

Moderate Income Housing Plans



Provo, Utah

Presented by Del L. Brady

*Utah Division of Housing and Community
Development*

Basic Requirements

1. Estimate **current supply** of moderate income housing
2. 5-year estimate of the **need for moderate income housing**, revised biennially
3. Survey of total **residential land use**
4. Evaluation of **potential regulatory barriers** to moderate income housing
5. Description of city/county **program(s)** to encourage moderate income housing

Actions that are Required

- Adopted by the city/county legislative body
- Updated biennially & reviewed by the city/county legislative body

Reporting Requirements

- Submit updated plan to your AOG and to the Div. of Housing and Community Development (DHCD)
- Submit report of biennial update and review to your AOG and to the DHCD ***every two years***

Data that Should be Gathered and Updated

1. Current and 5-year projected numbers for:
 - a) Different segments of your population
 - i. By age group
 - ii. By occupation
 - iii. By special needs
 - b) Households, by size and income
 - c) Housing needs
 - i. Persons per dwelling unit (identifies overcrowding)
 - ii. Additional dwelling units needed

Data that Should be Gathered and Updated, cont'd

2. Number and size of dwelling units in your community
 - Number of bedrooms
3. Dwelling units required to fill housing needs of current and future population
4. Area Median Income (AMI) for your area
5. Housing costs and rental rates in your area
6. Current affordable housing stock
 - Housing available for low to moderate income, disabled, senior, homeless, or other special needs households

Where to Get the Data

Population

- U.S. Census Bureau: <http://factfinder.census.gov>
- Governor's Office of Planning and Budget (GOPB):
<http://www.governor.utah.gov/dea/>

Income

- U.S. Dept. of Housing and Urban Dev.: <http://huduser.org>
- U.S. Census Bureau:
<http://lehd.did.census.gov/led/datatools/qwi-online.html>

Local Housing Stock, Size, and Value

- Contact local real estate agents and brokers
- Multiple Listing Service (MLS)
- Real estate websites
- County Assessor's Office

Household Income, Numbers, and Size

- GOPB: <http://www.governor.utah.gov/dea/projections.html>
- Utah State Tax Commission

Analyze Your Data

- How does the current and future population size, income levels, and housing needs compare to each other? Do you anticipate a shortage or surplus?
- How affordable is your current housing stock for your constituency?
- How many additional affordable housing units are needed to fill the (growing) housing needs of your community?

Elements of a “High-quality” Moderate Income Housing Plan

- Your plan should ***Empower*** the decision-makers
- Your plan should be ***Action-oriented***
- Your plan should have ***Specific, Concrete Goals***
- Your plan should ***Strengthen*** broader community development objectives

Funding for Your Affordable Housing Project

- Participate in DHCD's Pilot Program
- Utilize RDA/EDA funds
- Land Donation
- Expedited Permitting
- Fee Waivers

DHCD's Pilot Program

DHCD's Pilot Program encourages community-driven affordable housing projects

**Participants have
exclusive access to
funding**

**In 2009, \$2.8 million
was set-aside for
the Pilot Program**

Past Participants

<u>City</u>	<u>Type</u>	<u>Target AMI</u>	<u># of Units</u>	<u>Funding</u>
West Jordan City	Fixed-income Senior Housing	< 35%	70-75	\$1,000,000
Vernal City	Workforce Housing	< 50%	70-80	\$1,000,000

Questions? Please Contact:

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