

**CITY OF LOGAN
RESOLUTION NO. 22-46**

**A RESOLUTION AMENDING THE LOGAN CITY GENERAL PLAN BY ADOPTING
THE 2022 MODERATE INCOME HOUSING PLAN**

WHEREAS, the Logan City Municipal Council has determined that certain amendments to the Logan General Plan are necessary to comply with Utah State Statute 10-9a-403 requiring the preparation of a Moderate Income Housing Plan; and

WHEREAS, the State Legislature of Utah has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing, enabling people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

WHEREAS, the State Legislature of Utah has determined that cities must prepare a Moderate Income Housing Plan analyzing how the municipality will provide a realistic opportunity for the development of moderate income housing over the next five years; and

WHEREAS, the Planning Commission conducted a workshop on the proposed 2022 Moderate Income Housing Plan on October 13, 2022 and a public hearing on the proposed 2019 Moderate Income Housing Plan on October 27, 2022; and

WHEREAS, the Planning Commission forwarded a Moderate Income Housing Plan with a number of strategies and goals detailing Logan City's approach to the provision of moderate income housing in compliance with Utah State Statute 10-9a-403(2)(b)(iii); and

WHEREAS, the Logan City Municipal Council finds that the adoption of the 2022 Moderate Income Housing Plan is in the public interest.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN that it is their intent to amend the Logan General Plan by adopting the 2022 Moderate Income Housing Plan as attached in Exhibit A:

THIS RESOLUTION duly adopted this ____ day of _____, 2022 by the following vote:

Ayes:

Nays:

Absent:

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

EXHIBIT A



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 1, 2022
FROM: Mike DeSimone, Director
SUBJECT: Resolution #22-46 (General Plan Amendment – 2022 Moderate Income Housing Plan)

Summary of Planning Commission Proceedings

Project Name: 2022 Moderate Income Housing Plan
Request: General Plan Amendment
Project Address: Citywide
Recommendation of the Planning Commission: **Approval**

On October 27, 2022, the Planning Commission recommended the Municipal Council **approve** the Moderate Income Housing Plan as an amendment to the Logan City General Plan.

This is a proposal to amend the Logan City General Plan by adopting the 2022 Moderate Income Housing Plan. The State Legislature mandates that every five years, all cities are required to adopt a Moderate Income Housing Plan that meets the needs of people of various income levels living, working, or desiring to live or work in the community; allows people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and includes an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing with the next five years.

The State requirements were changed in 2022 requiring that municipalities select their specific Moderate Income Housing Strategies from a list contained in Utah State Statute 10-9a-403(2)(b)(iii) and include implementation plans detailing how the City will follow through on the provision of Moderate Income Housing. The Commissions recommendation include eight (8) strategies along with a number of strategies recommended by staff.

Planning Commissioners vote (6-0):

Motion: S. Doutre

Second: R. Crowshaw

Yea: J. Lucero, J. Guth, D. Lewis, S. Doutre, E. Peterson, R. Crowshaw

Abstain: none **Nay:** none

Attachments:

Staff Reports (PC)

Resolution #22-46

Draft 2022 Moderate Income Housing Plan



**Project #22-060
Moderate Income Housing Plan (2022)
General Plan Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	2022 Moderate Income Housing Plan
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Plan Amendment/Housing Plan
<i>Type of Action:</i>	Legislative
<i>Dates of Hearing:</i>	PC Workshop October 13, 2022 PC Hearing October 27, 2022 LMC Workshop November 1, 2022 LMC Hearing November 15, 2022
<i>Submitted By:</i>	Mike DeSimone, Director

Background

Logan City adopted the current Moderate Income Housing Plan (MIHP) August 8, 2019. In 2022, the State Legislature passed HB 462 modifying the States moderate income housing strategies as well as providing clearer expectations for local municipalities in meeting the requirement to provide for moderate income housing in their communities. The direction under HB 462 is that municipalities are required to implement strategies from the specific list of 26 strategies, prepare implementation plans for the chosen strategies, report annually on the progress made, and failure to do so results in potentially jeopardizing State transportation funding. The City's 2019 MIHP did not meet the requirements under HB 462 for strategies and implementation planning. The deadline to complete the MIHP and report on our progress was October 1, 2022. We have reported with the State and are working under an assumed 90 day grace period; therefore, the workshop & hearing cycles are accelerated to gain compliance.

HB 462 amended UCA 10-9a-403(2)(b)(iii) and includes 26 strategies from which to select. HB 462 also specifically requires an implementation plan identifying timelines, specific measures and benchmarks that will be used to determine success. The City will need to include in the MIHP at least 5 strategies from the State's list in order be in "priority consideration" for State transportation funding. Appendix D of the draft MIHP contains the list of State strategies.

Moderate Income Housing Plan Summary:

- Logan City provides a majority of the region's affordable housing.
- Logan's growth rate is averaging 1.2% per year.
- Logan is younger and poorer than the other Cache County communities.
- The median age of Logan residents is 23.8.
- Logan's household size is trending downward and is currently 2.8 persons per unit.
- Approximately 52% of the population is in the 18-34 and under 5 age groups which is highly representative of college age students and young families with young children.
- Logan is the most racially and ethnically diverse community in Cache County.
- Approximately 9% of Logan's population is considered disabled and 10.5% of residents over the age of 65 are considered disabled.

- The 2020 Median Household Income in Logan was \$43,056 compared with the Cache County MHI of \$60,530 and the Statewide MHI of \$74,197. Logan has the lowest Median Household Income in Cache County.
- The HUD Adjusted Median Income (AMI) for the Metro Statistical Area (MSA) is \$71,000.
- Approximately 24.7% of Logan's residents live below the poverty line.
- Approximately 65.4% of Logan households are at, or below, 80% of HUD's area wide Adjusted Median Income levels. This represents approximately 11,294 households.
- The U.S. Census Bureau estimated that Logan added 1,802 residential housing units between 2010 and 2020.
- Logan City building permit data shows that approximately 2,996 residential units have been added between 2010 and 2020. This represents an overall increase in the City's housing stock by 11% - 18% or approximately 1.07% – 1.78% annually.
- As of 2020, Logan contained approximately 18,592 residential units, and of those, 17,256 were considered occupied and 1,339 were considered vacant.
- Approximately 41% or 7,112 of the 17,256 occupied residential units are detached single family residential units, 11.4% or 1,970 are attached residential units, 45.2% or 7,796 are multi-family units, and 2.2% or 378 are mobile homes.
- Approximately 38.6% or 6,663 residential units are owner occupied while 61.4% or 10,593 residential units are renter occupied. The rate of owner occupancy has declined from 44% in 2000, 42.5% in 2010, and 40.5 in 2016.
- The median value of owner occupied units is \$216,200. Approximately 46% of the existing housing stock is considered affordable for households earning less than 80% of HUD's areawide AMI.
- The median monthly rent for the 10,593 rental units is \$1,350.00 which is 57% higher than the 2016 median monthly rent of \$775.00. Approximately 73% of all renters are at or below the 80% AMI income level and over 70% of all rental households are cost burdened.
- Approximately 36.8% of Logan's owner occupied households earning a moderate income (50 – 80% AMI) are cost burdened, while approximately 23% of all households are considered cost burdened (more than 30% of monthly income is spend on housing costs).
- Logan's existing range of zoning districts allow for a range of residential units from two units/acre up to 70 units/acre and do not limit the provision of moderate income housing.
- The amount of vacant property zoned for multi-family development is approximately 77 acres which is insufficient to meet future demands.
- Logan adopted Accessory Dwelling Unit (ADU) standards in 2021 permitting internal ADU's in certain residential areas of the City.
- USU has a significant influence on Logan's demographics and is growing at approximately 3% - 4% annually.

At the 10/13/22 workshop, the Commission identified the following strategies to be recommended to the Council:

- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;

Based on these strategies, I have put together a draft implementation plan (attached) that will be included in the draft 2022 Moderate Income Housing Plan forwarded to the Council and that we will discuss at the Commission's hearing.

I have incorporated the eight strategies into the draft implementation plan originally sent to the Commission prior to the workshop. Each of these broad goals have a series of objectives, reference the applicable State strategy, and provides a general timeline for measuring attainment of the specific goal. These are also structured in a short range to long range timeframe. The timelines are not necessarily date specific; rather, they reference calendar years as we are unable to predict anything more specific with much accuracy at this point. However, we are still tied to the State's annual reporting deadline of October 1st, so progress is measured against that date. A couple of the goals are very generalized and not necessarily on the Commission list of eight; however, we have had some preliminary discussions with a couple of different entities that may result in the City partnering on a couple of different projects. I also left the General Plan update in the implementation list as that project will meet a number of different strategies.

STAFF RECOMMENDATION AND SUMMARY

Staff recommends the Planning Commission review the draft 2022 Moderate Income Housing Plan, the draft MIH strategies and implementation plan, and forward a recommendation for approval to the Municipal Council.

GENERAL PLAN

The proposed 2022 Moderate Income Housing Plan replaces the 2019 MIHP as an element of the Logan General Plan and is consistent with the Plan.

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/15/22, posted on the City's website and the Utah Public Meeting website on 10/17/22, and noticed in a quarter page ad on 10/13/22.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah Code 10-9a-403 requires that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live in the community; and allow persons with moderation

incomes to benefit from and fully participate in all aspects of neighborhood community life. The proposed 2022 Moderate Income Housing Plan is consistent with these requirements.

2. The Utah Legislature passed House Bill 462 expanding the MIH compliance requirements to provide additional clarity to a municipality's implementation strategies and timelines, while also expanding upon the list of available strategies available to select from in order to create more flexibility and creativity in delivering additional moderate income housing to Logan. The proposed 2022 Moderate Income Housing Plan identifies a series of strategies along with a definitive implementation plan that is compliant with the requirements of HB 462.
3. The proposed 2022 Moderate Income Housing Plan is consistent with the current Logan City General Plan.
4. Any comments received have been considered in the preparation of this MIH Plan.
5. All minimum public notification requirements established by Utah State Law have been met.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.