helped with housing choice and affordability. However, those who supported these types of housing also wrote that they would prefer these types of housing be located near commercial and mixed-use centers, built along transportation corridors, and held to the same maintenance standards as single-family homes. The participants who answered that they would not support these housing types were primarily concerned with traffic impacts, water availability, and the question of whether those types are truly more affordable.

When asked which three (3) housing features were most important to them, the top features were:

1. Outdoor Space (Yard, Patio, Balcony) – 11 votes;
2. Location in My Current Neighborhood – 5 votes; and
3. Private Entryway – 5 votes.

If new housing development were to occur, focusing on features that allow for privacy, open space, and location within established neighborhood centers may be more palatable to residents.

The final question in the 2022 Moderate Income Housing Survey asked the following question: “What is one reasonable action you think your community could take in the next year to improve housing conditions and options?”. Eight (8) participants responded to this question. Their responses are synthesized in Table J.

Table J: Resident Recommendations for Actions the County Could Take to Improve Housing Conditions and Options.

Action Summarized	Frequency
Focus residential development in land use centers, including commercial areas, mixed-use centers, and employment centers.	2
Pass rent-control legislation or raise the minimum wage at the State level.	2
Limit short-term rentals (Air BnB / VRBO) in order to preserve residential housing.	1
Limit the ability of certain lands to be subdivided so that land values stay low.	1
Focus on maintaining infrastructure and strengthening code enforcement.	1
Provide emergency repair, weatherization, and energy-retrofit assistance to existing homeowners.	1
Create opportunities for single-family home ownership.	1
Boost the image of communities that are naturally have cheaper housing costs so that people will be more excited to move to those areas.	1

Credit: MSD Long Range Planning – using results from the 2022 Moderate Income Housing Survey. Note that some respondents recommended multiple actions, so the frequency of each action combined adds up to more than eight.

Emerging Themes from Engagement Analysis

Across previous General Plans and in the 2022 engagement results, resident values and opinions related to housing generally align:

1. Residents prefer that any new housing development occur in land use centers, including employment and mixed-use centers, rather than in open space areas or existing single-family neighborhoods.
2. Many Unincorporated residents already own their homes and may need additional assistance in maintaining their homes / keeping housing costs affordable.
3. Community members recognize the benefits that accessory dwelling units (ADUs) can provide both for tenants and for the unit owners, who can use the additional income from rent to supplement their own income and housing costs.
4. Residents value open space and access to recreational amenities, privacy, and maintenance of infrastructure and properties in their neighborhoods.

Selected Strategies for Addressing Moderate Income Housing

The State-Offered Strategies

House Bill 462 (2022) amended the list of strategies that municipalities and counties could choose from in addressing Moderate Income Housing. The twenty-three (23) strategies have been reworded to become more actionable. For example, Strategy C – *Facilitate the rehabilitation of existing uninhabitable housing stock into MIH* – became, “demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing”. This places a higher burden of proof on counties to show that they are taking steps to rehabilitate MIH units.

In addition to changing strategy language, HB462 added new provisions related to the *number* of strategies municipalities and counties must select and report on. The minimum number of strategies a county can choose is still three (3). However, a county must choose five (5) in order to receive priority consideration for important funding sources including those from the State Transportation Commission and Governor’s Office of Planning and Budget (COVID-19 Local Assistance Matching Grants). Grant funding is essential to the upkeep of County infrastructure and services. Thus, five strategies are included in this Moderate Income Housing Plan.

From the list of available strategies shown in Figure 10, the County plans to implement the following:

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of Moderate Income Housing.

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

**Note: throughout the remainder of the Plan, the language of this strategy may be shortened for readability purposes. However, it is the full intent of Salt Lake County to adopt and work toward implementing Strategy O as identified in State Code 17-27a-403 and stated above.*

V. 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.

Figure 10: Available State Strategies and Applicability to Unincorporated Salt Lake County.

STRATEGY	APPLICABILITY
(A) rezone for densities necessary to facilitate the production of moderate income housing	Low resident support for increased density.
(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing	SELECTED
(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing	Low frequency of uninhabitable housing.
(D) identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county for the construction or rehabilitation (continued . . .)	NA. The County charges few fees for construction.
(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones	SELECTED
(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers;	SELECTED
(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	Generally few transit investment corridors in Unincorporated.
(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle (continued . . .)	Low resident support for reducing parking.
(I) amend land use regulations to allow for single room occupancy developments	Limited market demand in Unincorporated.
(J) implement zoning incentives for moderate income units in new developments	Few tools available for incentives.
(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program (continued . . .)	Limited staff capacity to manage programs.
(L) reduce, waive, or eliminate impact fees related to moderate income housing	NA. No impact fees are currently charged.
(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing	Limited staff capacity to manage a Land Trust.
(N) implement a mortgage assistance program for employees of the county, an employer that provides contracted services for the county, or any other public employer that operates within the county	Limited funding available for a loan / grant program.
(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing (continued . . .)	SELECTED
(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize (continued . . .)	Limited sites available for new construction.
(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act	NA. No BRT/TRAX stops in Unincorporated.
(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530	NA. No impact fees are currently charged.
(S) create a program to transfer development rights for moderate income housing	Low resident support.
(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing	Limited funding available for acquisition.
(U) develop a moderate income housing project for residents who are disabled or 55 years old or older	Limited funding available.
(V) 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 (continued . . .)	SELECTED
(W) demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income (continued . . .)	Not needed – five other strategies selected.

Credit: MSD Long Range Planning, strategies from State Code 17-27a-403.

Unincorporated Salt Lake County's Preferred Strategies

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of Moderate Income Housing.



"I have internet service, but it is very inadequate for [my] purposes. I need broader bandwidth. Often use my cell phone as a hotspot because local internet is not sufficient." (Unincorporated SLCo Resident Response – *Digital Infrastructure Survey*, 2022).

Although this Plan focuses on the cost of housing units, there are other pieces that contribute to overall housing affordability. For example, a household's income determines which housing units it can afford. Increasing economic opportunity and wages can help residents address affordability challenges. Transportation also factors into affordability, with transportation and housing costs combined making up over half of the typical American household's monthly expenses ([U.S. Department of Transportation](#), 2015). In 2022, Salt Lake County residents are estimated to spend \$5,930.09 on average for utilities, fuel, and public services; this makes up approximately 6.2% of the household budget (Esri Community Analyst, 2022). Salt Lake County could allocate resources toward improving energy efficiency and opportunities for household-scale renewable energy production in as a way to reduce household spending. The Green and Healthy Homes Program, discussed later in this Plan, already works toward that goal.

Through investment in the rehabilitation and expansion of infrastructure, Salt Lake County can help its residents to expand economic access and opportunities and to save on transportation-related costs. Actions may look like investing in digital infrastructure so that Unincorporated residents have additional access to remote work and educational opportunities. In 2022, Salt Lake County secured a contract with Google Fiber to provide more reliable and faster Internet options in unincorporated communities. Additionally, the County may prioritize investments in public transit and active transportation infrastructure, especially near existing neighborhoods, so that residents have fewer costs related to driving. Spending less on transportation can free up needed funds allowing residents to purchase housing, keep up with rising rents, or stay in their existing homes.

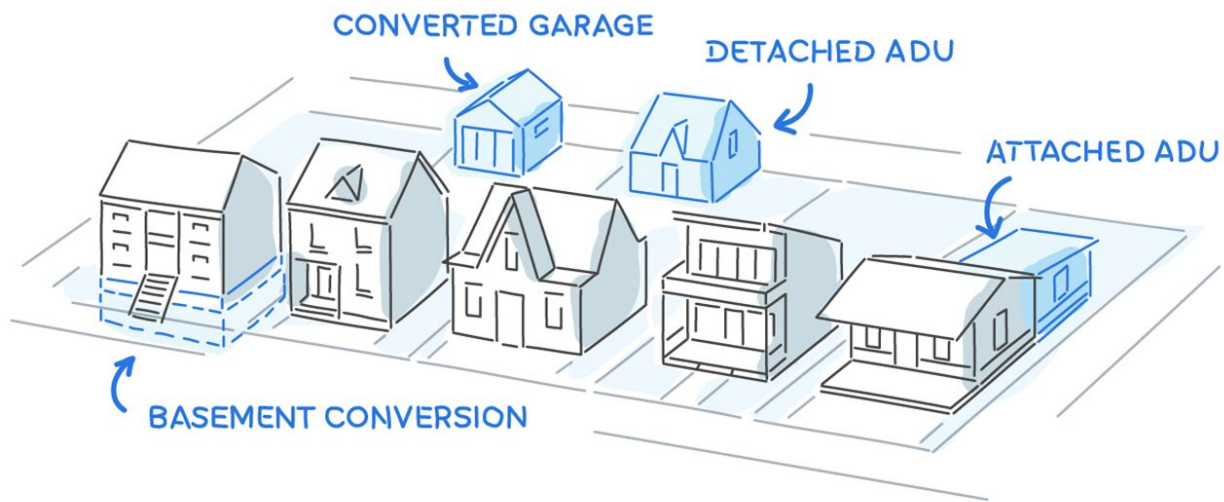
E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.



"I think that ADUs are something that should be available to a homeowner to decide on. As long as the tenant of the ADU is held to the same maintenance and ordinances of homeowners, I don't see a need to stop people from having ADUs on their own property. If anything, wouldn't ADUs help with the housing crisis a bit?" (Unincorporated SLCo Resident Response – *MIH Survey*, 2022).

Accessory dwelling units (ADUs) are habitable dwelling units added to, created within, or detached from a primary residential dwelling and contained on a single lot. They differ from duplexes, which are typically established on two separate but adjoining lots. ADUs come in many different shapes and sizes, as demonstrated in Figure 11.

Figure 11: Types of Accessory Dwelling Units.



Credit: Housable, 2022.

Salt Lake County adopted an accessory dwelling unit (ADU) ordinance for its Unincorporated Areas in 2021. However, since that time, few ADUs have been constructed. This is despite feedback from homeowners that they are interested in adding ADUs to their existing properties. Research into barriers to ADU construction are needed so that the County can better facilitate ADU development, where appropriate, in the Unincorporated Areas. It should be noted that the State requires the County to allow internal accessory dwelling units (iADUs) in most residential neighborhoods with the Unincorporated Areas.

F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers.



"Strip malls and areas that are commercially zoned should be considered for mixed use apartment style housing" (Unincorporated SLCo Resident Response – Moderate Income Housing Survey, 2022).

Feedback on the first Moderate Income Housing Plan, West General Plan, and 2022 Moderate Income Survey made it clear that residents prefer new growth be directed to commercial and employment centers rather than to single-family neighborhoods. Unincorporated Salt Lake County does not currently have much commercial or mixed-use development. However, there are industrial lands in the Unincorporated Areas that could be examined for residential infill development. If it can be done safely (i.e. externalities of industrial uses are limited), there are benefits to including residential development near major employment centers.

Strategy F may be a possibility in the northern section of Unincorporated Salt Lake County, where development is occurring to support the Inland Port, Airport Expansion, and new State Prison facility. This also raises ecological considerations, as there are wetlands and other sensitive sites in this region. Counties and municipalities around the world are beginning to explore the concept of *industrial urbanism* as a way to maintain spaces for the production of goods while also accommodating new residential growth.

Figure 12: Illustrative Example of Light Industrial and Residential Mixed-Use.



Credit: Sidewalk Labs, 2017.

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

"I can say as an owner of an older house (built '67) it would be fantastic if there were programs available to help modernize older homes in a way that's up to code and if possible as a bonus- environmentally conscious. Older homes can be a lot of work, and we're two able bodied late 20s year olds. I can't imagine how intimidating updates are for older generations that can't really DIY." (Unincorporated SLCo Resident Response – Moderate Income Housing Survey, 2022).

In the 2022 Moderate Income Survey, **eight (8) out of eleven (11) Unincorporated residents identified their biggest housing challenge as keeping up with home repairs.**

Many residents of Unincorporated Salt Lake County have owned their homes for a long period of time and are not cost-burdened. Issues of unaffordability are much more

pronounced for the Unincorporated County's renter households (roughly 7.6% of households). For homeowners, the biggest challenges are home maintenance, energy retrofits, and adaptations for aging populations or those with disabilities.

Salt Lake County Housing and Community Development currently operates and has been working to expand several programs which contribute to Strategy O, including:

Green and Healthy Homes – The Green and Healthy Homes program is open to Salt Lake County households who earn eighty percent (80%) or less of the Area Median Income (AMI). Households are provided with a free home assessment and a report of deficiencies. Then, program staff work with the homeowners to address the critical needs related to health and safety. Repairs and retrofits covered under the Green and Healthy Homes program include lead and radon abatement, energy-efficient upgrades (including those intended to reduce household utility costs), critical repairs (windows, roofing, electrical, plumbing), and accessibility or ageing-in-place upgrades.

Partners involved in the Green and Healthy Homes program include Community Development Corporation of Utah, University of Utah Health Plans, Utah Community Action Weatherization Program, State of Utah Health Department Asthma program, Utah Physicians for Healthy Environment, Green & Healthy Homes Initiative, Utah State Radon Coalition, and Salt Lake County Health Department Asthma program.

HOME Investment Partnership Program - The HOME Investment Partnership Program provides 0-3% loans to help finance the cost of development and construction of rental housing and the cost of purchase and rehabilitation of existing rental housing projects. In 2021, \$3,038,634 was expended county-wide from the HOME Program. These funds were often paired with Low Income Housing Tax Credits (LIHTC) to help resources go further.

HOME funds may also be used for down-payment assistance, mortgage assistance, housing rehabilitation, and new construction of single-family homes for households earning eighty percent (80%) or less of area median income. Staff anticipates that the County will continue to pursue state and federal funding to maintain and enhance these programs for residents.

Figure 13: Cornell Place, Funded through the HOME Investment Partnership Program.



Credit: Apartment Guide, 2022.

V. 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.



"Utahns prefer developments that look like single-family homes, rejecting a garage-heavy row of attached houses." (Utah Foundation - [Missing Middle Housing Study Part III](#), 2022).

In 2022, the Utah Foundation conducted a survey of Utah residents to understand housing preferences, particularly as they relate to *Missing Middle Housing* types (see Appendix and Figure 14). The Foundation's survey found that residents still prefer the single-family housing over other housing types ([Utah Foundation, 2022](#)). However, respondents offered positive reactions to multi-family development (particularly duplexes and triplexes) that shared the same scale and design as single-family homes (ibid).

Figure 14: Missing Middle Housing Types.



Credit: Opticos Design, 2020.

Figure 15: Example of Multi-Family Unit Built at Single-Family Scale.



Credit: Existing Mid-Century Duplex in Sandy Hills – Google Maps Street View, 2019.

Interestingly, many of the established neighborhoods within Unincorporated Salt Lake County, particularly in the islands within Sandy City, historically allowed duplex development (see Figure 15). These units blend into the fabric of the primarily single-family residential neighborhoods. Updated land use ordinances that allow duplexes near transit and at a compatible scale in these neighborhoods could offer additional housing choices for residents.

Moderate Income Housing Implementation Plan

Implementation Steps

Broadly, implementation of each strategy will occur in three parts:

1. Research: in this phase, staff assigned to the strategy will research potential programs, policies, and projects that could facilitate implementation. Staff should also search for case studies, available funding sources, and other resources that can support implementation. Data should be collected to facilitate the needed program, policy, or project – whether that be demographics, market conditions, community input, or some other source.
2. Coordination: in the second part, staff should start reaching out to anticipated partners and team members. A team should be assembled to begin planning for the program, policy, or project, and important partners should be included in discussions about funding, ongoing maintenance, and measures of success.
3. Action: in this stage, the program, policy, or project is carried out. This may look like drafting a land use ordinance and bringing it through the adoption process, applying for a grant for needed support infrastructure, or launching a home maintenance program.

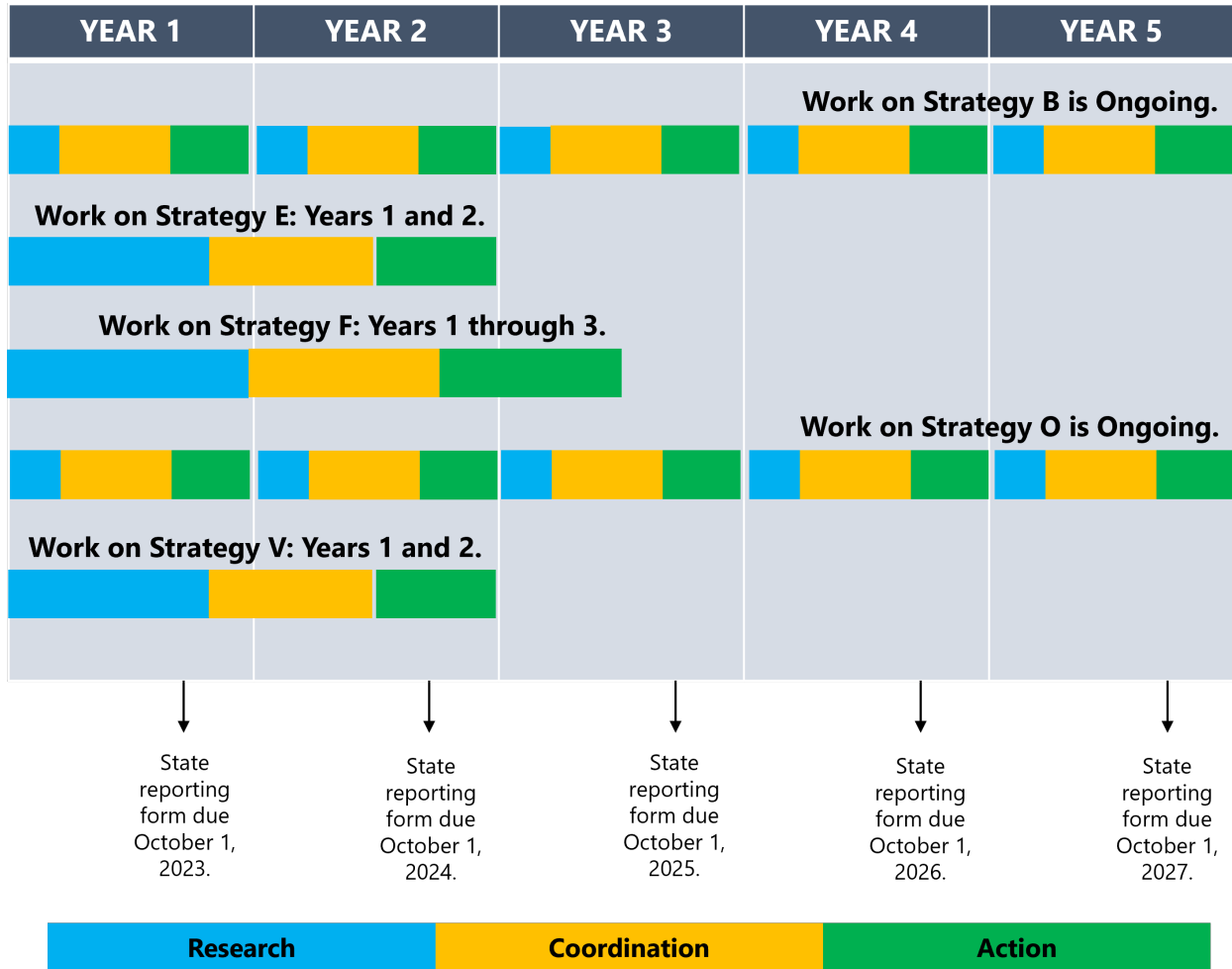
The timeline for each strategy's three phases of implementation is discussed in the next section. More specific action items related to each strategy are included in the Moderate Income Housing Work Program on pg.38.

Proposed Timeline for Implementation

It is anticipated that work on the five strategies will be staggered over the upcoming years. A proposed timeline is presented in Figure 16. Strategy B relates to grant funding, infrastructure projects, and other projects to support residential neighborhoods. Staff meets with Community Councils and Salt Lake County Council annually to determine funding needs and work toward shared goals. Thus, work on Strategy B will be ongoing. Strategy O is also ongoing. On an annual basis, staff will set objectives, collaborate with partners, and report on funding expenditures. Annual research may involve investigating new funding sources or examining case studies in order to enhance and expand current offerings.

In 2023 and 2024, Staff anticipates the County making comprehensive revisions to its land use ordinances. This provides an opportunity to address Strategies E, F, and V, which all pertain to zoning and facilitation of the permitting process.

Figure 16: Proposed Timeline for Strategy Implementation.



Credit: MSD Long Range Planning, 2022.

How will the County Measure Progress?

In the years following the adoption of this Plan, the County is required to report annually on progress made in implementing the selected strategies. Written reports must be submitted to the State's Housing and Community Development Division within the Department of Workforce Services by October 1st of each year. State Code 17-27a-408 outlines requirements for the annual report, which must include:

- A description of each MIH strategy selected by the County for implementation;
- An implementation plan;
- A description of each action taken by the County during the previous fiscal year to implement the County's MIH strategies;

- A description of each land use regulation or land use decision made by the County during the previous fiscal year to implement the County's MIH strategies, including an explanation of how the land use regulation or land use decision supports the County's implementation efforts;
- A description of any barriers encountered by the County in the previous fiscal year while implementing its MIH strategies;
- Information regarding the number of internal and external / detached accessory dwelling units located for which the County issued a building permit to construct or issued a business license to rent;
- A description of how the market has responded to the selected MIH strategies, including the number of entitled MIH units or other relevant data; and
- Any recommendations on how the state can support the County in implementing the MIH strategies.

All of the metrics defined above will be tracked by MSD Planning and Development Services, who issues building permits and processes land use applications for Unincorporated Salt Lake County. In addition, staff will track progress with their own internal metrics and measures of success, as outlined in the work program.

What if a strategy is found to be ineffective? Research is the first step in implementing each of the proposed Moderate Income Housing strategies. If staff begins work on a strategy and finds that it cannot be implemented for any reason (lack of political will, unsubstantial funding, lack of staff capacity, or regulatory barriers), it may be necessary to evaluate other options. State law allows for flexibility if the Count finds that a strategy does not work. However, it may be necessary to replace that strategy in future years to ensure that the County continues working on five strategies and can keep its priority funding status.

The Moderate Income Housing Work Program

The following work program (beginning on page 38) identifies the key steps that will help planners and decision-makers implement each Moderate Income Housing Strategy. The work program relies on several departments and partner organizations to carry it forward. That is because planning for housing is a collaborative effort that requires diverse agencies to work toward a collective vision.

This work program is intended to be used by staff and decision-makers to help them organize and report on their implementation efforts. The tables can easily be translated to a progress report to be sent to the State's Housing and Community Development Division as a part of the annual reporting requirements.

While the work programs identify actions that staff can use to track progress on implementation, the following metrics are intended to evaluate overall strategy success in promoting moderate income housing in Unincorporated Salt Lake County. The County should use these metrics to measure and report out on its long-term impact on the housing market for Unincorporated Areas. Baseline data will be collected in 2022 in order to measure progress over time.

Strategy B

Annual spending on infrastructure projects in census blocks with a median income below the median for Salt Lake County.

Completed infrastructure projects in Unincorporated SLCo related to transportation, digital infrastructure, energy-efficiency, or other sectors that significantly reduce household spending.

Strategy E

Number of new permits granted for accessory dwelling units in Unincorporated Salt Lake County.

Strategy F

Number of acres of previously commercial or industrial land re-zoned to allow for infill residential development.

Number of new permits granted for residential development in re-zoned areas of Unincorporated Salt Lake County.

Strategy O

Number of new applications for the Green and Healthy Homes Program received from households in Unincorporated Salt Lake County.

Number of households in Unincorporated Areas assisted through the Green and Healthy Homes Program.

Number of new construction projects in Unincorporated Salt Lake County that receive funding from the HOME Investment Partnership Fund.

Strategy V

Number of Unincorporated SLCo zones in which existing duplexes are permitted to continue without being considered a non-conforming use.

Number of Unincorporated SLCo zones in which new missing middle housing types, including duplexes at a single-family scale, are permitted by right.

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of Moderate Income Housing.

<u>Actions</u>	<u>Involved Parties</u>	<u>Anticipated Funding Source</u>	<u>Anticipated Output</u>	<u>Resources</u>
1A. Review the recommendations of the MSD Digital Infrastructure Study and consider pursuing recommendations.	MSD PDS, SLCo Council / Mayor	Staff Time	Staff meets with various SLCo Departments to determine which projects to pursue. (Q1 2023)	MSD Digital Infrastructure Assessment and Action Plan
1B. Identify and apply for funding sources as needed to implement digital infrastructure projects to support resident telecommuting.	MSD PDS; SLCo Council / Mayor, SLCo Public Works	Digital Equity Act – State and Federal Funding	Staff applies for funding. Funding is applied to projects that support residents' ability to live and work within their communities. (Q4 2023)	Digital Equity Act
2A. Work with SLCo Public Works to obtain an updated sidewalk inventory for the Unincorporated Area.	MSD PDS; SLCo Public Works; SLCo Regional Development	Staff Time	Staff obtains an updated sidewalk inventory and receives direction on priority projects. (Q1 of each year)	SLCo Public Works Interactive Map
2B. Identify and apply for funding sources to implement needed sidewalk and active transportation improvement projects.	MSD PDS; SLCo Council / Mayor; SLCo Public Works	CDBG, Transportation Alternatives Program, Safe Routes to School	Staff applies for funding. Funding is applied to projects that support residents' ability to meet daily needs within their neighborhoods. (Q4 of each year)	WFRC Transportation Alternatives Program

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

<u>Actions</u>	<u>Involved Parties</u>	<u>Anticipated Funding Source</u>	<u>Anticipated Output</u>	<u>Resources</u>
1A. Conduct research with residents to understand what barriers to constructing ADUs exist.	MSD PDS, Residents	Staff Time	Staff engage with residents and identify the top barriers to ADU construction in Unincorporated Areas. (Q3 2023)	Portland Study of ADU-Owners
1B. Staff study case studies related to the top barriers identified in 1A.	MSD PDS	Staff Time	Staff prepare a summary of pertinent case studies and potential paths forward. (Q1 2024)	HUD Article on U.S. Efforts to Encourage ADU Production
1C. Staff presents findings to SLCo Council and seeks direction on policies, programs, and projects to address barriers.	MSD PDS, SLCo PCs, SLCo Council / Mayor	Staff Time	Staff presents to leadership and receives direction on next steps (Q2 2024) .	Salt Lake City ADU Report 2021
1D. Staff implements selected strategy as directed.	MSD PDS, SLCo PCs, SLCo Council / Mayor, MSD Communications Manager, County Communications Director	Staff Time, CDBG, Fee Waivers (as applicable)	Process may result in: an amortization program for pre-existing ADUs, guides to assist residents with construction, or relaxed policies for ADUs on owner-occupied properties. (Q4 2024)	North Salt Lake Waived Fee for Pre-Existing ADUs

F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers.

<u>Actions</u>	<u>Involved Parties</u>	<u>Anticipated Funding Source</u>	<u>Anticipated Output</u>	<u>Resources</u>
1A. Staff uses GIS and other tools to identify commercial and industrial sites where residential infill may be feasible.	MSD PDS, SLCo Regional Development	Staff Time	Staff produces a list of existing commercial / industrial sites within that may be feasible for infill residential development. (Q2 2023)	GIS Application for Finding Sites Feasible for Mixed-Use Development
1B. Staff engages residents to see which 'feasible' sites are also 'desirable' for residential infill development.	MSD PDS, Residents	Staff Time	Staff produces a report of sites that are both feasible and desirable for infill residential development. (Q1 2024)	Strong Towns Article on Redeveloping Old Strip Malls
1C. Staff gives a presentation to decision-makers and seeks direction on which of the sites would be supported for re-zone.	MSD PDS, SLCo PCs, SLCo Council	Staff Time	Staff provides a presentation to decision-makers and receives direction on next steps. (Q3 2024)	Utah State Code on Preparation and Adoption of Land Use Ordinances
1D. Staff drafts ordinance changes as directed to allow residential infill development in identified commercial and industrial sites. Staff moves ordinances through the adoption process.	MSD PDS, SLCo PCs, SLCo Council	Staff Time	Staff works with PCs and Council to implement ordinance changes as directed. (Q2 2025)	Zoning Considerations for Live/Work Units

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, [...] or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

<u>Actions</u>	<u>Involved Parties</u>	<u>Anticipated Funding Source</u>	<u>Anticipated Output</u>	<u>Resources</u>
1A. Staff researches the County's moderate-income housing needs as related to Green and Healthy Homes and the HOME Investment Partnership Program and sets annual objectives.	SLCo Housing, SLCo Mayor's Office, and Community Development, Partners	Staff Time	County Staff and the Mayor's Office prepare annual objectives. (Q1 of each year)	About the National Green and Healthy Homes Initiative
1B. Staff researches existing and potential funding sources, looking for opportunities to expand programs as needed.	SLCo Housing and Community Development, Utah Housing Corp	Staff Time	Existing and potential funding sources, as well as application deadlines, are identified. (Q1 of each year)	HUD Funding for Housing and Community Development Activities
1C. Staff applies for annual grants as needed.	SLCo Housing and Community Development, Partners	Staff Time, CDBG and Other Grant Funding	Staff / partners apply for funding and receive it (proceed to next step) or does not receive it (repeat step). (Q2-Q4 of each year)	Salt Lake County CDBG Funds
1D. Staff advertises available programs/ funding and implements programs to meet annual objectives.	SLCo Housing and Community Development Staff, Partners, Residents	Staff Time, Possible Printing Costs, Grant Funding	Programs are administered and community members are made aware of offerings. (Q4 of each year)	NA

V. 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.

<u>Actions</u>	<u>Involved Parties</u>	<u>Anticipated Funding Source</u>	<u>Anticipated Output</u>	<u>Resources</u>
1A. Staff researches existing Unincorporated neighborhoods where duplexes are common. Studies what works well or doesn't work well.	MSD PDS	Staff Time	Staff produces a report of existing conditions, assessing duplex development in established neighborhoods. (Q3 2023)	Examples of Side-by-Side Duplexes (Missing Middle)
1B. Staff shares results with residents and gets feedback; works with residents to draft standards for compatible, single-family scale duplex development within existing neighborhoods.	MSD PDS, Residents,	Staff Time	Staff and the public together draft a set of standards to ensure a 'missing middle' product that is compatible with established neighborhoods. (Q3 2024)	Portland Zoning Ordinance Integration of Duplexes in Single-Family Zones
1C. Staff takes the drafted standards to PCs and Council for consideration.	MSD PDS, SLCo PCs, SLCo Council	Staff Time	Staff present to PCs and Council, who may adopt, adopt with revisions, or not adopt drafted zoning standards. (Q4 2024)	NA

Appendix

Definitions

The following definitions are pulled from the 2019 Moderate Income Housing Plan for Unincorporate Salt Lake County.

Accessory Dwelling Unit (ADU): This is a term used to define small, self-contained residential units located on the same lot as an existing, single-family home. These can be attached or detached units. Common terms are granny units, lockouts, accessory apartments, mother-in-law apartments, or tiny homes. Zoning ordinances allow for these uses to be developed in one area of the city or citywide and can provide for a variety of units for a wide range of incomes.

Affordable Housing: Affordability can be understood as a relationship between a household's income and its housing costs. It means in general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

This is a term created by the federal government (Department of Housing and Urban Development, HUD) and is a definition that is intended solely as an approximate guideline. Some jurisdictions may define affordable housing based on other, locally determined criteria. Housing developments that use federal funds are targeted toward residents of a certain income bracket to receive funding. Units produced through these programs generally serve people at 95% or below of the region's Area Median Income (see AMI) depending on the region and the program. The federal government uses this percentage benchmark when awarding funds to states and in setting federal housing policies. HUD defines moderate-income as income that does not exceed 95% of AMI, low income as income that does not exceed 80% of Area Median Income (AMI), very low income as income that does not exceed 50% of AMI, and extremely low income as income that does not exceed 30% of AMI.

AMHI: The Area Median Household Income (AMHI) is the midpoint of a certain area's income distribution. Half of the households in a given area earn more than the median and half earn less.

Community Development Block Grant (CDBG): Housed within HUD, CDBG is a program that provides communities with resources to address a wide range of unique community needs. The CDBG program provides annual grants on a formula basis to cities of 50,000+ residents.

Density: Density is a number of units in a given land area (project area, subdivision, parcel). In mixed use projects, density is the number of housing units divided by the land area of the mixed-use development (that includes area used for non-residential uses such as office or retail space).

Fair Market Rent (FMR): This is a rate of rent that is set by the Department of Housing and Urban Development (HUD) with a primary function to control costs. These rent rates are used in their programs when they award funds. Unless a municipality has rent control provisions or owns the land and the development, then they do not get involved in setting rents at the market level. Fair market rents vary by state and county.

Housing Cost Burden: This is a term or data point that communities can use to see the need in their area. 30% or more of a household's income is recommended to be spent on housing costs. When more than 50% of a household's income is spent on housing costs, it is considered a severe cost burden.

Housing - Severe Housing Cost Burden: This is a Federal term used to describe when more than 50% of a household's income is spent on housing costs. It is considered a severe cost burden on an individual or family and it is a real problem for livability.

Impact Fees: Impact fees are imposed by a local government. They are one-time charges on new development to help raise revenue for expansion of public infrastructure and facilities necessitated because of the development in order to maintain the existing level of public services in the community. For example, impact fees can cover the costs of water systems, water rights, wastewater systems, storm water control systems, roads, municipal power facilities, and public safety facilities. These fees are regulated by the Utah State Legislature and require local government to ensure their proper implementation with a detailed fee study. "Impact fee" does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.

Industrial Urbanism: a field that "explores the relation between current urban planning practices and the places that are designed and dedicated to the production of goods. The organization of space is based on the idea that an urban location confers a competitive advantage due to access to people, educational institutions (center of research and experimentation), and customers" ([Rahman, 2018](#)).

Low Income Housing Tax Credit Program (LIHTC): The LIHTC program was created in the Federal Tax Reform Act of 1986. Developer-owners of LIHTC properties can claim credits against their federal income tax liability. It can be used as an incentive for developers to invest in affordable housing projects. There are also state run LIHTC programs and the concept is the same just run at the state not federal level. The Utah Housing Corporation (UHC) was created in 1975 by Utah legislation to serve a public purpose in creating an adequate supply of money with which mortgage loans at reasonable interest rates could be made to help provide affordable housing for low and moderate-income persons.

Market Rate Housing: This is housing offered by developers and owners at market prices, and there are no rent restrictions on the unit. This housing rents or sells at market rate and is developed and owned by for-profit individuals, partnerships or corporations. Most housing in Utah is privately developed.

Missing Middle Housing: "Missing middle" housing is a term used to describe small-scale, multi-unit or clustered housing units in livable, walkable, urban communities. It can include anything from duplexes, tri- and fourplexes, to courtyard housing and apartments.

Mixed Use Development: This type of development is characterized as pedestrian friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. A mixed-use development may include retail space on the bottom floor of a high rise, with offices and multi-family housing on the middle and top floors. Mixed use development can bring a number of benefits to a city, including minimized infrastructure costs, increased sales tax revenue, and increased property values.

Moderate Income Housing (MIH): means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located (17-27a-103).

Olene Walker Housing Loan Fund (OWHLF): Created in 1987 by the State of Utah, the OWHLF supports quality affordable housing options that meet the needs of Utah's individuals and families. The fund partners with public and private organizations to develop housing that is affordable for moderate-income, low-income, and very low-income, and persons as defined by HUD.

Owner-occupied: A housing unit that is occupied by the owner of the unit.

Renter-occupied: A housing unit that is occupied by someone other than the owner of the unit.

State of Utah Land Use, Development, and Management Act (LUDMA): LUDMA authorizes and governs land use and zoning regulation by cities and counties (CLUDMA) and establishes mandatory requirements that local governments must follow. LUDMA establishes the legal framework for each locality to make zoning decisions, enact ordinances, and implement plans.

Unincorporated: Those regions of the County that are not incorporated (outside the limits of city boundaries) and does not include townships.

References

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Raw Survey Results (2022)

Right now, what is your most significant housing challenge?

Keeping_up_with_home_repairs/_

Keeping_up_with_home_repairs/_

Keeping_up_with_home_repairs/_

Other (NA)

Paying_my_current_rent_or_mortg

Keeping_up_with_home_repairs/_

Keeping_up_with_home_repairs/_

Keeping_up_with_home_repairs/_

Keeping_up_with_home_repairs/_

Keeping_up_with_home_repairs/_

Other ("All of the Above")

Would you support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use (apartments above storefronts) in your community if it helped address housing choice and affordability? Why or why not?

No I don't like all the townhouse and apartments going where houses use to be. It make the water issue worse.

Yes. I think that ADUs are something that should be available to a homeowner to decide on. As long as the tenant of the ADU is held to the same maintenance and ordinances of homeowners, I don't see a need to stop people from having ADUs on their own property. If anything, wouldn't ADUs help with the housing crisis a bit?

Yes, as long as it is on the periphery of the township with access from 700 East, 1300 East, 9400 South or 10600 South. This would allow the community to remain homey feeling, would not increase traffic through the neighborhood and bring a tax revenue into the township.

No. We cannot keep stacking people on top of each other. The roads can only handle so many cars and the air is polluted already. We need to spread the building out to areas where there still is room.

Absolutely not. Those types of housing have proven to not be more affordable. We need more communities with affordable homes, not apartments, strip malls, and store fronts.

No. High density housing is more stressful on a community.

No, because there is no more room to build in our neighborhood.

I would not support this in White City. There are many options for this around in Sandy and white city is one of the few places you can find a small affordable house east of 700 so lets keep that

No - Traffic is already bad

This kind of building should be centralized around public transit hubs

Of all of these, I think ADUs and Mixed-Use housing seem to offer the most to the community, but I support all of these types of dwellings. The issue, in my mind, isn't the type of dwelling, so much as who controls these dwellings. Too often, I see these kinds of structures turn into cash-cow rentals which are not affordable to the majority of people in the area. Any of these would be fine, as long as ownership of the property or reasonable purchase/rental rates are a continuing reality for the population.

What housing features are most important to you?

Outdoor_space_(yard_patio_balco,Location_in_my_current_neighbor,Private_entryway
 Outdoor_space_(yard_patio_balco,Proximity_to_parks_and_open_spas,Proximity_to_grocery_store(s)
 Outdoor_space_(yard_patio_balco,Garage,Private_entryway
 Outdoor_space_(yard_patio_balco,Location_in_my_current_neighbor,Private_entryway
 Outdoor_space_(yard_patio_balco,Private_entryway,other ("Privacy and my own space.")
 Outdoor_space_(yard_patio_balco,Location_in_my_current_neighbor,Proximity_to_grocery_store(s)
 Outdoor_space_(yard_patio_balco,Location_in_my_current_neighbor,Guest_parking
 Outdoor_space_(yard_patio_balco,Proximity_to_parks_and_open_spas,Proximity_to_grocery_store(s)
 Outdoor_space_(yard_patio_balco,Location_in_my_current_neighbor,Garage
 Outdoor_space_(yard_patio_balco,Proximity_to_transit,Proximity_to_parks_and_open_spas
 Private_entryway,Proximity_to_grocery_store(s),other ("Reasonable interior space (800+ sq ft) and accommodations. By this, I mean access to washer/dryer, working A/Cs and units with separate bedrooms rather than single room studios. Also, one bedroom apts. that are significantly less than 2 beds to rent.")

5. What is one reasonable action you think your community could take in the next year to improve housing conditions and options?

I will be honest, I'm not well versed in funding or subsidies at all. I can say as an owner of an older house (built '67) it would be fantastic if there were programs available to help modernize older homes in a way that's up to code and if possible as a bonus- environmentally conscious. Older homes can be a lot of work, and we're two able bodied late 20s year olds. I can't imagine how intimidating updates are for older generations that can't really DIY.

"The state of Utah could put some limits on the cost of housing and could increase the wage scale so people can afford housing. How about dealing with the heart of the matter. Otherwise, let me have a tiny home on my property. "

Improve the existing roads, code enforcement, and infrastructure. Leave the houses and everything else alone.

Limit the ability to VRBO/ Air B&B so that houses are not run as businesses. Also making it illegal to sub divide properties so that the properties potential value stays low. Limit the size of remodel's. Anything to keep the value of the property down

Find ways for people to afford to buy a house not a condo etc.

Strip malls and areas that are commercially zoned should be considered for mixed use apartment style housing

Pass rent-control legislation that caps rent hikes. I've seen rent rates jump as much as 300.00 month over month due to "market forces."

County Zoning Acreage (2022)

	Zone	Area	Percentage
RESIDENTIAL	R-1-10	52.50	5.03
	R-1-15	98.50	9.45
	R-1-21	267.20	25.62
	R-1-21/zc	1.60	0.15
	R-1-43	162.20	15.55
	R-1-6	32.90	3.15
	R-1-6/zc	91.20	8.75
	R-1-8	161.80	15.52
	R-2-10/zc	3.11	0.30
	R-2-6.5	3.70	0.35
	R-2-6.5/zc	0.46	0.04
	R-4-8.5	42.56	4.08
	MULTI (R-M)	12.80	1.23
	MULTI (R-M/zc)	91.50	8.77
	MULTI (RMH)	20.80	1.99
Total Residential		1042.83	100.00
AGRICULTURAL	A-1	278.7	0.36
	A-2	2291.2	2.98
	A-20	71660.9	93.34
	A-5	67.2	0.09
	FOOTHILL AGRI (FA-2.5)	2223.98	2.90
	FOOTHILL AGRI (FA-5)	251.7	0.33
Total Agricultural		76774	100.00
COMMERCIAL	C-1	1.07	0.95
	C-2	11.00	9.71
	C-2/zc	93.10	82.20
	C-3	3.38	2.98
	C-V	4.70	4.15
Total COMMERCIAL		113	100.00
INDUSTRIAL	M-1	35.8	0.08
	M-2	43,062.20	99.92
Total INDUSTRIAL		43098	100.00
FORESTRY	MULTI FAM (FM-10)	0.50	0.0004
	MULTI FAM (FM-20)	48.94	0.04
	REC (FR-0.5)	391.80	0.29
	REC (FR-2.5)	41.20	0.03

	REC (FR-20)	129492.30	97.16
	REC (FR-5)	2,376.60	1.78
	REC SINGLE FAM (FR-1)	919.20	0.69
Total FORESTRY		133270.54	100.00
PLANNED COMMUNITY	P-C	933.5	100.00
SAND GRAVEL	S-1-G	422.2	100.00
Total Unincorporated		255654.00	100.00