



G R E A T E R S A L T L A K E
**Municipal Services
District**

Executive Summary: Draft 2022 Moderate Income Housing Plan for Unincorporated Salt Lake County.

On September 20th, the Council will hold a public hearing to receive public comment on the drafted 2022 Moderate Income Housing Plan Amendments for Unincorporated Salt Lake County. The following text presents a high level overview of the planning process and what the Council can expect in the drafted Plan Amendment. This Executive Summary accompanies a more detailed staff report, which is attached to the record for September 20th.

Summary:

During the legislative session this year, the State approved HB 462, which made updates to SB34 (2019). HB 462 *Housing Affordability Amendments* made significant changes to the process and requirements for community moderate-income housing plans regarding both implementation and annual reporting on how the community fulfills its housing plan goals. The legislative changes necessitate an amendment to the County's Moderate Income Housing Plan for Unincorporated Salt Lake County, which was initially adopted in 2019.

As a part of the amendment process, MSD Planning Staff updated demographic and housing data, reviewed and made minor changes to the County's selected Moderate Income Housing strategies (based on public engagement and input from County personnel), and added an implementation plan for the selected strategies.

Public hearings for the drafted 2022 Moderate Income Housing Plan, which replaces the 2019 Plan, were held on August 24th (Salt Lake County Planning Commission) and September 1st (Mountainous Planning District Planning Commission). Both Planning Commissions gave a positive recommendation, with revisions including:

- Clean-up of formatting and any typos;
- Inclusion of language on household energy costs / energy-efficient housing; and
- Modification of included metrics to be more measurable.

Since the Planning Commission Public Hearings, language on household energy costs was added to the narrative for Strategies B and O. In addition, a list of metrics for measuring long term success were added in front of the work program tables (see pg.37 of the Plan). Target deadlines were added to the "Anticipated Output" column of the work program tables.

An additional public hearing must be held by the Council before the Council may adopt the Plan Amendment. The amended 2022 Moderate Income Housing Plan must be adopted by October 1st, 2022, to comply with State Code.

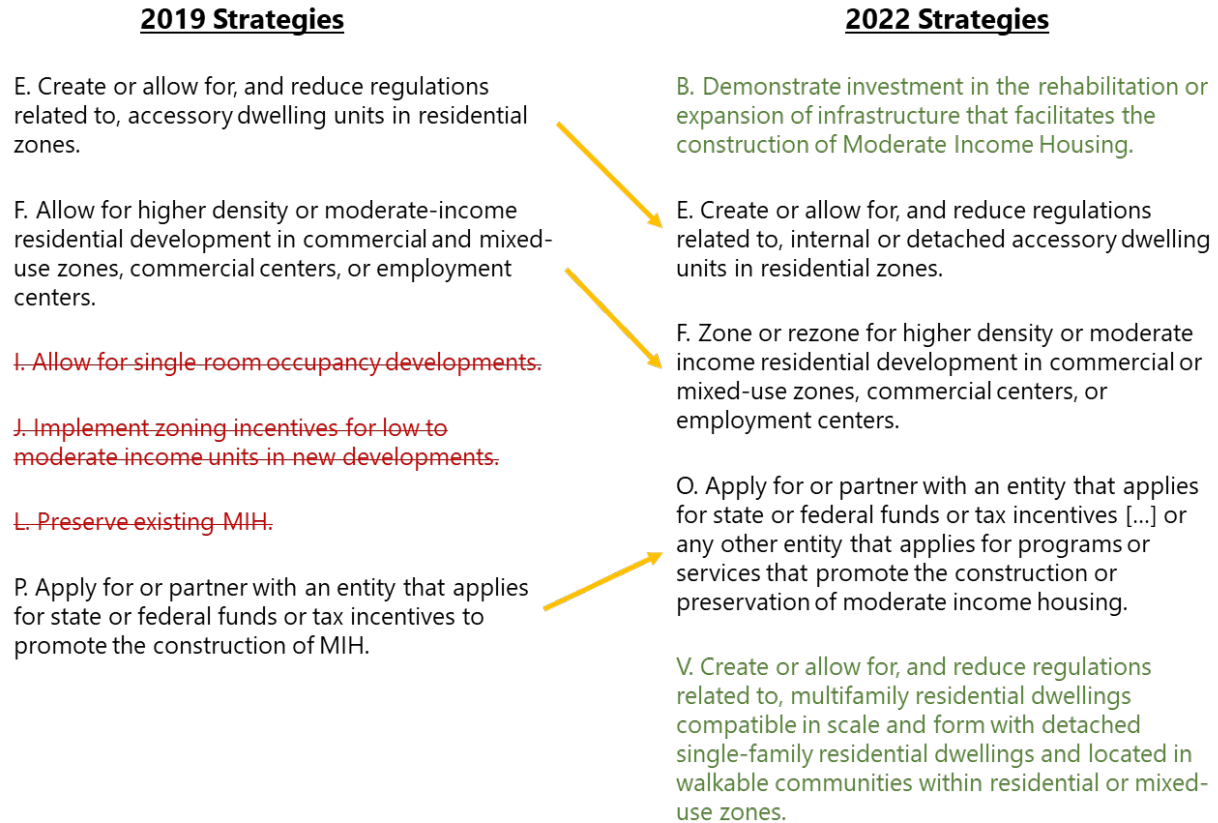
The amended Moderate Income Housing Plan for Unincorporated Salt Lake County selects five (5) strategies from the list of options provided by the State. The proposed strategies include:

- 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, [...] or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.
- 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.

These strategies vary slightly from those initially adopted in the 2019 Plan. As a general rule of thumb, staff coordinated with various departments to select the strategies that had the greatest implementation feasibility and the most support from previously adopted plans and community engagement results. The Council is encouraged to review Figure A on the next page, which provides an overview of the changes made and reasoning behind the changes.

In addition to the modified strategies, the 2022 Plan includes a new section required by HB 462: The Implementation Element. In this section, a timeline and benchmarks for feasibility must be presented. Each of the five strategies listed above were broken down into three implementation categories: research, coordination, and action. These categories were then presented with their anticipated timeline for each of the five strategies. Additional details on implementation can be found in the associated staff report.

Figure A: Comparison of 2019 and 2022 Strategies.



Notes:

- Strategy I was eliminated because there are so few places in Unincorporated Salt Lake County that could support Single-Room Occupancy Development.
- Strategy J was eliminated because the County does not have the resources to offer incentives, and the inclusion of MIH units can no longer be required through zoning.
- Strategy L was eliminated in favor of Strategy O, which recognizes the diverse programs offered by Salt Lake County Housing and Community Development – related both to rehabilitation and new construction.
- Strategy B was added because the County already does a lot of work related to infrastructure that supports housing needs, including digital infrastructure and transportation networks.

Credit: MSD Long Range Planning, 2022.