**Chapter Three
Housing**

**3.1 Introduction**

The term housing is defined as a dwelling, or dwellings in the collective sense, in which people live. The data provided in the Background of this chapter covers all housing within Provo City and is intended to provide a snapshot of housing conditions at the time of the General Plan update. In analyzing and projecting future housing needs for Provo City, it serves the community well to keep in mind that every family or individual needs a place to live. In Provo, housing is an especially important concern because of low vacancy rates, rising land values that affect housing costs, and a steady growth in population.

 As the centralized location of many public assistance services for Utah County residents, Provo also has a significant population with a need to live in close proximity to those services. These factors can create challenges in providing sufficient affordable housing while maintaining the framework of strong and diverse neighborhoods. Strategies to meet housing needs and a process for the ongoing monitoring of needs and supply are tools for managing those challenges.

**3.2 Background**

Information was gathered from the Utah County Board of Realtors and the U.S. Census Bureau to evaluate the value of owner-occupied units in the City over recent years in comparison with values in Utah County overall. The numbers show that the average price for a house in Provo has increased from $183,959 in 2014 to $222,133 in 2016, which equates to a 17.1% increase in the average home sales price. At that average price, the mortgage for a $222,000 home at 4.5% interest would be $1,125 per month ($1,642 on a 15-year note at a 4% interest rate).

Affordability questions continue to arise. However, the question of affordability largely depends upon an individual’s income and credit score. The average income in Provo is $56,376. For an individual to afford the average home price in Provo, they would be required to have excellent credit (720+).

Table 3.1 contains data on the median home price data for zip codes within Utah County based on actual home sales information from the Utah County Board of Realtors. This table shows that homes withIn Provo City remain an attractive option for those in the market to purchase a home.



Table 3.2 below contains information from the 2012-2016 American Community Survey conducted by the U.S. Census Bureau. According to the survey, the 2016 median home price in Provo City was $214,000, with the largest percentage of homes (30%) having a value between $200,000 and $249,999.



**3.2.1 Rent Charged for Renter-Occupied Units**

Information was gathered from the U.S. Census Bureau to evaluate the rent charged for renter-occupied units in the City. A housing unit is defined as a house, an apartment, a group of rooms, or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Housing unit statistics exclude group quarters (such as dormitories and rooming houses), transient accommodations (such as transient hotels, motels, and tourist courts), moved or relocated buildings, and housing units created in an existing residential or non-residential structure. Units in assisted living facilities are considered to be housing units, however, units in nursing homes are not considered to be housing units.

With the definition in mind, Table 3.3 below shows where the rental-occupied units within Provo City fall within a certain rental range. The table shows a broad and diverse range of rental offerings within Provo City.



**3.3 Vision**

Vision 2030 states:

Provo City is characterized by well-maintained neighborhoods that accommodate diversity and enrich the quality of life while maintaining their own unique sense of place. Provo’s neighborhoods are well-connected and offer recreational opportunities by capitalizing on its abundant local natural amenities. Provo neighborhoods offer families and individuals a safe and positive environment in which to interact and prosper.

Provo City recognizes the important role of housing in the health, safety, and welfare of the public and is committed to pursuing an optimal housing inventory to ensure that every neighborhood is vibrant, healthy, and stable. To meet the challenges of growth, the City must work judiciously, cautiously, and creatively to:

1. provide quality, affordable, and sustainable housing, in sufficient quantity, for residents of every age, income, ability, and family-type within the community.
2. create and sustain neighborhoods of distinct character and a sense of place where families and individuals feel safe and want to and can remain;
3. ensure new affordable, mixed, or higher density housing options are appropriately distributed throughout the city;
4. sustain the services and amenities that the residents enjoy;
5. build, renovate, and maintain architecturally sound, aesthetically pleasing, and responsible and sustainable housing.

Provo’s primary housing goal is to provide adequate housing that meets population demands and supports the health, safety, and welfare of the public. To help achieve this goal, and to comply with Utah Code, a moderate income housing plan is provided.

**3.4 Goals and Implementation**

**Goal 3.4.1** Encourage ~~owner occupancy or long-term residency by promoting~~ healthy and balanced and stable neighborhoods ~~for~~ where schools, businesses, religious congregations, and community organizations can thrive.**.**

  ~~3.4.1.1 Encourage new, one-family detached neighborhoods;~~

 ~~3.4.1.2 Identify and reserve areas suitable for family housing;~~

 3.4.1.3 Maintain low crime rates in neighborhoods;

 3.4.1.4 Maintain and encourage good quality, sustainable housing and infill developments;

 3.4.1.5 Increase direct, landlord responsibility and accountability for overuse of city resources;

 3.4.1.6 Continue the support of neighborhood loan and grant programs that encourage owner occupancy or long-term residency and neighborhood revitalization;

* + - 1. Identify criteria for properties with potential for multi-family and one-family

 housing

* + - 1. Encourage diversity of age groups in neighborhoods;
			2. Offer a range of housing types within neighborhoods that meet the changing needs

 of an aging population and facilitate long-term residency.

3.4.1.10 Regulate the scale of buildings by the land size of the parcel.

3.4.1.11 Encourage such tools as community land trusts and inclusionary housing to ensure

 more stability in owner occupancy rates.

**Goal 3.4.2 Protect existing owner-occupied housing and neighborhoods and encourage an increased percentage of owner-occupied or long-term residency housing in Provo neighborhoods.**

 3.4.2.1 Identify exceptional areas that would benefit from area specific master plans, where the city would conduct a detailed land-use analysis. The objective is for a plan for every neighborhood.

 3.4.2.2 Develop strategies to increase owner-occupancy or long-term residency in the city’s residential neighborhoods.

3.4.2.3 Limit additional rental housing outside areas specifically planned for higher density development.

3.4.2.4 Provide sufficient housing options for single professionals and low and middle income families so as to decrease the demand for rentals and the use of homes for rentals in the City.

3.4.2.5 Promote low cost land or subsidies in the form of reduced impact fees and down

 payment and financing assistance.

**Goal 3.4.3 Disperse the increasing demand for affordable housing throughout the City and the County.**

 3.4.3.1 Initiate actions necessary to encourage other cities within the county to accommodate a share of the rental housing market;

 3.4.3.2 Encourage home ownership and preservation through neighborhood based economic assistance programs;

 3.4.3.3 Encourage development patterns that reduce land and development costs;

 3.4.3.4 Make quality housing and services that are accessible to all segments of the population;

 3.4.3.5 Encourage housing of diverse design in order to adequately accommodate all types of users (singles, young couples, families and the elderly);

 3.4.3.6 Encourage maximum buildout in existing high-density areas (south of Brigham Young University and within the Central Business District); and

 3.4.3.7 Establish acceptable service levels for public infrastructure and limit growth to maintain those levels.

**Goal 3.4.4 Encourage stability and owner occupancy in Provo's housing stock by recognizing that zoning and land use have a significant and direct impact on the local school district and the district's ability to educate its students. Families that are unstable in terms of their location within the community make educating their children a daunting challenge for the school system.**

 3.4.4.1 Nearly ~~Because as of 2011,~~ 60 percent of Provo's housing stock ~~was~~ is not owner occupied; owner occupancy or long-term residency in new housing developments should be encouraged, especially in developments designed and marketed as non-student multi-family, or attached, housing.

 3.4.4.2 Emphasize continued renewal and beautification of the city’s older sections.

 3.4.4.3 Encourage a diverse population within Provo, blend home ownership with rental housing in developments that are not meant for college-student housing.

 3.4.4.4 Avoid concentrating large numbers of rental housing, either in one development or within one neighborhood, outside of areas intended for college student housing.

**Goal 3.4.5 Provo City will encourage the development of various types of housing stock to increase the health of existing neighborhoods while providing sufficient accommodations for people who want to work and live in Provo.**

 3.4.5.1 Provo City will encourage the development of market-rate housing throughout the community, with special care and analysis being taken into consideration for the construction of tax-subsidized housing stock;

 3.4.5.2 Provo City will encourage infill developments and redevelopment of multifamily and denser housing stock options in areas surrounding retail trade area to help increase demographic figures and provide a larger consumer bas to current and future retailers;

 3.4.5.3 Provo City will work with major employers and BYU to discover the housing needs of existing employees, understand growth projections and find suitable housing options for young married students and post-graduate professionals;

 3.4.5.4 Provo City will continue to work within existing Neighborhood Plans while providing information to neighborhoods and about opportunities for development barriers to business/residential entry or any other issues that could potentially impact both the short and long-term health of the neighborhood;

 3.4.5.5 Provo City will seek cooperation with local businesses and non-profit organizations to provide critical assistance to poor and transient populations in our community to balance community health, employment, housing and safety issues.

3.4.5.6 Provo City will set aside a reasonable and effective minimum (15%?) of any new commercial or residential development for affordable housing units or redevelopment in the City (inclusionary zoning);

3.4.5.7 Require moderate and high density housing developments to be attractive, functional, desirable, and connected.

**Goal 3.4.6 Conduct a comprehensive city-wide housing audit, including an analysis of housing available for very-low income residents, for both student and non-student populations.**

**Goal 3.4.7 Encourage energy efficiency and use of clean and renewable energy in the housing inventory of Provo and increase the environmental health of neighborhoods.**

3.4.7.1 Identify standards in the state code that the City is willing to adopt;

3.4.7.2 Train a city employee to assess and certify new construction projects according to

 those standards;

3.4.7.3 Encourage homes for sale to list their energy ratings to empower buyers to make

 wiser choices and to incentivize higher standards of energy efficiency throughout

 the City.

3.4.7.4 Encourage new construction that meets standards for low-impact construction

 materials, energy-efficiency, and use of clean and renewable energy that are

 consistent with state code;

3.4.7.5 Promote more walkability and access to mass transit by identifying areas that are

 best suited for mixed and higher density housing;

3.4.7.6 Collaborate with other city agencies to ensure neighborhood connectivity and

 access to trails, parks, and open space.