

The Utah Department of Workforce Services (DWS) would like to remind all Utah cities with a 2010 U.S. Census population greater than 1,000 people and counties with a population greater than 25,000 to submit a Moderate-Income Housing Plan Biennial Report (MIHPBR) every two years. As established by Utah Code 10-9a-408 and UCA 17-27a-408, "The legislative body of each [city/county] shall biennially review the moderate-income housing plan element of its general plan and its implementation; and prepare a report setting forth the findings of the review."

Cities and counties that did not submit an MIHPBR in CY2015 must submit a new or updated MIHPBR for CY2016 to the Housing and Community Development Division (HCD) of DWS. A new or updated MIHPBR for CY2016 must address each of the items specified in UCA 10-9a-408 or UCA 17-27a-408. HCD has developed a fillable PDF form to aid Utah's local governments in complying with UCA 10-9a-408 and UCA 17-27a-408. All MIHPBR submissions must also include the most recent version of the "Moderate Income Housing Plan Element" of that city or county's general plan and any proposed revisions.

HCD will invite cities and counties that submit a high-quality Moderate Income Housing Plan Element and MIHPBR by Aug. 31st, 2016 to participate in the Community-Driven Housing Program (CDHP). HCD assesses the quality of an MIHPBR based on a set of objective criteria designed to measure and monitor the implementation of moderate income housing plans. CDHP approved affordable housing projects have access to additional funding that has been set aside by the Olene Walker Housing Loan Fund (OWHLF) for the construction of new multi-family affordable housing.



MODERATE-INCOME HOUSING PLAN BIENNIAL REPORT FORM

City or County Seat:	<u> Hyrum City </u>	County:	<u> Cache </u>
Respondent:	<u> Ron Salvesen </u>	Position:	<u> City Administrator </u>
Email:	<u> rsalvesen@hyrumcity.com </u>	Phone:	<u> 435-245-6033 </u>
Date Prepared:	<u> 8/1/2016 </u>	<input checked="" type="radio"/> City	<input type="radio"/> County

The following questions are based on moderate-income housing plan requirements established throughout Utah Code Title 10, Chapter 9a and Title 17, Chapter 27a.

1 Has your city or county’s legislative body adopted a moderate-income housing element as part of its general plan in accordance with UCA 10-9a-403 or UCA 17-27a-403?

Yes No

1.1 **If No:** Please outline the steps your city or county is taking to complete a moderate-income housing plan, and describe any related assistance it needs.

1.2 **If Yes:** When did your city or county complete its most recent moderate-income housing plan?

 1/10/2012

2 Has your city or county updated its moderate-income housing plan’s estimate of the need for moderate-income housing in the city or county for the next five years?

Yes No

2.1 **If No:** Please describe your city or county’s efforts to update these estimates and related assistance it needs.

2.2 **If Yes:** Please email your updated affordable housing plan and estimates to:

rkohutek@utah.gov

- 3 Describe your city or county's efforts "to reduce, mitigate, or eliminate local regulatory barriers to moderate-income housing" during the past two years.

The city has reduced its minimum frontage from 100' to 82.5' and lot size minimum from 12,000 sq. ft. to 9900 sq. ft.

- 4 Describe the "actions taken by [your city or county] to encourage the preservation of existing moderate-income housing and development of new moderate-income housing" during the past two years.

The city has worked with a developer to provide affordable senior housing and assisted living center.

- 5 Describe the "progress made within [your city or county] to provide moderate-income housing, as measured by permits issued for new units of moderate-income housing" during the past two years.

We have approved an increased number of multifamily housing developments and the corresponding building permits.

- 6 Describe the "efforts made by [your city or county] to coordinate moderate-income housing plans and actions with neighboring municipalities" during the last two years.

The City Council & Staff regularly attend training and other meetings with other municipalities where housing and planning is discussed and ideas are shared.

- 7 Please indicate which moderate-income populations your moderate-income housing plan addresses (check all that apply):

7.1 80-100% AMI

7.2 50-80% AMI

7.3 30-50% AMI

7.4 ≤ 30% AMI

7.5 Homeless

7.6 Elderly

7.7 Disabled

7.8 Other: _____

- 8 Please summarize the section of your housing plan that describes your city or county's goals and actions to facilitate the development of moderate-income housing in your community. If applicable, detail the use of RDA/EDA/URA/CRA funds for affordable housing. If additional explanation is necessary, please email a separate addendum.

We review the changing need for adjustments to zoning requirements to help meet the demand where needed. Fees are reviewed to keep them only at levels required to cover actual costs.

- 9 Does your moderate-income housing plan address Fair Housing issues and practices related to protected classes and/or suspect classifications (UCA 57-21)?

Yes No

- 9.1 **If No:** Please identify known barriers to Fair Housing in your city or county and describe the steps your city or county is taking to address them.

- 9.2 **If Yes:** Please specify how your moderate-income housing plan addresses Fair Housing issues and practices related to protected classes and/or suspect classifications?

It provides for consideration of the changing needs for housing of people living in, and moving to the city, based on age and economic situation.

- 10 Does the stock of housing designed to accommodate disabled individuals meet the needs of the disabled population of your city or county (UCA 57-21)?

Yes No

- 10.1 **If No:** Please describe the efforts you are making to obtain this information and any plans you have to provide Fair Housing for the disabled.

- 10.2 **If Yes** : Please provide additional detail and describe how the current housing stock meets the needs of disabled residents in your community.

We have a government financial assisted rental housing complex with disability modified apartments. The city code allows for modifications needed to assist the disabled. An assisted living facility is beginning construction in the city at this time.

- 11 What can Housing & Community Development do to assist your city or county in furthering the development and implementation of its moderate-income housing plan?

The Utah Division of Housing & Community Development will consider cities and counties that submit a high-quality affordable housing plan and a current Moderate-Income Housing Biennial Report by August 31st for participation in the Community-Driven Housing Program.

- 12 Would you like to receive additional information about the Community-Driven Housing Program (CDHP)?
 Yes No
- 13 Would you like to receive additional information about the Olene Walker Housing Loan Fund (OWHLF)?
 Yes No

SUBMISSION GUIDELINES:

- This form has been optimized for electronic data collection.
- **DO NOT PRINT AND/OR SCAN THIS FORM!**
- Please save this "fillable" form in its original PDF file format and email it as an attachment to rkohutek@utah.gov at the Division of Housing & Community Development.

Hyrum Moderate Income Housing Plan

Updated January 2012

I. Introduction

Housing affordability became a serious issue in Utah in the 1990's. In response, the Utah Legislature passed H.B. 295 in 1996 which required communities to include a plan for moderate income housing as an element in their General Plans. The plan for moderate income housing must provide an assessment of the demand for moderate income housing within a community as well as the supply. If a need exists, the community must determine why the need exists and take steps to ensure a supply of moderate income housing is provided within the community.

The State of Utah defines moderate income housing as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size. In other words, moderate income housing is a function of the particular circumstances and income levels of particular communities rather than a type of housing. Hyrum City lies within the Logan, UT-ID Metropolitan Statistical Area. Housing and income information used in this analysis is from the U.S. Census data for Cache County. In the 2010 U.S. Census, Cache County is shown to have a median gross household income of \$46,956 and an average household size of 3.30.

With the exception of property values (Table 6) and building permits (Table 11), all the statistics used in this document are based upon numbers provided by the 2010 Census and the 2009 and 2010 American Community Surveys for the City of Hyrum City and Cache County and are the most current available as of this writing. The data concerning building permits was provided by Cache County Development Services.

II. Existing Needs Analysis

Income

To determine the need for moderate income housing in a particular area, one must first determine the resources available to those in the community to pay for housing. According to 2010 Census, the median household income for Hyrum City is slightly higher than that for Cache County. The median household income in Hyrum City is \$52,873 while the median household income for the County is \$46,956. The State Statutes define moderate income housing as a function of the median gross household income for the MSA or County; therefore a figure of \$46,956 has been used as the baseline figure to calculate "moderate income". The average household size for Hyrum City is 3.60.

Table 1 shows the breakdown of the moderate income housing categories of 80%, 50%, and 30% of the median household income as well as the maximum purchase price of a dwelling and maximum monthly rent. According to the United States Department of Housing and Urban Development (HUD), housing costs should not exceed 30% of monthly income. Maximum purchase price of a house is based upon a 30-year mortgage at 5% with 10% down, and includes payments for insurance, property taxes, and private mortgage insurance (PMI) equal to 20% of the maximum monthly housing payment. According to Table 1, housing available to moderate income households would have a monthly mortgage (including insurance & taxes) or rent payment of \$939 or less. This translates to a house with a maximum purchase price of \$155,000.

Table 1 Income Limits and Moderate income housing Payments Based upon a median income of \$46,956			
Moderate income housing category	80%	50%	30%
Household income	\$37,565	\$23,478	\$14,087
Maximum purchase price	\$155,000	\$97,000	\$58,000
Maximum monthly housing payment	\$939	\$587	\$352

Source: US Census Bureau; Census 2010

Table 2 Household Income		
Income	Number	Percent
< \$10,000	106	4.9
\$10,000 to \$14,999	115	5.4
\$15,000 to \$24,999	128	6.0
\$25,000 to \$34,999	374	17.4
\$35,000 to \$49,999	318	14.8
\$50,000 to \$74,999	604	28.1
\$75,000 to \$99,999	240	11.2
\$100,000 to \$149,999	248	11.6
\$150,000 to \$199,000	14	.7
\$200,000 or more	0	0
TOTAL	2147	100

Source: US Census Bureau, 2009 American Community Survey estimate

Table 2 provides a breakdown of income by household in Hyrum City.

According to this data, it is estimated that over 700 households, or approximately 34% of all households, in Hyrum City make less than 80% of the median income of \$46,956, and are considered moderate income.

Housing and Population

The 2010 Census lists the population of Hyrum City as 7609, a 20% increase from the 2000 census. Total housing for the city increased proportionately and was listed in the census at 2200 total housing units. The total occupancy for the city is 2116 occupied units or 96.2% of total housing. Of the 2116 units occupied, 1,774 (83.8%) are owner-occupied and 342 (16.2%) are renter-occupied.

Year Built	Number	Percent
2005 to 2010	214	9.7
2000 to 2004	281	12.8
1990 to 1999	510	23.2
1980 to 1989	192	8.7
1970 to 1979	472	21.5
1960 to 1969	171	7.8
1940 to 1959	99	4.5
1939 or earlier	261	11.8
TOTAL	2200	100

Source: Cache County Development Services/
US Census

The housing stock in Hyrum City is overwhelmingly comprised of detached, single-family dwellings. In fact, approximately 85.2% of all dwellings in the city fit this description. The other dwellings are divided between multi-family units (9.4%) and mobile homes (5.4%).

As is shown by Table 3, 54% of the total housing stock in Hyrum City has been built since 1980.

Year	Units	Valuation
2008	21	\$3,325,665
2009	51	\$5,909,958
2010	37	\$4,677,682
TOTAL		\$13,913,305
AVERAGE		\$127,645

Source: Cache County

Recent Building

During the period of 2008 to 2010, building permits were issued for 109 new residential units in Hyrum. That works out to an average of about 36 new units per year or about 3 units per month. The total valuation of these permits issued over a three year period is \$13,913,305 which averages to be \$127,645 per housing unit (see Table 4). This average falls well below the threshold maximum purchase price of \$155,000 for units considered to be moderate income housing in Cache County. This would suggest that more than 50%

of the new houses being built in Hyrum meet the criteria for moderate income housing.

III. Future Needs Analysis

A study sponsored by Fannie Mae, the Olene Walker Housing Trust Fund, the Utah Housing Corporation, and Envision Utah estimated that 40% of all households in Utah are low to moderate income and therefore “. . . about 40% of new residential units should qualify as affordable.”

The above analysis indicates the city is currently fulfilling its obligation for affordability as defined by H.B. 295. About 34% of existing households in Hyrum City fall below the moderate income threshold and is considered affordable. In addition, at least 50% of all housing built in Hyrum City in the last three years was valued at less than \$155,000 and is considered affordable.

Hyrum City, like the rest of Cache County should expect continued growth over the next ten years. Population increased at an average rate of 2% per year between the 2000 and 2010 Census reports. According to the 2010 Census, the population of Hyrum City is quite young. The median age for the city is 25 years and 45.3% of the population is 24 years of age or younger. In addition, 6.2% of the population is 65 and over. Both of these numbers are significant because it is the young and old that comprises the bulk of the demand for non-traditional and moderate income housing types.

Continued population growth, particularly in the young and old age categories, and a continued downward trend in household size, will require different housing choices from those traditionally offered in Hyrum City. First time renters and homebuyers typically require smaller houses and yards to fit their more limited budgets. Similarly, empty nesters and older homeowners simply no longer need a large house and yard to accommodate a family, nor do they want the responsibility, expense, and time commitment required to maintain larger properties. These populations have had few choices for housing within Hyrum City but with the recent construction of a Retirement Community and a Townhouse Development these choices have been expanded.

If we assume that the city will continue to grow for the next ten years at a pace similar to that which occurred between 2000 and 2010, it is reasonable to expect an increase of population of another 1,600 people, which would mean about 462 additional households. Currently, about 34% of the households in Hyrum City are considered moderate income, meaning that about 157 of the new dwellings over the coming ten years or 15.7 dwelling units per year should meet the affordability criteria.

IV. Survey of Total Residential Housing

(Note: The following survey is based upon zoning in existence at the time of this 2012 update.)

Zone R-1:

Relatively small areas of Hyrum are currently zoned R-1. Areas that are designated R-1 are subdivisions that have been created with smaller lots. A minimum lot size of 12,000 Square feet is required. No minimum house size is designated, and modular housing is permitted in this zone. Accessory apartments are allowed, but other multi-family housing is not permitted in this zone.

Zone R-2

Most of Hyrum is currently zoned R-2, which is single-family housing, but allows for up to one four-plex per block. Accessory apartments are also allowed. This zoning allows for many types of houses in any one block, and minimizes the creation of elite and conversely, ghetto-type neighborhoods. Although there are restrictions regarding the minimum lot size, variations in lot size are possible through the creation of PUDs. No minimum house size is designated, and modular housing is permitted in this zone. Several PUD's have been approved in the last three years that have allowed for town homes and a retirement community all built on smaller lots.

Zone R-5

This zone is reserved for land bordering the Hyrum Reservoir. Minimum lot size is one acre. Manufactured housing is permitted.

ZONE R-A

This zone is considered the agriculture area of Hyrum. It is located mostly on the north side of town. Minimum lot size is 12,000 square feet. This zone does not allow major subdivisions or multi-family developments but does allow a dwelling to have an accessory apartment.

Zone C-1 & C-2

These zones allow a mix of single family dwellings, multi-family housing, and commercial developments. Planned Unit Developments and accessory apartments are also allowed in these zones.

V. How Zoning Impacts Moderate Income Housing

Density is controlled by the minimum lot size in residential zones. However, one four-plex per block is allowed within most of the residential areas of Hyrum. Smaller lots (therefore higher density) are allowed through the creation of PUDs.

1. **Minimum Lot Size:**
Although smaller lots tend to make for less expensive homes, it has been shown through the 2005 General Plan Update process and previous surveys that many of the residents of Hyrum do not want lot sizes smaller than permitted in the current code. The rural atmosphere of the city is one of Hyrum's most cherished attributes that the residents wish to maintain. The desire for smaller lot sizes is growing due to economic conditions, changes in individual's needs and priorities, and environmental concerns. Alternative lot sizes are possible through the creation of PUDs in Hyrum City. Housing in Hyrum has typically been less expensive than in some other cities within Cache Valley.
2. **Planned Unit Developments:**
The City General Plan and Zoning Code allow for the creation of Planned Unit Developments (PUDs). PUDs can utilize smaller lots than standard lots, which can help reduce the overall price of a home. We support the continuation of allowing PUDs, although with the continued guidance and approval of the Planning Commission and City Council.

VI. Program to Encourage Adequate Supply of Moderate Income Housing

Recognizing that Hyrum City government has a responsibility to encourage affordable housing availability for families with moderate incomes, the Planning Commission and City Council will take the following actions:

1. Consider zoning changes for densities, frontages, sidewalks, etc. to assure the economic viability of developments. Adjust to current housing market needs.
2. Review infrastructure expansion costs that are passed through to homeowners, consider alternate ways of funding so as to minimize individual homeowner burden.
3. Consider the development of accessory apartments and multi-family housing by minimizing zoning restrictions.
4. Consider waiving construction related and/or impact fees for moderate income housing which meets Council approved criteria. (Habitat For Humanity Homes, etc.)
5. Consider using State or Federal funds, tax incentives, and State agency programs to promote the construction of moderate income housing.
6. Recalculate supply vs need to track progress on an annual basis.

Hyrum City General Plan



CHAPTER 7: Housing

Housing Goals	Strategies	Actions	Agency
1. Provide for an attractive mix of housing types and densities that maintain the community's rural atmosphere.	A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current city boundaries.	City Council, Planning Commission, Zoning Administrator
	B. Require single-family home developments to provide variety in size and quality in architectural design.	i. Adopt zoning requirements for homes in all residential zones that provide for architectural variety.	City Council, Planning Commission, Zoning Administrator
	C. Provide for low and rural density housing developments which promote larger estate homes	i. Establish rural estate homes architectural design guidelines, open space requirements and animal rights.	City Council, Planning Commission, Zoning Administrator
	D. Prepare zoning to allow for planned residential developments with mixed-use and mixed densities.	i. Adopt zoning requirements for mixed-used and density zones, including homes clustering and rural design elements.	City Council, Planning Commission, Zoning Administrator
	E. Provide for multiple-family unit projects with design requirements.	i. Adopt zoning requirements for multi-family unit projects that provide for architectural variety.	City Council, Planning Commission, Zoning Administrator
2. Provide a reasonable opportunity for moderate income housing.	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	i. Make state and federal programs information available to the public.	City Council, Zoning Administrator
	B. Promote the objectives of the Hyrum City Moderate Income Housing Plan (Appendix F).	i. Review the Moderate Income Housing Plan bi-annually, and submit bi-annual reports to the State.	City Council, Zoning Administrator



CHAPTER 7: Housing

Housing Goals	Strategies	Actions	Agency
3. Encourage the orderly development of housing for senior citizens in locations which blend well into the surrounding neighborhoods.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Provide for quality senior housing developments in a specialized high-density zone which compliments a low-density, rural environment.	Planning Commission, Zoning Administrator
		ii. Encourage the location of assisted living residential facilities throughout the community.	Planning Commission, Zoning Administrator

- Timing of the above goals will be on an as-needed basis.