

CHAPTER 5: MODERATE INCOME HOUSING

2019 UPDATE SUMMARY

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate income housing as part of a General Plan. It outlines a responsibility of a City to facilitate a “reasonable opportunity” for those households with moderate incomes to live within the City. In 2010, Holladay completed its Moderate Income Housing Plan and the plan was reviewed and updated in 2013 and again in 2016 with the General Plan update. Additionally, the city submitted in October of 2017 a “*Moderate Income Housing Review Report*” (included) report to the State of Utah outlining statistical data and other findings regarding this issue. That report was acceptable to the State. The current version provided compliance with previous Utah State Code requirements (Section 10-9a-403). ~~While a moderate income housing plan~~ The requirement to include a moderate income housing ~~has~~element has existed in state statute since the 1990s, ~~this bill provides stronger guidance on that requirement and implements an annual reporting requirement. In a~~ addition, ~~However recent legislation by the state now~~ cities are now requires more from cities regarding this issue. Among other things cities must ~~choose from a menu of specific housing strategies and report on those requirements annually, including,~~ Cities must implement ing and report ing on **three or more of the following State defined** strategies each year in order to be eligible for state transportation funds via either the Transportation Investment Fund (TIF) or the Transit Transportation Investment Fund (TTIF). This new law, SB 34, having now amended state code further clarifies the municipality’s role. Specifically, the revisions require a municipality to adopt, or amend accordingly, the following elements:

1. **Land Use element:** consider location(s) of land for housing residents of various income levels in addition to the other categories of public and private uses of land. *This will be addressed in Chapter 2 of the General Plan – Land Use, Urban Design and Neighborhood Preservation*
2. **Transportation and Traffic Circulation element:** “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation and correlate the plan with population and employment projections, and proposed land use elements. *This will be addressed in Chapter 3 of the General Plan – Transportation Network*
3. **Moderate Income Housing (MIH) element:** provide for reasonable opportunities for a variety of housing - including MIH, by;
 - a. meeting the needs of people of various income levels living, working, or desiring to live or work in the community;
 - b. allowing people with various incomes to benefit from and participate in all aspects of neighborhood and community life,
 - and
 - c. Provide analysis on how to provide a realistic opportunity for the development of MIH within 5 years

And shall include a recommendation to implement 3 or more of the strategies listed in the bill’s “menu”. *This will be addressed in Chapter 5 of the General Plan -- Moderate Income Housing.*

4. Annual Reporting and Review Schedule element: annually review of and implementation of the MIH plan. Reporting shall include:

- a) Revised estimate of the need for MIH in the next 5 years;
- b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income;
- c) Description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency;
- d) Description of the implementation of the MIH recommendations aka 'menu'

Accordingly, the City of Holladay will make revisions to Chapters 2, 3 & 5 of the City of Holladay General Plan.

~~Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate income housing as part of a general plan. It outlines a responsibility of a City to facilitate a "reasonable opportunity" for those households with moderate incomes to live within the City. In 2010, Holladay completed its Moderate Income Housing Plan and the plan was reviewed and updated in 2013,,,. This chapter is meant as a review and update of that plan. Detailed data supporting the conclusions in this chapter can be found within this Chapter in the Updated General Plan Study, Appendix A.~~

GOALS, STRATEGIES AND CHALLENGES

The goal of this chapter ~~now, are to comply with the directives of most recent state law is to direct opportunities~~ for the inclusion of new, or the continued support of, housing designed specifically for those in the City who could benefit from access to "moderate income" or "affordable" housing. More specifically the goals of this chapter are designed to:

1. *Provide the opportunity for development of housing options for different ages, lifestyles, and incomes;*
2. *Accommodate additional new ~~dwelling~~ dwellings by focusing appropriate additional ~~dwelling possibilities~~ density in areas that would not conflict with in existing ~~and redeveloping~~ neighborhoods ~~and mixed use districts~~, ~~and throughout the City~~;*
- ~~3. Promote the replacement of the eighteen housing dwellings lost during the expansion of the City Hall Park.~~

As noted in previous chapters, needed dwellings could be added as duplexes or twin homes within the areas identified on the Future Land Use Map in Chapter 2 as "Medium Density Residential-Two Unit" development areas. This type of housing could provide another opportunity for moderately priced dwellings. Mixed-use projects within specifically ~~designated areas~~ established commercial areas of the City such as the Holladay Village and the old Cottonwood Mall site, now proposed to be called "Holladay Hills" (July 2019), should currently allow include residential dwellings at elevated density allowances over other non-single family zones elsewhere in Holladay. A new mixed use zone is presently being proposed for the

commercial area on the south gateway to Holladay. This area, Holladay Crossroads, and the new Holladay Crossroads HCR-zone have significant potential to allow for residential development in a more vertical fashion where there are not *any* residential dwellings at this time. *slightly higher densities*. Together with a policy of supporting the continued use and maintenance of older, established housing stock, these strategies *will undoubtedly should* help in providing *some* additional residential opportunities for the wide range of Holladay's citizens. *However, even with significant additional density allowances in select parts of Holladay, it may not automatically translate to more affordability for those of more modest financial means as intended in SB 34 and HB 259. Holladay faces the following challenges in providing more affordable housing:*

- *Scarcity of developable land*
- *Resident opposition to increases in dwelling density.*
- *Lack of zoning options/tools*
- *Holladay's elevated land values and exclusivity.*
- *Holladay's somewhat unique age and household income demographic.*

CURRENT HOUSING SUPPLY -- 2019

Past Moderate Income Housing Plans by the city have estimated that between 18-28 percent of all dwellings in Holladay are moderately priced (80%) of AMI. For the targeted very-low, and low-income households, however, there are few of these units available that are affordable to households below 50 percent of AMI.

Moderate income housing is defined by HUD as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located." This study uses Area Median Income (AMI) in Salt Lake County as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to calculate moderate income thresholds for an average household.

In order to determine the availability of moderate income housing, or the opportunity for low- to moderate income households to live in the City, this section defines "moderate income" for the targeted income groups *as moderate income at 50-80 percent, low income at 30-50 percent, and very low income at 0-30 percent of the AMI in Salt Lake County. (Not Holladay).* The FY 2019 HUD AMI¹ is \$82,700. Given this AMI, the targeted income group cut-offs, with moderate income home price ranges for sale and rental product are shown in Table 5.1 below.

¹ The HUD AMI figure is released annually. It is based on a median family income and used as a standard figure across all HUD programs. Although it is a family income, it is the standard figure used by HUD and other housing programs, as well as affordability studies and consolidated plans, even when compared against households. This is to maintain comparability across programs and studies. This study uses the HUD AMI for this comparability and industry standard. If household income were to be used instead of family income to compare to moderate income housing units, the City would find less moderate income units within the City.

Table 5-1-5.1 --SUPPORTING DATA

Section 1: Population by tenure in Holladay city

<u>Table B01003</u> <u>Table B25008</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>Annual</u> <u>Growth</u> <u>Rate</u> <u>(Slope)</u>	<u>2024</u> <u>Projection</u>	<u>Difference</u> <u>between</u> <u>2017 and</u> <u>2024</u>
<u>Total Population:</u> <u>(ACS Table B01003)</u>	<u>25,405</u>	<u>30,793</u>	<u>733</u>	<u>35,911</u>	<u>5,118</u>
<u>Total Population in occupied</u> <u>housing units</u> <u>(ACS Table B25008)</u>	<u>25,000</u>	<u>30,591</u>	<u>753</u>	<u>35,907</u>	<u>5,316</u>
<u>Total Population in owner-</u> <u>occupied housing</u> <u>(ACS Table B25008)</u>	<u>18,869</u>	<u>23,944</u>	<u>659</u>	<u>28,469</u>	<u>4,525</u>
<u>Total Population in renter-</u> <u>occupied housing</u> <u>(ACS Table B25008)</u>	<u>6,131</u>	<u>6,647</u>	<u>94</u>	<u>7,438</u>	<u>791</u>

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Holladay city

<u>Table B25001</u> <u>Table B25032</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>Annual</u> <u>Growth</u> <u>Rate</u> <u>(Slope)</u>	<u>2024</u> <u>Projection</u>	<u>Difference</u> <u>between</u> <u>2017 and</u> <u>2024</u>
<u>TOTAL HOUSING UNITS</u> <u>(ACS Table B25001)</u>	<u>10,333</u>	<u>12,021</u>	<u>244</u>	<u>13,716</u>	<u>1,695</u>
<u>Total occupied units</u> <u>(ACS Table B25032)</u>	<u>9,593</u>	<u>11,297</u>	<u>249</u>	<u>13,179</u>	<u>1,882</u>
<u>Owner-occupied structures</u> <u>(ACS Table B25032)</u>	<u>7,062</u>	<u>8,759</u>	<u>240</u>	<u>10,465</u>	<u>1,706</u>
<u>1 unit, detached</u>	<u>5,783</u>	<u>7,262</u>	<u>216</u>	<u>8,856</u>	<u>1,594</u>
<u>1 unit, attached</u>	<u>763</u>	<u>751</u>	<u>-9</u>	<u>629</u>	<u>-122</u>

2 units	71	119	10	218	99
3 or 4 units	137	166	3	171	5
5 to 9 units	104	285	29	493	208
10 to 19 units	93	81	-6	26	-55
20 to 49 units	66	33	-6	-20	-53
50 or more units	45	36	-2	20	-16
Mobile homes	0	26	3	50	24
Boat, RV, van, etc.	0	0	1	23	23
Renter-occupied structures (ACS Table B25032)	2,531	2,538	8	2,714	176
1 unit, detached	417	678	45	1,020	342
1 unit, attached	333	398	0	440	42
2 units	434	369	2	453	84
3 or 4 units	222	251	3	234	-17
5 to 9 units	193	269	6	335	66
10 to 19 units	491	214	-38	-42	-256
20 to 49 units	347	293	-4	249	-44
50 or more units	94	66	-5	26	-40
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0

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

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Holladay city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total households in occupied housing units (ACS Table B25003)	9,593	11,297	249	13,179	1,882
Total households in owner- occupied housing (ACS Table B25003)	7,062	8,759	240	10,465	1,706

<u>With a Mortgage</u> (ACS Table B25081)	<u>4,483</u>	<u>5,558</u>	<u>151</u>	<u>6,588</u>	<u>1,030</u>
<u>Without a Mortgage</u> (ACS Table B25081)	<u>2,579</u>	<u>3,201</u>	<u>89</u>	<u>3,877</u>	<u>676</u>
<u>Total households in renter-occupied housing</u> (ACS Table B25003)	<u>2,531</u>	<u>2,538</u>	<u>8</u>	<u>2,714</u>	<u>176</u>

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Holladay city

<u>Table B25004</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>Annual</u> <u>Growth</u> <u>Rate</u> <u>(Slope)</u>	<u>2024</u> <u>Projection</u>	<u>Difference</u> <u>between</u> <u>2017 and</u> <u>2024</u>
<u>Total vacant units</u> (ACS Table B25004)	<u>740</u>	<u>724</u>	<u>-4</u>	<u>537</u>	<u>-187</u>
<u>For rent</u> (ACS Table B25004)	<u>195</u>	<u>76</u>	<u>-12</u>	<u>7</u>	<u>-69</u>
<u>Rented, not occupied</u> (ACS Table B25004)	<u>67</u>	<u>0</u>	<u>-11</u>	<u>-90</u>	<u>-90</u>
<u>For sale only</u> (ACS Table B25004)	<u>302</u>	<u>166</u>	<u>-16</u>	<u>35</u>	<u>-131</u>
<u>Sold, not occupied</u> (ACS Table B25004)	<u>34</u>	<u>20</u>	<u>-2</u>	<u>-3</u>	<u>-23</u>
<u>For seasonal, recreational,</u> <u>or occasional use</u> (ACS Table B25004)	<u>0</u>	<u>77</u>	<u>10</u>	<u>147</u>	<u>70</u>
<u>For migrant workers</u> (ACS Table B25004)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Other vacant</u> (ACS Table B25004)	<u>142</u>	<u>385</u>	<u>27</u>	<u>441</u>	<u>56</u>

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in

Holladay city

<u>Table B25010</u>	<u>2009 American Community Survey</u>	<u>2017 American Community Survey</u>	<u>2024 Projection</u>
<u>Average Household Size (ACS Table B25010)</u>	<u>2.61</u>	<u>2.71</u>	<u>2.72</u>
<u>Average Owner Household Size (ACS Table B25010)</u>	<u>2.67</u>	<u>2.73</u>	<u>2.72</u>
<u>Average Renter Household Size (ACS Table B25010)</u>	<u>2.42</u>	<u>2.62</u>	<u>2.74</u>

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Holladay city

<u>Table B25088 Table B25064</u>	<u>2009 American Community Survey</u>	<u>2017 American Community Survey</u>	<u>Annual Growth Rate (Slope)</u>	<u>2024 Projection</u>	<u>Difference between 2017 and 2024</u>
<u>Total owner-occupied housing unit costs (ACS Table B25088)</u>	<u>\$1,203</u>	<u>\$1,340</u>	<u>\$15</u>	<u>\$1,416</u>	<u>\$ 76</u>
<u>Units with a mortgage (ACS Table B25088)</u>	<u>\$1,695</u>	<u>\$1,818</u>	<u>\$6</u>	<u>\$1,836</u>	<u>\$ 18</u>
<u>Units without a mortgage (ACS Table B25088)</u>	<u>\$438</u>	<u>\$517</u>	<u>\$9</u>	<u>\$580</u>	<u>\$ 63</u>
<u>Median gross rent (ACS Table B25064)</u>	<u>\$834</u>	<u>\$1,048</u>	<u>\$24</u>	<u>\$1,209</u>	<u>\$ 161</u>

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Holladay city

<u>Table B25119</u>	<u>2009 American Community Survey</u>	<u>2017 American Community Survey</u>	<u>Annual Growth Rate (Slope)</u>	<u>2024 Projection</u>	<u>Difference between 2017 and 2024</u>
<u>Median household income (ACS Table B25119)</u>	<u>\$63,384</u>	<u>\$81,409</u>	<u>\$2,255</u>	<u>\$95,282</u>	<u>\$ 13,873</u>
<u>Owner-occupied income (ACS Table B25119)</u>	<u>\$75,500</u>	<u>\$99,336</u>	<u>\$3,037</u>	<u>\$120,656</u>	<u>\$ 21,320</u>
<u>Renter-occupied income (ACS Table B25119)</u>	<u>\$42,743</u>	<u>\$45,203</u>	<u>\$531</u>	<u>\$48,413</u>	<u>\$ 3,210</u>

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Salt Lake County Area Median Income (AMI)*

<u>Table B19019 Table B19119</u>	<u>2009 American Community Survey</u>	<u>2017 American Community Survey</u>	<u>Annual Growth Rate (Slope)</u>	<u>2024 Projection</u>	<u>Difference between 2017 and 2024</u>
<u>Median HOUSEHOLD income (ACS Table B19019)</u>	<u>\$0</u>	<u>\$67,922</u>	<u>\$4,987</u>	<u>\$109,679</u>	<u>\$ 41,757</u>
<u>1-person household</u>	<u>\$29,347</u>	<u>\$35,234</u>	<u>\$680</u>	<u>\$39,400</u>	<u>\$ 4,166</u>
<u>2-person household</u>	<u>\$60,515</u>	<u>\$70,072</u>	<u>\$1,063</u>	<u>\$76,112</u>	<u>\$ 6,040</u>
<u>3-person household</u>	<u>\$66,549</u>	<u>\$79,895</u>	<u>\$1,452</u>	<u>\$87,757</u>	<u>\$ 7,862</u>
<u>4-person household</u>	<u>\$72,043</u>	<u>\$88,785</u>	<u>\$1,883</u>	<u>\$99,734</u>	<u>\$ 10,949</u>
<u>5-person household</u>	<u>\$72,151</u>	<u>\$87,250</u>	<u>\$1,461</u>	<u>\$92,922</u>	<u>\$ 5,672</u>
<u>6-person household</u>	<u>\$79,716</u>	<u>\$92,268</u>	<u>\$1,019</u>	<u>\$93,541</u>	<u>\$ 1,273</u>
<u>e 7-person household</u>	<u>\$81,746</u>	<u>\$96,814</u>	<u>\$1,165</u>	<u>\$97,309</u>	<u>\$ 495</u>
<u>Median FAMILY income (ACS Table B19119)</u>	<u>\$66,413</u>	<u>\$78,828</u>	<u>\$1,342</u>	<u>\$85,868</u>	<u>\$ 7,040</u>
<u>2-person family</u>	<u>\$59,252</u>	<u>\$68,991</u>	<u>\$973</u>	<u>\$74,200</u>	<u>\$ 5,209</u>
<u>3-person family</u>	<u>\$63,983</u>	<u>\$78,081</u>	<u>\$1,557</u>	<u>\$87,394</u>	<u>\$ 9,313</u>
<u>4-person family</u>	<u>\$72,222</u>	<u>\$88,255</u>	<u>\$1,877</u>	<u>\$99,082</u>	<u>\$ 10,827</u>
<u>5-person family</u>	<u>\$73,345</u>	<u>\$87,065</u>	<u>\$1,310</u>	<u>\$91,148</u>	<u>\$ 4,083</u>
<u>6-person family</u>	<u>\$80,836</u>	<u>\$92,594</u>	<u>\$1,006</u>	<u>\$93,644</u>	<u>\$ 1,050</u>
<u>e 7-person family</u>	<u>\$85,906</u>	<u>\$95,705</u>	<u>\$749</u>	<u>\$91,785</u>	<u>\$</u>

					(3,920)
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Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

*NOTE: AMI is calculated at the COUNTY level.

The estimates below are provided for informational purposes only.
You are not required to report the data below this line.

Population Not Living in Occupied Housing as Defined by the U.S. Census Bureau

<u>Table B01003</u> <u>Table B25008</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>Annual</u> <u>Growth</u> <u>Rate</u> <u>(Slope)</u>	<u>2024</u> <u>Projection</u>
Population living in group housing, homeless, or other living arrangements	405	30,793	2,019	25,837

Annual Vacancy Rates

<u>Table B25003</u> <u>Table B25004</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2024</u> <u>Projection</u>
Total Vacancy Rate	6.7%	5.7%	3.8%
Homeowner Vacancy Rate	4.1%	1.9%	0.3%
Rental Vacancy Rate	7.2%	2.9%	0.3%

NOTE: The cost burden ratios presented below are estimates of the **TYPICAL** household in the municipality. The severity of a household's cost burden increases as its income declines.

Average Housing Cost Burden Ratio

<u>Table B25064</u> <u>Table B25088</u> <u>Table B25119</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2024</u> <u>Projection</u>

Ratio of the municipality's median rent to the median RENTER household income in the municipality	23.4%	27.8%	30.0%
Ratio of the municipality's median mortgage costs to median OWNER household income in the municipality	26.9%	22.0%	18.3%

Ratios greater than 30% indicate that the average renter/owner household in the municipality is burdened by housing costs. Ratios greater than 50% indicate that the average renter/owner household in the municipality is severely burdened by housing costs

Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household

<u>Table B25088</u> <u>Table B19019</u>	<u>2009</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2017</u> <u>American</u> <u>Community</u> <u>Survey</u>	<u>2024</u> <u>Projection</u>
Ratio of median rent in the municipality to 100% of the median income of a family of 4 in the county	13.9%	14.2%	14.6%
Ratio of median rent in the municipality to 80% of the median income of a family of 4 in the county	17.3%	17.8%	18.3%
Ratio of median rent in the municipality to 50% of the median income of a family of 4 in the county	27.7%	28.5%	29.3%
Ratio of median rent in the municipality to 30% of the median income of a family of 4 in the county	46.2%	47.5%	48.8%

Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2018 Shortage	<u>Renter Households</u>	<u>Affordable Rental Units</u>	<u>Available Rental Units</u>	<u>Affordable Units - Renter Households</u>	<u>Available Units - Renter Households</u>
<u>≤ 80% HAMFI</u>	<u>1,715</u>	<u>2,665</u>	<u>1,745</u>	<u>950</u>	<u>30</u>
<u>≤ 50% HAMFI</u>	<u>865</u>	<u>1,205</u>	<u>495</u>	<u>340</u>	<u>-370</u>
<u>≤ 30% HAMFI</u>	<u>400</u>	<u>225</u>	<u>30</u>	<u>-175</u>	<u>-370</u>

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	<u>Renter Households</u>	<u>Affordable Rental Units</u>	<u>Available Rental Units</u>	<u>Affordable Units - Renter Households</u>	<u>Available Units - Renter Households</u>
<u>≤ 80% HAMFI</u>	<u>1,675</u>	<u>2,560</u>	<u>1,724</u>	<u>885</u>	<u>49</u>
<u>≤ 50% HAMFI</u>	<u>995</u>	<u>890</u>	<u>389</u>	<u>-105</u>	<u>-606</u>
<u>≤ 30% HAMFI</u>	<u>460</u>	<u>135</u>	<u>4</u>	<u>-325</u>	<u>-456</u>

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	<u>Renter Households</u>	<u>Affordable Rental Units</u>	<u>Available Rental Units</u>	<u>Affordable Units - Renter Households</u>	<u>Available Units - Renter Households</u>
<u>≤ 80% HAMFI</u>	<u>40</u>	<u>105</u>	<u>21</u>	<u>65</u>	<u>-19</u>
<u>≤ 50% HAMFI</u>	<u>-130</u>	<u>315</u>	<u>106</u>	<u>445</u>	<u>236</u>
<u>≤ 30% HAMFI</u>	<u>-60</u>	<u>90</u>	<u>26</u>	<u>150</u>	<u>86</u>

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

<u>Municipal Government:</u>	<u>0</u>	<u>Subsidized by municipal housing programs</u>
<u>State Government:</u>	<u>6</u>	<u>Subsidized by Utah's OWHLF multi-family program</u>
<u>Federal Government:</u>	<u>133</u>	<u>Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program</u>

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

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Family Income Levels as Percentage of AMI in Holladay, Utah (The FY2019 HUD AMI is \$82,700)			
Median Family Income	Income Range	Moderate Income Rental Price Range (per month including utilities)	
< 30% of AMI	< \$24,810	up to \$620	
30% to 50% of AMI	\$24, 801 - \$41,350	\$620 - \$1,034	
50% to 80% of AMI	\$41,350 - \$66,160	\$1,034 - \$1,654	
Household Income Levels as Percent of AMI in Holladay, Utah (The FY2019 HUD AMI is \$82,700)			
Household Income Level	Income Range	Moderate income Home Price Range (4% Mortgage)	Moderate income Rental Price Range (per month including utilities)
< 30% of AMI	< \$20,610	up to \$52,066	up to \$515
30% to 50% of AMI	\$20,610 - \$34,350	\$52,066 - \$119,492	\$515 - \$859
50% to 80% of AMI	\$34,350 - \$54,960	\$119,492 - \$220,631	\$859 - \$1,374

Source: U.S. Department of Housing and Urban Development (HUD)

Table 5-2

SUPPORTING DATA CONTINUED

Comment [JF1]: Yes, this table should be updated but we don't have the data... There isn't information on the breakdown of GRAPI in the area that is more recent than the 2013-2017 Census estimates

Gross Rent as a Percentage of Household Income (GRAPI) in Holladay, Utah		
	Estimate	Percent
Occupied Units paying rent (excluding units where GRAPI cannot be computed)	2,345	
Less than 15% percent	272	11.6%
15.0 to 19.9 percent	411	17.5%
20.0 to 24.9 percent	367	15.7%
25.0 to 29.0 percent	328	14.0%
30.0 to 34.9 percent	314	13.4%
35.0 percent or more	653	27.8%
Not computed	193	
Gross Rent as a Percentage of Household Income (GRAPI) in Holladay, Utah <i>*The U.S. Department of Housing of Urban Development states that people who spend 30% or more are considered cost burdened by housing</i>		
	Estimate	Percent of Residents
Occupied Units paying rent (excluding units where GRAPI cannot be computed)	2,345	
30.0 to 34.9 percent	314	13.4%
35.0 percent or more	653	27.8%
Not computed	193	

Source: U.S. Census Bureau; 2013-2017 American Community Survey 5-year Estimates

The Table above 5-2 expresses the need for more affordable housing options. According to American Community Survey 5-year Estimates from 2013-2017, as 41.2% of residents are paying more than above 30% of gross income for rent which what is considered the threshold for housing affordability.

In response to S.B. 34, the City intends to help bring down the percentage of individuals and families paying above the threshold for housing affordability through the study and adoption of a new Accessory Dwelling Unit (ADU) ordinance in 2020 in order to comply with a required third

strategy per SB 34.—Additionally, the goal is to better connect housing and transportation and land use element of the General Plan to coordinate planning for moderate income housing.

Table 5.3

Housing Tenure in Holladay, Utah			Housing Tenure in Holladay, Utah		
	Estimate	Percent		Estimate	Percent
Occupied Housing Units	11,297		Occupied Housing Units	11,297	
Owner-occupied	8,759	77.50%	Owner-occupied	8,759	77.50%
Renter-occupied	2,538	22.50%	Renter-occupied	2,538	22.50%
Median value of owner-occupied housing units	\$380,500		Median value of owner-occupied housing units	\$380,500	
Median selected monthly owner costs -with a mortgage	\$1,818		Median selected monthly owner costs -with a mortgage	\$1,818	
Median selected monthly owner costs -without a mortgage	\$518		Median selected monthly owner costs -without a mortgage	\$518	
Median gross rent	\$1,048		Median gross rent	\$1,048	

Housing Tenure in Holladay, Utah Total Population: 31,110		
	Estimate	Percent
Occupied Housing Units	11,850	
Owner-occupied	8,951	75.50%
Renter-occupied	2,899	24.40%
Vacant Units	641	
Median Value of Owner-occupied Housing Units	\$475,790	

Source: 2018 Kem C. Gardner Policy Institute

Source: U.S. Census Bureau; 2013-2017 American Community Survey 5-year Estimates

Compared to earlier 5-year estimates conducted by the U.S. Census Bureau, the median value of owner-occupied housing dwellings from 2009-2013 was \$349,400.—According to data supplied by the Wasatch Front Multiple Listing Service and UtahRealEstate.com, the median sales price of a single family home in Holladay's three zip codes for 2018 was \$531,000.- Median household prices have risen dramatically in the last few years which inhibit the ability of many individuals and families to rent or purchase an affordable dwelling. Added to this challenge is important information provided by the State of Utah Workforce Services 2018 Affordable Housing Report that outlines other various issues related to supply and availability.

FUTURE HOUSING SUPPLY -- 2019

PROJECTIONS

Holladay is the smallest municipality in both area and population in Salt Lake County. The population ~~in the City of Holladay~~ is projected to increase from 31,413 in 2015 to 35,883 in 2040, based on projections from the Governor's Office of Management and Budget. Projections indicate upwards of 4000 people could be added to the population of Holladay between 2015 and 2040 a total increase of about 12% over the next 20 years. Some of this projected growth will be attributed to the in-migration of younger, larger families. Based on current averages for household size, a significant number of new dwelling dwellings will be needed to accommodate this growth. However, due to the fact that Holladay has little or no available land in which to construct new dwellings, accommodating new future populations will have to be done by other more creative means including infill, mixed use and allowing for more vertical development in the community, and the allowance of accessory dwelling units (ADU's)

IMPLEMENTATION STRATEGIES

As stated at the beginning of this chapter, the goals of this chapter are designed to:

1. Provide the opportunity for development of housing options for different ages, lifestyles, and incomes;
2. Accommodate additional new dwelling dwellings by focusing appropriate additional dwelling possibilities in existing and redeveloping density in areas that would not conflict with existing neighborhoods, and in new and future mixed-use areas throughout the City;
3. ~~Facilitate the replacement of the eighteen housing dwellings lost during the expansion of the City Hall Master Plan.~~

As previously noted, this General Plan proposes that to accommodate a wide range of housing options, including moderately priced dwellings, the following implementation measures are suggested:

- ~~1.~~ 1. — Review and update where necessary, specific zoning regulations to allow for mixed-use residential development in the Cottonwood Development site, Holladay Village, Holladay Crossroads, Oak ~~wood~~ mont Plaza, and the Black Diamond site.

Update 2019:

- a. Significant success has been achieved in the Holladay Village area with the approval and construction of, or impending approval and construction of, more than 100 new multi-family dwellings with possibly more in the future.
- b. More progress in the creation of new dwellings will occur as the Holladay Hills development will eventually add between 535-614 new dwellings in a 57 acre mixed-use project at the old Cottonwood Mall site ("Holladay Hills").

c. Presently (2019) the Holladay Crossroads area of 6200 South and Highland Drive, one of the city's most important commercial areas, is being proposed for possible redevelopment through a new mixed-use zone, the Holladay Crossroads Zone (HCR). A small area master plan (SAMP) has already been adopted in the Holladay General Plan.

a-d. It is less likely that the Black Diamond sites will develop housing opportunities even though it is perhaps ideal as a viable location for new housing as it appears that Black Diamond may stay at this site for the foreseeable future. The Oakmont Plaza strip center on 2700 East and 4000 South, however, is likely a more realistic location for additional housing as it is not on a major cross street and is smaller in size.

2. Facilitate the development or redevelopment of existing single-family and multi-family parcels that could accommodate additional density.

Update 2019:

a. From time to time, the City has "up zoned" land to allow for new, higher densities, especially along Highland Drive in the last few years.

b. Additionally for many years the City has allowed "deep lot" or "flag lot" development along private lanes as a way to make a more efficient use of land – even though sometimes this particular form of development does not always represent a change in zoning density, but rather the allowance for the use of unproductive, vacant land for homes that would otherwise be "locked up" by the prohibition of this key development pattern.

3. Investigate ways in which to use RDA, and EDA set-aside funds, either in grants or no-interest loans as incentives for citizens to maintain older, more affordable housing stock.

Update 2019:

The City of Holladay has a housing fund generated by RDA projects with approximately a million dollars or more that is earmarked for affordable housing. How exactly those funds will be distributed has not yet been determined but it is likely that the City will use these funds for the maintenance and rehabilitation of existing older, smaller homes as this may be the most efficient way to retain moderately priced dwellings.

3. 4. Allow appropriate higher density development in areas where additional dwelling dwellings may have the most positive impact on the community and will serve to contrast ~~will not negatively impact the with~~ existing development patterns.

Update 2019:

- a. From time to time, the City has “up zoned” land to allow for new, higher densities, several times in fact, along Highland Drive and other major streets, in the last few years. This has resulted in many smaller subdivisions, including attached townhomes and twin homes being built in place of large, older single family homes.
- a-b. Additionally for many years the City has allowed “deep lot” or “flag lot” development along private lanes as a way to make a more efficient use of land – even though sometimes this particular form of development does not represent a change in zoning density, but rather the use of land for homes that would otherwise be “locked up” by the prohibition of this key development pattern.

In order to comply with new SB 34 stipulation, the City of Holladay has chosen three (3) strategies to plan housing for residents of all income levels, as well as coordinate that housing with transportation access and employment opportunities. The first two of these strategies have been addressed and met by the city, and a third is currently being worked on. They are:

1. Allow of higher density or moderate income residential development in commercial or mixed use zones, commercial centers or employment centers
2. Eliminate or reduce parking requirements for residential development where a resident is less likely to own their own vehicle
3. Accessory Dwelling Units (ADU’s) as an additional zoning tool to allow for acceptable infill development throughout the community.
4. Other non-traditional dwelling allowances within existing structures such as granny flats, etc. (not including short term rentals (STR))

In summary to S.B. 34, in addition to the strategies and goals stated earlier in this Chapter, the City intends to help bring down the percentage of individuals and families paying above the threshold for housing affordability, in part, through the study and adoption of a new Accessory Dwelling Unit (ADU) ordinance in 2020 in order to comply with a required **third** strategy per SB 34. Additionally, the goal is to better connect housing and transportation and land use element of the General Plan to coordinate planning for moderate income housing.