



Date:
12/7/22

Applicant:
Mapleton City

Prepared By:
Sean Conroy, Community
Development Director

Public Hearing:
No

Attachments:
1. State
correspondence.
2. Housing Element.

REQUEST

Consideration of an Ordinance amending the Moderate Income Housing Element of the General Plan.

BACKGROUND/DESCRIPTION

On September 7, 2022 the City Council adopted an updated Moderate Income Housing Element to address recent changes in state code. Upon adoption, staff forwarded the Housing Element to the Department of Housing and Community Development. On November 18, 2022 the City received a notice indicating that some minor changes to the Housing Element were required to comply with state code. Staff has included the requested changes below followed by a brief staff response.

- 1) The housing strategies that the City has chosen must include the exact language from state code.

Response: Strategies 1 and 3 of the Housing Element have been updated as requested to match the exact language from state code.

- 2) Strategies that have already been implemented must include information regarding monitoring and include a timeline.

Response: The Housing Element indicates that strategies 1 (accessory dwelling units) and 3 (allow mixed-use housing in commercial zones) have already been implemented. Staff has added that the City will monitor and track the number of permits issued for each of these uses and will report them annually to the state.

RECOMMENDATION

Adopt an Ordinance amending the Moderate Income Housing Element as requested.



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Workforce Services

CASEY R. CAMERON
Executive Director

GREG PARAS
Deputy Director

NATE MCDONALD
Deputy Director

KEVIN BURT
Deputy Director

November 18, 2022

To: Mayor and City Council
Mapleton City

From: Department of Workforce Services
Housing and Community Development Division

Re: Moderate Income Housing Report 2022—Notice of Non-Compliance

Dear Mapleton City Mayor and City Council,

Thank you for submitting the Annual Moderate Income Housing Report. Following review of the submitted plan and report, the Housing and Community Development Division has determined that the submission does not fulfill the requirements set forth in State Code section 10-9a-408. Please see the below description of deficiencies and actions the City must take to comply with the Code.

Section 10-9a-403(2)(b)(iii) notes that cities shall include a recommendation to implement three or more of the moderate-income housing strategies. HB 462, passed in 2022, included substantive changes to the strategies, requiring communities to update their general plans with the new language. Strategies #2 and #3 in the submitted general plan do not reflect the State Code language for strategies R and F.

Deficiency Corrective Action: Update the general plan to include the exact language from the code 10-9a-403(2)(b)(iii) for strategy R in Mapleton strategy #2 and for strategy F in Mapleton strategy #3.

Section 10-9a-403(2)(c) notes that the City shall draft implementation plans that establish a timeline for implementing selected strategies, identify specific measures and benchmarks for implementing each selected strategy, and provide flexibility for the municipality to adjust as needed. Additionally, section 10-9a-408(2)(c) requires each municipality's report starting in 2023 to describe action taken by the municipality towards implementation of the selected strategies, including how each land use decision or regulation supports the implementation of the moderate income housing strategies, barriers encountered, accessory dwelling unit information, the market's response to the strategies and implementation plans, and recommendations to the State regarding how the State can support the municipality in implementing strategies. Thus, implementation plans in the 2022 reporting year must be of a sufficient quality to show specific



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details on actionable tasks, timelines for implementation, measures used to demonstrate progress, and what resources the municipality will use to achieve the strategies selected.

The City does not include a timeline for strategies #1 and #3. If a strategy has been implemented, is complete, or is ongoing, measures and a specific timeline for program monitoring, review, or continued implementation must be included.

Deficiency Corrective Action: The City must update the general plan to identify timelines for strategies #1 and #3 to support implementation. Strategies which are completed or ongoing, should include detail about monitoring, future implementation, review, or other related activities, accompanied by a timeline.

Please review the State Code sections referenced and submit your report using the form found here: <https://jobs.utah.gov/housing/affordable/moderate/reporting/>.

Section 10-9a-408(6) allows for each community 90 days from the date after this notice is sent to come into compliance with State Code. Per section 10-9a-408(7)(b), **failure to cure the described deficiencies in your municipality's report by February 16, 2023 will make your community ineligible for Utah Department of Transportation (UDOT) Transportation Investment Fund of 2005, including the Transit Transportation Investment funding and the Governor's Office of Planning and Budget (GOPB) Covid-19 Local Assistance Matching Grant for the 2024 fiscal year.**

The Housing and Community Development Division is available to help you work through the noted deficiencies. We want to work with you to meet the requirements of the Code. If you have any questions or concerns, please contact Alyssa Gamble at angamble@utah.gov.

Sincerely,

Alyssa Gamble
Program Manager – Moderate Income Housing Database
Housing and Community Development
Department of Workforce Services

ORDINANCE NO. 2022-

**AN ORDINANCE ADOPTING MINOR EDITS TO THE THE UPDATED MODERATE
INCOME HOUSING ELEMENT OF THE GENERAL PLAN**

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 September 7, 2022; and

WHEREAS, the Department of Housing and Community Development has requested some minor changes to the Element; and

WHEREAS, the requested changes have been incorporated into the Housing Element.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to adopt the updated Moderate Income Housing Element of the General Plan.

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

This 7th Day of December, 2022.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:



MODERATE INCOME HOUSING ELEMENT



2022

Mapleton City General Plan

Moderate Income Housing Element

MAPLETON CITY GENERAL PLAN

PURPOSE

Housing availability and affordability has become an issue of statewide concern. The Utah legislature has determined that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing, within their communities. Utah Code section 10-9a-403 requires each city to adopt a moderate-income housing element of the general plan that includes an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years, and also requires a plan to implement three or more specific housing strategies.

The purpose of the Mapleton City Moderate Income Housing Element is to comply with state code and to outline the City's plan to continue to provide opportunities for a variety of housing options within the City. 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.

GEOGRAPHY AND COMMUNITY CHARACTERISTICS

Mapleton City is located in Utah County at the southeastern corner of Utah Valley adjacent to Sierra Bonita mountain. The City is approximately 8,000 acres in size with the ability to add approximately 70 acres through future annexations. Neighboring cities include Springville to the north and Spanish Fork to the west. Mapleton is located approximately nine miles south of Provo and approximately 50 miles south of Salt Lake City. Mapleton does not have direct access to I-15, and Highway 89 is the only major transportation arterial in the City. The City does not currently have bus service or other mass transit options.

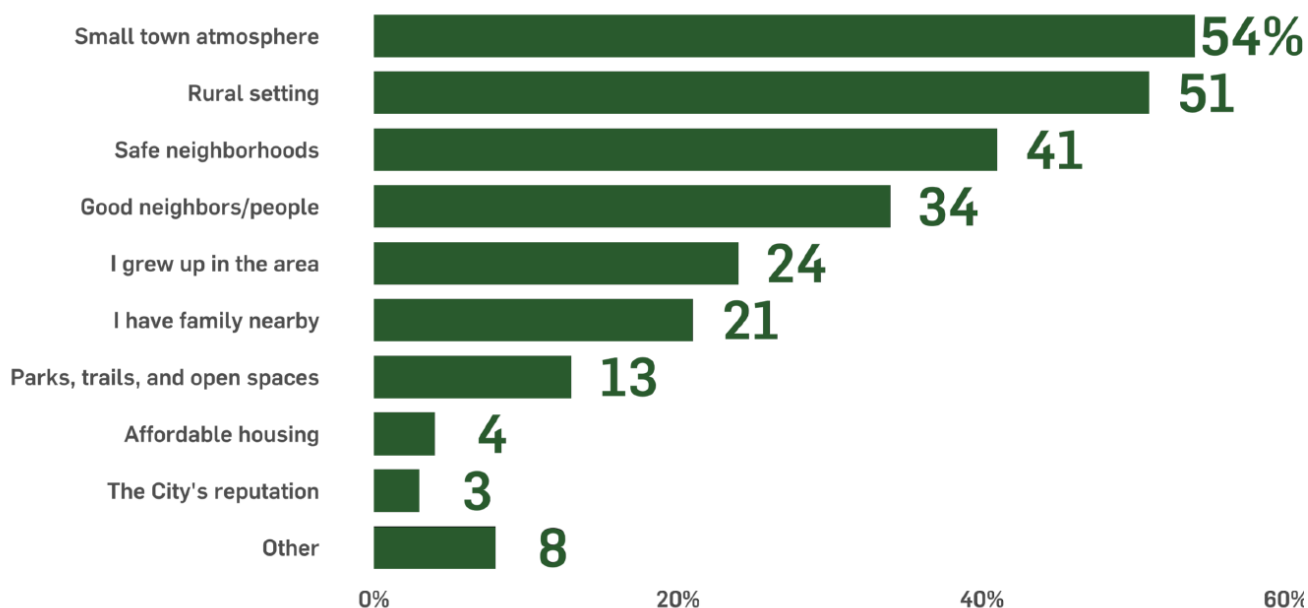
Mapleton has historically been a rural bedroom community. Most residents commute outside of the City to work and for most shopping needs. In a 2019 community survey, a majority of respondents

indicated that the small town atmosphere and rural setting were the primary reasons for choosing to live in Mapleton (see figure 1).

Figure 1



Which of the following reasons best describe why you choose to live in Mapleton? Select up to three.



(Source: Y2 Analytics. 2019. "General Plan Survey". <https://www.ourmapleton.org/survey.html>.)

Like most communities along the Wasatch Front, Mapleton is experiencing high levels of growth. The City has averaged 210 permits for new residential units per year over the last five years. Accommodating this growth while still maintaining the characteristics that make Mapleton unique is of utmost importance to the City and its residents.

DEMOGRAPHIC SUMMARY

Table 1 summarizes US Census data for Mapleton City and includes a comparison with the State of Utah and Utah County. The data indicates that Mapleton City has larger average family sizes, a more educated population, and has higher median income, home values and rental rates than state and county averages.

Table 1 – Census Data Summary			
Category	Utah	Utah County	Mapleton
Population	3,337,975	684,986	11,365
Housing Units	1,133,521	186,554	3,050
Household Size	3.09	3.52	3.78
Highschool Degree	93%	95.2%	97.5%
Bachelor's Degree	34.7%	41.1%	48.5%
Median Income	\$74,197	\$77,057	\$110,417
Poverty Rate	7.3%	7.8%	2.2%
Owner Occupied Housing	70.5%	67.9%	89.9%
Median Home Value	\$305,400	\$336,200	\$461,600
Median Rent	\$1,090	\$1,102	\$1,208
Source: US Census Bureau. 2022. "Quick Facts." https://www.census.gov/quickfacts/fact/table/mapletoncityutah,UT,utahcountyutah,US/PST045221			

MODERATE INCOME HOUSING

Moderate income housing is defined by Utah Code section 10-9a, Part 1 as:

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

80% of the median income for Utah County is **\$61,646**. Approximately 15% of Mapleton City households fall under the median income level. A household is generally considered overburdened if it is paying more than 30 percent of its income towards housing. Table 2 identifies the assumed maximum housing costs for the median income category.

Table 2 – Housing Cost Allowance by Category (30% of total income)			
Income Level	Annual Housing Cost	Monthly Housing Cost Rent/Mortgage	Mortgage Amount
80% AMI	\$18,494	\$1,541	\$300,000
*The mortgage amount assumes a 30-year mortgage with a 5% interest rate.			

FIVE YEAR HOUSING NEED PROJECTION

Mapleton's current population is approximately 11,365. Mountainland Association of Governments estimates Mapleton's population to reach 16,480 by 2030, or 640 residents per year. Assuming the percentage of households in the moderate category remains constant at 15%, and the average household size remains at 3.78, the City will need approximately 25 housing units per year, or 125 units in the next five years that are available to the median income category ($640 \times 15\% / 3.78 \times 5$).

MODERATE INCOME HOUSING STRATEGIES & IMPLEMENTATION

Utah Code section 10-9a-403 identifies a list of housing strategies that are intended to assist in the development of moderate income housing and requires each city to implement at least three of the strategies. In a 2019 community survey, the City asked its residents what strategies it would prefer. Figure 2 below includes the responses from the survey.

Figure 2



(Source: Y2 Analytics. 2019. “General Plan Survey”. <https://www.ourmapleton.org/survey.html>.)

Mapleton City is proposing to implement, or to continue to implement, the following strategies:

Strategy #1: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. This strategy provides opportunities for the provision of moderate income housing in at least two ways: 1) the accessory dwellings themselves allow for moderate income housing options as the median rental rates in Mapleton are at or below the maximum monthly housing allowance for median income families, and 2) the income generated from accessory

dwelling can supplement the housing cost of the primary dwellings they are associated with, making them more affordable.

Implementation: This strategy has been implemented and is ongoing. In 2021, the City amended its accessory dwelling unit ordinance to further reduce impediments. The ordinance was amended to allow accessory units on lots as small as 6,000 square feet. In preparation for the annual housing report each year, the City will monitor and track the number of accessory apartment permits that have been issued.

Strategy #2: *Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Utah Code Section [10-9a-530](#);*. This strategy further encourages accessory dwelling units and removes the incentive to build an accessory unit without proper permits to avoid paying the fees.

Implementation: In 2021, the City significantly reduced the impact fees for accessory dwellings. By June 30, 2023 the City will consider a resolution to eliminate impact fees for accessory dwellings.

Strategy #3: *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.* Commercial and mixed used zones are excellent locations to provide moderate income housing because they typically are located in areas that have, or will have mass transit options, jobs and shopping opportunities. This allows residents to be less dependent on automobiles.

Implementation. This strategy has been implemented. 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) with no maximum density. In preparation for the annual housing report each year, the City will monitor and track the number of permits that have been issued for housing as part of mixed-used development in the commercial zones.

Strategy #4: *Reduce, waive, or eliminate impact fees related to moderate income housing.*

Development fees increase housing affordability as the fees are usually passed on from the builder to the home owner. Reducing fees in theory should help reduce overall housing costs.

Implementation: By June 30, 2023 the City will consider a resolution to reduce or eliminate impact fees for housing units that are deed restricted for moderate income.

GOALS AND POLICIES

The following goals and policies are designed to assist city leaders, planners, citizens and land developers in addressing the housing needs of the community.

Goal #1: Preserve the existing housing stock.

Policy A: Provide information to Mapleton City residents regarding housing rehabilitation and weatherization programs.

Policy B: Allow residents to request a home inspection from the City's Building Official for a nominal fee to assist in identifying potential safety hazards and code compliance issues.

Policy C: Enforce the building code, zoning code and nuisance code for violations that have the potential to impact the safety of residential units and their occupants.

Policy D: Educate the public regarding building permit and building inspection requirements for additions, alterations and new construction.

Goal #2: Provide opportunities for a wide range of housing options at all income levels while protecting the rural, country atmosphere of the City.

Policy A: Continue to allow accessory apartments as a permitted use in all residential zones.

Policy B: Periodically evaluate the accessory apartment permit fee to ensure that the fee is not a significant deterrent to the development of additional accessory apartments.

Policy C: Continue to allow mixed use developments in the GC-1 zone and other planned development zones.

Policy D: Periodically update the land use element of the general plan to ensure there are adequate opportunities for a variety of housing types within the City.

Goal #3: Ensure that transportation needs are properly addressed as residential growth occurs.

Policy A: Periodically update the transportation element of the general plan to ensure that future roadway and transportation improvements are implemented as growth occurs.

Policy B: Provide active transportation (bike lanes, paths, etc.) improvements when appropriate, which are particularly important for low-income residents.

Policy C: As the City's population grows, work with UTA and other agencies to provide mass-transit options for Mapleton City residents.

Goal #4: Make reasonable accommodations for residents with disabilities consistent with the Federal Fair Housing Amendments Act of 1988.

Policy A: Consider adopting a Reasonable Accommodations Policy that would outline the process for individuals with disabilities to apply for flexibility in the application of land use, zoning and building regulations when necessary to afford them equal opportunity and access to housing.

Policy B: Continue to allow residential facilities for elderly persons and persons with a disability in all residential zones.