

Moderate-Income Housing Annual Report



MAPLETON

Date:

12/1/2021

Prepared By:

Sean Conroy
Community Development
Director

sconroy@mapleton.org

Mayor:

Dallas Hakes

dhakes@mapleton.org

Housing Element

Adoption:

4/15/20

Housing Element Link:

<https://www.mapleton.org/wp-content/uploads/2020/04/Moderate-Income-Housing-Element.pdf>

Purpose

Utah Code Section 10-9a-408 requires each municipality to submit an annual report to the State regarding its moderate-income housing plan. Utah Code outlines specific requirements that must be included in the annual report. This document is the City's 2021 annual report to be submitted in compliance with Utah Code.

Reporting Requirements

The reporting requirements are summarized below followed by a City response to each requirement.

10-9a-408(2)(a) – Provide an estimate of the need for moderate income housing for the next five years.

Response: The table below summarizes the City's projections.

Five Year Housing Needs Projection by Category		
Income Category	% of Population	Housing Units Needed in Next 5 Years
Moderate	10%	65
Low	3%	20
Very Low	2%	13
Total	15%	98

10-9a-408(2)(b) – Provide a description of progress made to provide moderate income housing.

Based on the City's adopted Housing Element, it is assumed that new mixed-use apartments, accessory apartments, 4-plex units and town homes would fall within the 80% income category and increase the City's moderate-income housing inventory. The following table summarizes the units that have been added during 2021.

Units Added - 2021	
Unit Type	Total Number
Apartment	9
Accessory Apartment	11
Town home	8
4-plex Senior Units	30
Total	58

10-9a-408(2)(c) – A description of any efforts made by the municipality to utilize a moderate-income housing set-aside.

Response: The City has not made any efforts to utilize a moderate-income housing set-aside. While the City recognizes the need to provide a variety of housing options, it also believes that moderate income households are more likely to benefit from housing that is located near mass transit opportunities, shopping areas and job centers, all of which either do not exist or are limited in Mapleton.

10-9a-408(2)(d) – A description of how the municipality has implemented at least three of the recommendations of section 10-9a-403(2(b)(iii)).

Response: Below is a summary of the selected strategies as well as any progress on implementation.

Strategy #1: Preserve Existing Moderate-Income Housing. The City continues to provide information to residents regarding housing rehabilitation and weatherization programs and provides building inspection services to ensure housing is safe for existing and future occupants. The City will also continue to allow accessory apartments in all residential zones, which is discussed in strategy #2.

Strategy #2: Allow Accessory Apartments. For many years, the City has allowed accessory apartments in most residential zones. On August 4, 2021 the City adopted amendments to its accessory apartment ordinance to ensure compliance with the requirements of HB 82. The amendments included the following:

- Reduced the minimum lot size requirement for attached accessory apartments from 14,500 square feet to 6,000 square feet;
- Reduced the on-site parking requirement from two spaces to one;
- Reduced the fee by approximately 70%; and
- Reduced the design requirements for detached accessory apartments.

These changes will further reduce impediments to accessory apartments within the City.

Strategy #3: Mixed-Use Zoning. The City has approximately 179 acres of land currently zoned General Commercial (GC-1). This zone allows for mixed use development with commercial on the ground floor and residential uses on the upper floor(s). As the City's population and commercial demands increase, the possibility for mixed use housing will likely also increase. The majority of the property zoned GC-1 is also located along Highway 89, the most likely location for mass transit options in the future.

Strategy #4: Change Residential Zoning Requirements for Smaller Lot Sizes. Mapleton City has historically been a large lot zoning community with average lot sizes of one acre or larger. However, to ensure that there are adequate opportunities for a variety of housing types, the City has approved rezoning for four planned-unit development projects consisting of approximately 2,500 residential units (Harvest Park, Sunrise Ranch, Harmony Ridge & Mapleton Village). These developments have or will have a variety of lot and home types including approximately 700 attached units. Building permits for eight town homes have been issued in 2021 and subdivision construction has begun on the first phase of the Mapleton Village project that will include 32 town homes in the first phase.

RESOLUTION NO. 2021-

**A RESOLUTION AUTHORIZING STAFF TO FORWARD THE MODERATE-INCOME
HOUSING ANNUAL REPORT TO THE DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

WHEREAS, Utah Code section 10-9a-403-b requires Mapleton City to adopt a Moderate-Income Housing Element of the General Plan; and

WHEREAS, Mapleton City adopted the current Moderate-Income Housing Element on April 15, 2020; and

WHEREAS, Utah Code section 10-9a-408 requires Mapleton City to submit an annual report regarding progress of the plan; and

WHEREAS, the attached Annual Report complies with Utah Code section 10-9a-408.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to authorize staff to forward the Moderate-Income Housing Annual Report to the Department of Housing and Community Development.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 1st Day of December, 2021.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date: