

Moderate Income Housing



As a municipality of the third class, Spanish Fork is required under State Code to provide a Moderate Income Housing Element of the General Plan.

Introduction

This Element is intended to address concerns about moderate income housing, which the State of Utah has defined as, “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located” (Utah Code, Section 10-9a-103). With roughly 38% of households in Utah County falling within the definition of moderate income households, planning for adequate and attainable housing is essential.

The Moderate Income Housing Element fits the context of Spanish Fork’s General Plan by helping provide a road map for future growth and development within the City. The Moderate Income Housing Element is specifically designed to help the City develop clear strategies to ensure an adequate supply of affordable homes and rental units exists for people of various income levels living or working in Spanish Fork. These strategies are directed towards empowering people with various incomes to fully participate in and benefit from community life.

According to the US Census Bureau, Spanish Fork City has grown by 16% over the last decade. The City lacks access to reliable data regarding the increase in housing prices. Nonetheless, it is well understood that the recent increase in housing prices has dramatically outpaced the increases in wages and household income.

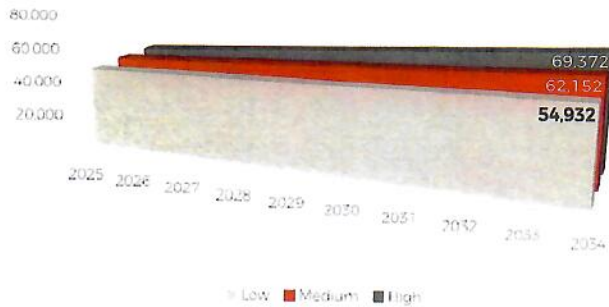
In order to address the current demand for more affordable housing of all types, this plan anticipates that Spanish Fork City will use its past experience with the

provision of moderate income housing as a guide for the future. Spanish Fork City has a proven track record of allowing for a variety of housing types throughout the community. The strategies concerning the development of moderate income housing.

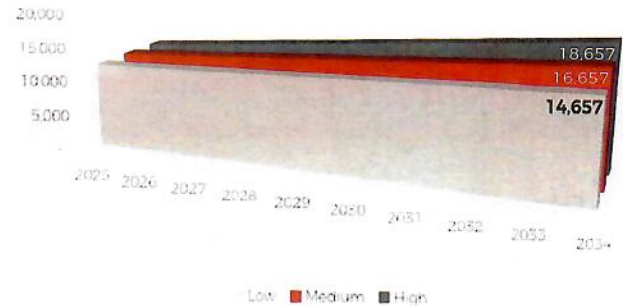
Current and Projected Population

As of July 1, 2022, Spanish Fork was estimated by the US Census Bureau to have 44,102 residents. This represents a 0.65% increase from the previous year and a 16% increase over the past decade. Based on past trends and current expectations of rapid growth in Utah County, Spanish Fork City anticipates strong population growth will continue. The City has used three different development benchmarks to project its growth into the future. A low growth scenario of 300 new homes built each year projects a population of 49,517 in 2029 and 54,932 in 2034. A medium growth scenario of 500 new homes built each year projects a population of 53,127 in 2029 and 62,152 in 2034. A high growth scenario of 700 new homes built each year projects a population of 56,737 in 2029 and 69,372 in 2034.

Population Growth Scenarios



Housing Growth Scenarios



Current Housing Stock

It is estimated that there are 11,657 occupied homes in Spanish Fork with an owner-occupied rate of 80%. Of these homes, 78.2% are detached single-family, 11.9% attached single-family, 3.0% duplex, and 6.9% multi-family units. Additionally, Spanish Fork City recognizes the existence of 109 legal accessory dwelling units within the City and estimates that more than 60 unapproved units are occupied in the community.

Forecast of Housing Need

According to the US Census, Spanish Fork is experiencing a vacancy rate of 2.1%, well below the recognized healthy standard of 5-8%. This demonstrates that demand is far outpacing supply across the City. More current, accurate data on the supply and demand of moderate income housing, as well as future projections and forecasts, are hard to procure. Nonetheless, Spanish Fork recognizes that there is a tremendous demand for moderate income housing and likely a shortage within the existing housing stock.

Spanish Fork City acknowledges that housing is a regional issue, one that spans city boundaries as people are likely to locate where housing options are most desirable regardless of the jurisdiction housing is in. Additional recognition is given to the fact that the supply of moderate income housing is not expected to improve without specific action being taken by the City.

It is expected that Utah County's population will continue to grow for the foreseeable future. The Kem C. Gardner Policy Institute Utah Long-Term Planning Projections report estimates that between 2020 and 2060 Utah County will add 674,000 residents - doubling the County's population to 1,338,222.

The strong correlation between job growth and housing demand is one of the specific reasons that the demand for housing of all types will remain high. According to the Kem C. Gardner Policy Institute, Utah County is expected to add 346,571 jobs between 2020 and 2060. Additionally, the Utah Department of Workforce Services reported a job growth rate of 2.0% and unemployment rate of 2.8% for the State in January of 2024. Continued job growth will add to in-migration and lessen out-migration, contributing to the demand for new housing.

Household Income



The US Census Bureau estimates there to be roughly 3,940 households in Spanish Fork with annual incomes less than 80% of the Area Median Income (AMI) and 22.5% of households to be housing cost burdened. Households are considered “housing cost burdened” when more than 30% of their annual income is devoted to housing expenses. The annual median household income for Spanish Fork is \$93,989 and the annual moderate household income is \$75,191. The average monthly housing cost for Spanish Fork is \$1,562 while the median home price has risen to \$406,700, a 75% increase from 2020. The current housing stock does not provide a sufficient amount of housing that is affordable for most moderate income households.

Even though there is an absence of reliable data that can help quantitatively predict how much demand will change in the future, this Plan relies on the premise that demand will likely not decline.

Strategies

Spanish Fork City recognizes the importance of moderate income housing and has reviewed all potential strategies for implementing an achievable moderate income housing plan. The City has selected ten strategies to ensure progress is made on the development of moderate income housing over the next five years.

A. Rezone for densities necessary to facilitate the production of moderate income housing.

This strategy involves a very important step in the development of additional housing and has been selected for implementation.

Spanish Fork City has historically relied on developers to initiate the process to change zoning when the developer is ready to propose a specific development for approval. This process has provided the best opportunity for the City to consider many different factors when a zone change request is made. These factors include the availability of utilities, traffic impact, consistency with the General Plan, and others.

This ‘reactive’ process makes it somewhat difficult to predict and plan for a specific number of zone changes. The rate of implementation of this strategy is connected to the forces that cause developers to initiate the process to change zoning.

The realities associated with the rezone process should be accounted for in the Implementation Plan along with the expectation that proposals to change zoning in a manner that is consistent with the General Plan will receive favorable consideration as they proceed through the legislative process.

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

Spanish Fork City is consistently upgrading and modernizing existing infrastructure and regularly plays a role in the development of new infrastructure that will facilitate the construction of new housing, including moderate income housing. This strategy has not been selected for implementation at this time as there are currently no projects planned for the immediate future that would lead to the completion of this strategy.

C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.

This strategy has not been selected for implementation at this time

D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/ municipality for the construction or rehabilitation of moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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

This strategy has been selected for implementation as Spanish Fork City believes a properly developed and executed public outreach campaign to promote accessory dwelling units can result in the development of additional moderate income housing in the city.

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

This strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. Spanish Fork City's General Plan currently contemplates the benefits of having higher density residential development located near activity centers and sites that have good access to transit and other transportation facilities. Historically, Spanish Fork's City Councils have acted to rezone properties for moderate income housing developments in these types of areas.

The Implementation Plan should describe what steps the City will take to provide additional opportunities to develop new moderate income housing in these areas. One of these steps will involve the evaluation of the City's current General Plan, a process the City plans to complete in 2024. It is anticipated that an updated General Plan will identify additional locations where moderate income housing would be allowed near commercial centers and transportation corridors. The development and adoption of a Station Area Plan is another key step that should also be accounted for the Implementation Plan.

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.

This strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. It is anticipated that a new General Plan and accompanying Station Area Plan will identify new opportunities for mixed use developments that would be conducive to the development of moderate income housing. The implementation plan should reflect the anticipated completion of the new General Plan and Station Area Plan.

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, such as residential development near major transit investment corridors or senior living facilities.

This strategy has not been selected for implementation at this time, although it may be a good candidate for future Moderate Income Housing Plans.

Access to transit for Spanish Fork residents has historically been very poor. However, it is hoped that the Utah Transit Authority's FrontRunner service will be extended to Spanish Fork by 2030. As the City plans for this new service, a Station Area Plan (SAP) is being developed for the area around the anticipated rail stop. The addition of this service to the community will create the City's first opportunity to facilitate a transit-oriented development. The provisions for this development, including parking requirements, will be detailed in a SAP that is currently being prepared and should be completed in 2024. It is anticipated that reduced parking requirements will be considered in that planning effort.

I. Amend land use regulations to allow for single room occupancy developments.

This strategy has not been selected for implementation at this time.

J. Implement zoning incentives for moderate income units in new developments.

This strategy has been selected as Spanish Fork City is exploring the prospect of creating a new zoning district that would give developers additional density (homes in a development) if they include two or three-unit residential structures in what would otherwise be exclusively single-family neighborhoods. The implementation plan should identify this effort and the steps that will be taken to promote its use by the development community.

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, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

This strategy has not been selected for implementation at this time.

L. Reduce, waive, or eliminate impact fees related to moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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

This strategy has not been selected for implementation at this time.

N. Implement a mortgage assistance program for employees or the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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 affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, 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.

This strategy has been selected as opportunities may exist for the City to partner with the Housing Authority of Utah County.

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 moderate income housing.

This strategy has been selected for implementation. Spanish Fork City has collected funds via the City's Redevelopment Agency that are set aside for the development of new moderate income housing. The Implementation Plan should identify how the City will develop a plan to deploy those funds to increase the supply of moderate income housing in Spanish Fork. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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

As is the case with other strategies, this strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. It is anticipated that a new Station Area Plan will identify an area that will qualify for a housing and transit reinvestment zone. The implementation plan should reflect the anticipated completion of the Station Area Plan.

R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

Spanish Fork City eliminated impact fees for accessory dwelling units several years ago. Given that fact, this strategy has not been selected for implementation.

S. Create a program to transfer development rights for moderate income housing.

This strategy has not been selected for implementation at this time.

T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.

This strategy has not been selected for implementation at this time.

U. Develop a moderate income housing project for residents who are disabled or 55 years old or older.

This strategy has not been selected for implementation at this time.

V. Develop and adopt a station area plan in accordance to Section 10-9a-403.1.

This strategy has not been selected for implementation at this time.

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

This strategy has been selected as Spanish Fork City is exploring the prospect of creating a new zoning district that would give developers additional density (homes in a development) if they include two or three-unit residential structures in what would otherwise be exclusively single-family neighborhoods.

The implementation plan should identify this effort and the steps that will be taken to promote its use by the development community.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone to be dedicated to moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

Implementation Plan

Strategy A - Rezone for densities necessary to facilitate the production of moderate income housing.

Implementation Action

- 2024.1** Complete update to the Land Use Element of the General Plan and identify areas that are appropriate for moderate income housing.
- 2024.2** Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2024.3** Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.4** City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.5** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2025.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2025.2** Update Land Use Element and Station Area Plan as needed.
- 2026.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2026.2** Update Land Use Element and Station Area Plan as needed.

- 2027.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2027.2** Update Land Use Element and Station Area Plan as needed.
- 2028.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2028.2** Update Land Use Element and Station Area Plan as needed.

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

Implementation Action

- 2024.1** Spanish Fork City will develop a public outreach program to promote the benefits of accessory dwelling units.
- 2024.2** Spanish Fork City will execute public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2025.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2025.2** Update zoning language as needed.
- 2026.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2026.2** Update zoning language as needed.
- 2027.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2027.2** Update zoning language as needed.
- 2028.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.



2028.2 Update zoning language as needed.

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

Implementation Action

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.2 Update Land Use Element and Station Area Plan as needed.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2026.2 Update Land Use Element and Station Area Plan as needed.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2027.2 Update Land Use Element and Station Area Plan as needed.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2028.2 Update Land Use Element and Station Area Plan as needed.

Strategy G - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Implementation Action

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.2 Update Land Use Element and Station Area Plan as needed.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2026.2 Update Land Use Element and Station Area Plan as needed.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2027.2 Update Land Use Element and Station Area Plan as needed.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2028.2 Update Land Use Element and Station Area Plan as needed.

Strategy J - Implement zoning incentives for moderate income units in new developments.

Implementation Action

- 2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.3 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.2 Update zoning language as needed.
- 2026.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2026.2 Update zoning language as needed.
- 2027.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2027.2 Update zoning language as needed.
- 2028.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2028.2 Update zoning language as needed.

Strategy 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 affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, 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.

Implementation Action

- 2024.1 Explore options with the Housing Authority of Utah County to obtain funds to preserve or create new moderate income housing in Spanish Fork.
- 2025.1 Develop a plan with the Housing Authority of Utah County on how to obtain and deploy funds to preserve or create new moderate income housing in Spanish Fork.
- 2026.1 Coordinate with the Housing Authority of Utah County to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2026.2 Deploy funds as needed in accordance with the plan.
- 2026.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork.
- 2027.1 Coordinate with the Housing Authority of Utah County to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2027.2 Deploy funds as needed in accordance with the plan.
- 2027.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork.



- 2028.1 Coordinate with the Housing Authority of Utah County to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2028.2 Deploy funds as needed in accordance with the plan.
- 2028.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork.

Strategy 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 moderate income housing.

Implementation Action

- 2024.1 Identify the fund balance and anticipated future revenues for monies being collected via the Redevelopment Agency for the purpose of providing moderate income housing.
- 2025.1 Develop a plan to deploy funds that have been collected to provide moderate income housing.
- 2026.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2026.2 Update plan to deploy funds as needed.
- 2027.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2027.2 Update plan to deploy funds as needed.
- 2028.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2028.2 Update plan to deploy funds as needed.

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

Implementation Action

- 2024.1 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for a Housing and Reinvestment Zone.
- 2025.1 Coordinate with the Utah Transit Authority and Mountainland Association of Governments on the extension of commuter rail to Spanish Fork.
- 2025.2 Update Plan as needed.
- 2026.1 Coordinate with the Utah Transit Authority and Mountainland Association of Governments on the extension of commuter rail to Spanish Fork.
- 2026.2 Update Plan as needed.
- 2027.1 Coordinate with the Utah Transit Authority and Mountainland Association of Governments on the extension of commuter rail to Spanish Fork.
- 2027.2 Update Plan as needed.
- 2028.1 In accordance with Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, create a housing and reinvestment zone once the requisite elements are in the area.

Strategy V - Develop and adopt a station area plan in accordance to Section 10-9a-403.1.

Implementation Action

- 2024.1 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2025.1 Update Station Area Plan as needed.
- 2026.1 Update Station Area Plan as needed.
- 2027.1 Update Station Area Plan as needed.
- 2028.1 Update Station Area Plan as needed.

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

Implementation Action

- 2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
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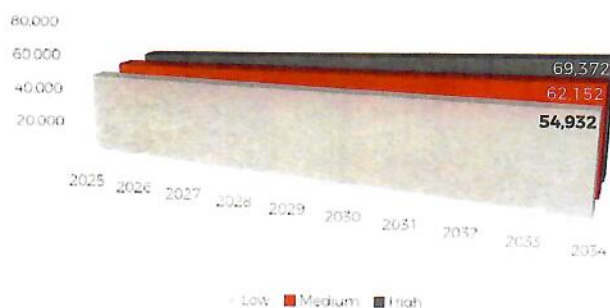
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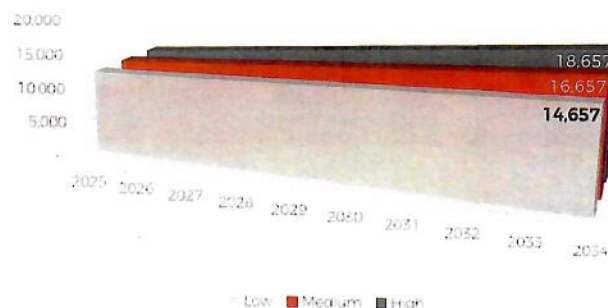
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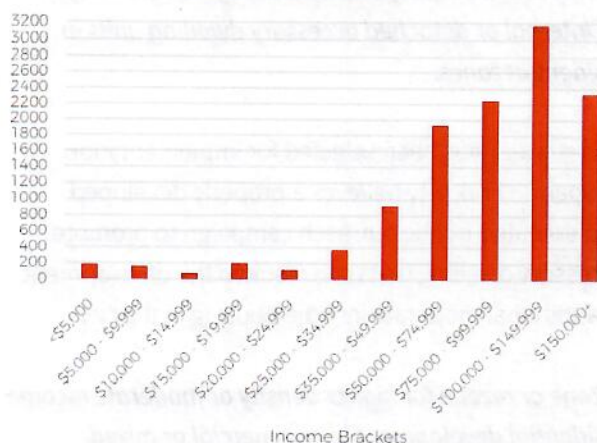
According to the US Census, Spanish Fork is experiencing a vacancy rate of 2.1%, well below the recognized healthy standard of 5-8%. This demonstrates that demand is far outpacing supply across the City. More current, accurate data on the supply and demand of moderate income housing, as well as future projections and forecasts, are hard to procure. Nonetheless, Spanish Fork recognizes that there is a tremendous demand for moderate income housing and likely a shortage within the existing housing stock.

Spanish Fork City acknowledges that housing is a regional issue, one that spans city boundaries as people are likely to locate where housing options are most desirable regardless of the jurisdiction housing is in. Additional recognition is given to the fact that the supply of moderate income housing is not expected to improve without specific action being taken by the City.

It is expected that Utah County's population will continue to grow for the foreseeable future. The Kem C. Gardner Policy Institute Utah Long-Term Planning Projections report estimates that between 2020 and 2060 Utah County will add 674,000 residents - doubling the County's population to 1,338,222.

The strong correlation between job growth and housing demand is one of the specific reasons that the demand for housing of all types will remain high. According to the Kem C. Gardner Policy Institute, Utah County is expected to add 346,571 jobs between 2020 and 2060. Additionally, the Utah Department of Workforce Services reported a job growth rate of 2.0% and unemployment rate of 2.8% for the State in January of 2024. Continued job growth will add to in-migration and lessen out-migration, contributing to the demand for new housing.

Household Income



The US Census Bureau estimates there to be roughly 3,940 households in Spanish Fork with annual incomes less than 80% of the Area Median Income (AMI) and 22.5% of households to be housing cost burdened. Households are considered “housing cost burdened” when more than 30% of their annual income is devoted to housing expenses. The annual median household income for Spanish Fork is \$93,989 and the annual moderate household income is \$75,191. The average monthly housing cost for Spanish Fork is \$1,562 while the median home price has risen to \$406,700, a 75% increase from 2020. The current housing stock does not provide a sufficient amount of housing that is affordable for most moderate income households.

Even though there is an absence of reliable data that can help quantitatively predict how much demand will change in the future, this Plan relies on the premise that demand will likely not decline.

Strategies

Spanish Fork City recognizes the importance of moderate income housing and has reviewed all potential strategies for implementing an achievable moderate income housing plan. The City has selected ten strategies to ensure progress is made on the development of moderate income housing over the next five years.

A. Rezone for densities necessary to facilitate the production of moderate income housing.

This strategy involves a very important step in the development of additional housing and has been selected for implementation.

Spanish Fork City has historically relied on developers to initiate the process to change zoning when the developer is ready to propose a specific development for approval. This process has provided the best opportunity for the City to consider many different factors when a zone change request is made. These factors include the availability of utilities, traffic impact, consistency with the General Plan, and others.

This ‘reactive’ process makes it somewhat difficult to predict and plan for a specific number of zone changes. The rate of implementation of this strategy is connected to the forces that cause developers to initiate the process to change zoning.

The realities associated with the rezone process should be accounted for in the Implementation Plan along with the expectation that proposals to change zoning in a manner that is consistent with the General Plan will receive favorable consideration as they proceed through the legislative process.

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

Spanish Fork City is consistently upgrading and modernizing existing infrastructure and regularly plays a role in the development of new infrastructure that will facilitate the construction of new housing, including moderate income housing. This strategy has not been selected for implementation at this time as there are currently no projects planned for the immediate future that would lead to the completion of this strategy.

C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.

This strategy has not been selected for implementation at this time

D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/ municipality for the construction or rehabilitation of moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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

This strategy has been selected for implementation as Spanish Fork City believes a properly developed and executed public outreach campaign to promote accessory dwelling units can result in the development of additional moderate income housing in the city.

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

This strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. Spanish Fork City's General Plan currently contemplates the benefits of having higher density residential development located near activity centers and sites that have good access to transit and other transportation facilities. Historically, Spanish Fork's City Councils have acted to rezone properties for moderate income housing developments in these types of areas.

The Implementation Plan should describe what steps the City will take to provide additional opportunities to develop new moderate income housing in these areas. One of these steps will involve the evaluation of the City's current General Plan, a process the City plans to complete in 2024. It is anticipated that an updated General Plan will identify additional locations where moderate income housing would be allowed near commercial centers and transportation corridors. The development and adoption of a Station Area Plan is another key step that should also be accounted for the Implementation Plan.

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.

This strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. It is anticipated that a new General Plan and accompanying Station Area Plan will identify new opportunities for mixed use developments that would be conducive to the development of moderate income housing. The implementation plan should reflect the anticipated completion of the new General Plan and Station Area Plan.

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, such as residential development near major transit investment corridors or senior living facilities.

This strategy has not been selected for implementation at this time, although it may be a good candidate for future Moderate Income Housing Plans.

Access to transit for Spanish Fork residents has historically been very poor. However, it is hoped that the Utah Transit Authority's FrontRunner service will be extended to Spanish Fork by 2030. As the City plans for this new service, a Station Area Plan (SAP) is being developed for the area around the anticipated rail stop. The addition of this service to the community will create the City's first opportunity to facilitate a transit-oriented development. The provisions for this development, including parking requirements, will be detailed in a SAP that is currently being prepared and should be completed in 2024. It is anticipated that reduced parking requirements will be considered in that planning effort.

I. Amend land use regulations to allow for single room occupancy developments.

This strategy has not been selected for implementation at this time.

J. Implement zoning incentives for moderate income units in new developments.

This strategy has been selected as Spanish Fork City is exploring the prospect of creating a new zoning district that would give developers additional density (homes in a development) if they include two or three-unit residential structures in what would otherwise be exclusively single-family neighborhoods. The implementation plan should identify this effort and the steps that will be taken to promote its use by the development community.

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, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

This strategy has not been selected for implementation at this time.

L. Reduce, waive, or eliminate impact fees related to moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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

This strategy has not been selected for implementation at this time.

N. Implement a mortgage assistance program for employees or the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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 affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, 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.

This strategy has been selected as opportunities may exist for the City to partner with the Housing Authority of Utah County.

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 moderate income housing.

This strategy has been selected for implementation. Spanish Fork City has collected funds via the City's Redevelopment Agency that are set aside for the development of new moderate income housing. The Implementation Plan should identify how the City will develop a plan to deploy those funds to increase the supply of moderate income housing in Spanish Fork. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

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

As is the case with other strategies, this strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. It is anticipated that a new Station Area Plan will identify an area that will qualify for a housing and transit reinvestment zone. The implementation plan should reflect the anticipated completion of the Station Area Plan.

R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

Spanish Fork City eliminated impact fees for accessory dwelling units several years ago. Given that fact, this strategy has not been selected for implementation.

S. Create a program to transfer development rights for moderate income housing.

This strategy has not been selected for implementation at this time.

T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.

This strategy has not been selected for implementation at this time.

U. Develop a moderate income housing project for residents who are disabled or 55 years old or older.

This strategy has not been selected for implementation at this time.

V. Develop and adopt a station area plan in accordance to Section 10-9a-403.1.

This strategy has not been selected for implementation at this time.

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

This strategy has been selected as Spanish Fork City is exploring the prospect of creating a new zoning district that would give developers additional density (homes in a development) if they include two or three-unit residential structures in what would otherwise be exclusively single-family neighborhoods.

The implementation plan should identify this effort and the steps that will be taken to promote its use by the development community.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone to be dedicated to moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

Implementation Plan

Strategy A - Rezone for densities necessary to facilitate the production of moderate income housing.

Implementation Action

- 2024.1** Complete update to the Land Use Element of the General Plan and identify areas that are appropriate for moderate income housing.
- 2024.2** Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2024.3** Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.4** City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.5** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2025.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2025.2** Update Land Use Element and Station Area Plan as needed.
- 2026.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2026.2** Update Land Use Element and Station Area Plan as needed.

- 2027.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2027.2** Update Land Use Element and Station Area Plan as needed.
- 2028.1** City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2028.2** Update Land Use Element and Station Area Plan as needed.

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

Implementation Action

- 2024.1** Spanish Fork City will develop a public outreach program to promote the benefits of accessory dwelling units.
- 2024.2** Spanish Fork City will execute public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2025.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2025.2** Update zoning language as needed.
- 2026.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2026.2** Update zoning language as needed.
- 2027.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2027.2** Update zoning language as needed.
- 2028.1** Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.

2028.2 Update zoning language as needed.

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

Implementation Action

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.2 Update Land Use Element and Station Area Plan as needed.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2026.2 Update Land Use Element and Station Area Plan as needed.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2027.2 Update Land Use Element and Station Area Plan as needed.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2028.2 Update Land Use Element and Station Area Plan as needed.

Strategy G - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Implementation Action

2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2025.2 Update Land Use Element and Station Area Plan as needed.

2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2026.2 Update Land Use Element and Station Area Plan as needed.

2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2027.2 Update Land Use Element and Station Area Plan as needed.

2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.

2028.2 Update Land Use Element and Station Area Plan as needed.

Strategy J - Implement zoning incentives for moderate income units in new developments.

Implementation Action

- 2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.3 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.2 Update zoning language as needed.
- 2026.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2026.2 Update zoning language as needed.
- 2027.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2027.2 Update zoning language as needed.
- 2028.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2028.2 Update zoning language as needed.

Strategy 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 affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, 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.

Implementation Action

- 2024.1 Explore options with the Housing Authority of Utah County to obtain funds to preserve or create new moderate income housing in Spanish Fork.
- 2025.1 Develop a plan with the Housing Authority of Utah County on how to obtain and deploy funds to preserve or create new moderate income housing in Spanish Fork.
- 2026.1 Coordinate with the Housing Authority of Utah County to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2026.2 Deploy funds as needed in accordance with the plan.
- 2026.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork.
- 2027.1 Coordinate with the Housing Authority of Utah County to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2027.2 Deploy funds as needed in accordance with the plan.
- 2027.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork.

- 2028.1** Coordinate with the Housing Authority of Utah County to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2028.2** Deploy funds as needed in accordance with the plan.
- 2028.3** As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork.

Strategy 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 moderate income housing.

Implementation Action

- 2024.1** Identify the fund balance and anticipated future revenues for monies being collected via the Redevelopment Agency for the purpose of providing moderate income housing.
- 2025.1** Develop a plan to deploy funds that have been collected to provide moderate income housing.
- 2026.1** Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2026.2** Update plan to deploy funds as needed.
- 2027.1** Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2027.2** Update plan to deploy funds as needed.
- 2028.1** Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2028.2** Update plan to deploy funds as needed.

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

Implementation Action

- 2024.1** Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for a Housing and Reinvestment Zone.
- 2025.1** Coordinate with the Utah Transit Authority and Mountainland Association of Governments on the extension of commuter rail to Spanish Fork.
- 2025.2** Update Plan as needed.
- 2026.1** Coordinate with the Utah Transit Authority and Mountainland Association of Governments on the extension of commuter rail to Spanish Fork.
- 2026.2** Update Plan as needed.
- 2027.1** Coordinate with the Utah Transit Authority and Mountainland Association of Governments on the extension of commuter rail to Spanish Fork.
- 2027.2** Update Plan as needed.
- 2028.1** In accordance with Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, create a housing and reinvestment zone once the requisite elements are in the area.

Strategy V - Develop and adopt a station area plan in accordance to Section 10-9a-403.1.

Implementation Action

- 2024.1** Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2025.1** Update Station Area Plan as needed.
- 2026.1** Update Station Area Plan as needed.
- 2027.1** Update Station Area Plan as needed.
- 2028.1** Update Station Area Plan as needed.

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

Implementation Action

- 2024.1** Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.2** City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.3** City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.1** City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.2** Update zoning language as needed.
- 2026.1** City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2026.2** Update zoning language as needed.
- 2027.1** City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2027.2** Update zoning language as needed.

- 2028.1** City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2028.2** Update zoning language as needed.