



MODERATE INCOME HOUSING PLAN

a supplemental element of the
2022 White City General Plan

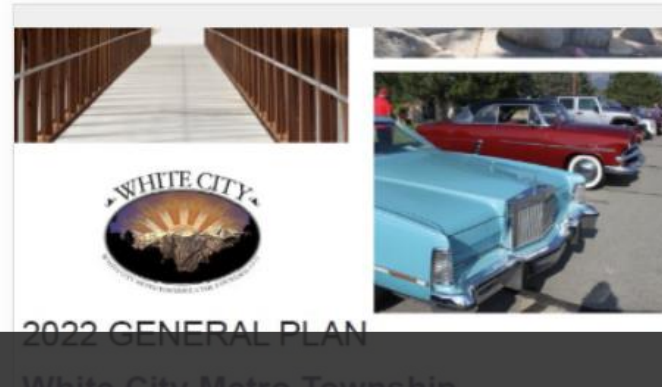
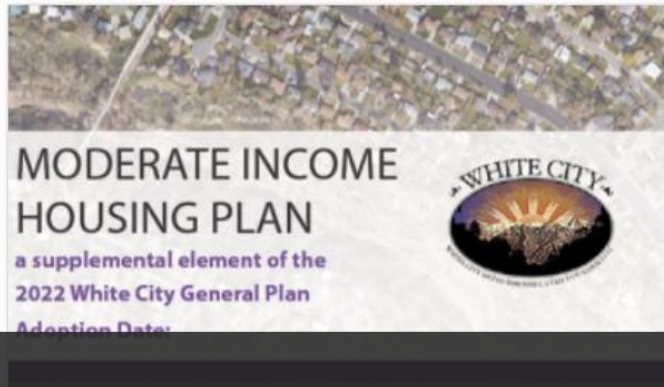
Adoption Date:





Current Long Range Planning Projects

White City is currently working to update the Moderate Income Housing plan as per state requirements that were approved by the legislature in Spring 2022. The Moderate Income Housing Plan is a supplemental document to the General Plan. Click on the draft below to see the updates being made, and click on the 2019 plan to see what was originally proposed. To see the details on the next public hearing to review the plan [click here](#).



Online Resources at: bit.ly/lrp-wc

This is the draft Moderate Income Housing Plan for White City that is being updated per new state requirements passed by the...

The White City General Plan was adopted in April 2022. Currently, due to requirements from the State, White City is updated the...

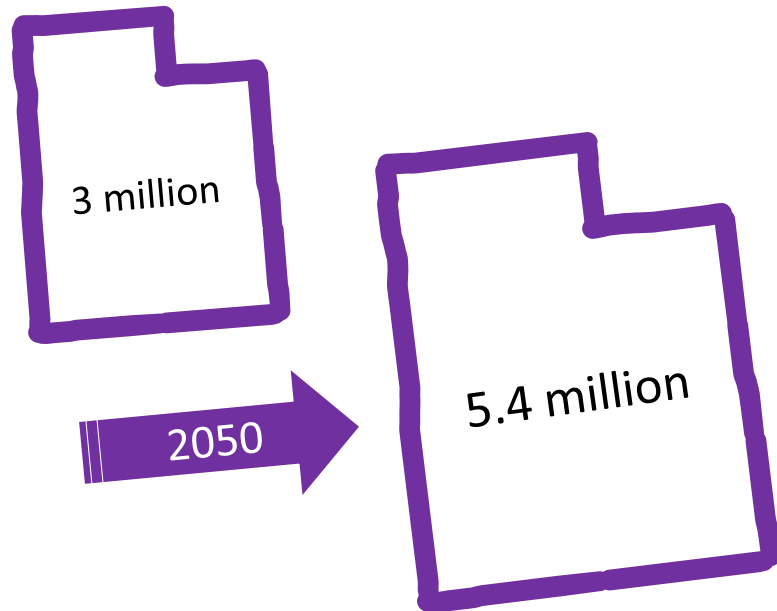
The 2019 White City Moderate Income Housing was adopted as a supplemental document to the White City General Plan. P...

The State of Housing in Utah

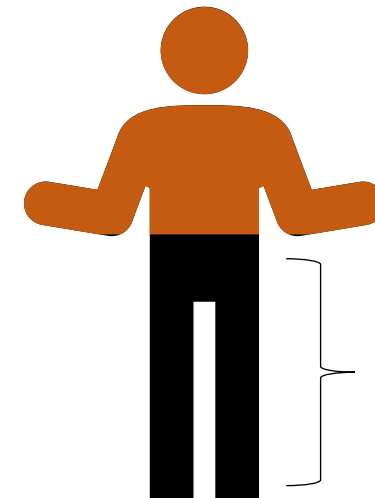
Did you know?

The State of Utah introduced moderate income housing legislation in 2019 that required cities to start preparing for population growth and to offset housing prices.

- In the next 30 years, Utah's population is expected to nearly double.



- Over half of Utah households cannot currently afford a median-priced home in the state.



> 50%
households
priced out

Moderate Income Housing Plan; Element of the General Plan Required by the State

Per State Code:

- (iii) for a specified municipality as defined in Section 10-9a-408, a moderate income housing element that:
 - provides a realistic opportunity to meet the need for additional moderate income housing **within the next five years**;
 - **selects three or more moderate income housing strategies** described in Subsection (2) (b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and
 - includes **an implementation plan** as provided in Subsection (2)(c);



Land Use
Element



MIH
Element



Transportation
Element



Anything Else
Requested by
Community

What exactly is the Moderate Income Housing Plan? State Definition

Did You Know?

The State defines Moderate Income Housing as:

“housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” (10-9a-103)

Per State Code

In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- A. to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- B. to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

(ii) for a town, may include, and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

(c) (i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C),

the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation. (ii) The timeline described in Subsection (2)(c)(i) shall:

- (A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and
- (B) provide flexibility for the municipality to make adjustments as needed.

MIH Plan Outline

(State Requirements for Adoption)



Acknowledgment
of legislative
requirements



Existing
housing data
to assess
need

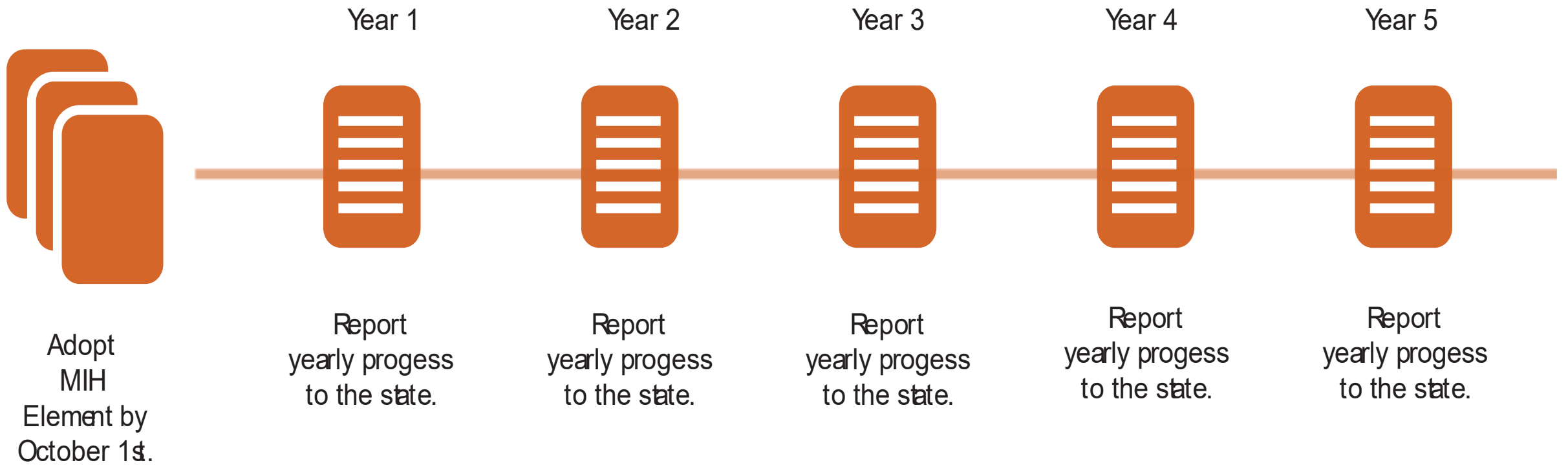


Strategies
to improve
housing
conditions



Implementation
plan with
timeline and
benchmarks

State Requirements After Adoption



The community needs to report on three strategies every year.

Data Summary

5,792

Total Pop.

1,654

Owner Units

26%

Cost-Burdened

1,822

Households

168

Renter Units

25%

Mortgage Burd.

1,464

Families

\$68,380

Household Inc.

28%

Rent Burdened

Did you know?

When households spend more than 30% of their income on housing costs, sudden expenses like hospital bills or vehicle repair are more likely to impact their housing and financial security.

Current Zoning

Yellow = Single-Family Residential

Green = Agricultural (with single-family)

Red = Commercial (1 Property)

Parks and schools are currently in the Single-Family Residential Zones.




So, what do
we do for
our
community?

1. Preserve Existing Housing
2. Offer or improve conditions that build neighborhood stabilization.
3. Create more moderate income housing options, where appropriate.

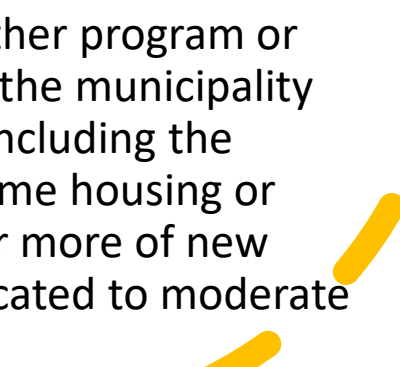


In 2019, the State required all municipalities to choose three strategies.

These strategies were chosen from the public engagement data completed in 2019.

- Previously known as Strategy (L) Preserve current moderate income housing. Offer or improve conditions that build neighborhood stabilization.
 - Previously known as Strategy (W) Support measures and efforts that contribute to neighborhood stabilization and improvement.
 - Previously known as Strategy (E) Create more moderate income housing options.
- 

Now,
municipalities
are required to
choose 3-5
strategies.

1. Strategy (E) Create or allow for and reduce regulations related to, internal or detached accessory dwelling units in residential zones (C10-9a-403 2 (b) (iii) (E)).
 2. Strategy (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing (C10-9a-403 2 (b) (iii) (B)).
 3. Strategy (I) Amend land use regulations to allow for single-family room occupancy developments (C10-9a-403 2 (b) (iii) (I)).
 4. Strategy (U) Develop a moderate income housing project for residents who are disabled or 55 years old or older (C10-9a-403 2 (b) (iii) (U)).
 5. Strategy (W) Create or allow for, and reduce regulations relate to multi-family residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (C10-9a-403 2 (b) (iii) (W)).
 6. Strategy (X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing (C10-9a-403 2 (b) (iii) (X)).
- 

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Strategy Details Steps and Research

Strategy (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing (C10-9a-403 2 (b) (iii) (B)).

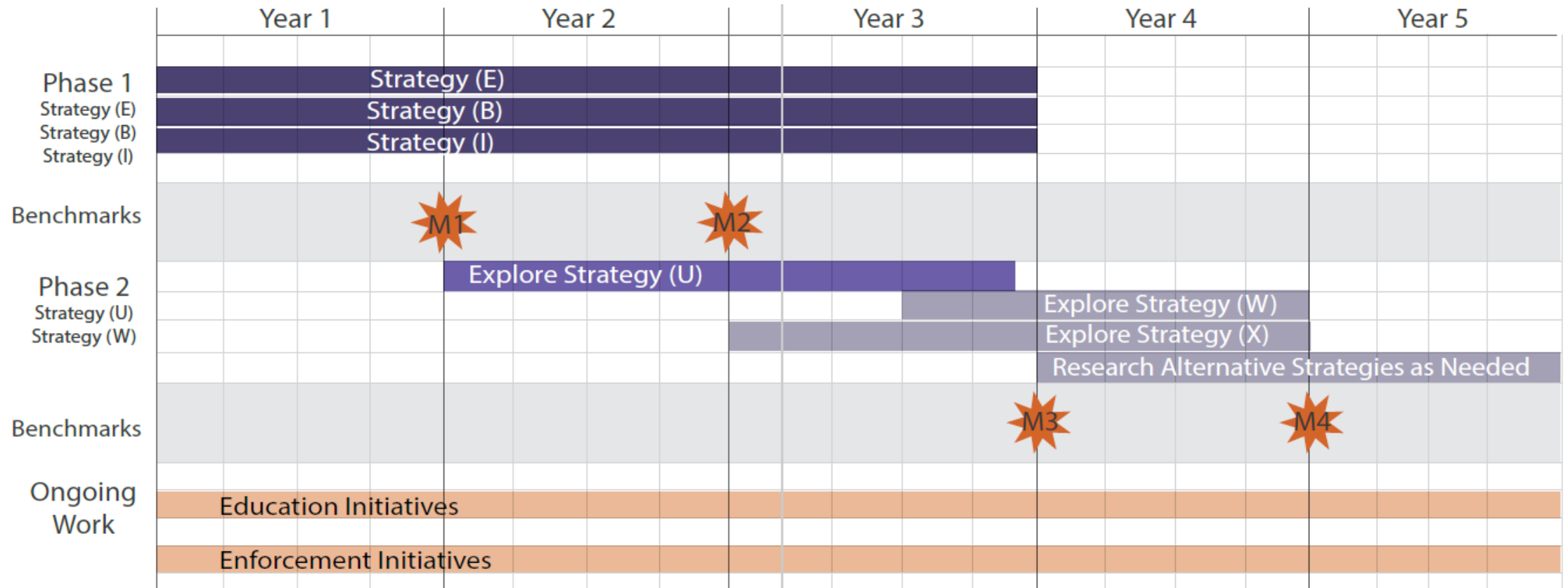
Action: Increase access to safe pedestrian infrastructure and access to nearby amenities, like parks and schools.

Action Goal: This action will help maintain the strong neighborhood fabric of the community which will keep current families in their houses.

Step 1: Complete the Walk White City Plan to have an established priority list of key pedestrian improvements.

Step 2: Start construction on the sego lily improvements.

Step 3: Apply for grants and other funding sources to implement the projects over the next 5 years. Seek to start construction on at least one new transportation or pedestrian project a year.





First Year Milestones (M1)

Goal: Focus on improving conditions that foster internal accessory dwelling units and provide infrastructure that facilitates the continued preservation of moderate income housing.

Increased number of applications to legally establish an IADU.

Complete fiber installation.

Adopted walking plan.

List of prioritized infrastructure projects.



Second Year Milestones (M2)

Goal: Explore other options that may reduce regulation for IADUs and start new infrastructure projects. Research possible implementation of single-occupancy and adopt applicable ordinances if feasible.

Increased number of IADUs.

Some infrastructure projects completed.

Sego lily construction started or completed.

Ordinance changes completed for reduced regulations for IADUs.



Third Year Milestones (M3)

Goal: Continue to preserve moderate income

housing through education and enforcement.

Other strategies may be explored.

More infrastructure projects are completed.

Ordinance adoption to allow development of

a project for residents 55+ years or older.

Land use regulation to required 10% of moderate income housing for future development has been adopted



Fourth Year Milestones (M4)

Goal: Continue to preserve moderate income housing through education and enforcement. If necessary to continue to adequately meet state requirements research the possible implementation of strategy (W) or other alternative strategies as needed to continue to meet state requirements.

More infrastructure projects are completed.

Ordinance to adoption to allow small development compatible in scale and size to single-family residential, in certain areas.

Staff Recommendation with changes

Staff would like to recommend the adoption of the proposed general plan with the following changes:

- Outline in details the steps for each action and estimated timeline and public engagement required, discussed in the staff report.
- Elaborate on sequencing of actions.
- Address small formatting issues like changing headers to make it easier to read.
- Add more information about how to help targeted populations, like 65+.
- Recommendations or revisions from the Planning Commission