



Nibley City Moderate Income Housing Plan



INTRODUCTION

Nibley City is located on the south end of Cache County and located close to major employment areas in Logan City and is adjacent to Highway 89/91 which serve as the primary roadway to the Wasatch Front. Nibley City is also home to a young and growing population Nibley City is a bedroom community, and most land use contains residential homes or agricultural use. Four areas within the City include industrial and commercial business and activities. The remainder of the community is made up of residential use.

POPULATION AND FUTURE GROWTH

Nibley City population as of July 1, 2018, was 7,087 people, with a population of 5,466 as of April 1, 2010. That is a 29.7% growth over nine years. Nibley City's 2016 General Plan predicts that Nibley City will grow by 300% by 2060.

Census	Projections					Absolute Change 2010-2060	Percent Change 2015-2065
2010	2020	2030	2040	2050	2060		
5,438	8,796	14,136	15,725	18,597	21,905	16,467	303%

Source: Governor's Office of Planning & Budget, 2012 Baseline Projections

Nibley City location south of Logan and located next to Highway 89/91 and large future annexation area will allow for the continued growth of the City into the future. Nibley City currently contains over 900 acres of undeveloped property contains within Nibley City boundary's, most of which is presently under farm use; and just under 40,000 acres contain within Nibley City's annexation area. Nibley City anticipates that much of the land will be developed as property adjacent to communities and subdivision will subdivide first, and land adjacent to those developments will continue to grow.

Cache County and the surrounding City's are also anticipating substantial growth over the same period.

							Absolute Change 2015- 2065	Percent Change 2015- 2065
County	2015	2025	2035	2045	2055	2065		
Cache	121,855	146,338	171,969	195,325	212,908	234,744	112,890	93%

Source: (Kem C Gardner Policy Institute The University of Utah, July 2017)

Every County in Utah is anticipated to experience some level of growth over the next 40 years. The main components of this population growth are four-fold:

- *Utah's total fertility rate (average number of children born to a Utah woman in her lifetime) is projected to continue the existing trend of a slow decline. From 2015-2065, rates are projected to decline from 2.32 to 2.29. These rates are projected to remain higher than national rates that move from 1.87 to 1.86 over a similar period.*
- *In 2065, life expectancy in Utah is projected to be 86.3 for women and 85.2 for men. This is an increase of approximately 4 years for women and 6 years for men. The sharper increase for men narrows the life expectancy gap traditionally seen between the sexes.*
- *Natural increase (births minus deaths) is projected to remain positive and account for two-thirds of the cumulative population increase to 2065. However, given increased life expectancy and declining fertility, the rate and amount of natural increase are projected to slowly decline over time.*
- *Net migration accounts for one-third of the cumulative population increase to 2065. Projections show the contributions of natural increase and net migration converging over time.*

(Kem C Gardner Policy Institute The University of Utah, July 2017)

These factors are apparent in Cache County and have a direct impact on projected population growth in Nibley City.

CURRENT HOUSING

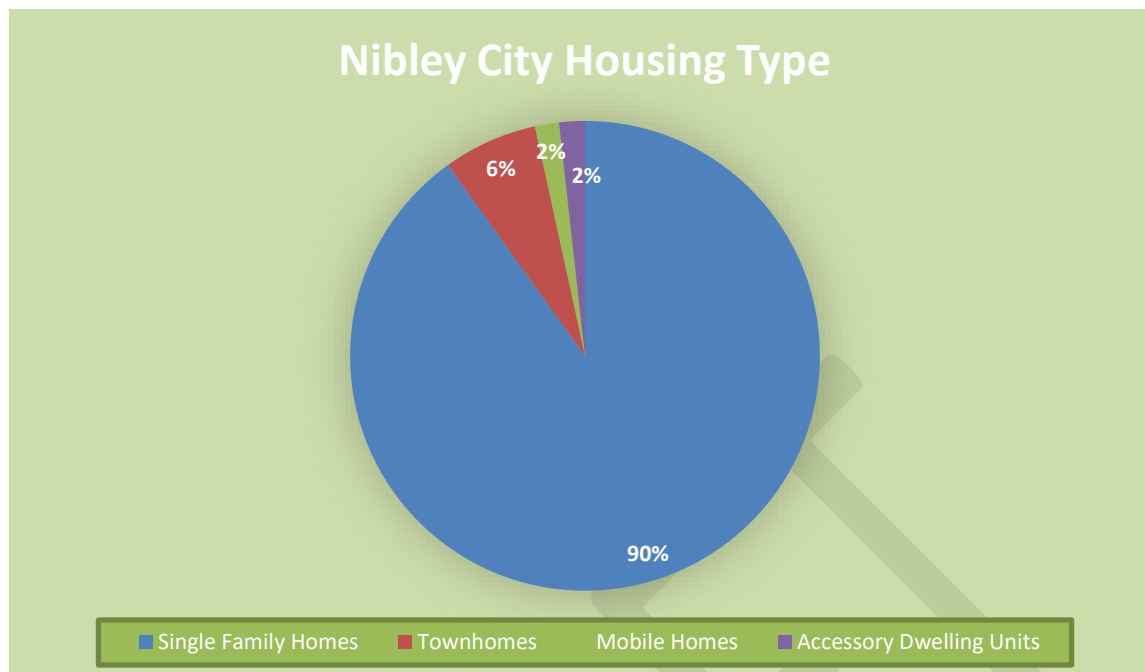
With the increase in population, it is essential to evaluate Nibley City's existing housing supply and housing stock.

Nibley City's 2017 Housing

Housing Type	Number of Units
Single Family Homes	1527
Townhomes	110
Mobile Homes	28
Accessory Dwelling Units	20-30*

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

*ADU number is an estimate based on the 2016 General Plan Update.



As shown in the table and graph above, 90% of homes within Nibley City are single-family homes. Single-family homes make up the majority of developed land use within Nibley City; they range from anywhere to be located on 5,000 sq. ft lot to five-acre lots, however, the vast majority of single-family homes are located on third to half-acre lots, with the majority of residential zoning on undeveloped parcels zoned for half-acre lots minimum.

Nibley City Residential Lots Sizes	
Average	.993 Acres
Mode	.28 Acres
Median	.38 Acres

Source: Data were taken for Cache County Recorder's Office on July 2, 2019

Nibley City has two housing development that are not traditional single-family homes

Spring Creek Crossing PUD: Townhomes



Spring Creek Crossing townhomes first started to be developed in 2007 and contains 120 units. The last four units are anticipated to be finished in the summer of 2019. The development is located at on Nibley Park Ave. (2350 S) and around 1250 W. The

Development was approved as an R-PUD. Spring Creek Crossing is the only development within Nibley City that contains townhomes.

Nibley City Mobile Home Park



This trailer park contains 28 units and is located on 2600 S and around 100 W. The park is fully developed and is currently listed as a non-conforming use within Nibley City. The City does not anticipate any further expansion of the park.

Housing Age

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Nibley 3.4% of residential structures were built in 1959 or earlier, 13% percent were built between 1960 and 1979, and 22.6% were built between 18980 and 1999, and 61% were built in the year 2000 or later. This show that the majority of homes are relitively new and generally in good condition.

FUTURE HOUSING NEEDS

Because of Nibley City's location within Cache Valley, large annexation area, many acres of undeveloped land, and housing growth pressure in the surrounding area, Nibley City expected to continue to grow in population. The 2017 American Community Survey showed that an average household size of 4.04 people which decline slightly from 2009 which was 4.23 people, while Utah has an average household size of 3.14 people, which is the largest of any state in the nation.

To provide housing for the anticipated population in 2030, with an average of 4.04 people per-household, Nibley City would need to have an additional 1,745 homes built in that period. Nibley City over the past five years on average has issued 68 building permits a year, meaning in the same period, if the City stayed true to that pattern only 816 homes would be constructed. This is a shortfall of 929 homes over the course of 11 years. The problem is exaggerated further if the number of people per household continues to fall and comes in line closer to the state's average number of people per household.



MODERATE INCOME AND AFFORDABLE HOUSING

In addition to a potential housing shortage in the future with current growth rates, those seeking moderate income and affordable housing will likely have the hardest time finding housing within Nibley City. Housing is considered affordable when households, regardless of their income, spend no more than 30% of their monthly income on housing expenses. Therefore, the cost-burdened household is that household whose housing expenses exceed 30% of their monthly income. Nibley City Median Household income in the 2017 American Community Survey was at \$80,125, compared to Cache County's Area Median Income (AMI) which was at \$53,812. The projections for Nibley's Medium Household Income is to increase to \$95,979, while the AMI in Cache County has grown under 3% for the last several. When planning for Moderate Income and Affordable Housing, it is essential to use the AMI instead of the City's Medium Household Income, since AMI is a more accurate picture of the needs of housing.

Summary of Affordability in 2018		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$437	\$75,149
>30% to ≤ 50% AMI	\$729	\$125,249
>50% to ≤80% AMI	\$1,166	\$200,398
>80% to ≤100% AMI	\$1,458	\$250,497

Utah's Department of Work Force Services indicates that the Nibley would need to have around 7% of the housing stock for those in >50% to ≤80% AMI, 2% for those >30% to ≤ 50% AMI, and 1% for those ≤30% AMI.

Household Income	Current Building Rate of 68 Home Building Permits a Year	Building Rate at a 145 Home Building Permits a year (predicted population growth)
≤30% AMI	.68 permits a year	1.45
>30% to ≤ 50% AMI	1.36	2.9
>50% to ≤80% AMI	4.76	10.15

NIBLEY CITY ZONING AND SUBDIVISION OPTIONS

Nibley City currently provides for a few zoning options for residential development. The table below shows the standard by right zoning with the minimum lot size, frontage, and setbacks.

NCC 19.22.010 Space Requirement Chart

		A	R-E	R-1	R-1A	R-2	R-2A
A.	Minimum lot area	5 acres	2 acres	1 acre	3/4 acre	1/2 acre	12,000 sq. ft. average size of 14,000 sq. ft.
	Minimum lot width, measured at setback line	200	200	200	150	100	100
B.	Setback principal uses						
	Front yard	30(35) ³	30(35) ³	30(35) ³	30(35) ³	30(35) ³	30(35) ³
	Side yard, interior	15 ³	15	10	10	10	10
	Side yard, street	25(35) ³	25(35) ³	25(35) ³	25(35) ³	25(35) ³	25(35) ³
	Rear yard	30	30	30	30	25	25

Within these standard zones, single-family units are the main housing type, but duplexes and attached Accessory Dwelling Units are both permitted as long as they comply with standards listed in Title 10. In addition to standard zoning, Nibley City allows for three other forms of subdivisions that are currently allowed and one type that has been repealed.

CLUSTER SUBDIVISIONS

A cluster Subdivision allows for a developer to be able to decrease their lot size in exchange for preserved open space. This open space can take the form of a park or agricultural land. There is no density bonus that accompanies these types of developments within Nibley City.

Current Cluster Subdivision

- Stonebridge located at 1200 W and 2980 S

PLANNED UNIT DEVELOPMENT (PUD) REPEALED

Nibley City's Planned Unit Development Code was repealed in 2011. Nibley City has approved a new Residential-Planned Unit Development in May of 2019 that will be discussed below. This ordinance allowed for greater density and flexibility for developers to negotiate with the City for density and open space. There are three subdivisions that have been approved and developed under the former PUD Ordinance.

- Spring Creek Crossing located at Nibley Park Ave. (2350 S) and around 1250 W
- Sunset Parks located at 1000 W and 2770 S
- The Cottages Community located at 250 W and 3515 S

RURAL PRESERVATION SUBDIVISION/CONSERVATION SUBDIVISION

The Rural Preservation Subdivision (renamed from Conservation Subdivision) is a subdivision option that allows for development in R-1, R-1A, R-2, and to some extent R-2A to receive a higher density and smaller lot size in exchange for preserved open space. The lot size and density bonus are tiered based on the percentage of the project that is dedicated as open space.

- Maple View Estates Located east of 1200 W and south of 2600 S
- The Cottonwoods located at Hollow RD and 4030 S
- Apple Creek located south of 3200 S and at 500 W
- Meadow Creek located at 2850 S and 150 E



RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD)

In May of 2019, Nibley City adopted Nibley City Code 19.32 Residential Planned Unit Development. This new section of code allows for a developer to apply for an overlay zone in six sections of town zoned for half acre lots, three-quarter acres lots, or full acres lots minimums and would allow a developer to develop up to twelve units pre net developable acre. At the time of this writing, no R-PUDs have been applied or approved.

GOALS, PROJECTS, AND ACTION ITEMS

ALLOW FOR AND REDUCE REGULATION RELATED TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES.

Nibley City currently allows for attached accessory dwelling units (ADUs). These ADUs mostly take form of basement apartments. Nibley City should consider expanding allowances for detached ADUs with most residential zones. ADUs can be a great way to expand moderate income housing stock with minimal impacts to neighborhoods and spread them throughout the City. As established above, many of Nibley City lots are larger than half acres.

Moderate Income Housing Considerations

- How large would the City allow an ADU be in reference to the primary structure
- What zones and/or lot sizes would a detached ADU be allowed?

- Parking requirements? Having no or minimal parking requirements would allow for more homeowners to build ADUs
- Property owner
- Make ADUs for short-term rentals as a prohibited use
- Registration of ADUs so the City could track number of units.

Timeframe: Early 2020

ALLOW FOR HIGHER DENSITY OF MODERATE INCOME RESIDENTIAL DEVELOPMENTS IN COMMERCIAL AND MIXED-USE ZONES TOWN CENTER, NEIGHBOR COMMERCIAL, AND OTHER EMPLOYMENT AREAS

Nibley City 2016 General Plan recommends establishing and creating a town-center area that would be composed of commercial, residential and open space uses. The City in May of 2019 passed an R-PUD that would allow for the beginning development of a town center area. This R-PUD would allow for some commercial areas within the R-PUD and allow for townhomes and single-family homes. The City should continue to plan and update City zoning code for a town-center that would allow mix use within Commercial and Neighborhood Commercial Zones.

Moderate Income Housing Considerations

- Create mix use areas within the future Town-Center
- Allow for apartments and condominiums within Neighborhood Commercial Zones attached to commercial buildings

Timeframe: End of 2020

REZONE FOR DENSITIES NECESSARY TO ASSURE THE PRODUCTION OF MODERATE INCOME HOUSING

Nibley City has recently passed an R-PUD ordinance with increased density within areas of the City. The R-PUD Overlay Zone increases the density from half to full acre lots depending on the area of town, to allowing up to twelve units pre-net developable acre. The City should work with property owners and developers in approving an appropriate amount of R-PUD Overlay Zones and Developments to help achieve the needs of affordable housing.

Nibley City should also continue working on the Town Center Planning and Zoning Ordinance and allow for a variety of housing types, including single family homes, townhomes, condominiums and apartments as part of that zoning criteria and development. Nibley City should involve Cache County Transit District (CVTD) in these plans to provide for sufficient public transportation in the area. This would allow for residents of the Town Center to have easy access to major employment, recreation and shopping centers in Cache Valley, including Utah State University.

Moderate Income Housing Considerations

- Create a Town Center Zoning Ordinance that would allow for mix use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses.
- Involve (CVTD) with Town Center and provide areas for bus stopes and active transportation within the development.
- Work closely with Developers and property owners and make appropriate rezones for R-PUD developments.

ENCOURAGE AND REFFER RESIDENTS TO SEEK HELP THROUGH BRAG

Low income rent asstiance: Housing voucher

Emergnecy Housing Assitance: Can pay first months rent, once in a life time type of thing. Needs an evection notice. Homeless prevestion step.

Heat Assistance:

Weatherization Program: Housholds can resvice help providing weatherization, installiation.

Frist time home buyer assistance: Can come in and get a small loan to help cover down payment or

Single Family repair program: things like roofs or other safety repairs. Must be for owner occupied.