



**M A G**

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## Background

- 1990s – Moderate Income Housing Plan as part of General Plan (cities and counties)
  - Estimate of existing supply
  - Estimate of need for the next 5 years
  - Survey of total residential land use
  - Evaluation of zoning's affect on opportunities for moderate income housing
  - Description of the municipalities program to encourage and adequate supply of moderate income housing.

*\*Moderate income housing = housing for households with gross income less than or equal to 80% county median income.*



# SB 34 Requirements

- **Land use**

- Consider location for housing for residents of various income levels

- **Transportation**

- Location and extent of all modes of transportation (roads, transit, **active transportation**)
- Plan residential and commercial around “major transit investment corridors”
  - *Plan for residential and commercial in areas that maintain connections*
- Correlate transportation plan with population and employment projections and the proposed land use element
- Consider the regional transportation plan (MAG RTP or UDOT Statewide Plan)

*\*UDOT must now consider land using during their project selection process*



# SB 34 Requirements

## • **Moderate Income Housing Plan**

- Facilitate a reasonable opportunity for a variety of housing and MIHP shall:
  - Meet needs of people of various income levels living, working or desiring to live in the community
  - Allow people of various incomes to benefit in all aspects of community life
  - Towns may, cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years.
- Additional Requirements – Certain cities and counties must
  - Select and include 3 strategies from the “menu”
  - Fixed guideway public transit station must include a 4<sup>th</sup> that is either G or H

The Specifics:  
The 82 Utah  
cities with  
“menu” &  
reporting  
requirements

Alpine	Kaysville	Sandy
American Fork	Layton	Santa Clara
Bluffdale	Lehi	Santaquin
Bountiful	Lindon	Saratoga Springs
Brigham City	Logan	Smithfield
Cedar City	Mapleton	South Jordan
Cedar Hills	Midvale	South Ogden
Centerville	Midway	South Salt Lake
Clearfield	MillCreek Murray	South Weber
Clinton	Nibley	Spanish Fork
Cottonwood Heights	North Logan	Springville
Draper	North Ogden	St. George
Eagle Mountain	North Salt Lake	Sunset
Enoch	Ogden	Syracuse
Farmington	Orem	Taylorville
Farr West	Park City	Tooele
Fruit Heights	Payson	Tremonton
Grantsville	Plain City	Vernal
Harrisville	Pleasant Grove	Vineyard
Heber	Pleasant View	Washington
Herriman	Providence	Washington Terrace
Highland	Provo	West Bountiful
Holladay	Riverdale	West Haven
Hooper	Riverton	West Jordan
Hurricane	Roy	West Point
Hyrum	Salem	West Valley City
Ivins	Salt Lake City	Woods Cross



## SB 34 Requirements

**All must be completed by December 1, 2019 and submitted to the Department of Workforce Services (DWS)**

**Required to be eligible for state Transportation Investment Fund (TIF) and Transit Transportation Investment Fund (TTIF)**

*(DWS will send a report to Transportation Commission)*



## Next Steps - Reporting

1. Adopt changes to MIH plan
2. Post on Website
3. Draft cover letter and send with plan to DWS by Dec 1, 2019
4. Track progress on selected menu items

# Resources

- Utah League of Cities and Towns
  - <http://www.ulct.org/housing/>
    - Summary of SB34
    - DWS estimating tool
    - WFRC population and employment data (mapping)
    - Training materials
    - “Keys to Housing” guide

The screenshot shows the website for the Utah League of Cities and Towns (ULCT). The header includes the ULCT logo, the text "Utah League of Cities and Towns", a search bar, and the slogan "MAKING LIFE BETTER". The navigation menu includes: About, Legislative Advocacy, Research/Resources, Land Use, Training & Events, Video Library, Job Bank, and Directory.

The main content area is titled "Housing" and contains the following text:

We have compiled Links to Resources to help you with your general plan updates for housing, transit and employment and population projections. Please find a summary of 2019 legislation (SB34) that municipalities must comply with in their land use planning. <https://utahlanduse.org/wp-content/uploads/2019/05/ULCT-Summary-SB34.pdf>

Here are 2 training resources from our May 18, 2019 Housing, Transportation and the General Plan Requirements:

- [ULCT Housing and Transportation General Plan Updates](#)
- [WFRC SB34 Data Resources](#)

We recently updated our “[Keys to Housing](#)” guide to provide insight into which policy keys local policy makers hold and how they can use them. An example to one such key is accommodating accessory dwelling units (ADUs). ULCT staff have also prepared a guide for local government officials considering changing their Accessory Dwelling Unit (ADU) ordinances. That document can be found [here](#).

**WFRC**  
**Wasatch Front Regional Council**  
 General plan data for transit, employment and population projections  
<http://wfr.org/maps-data/general-plan-resources/>

**DWS**  
 Department of Workforce Services

The right sidebar contains social media links and updates:

**Connect with ULCT** (Twitter, Facebook, LinkedIn icons)

- Planning, investing, and leadership: three important keys in managing quality growth. [#CitiesWork](https://tco/tzHs5T20H1)
- What are you doing on Sat am? ULCT Meg Ryan & @WasatchCouncil are training city leaders statewide via @USUAggies ab... <https://tco/D76P6WUG1w>
- You've got a choice to make- spend the wet weekend indoors or help your community earn state funds for housing and... <https://tco/NDPcxipHPT>

**The City Café: ULCT Blog** (RSS icon)

- May 2019 Interim Committee Agendas (Updated)  
 Interim Committee Agenda Report – 5.15\_Updated

**ULCT Calendar** (Calendar icon)

- Annual Convention**  
 When: 9/11/2019 8:00 am - 9/13/2019 3:00 pm  
 Where: Sheraton Salt Lake City Hotel, 150 W 500 S, Salt Lake City, UT 84101, USA

Thank You to our Sponsors



# Resources

- DWS – Housing and Community Development
  - <https://jobs.utah.gov/housing/affordable/moderate/>
  - DWS estimating tool
  - Sample outline
  - Templates
  - Resolution
  - Database of existing plans



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  - Section 8 Landlord Incentive
  - ▼ Moderate-Income Housing
    - Planning
    - Reporting
  - Affordable Housing Database
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## Planning Moderate-Income Housing and Biennial Reporting

### Preparing the Moderate-Income Housing Plan Element

Preparing a new moderate-income housing element, or substantially updating one, can be a major undertaking. Although the Housing and Community Development Division only provides technical input on moderate-income housing plans that municipalities prepare, we have developed a number of useful tools to assist you with meeting this requirement. These tools and resources include:

- An outline and writing guide for planning moderate-income housing
- A model Moderate-Income Housing Element and template
- A model resolution for amending the general plan
- A database of moderate-income housing plans
- A clearinghouse of affordable housing data
- And more [Learn more](#)

### Outline and Writing Guide for planning Moderate-Income Housing

HCDD has prepared a basic outline for the moderate-income housing element of your city's general plan. The outline is based on a number of guidelines and best practices recommended by the American Planning Association and the U.S. Dept. of Housing and Urban Development. The outline also contains a "scorecard" that cities can use to assess the strengths and weaknesses of their current moderate-income housing element. The writing guide provides easy-to-follow tips on preparing a high-quality moderate-income housing plan element. [Learn more](#)

### Model Moderate-Income Housing Element and Template

HCDD has prepared a model plan that may be modified and adopted by municipalities. It also contains suggested methods and techniques to encourage the development and preservation of affordable housing. The template closely follows the recommended outline described above, but to get the most out of it, cities should edit and modify its sections to suit their community's particular housing needs. Cities will still need to conduct their own affordable housing gap analysis to address the current and anticipated housing needs of their community. The emphasis of this template is on setting project-oriented goals that achieve tangible results that meet your community's the affordable housing needs. [Learn more](#)

### Model Resolution for Amending the General Plan

Both the moderate-income housing plan element and biennial housing reports should be formally adopted by resolution and posted on a city's website. Once a city has substantially revised or prepared a new moderate-income housing element, it must formally adopt it as part of its general plan by resolution. New and substantially revised moderate-income housing plans require a period of public notice and comment, as well as a public hearing before being adopted. Cities should also formally adopt the findings report

# Resources

- MAG

Bob Allen

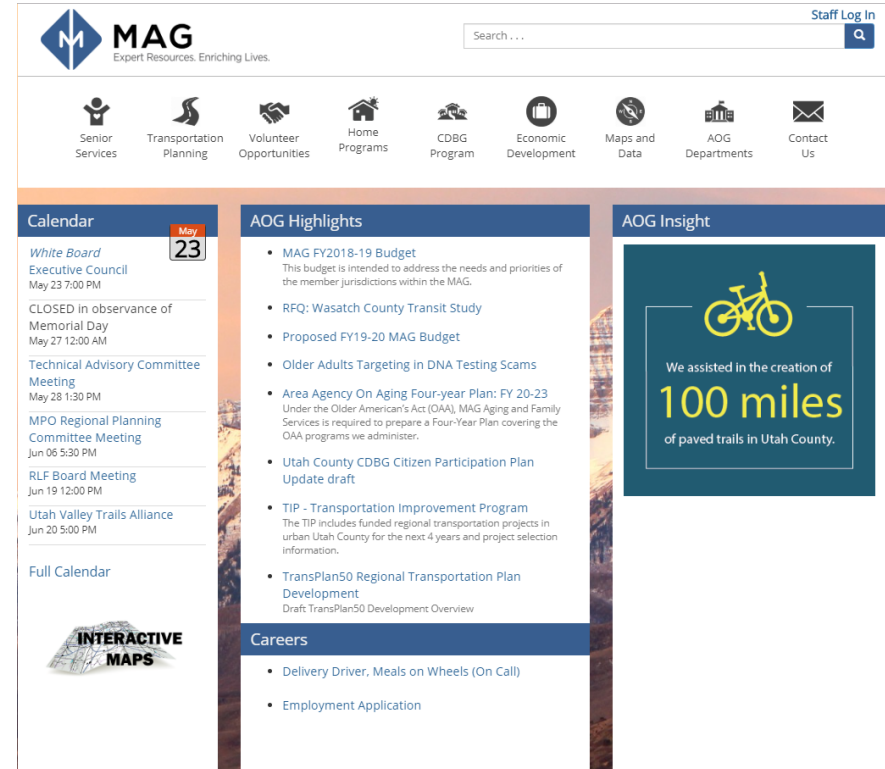
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The screenshot shows the MAG website homepage. At the top left is the MAG logo with the tagline "Expert Resources. Enriching Lives." To the right is a search bar and a "Staff Log In" link. Below the header is a navigation menu with icons for: Senior Services, Transportation Planning, Volunteer Opportunities, Home Programs, CDBG Program, Economic Development, Maps and Data, AOG Departments, and Contact Us. The main content area is divided into three columns:

- Calendar:** Shows a calendar for May with the 23rd highlighted. Events include:
  - White Board Executive Council (May 23 7:00 PM)
  - CLOSED in observance of Memorial Day (May 27 12:00 AM)
  - Technical Advisory Committee Meeting (May 28 1:30 PM)
  - MPO Regional Planning Committee Meeting (Jun 06 5:30 PM)
  - RLF Board Meeting (Jun 19 12:00 PM)
  - Utah Valley Trails Alliance (Jun 20 5:00 PM)
- AOG Highlights:** Lists several key projects and plans:
  - MAG FY2018-19 Budget (with a brief description)
  - RFQ: Wasatch County Transit Study
  - Proposed FY19-20 MAG Budget
  - Older Adults Targeting in DNA Testing Scams
  - Area Agency On Aging Four-year Plan: FY 20-23 (with a brief description)
  - Utah County CDBG Citizen Participation Plan Update draft
  - TIP - Transportation Improvement Program (with a brief description)
  - TransPlan50 Regional Transportation Plan Development (with a brief description)
- AOG Insight:** Features a graphic with a bicycle icon and the text: "We assisted in the creation of 100 miles of paved trails in Utah County."

At the bottom left of the main content area is a link to "Full Calendar" and a graphic for "INTERACTIVE MAPS". At the bottom right is a "Careers" section with two items: "Delivery Driver, Meals on Wheels (On Call)" and "Employment Application".