

#CitiesWork



Utah League of Cities and Towns

DWS Community  
Development

WFRC

Wasatch Front Regional  
Council

# 2019 Legislative Land Use Follow Through

# Agenda



Utah League of Cities and Towns

**Saturday May 18, 2019**

**9:00 – 12:00 pm**

Introduction:

Cameron Diehl, Executive Director, ULCT

Summary of Bills and requirements: Meg Ryan , ULCT

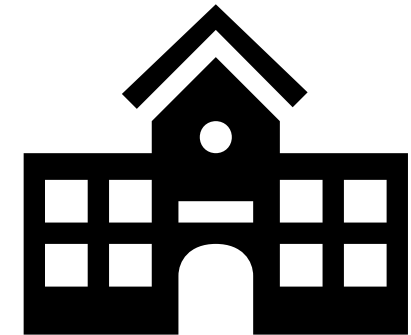
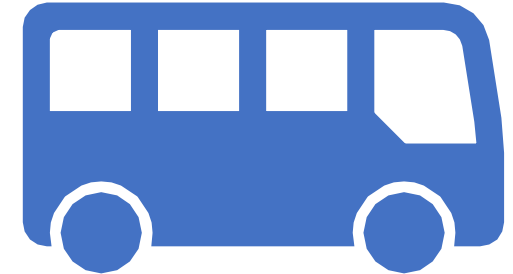
1. General Plans Housing & Transportation (SB 34)
2. DWS- Deadlines 2019 and 2020

Break

Implementation: Julie B. WFRC

1. Data... Data everywhere....Resources to get the plans done!

Questions??



At the end of  
today we  
want you to:



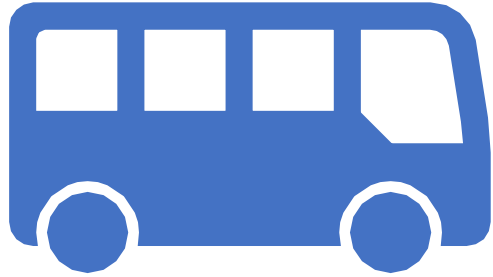
Know the law



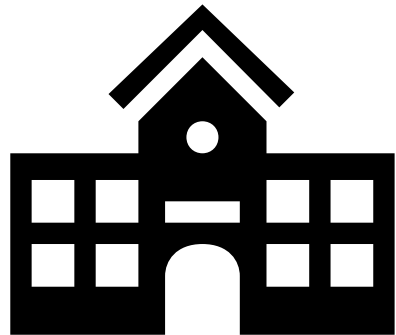
Figure out what you need to do  
locally to comply



Know where to get help



**This is new but not so new..**



## 2019 General Plan Updates Housing & Transportation Modifications (SB34)

This year SB34 legislation aligned two 2018 bills that impact housing affordability and transportation:  
HB 259 and SB 136 from the 2018 session.

2018 HB 259 required that:

1. municipalities address moderate income housing growth in their general plan and;
2. increases the topics a municipality must address in its housing report, including housing stock available to residents at 80%, 50%, and 30% of AMI.

**SB 136 required UDOT to consider local land use and transportation in their planning process.**

DEATH



TAXES



Certainties in Life



# The General Plan Utah Code 10-9a-401

- (1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:
  - (a) present and future needs of the municipality; and
  - (b) growth and development of all or any part of the land within the municipality.



# The General Plan: What does it have to have?



**A vision for:**

Land Use

Transportation

Moderate Income Housing  
Plan\*\*



***You can add more if you want .....***



# It's just Good Planning ...



**All must plan for a reasonable opportunity for variety of housing and coordinate with transportation, employment and population growth**



**A chosen few must have a specific plan for housing with detailed plans and income assessments....**





*All Municipalities now shall:*

“Facilitate a reasonable opportunity for a variety of housing that meet the needs of people of various income levels living, working, or desiring to live or work in the community”

&

“allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life”



## The Specifics: Housing & Transportation Modifications

Requires **ALL** in the Transportation element to include:

- The location and extent of active transportation facilities
- Planning efforts to connect residential and commercial around “major transit corridors”  
*(would it be nice to have a map?)*
- (UTA/UDOT defined)
- All others to plan to connect to such corridors
- Correlate transit needs with population and employment projections, and with the land use element  
*(good planning)*
- Must consider regional transportation plan  
*(where do you get this???)*



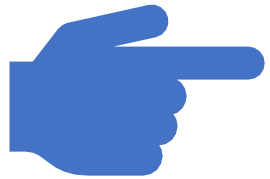
Towns **may** and cities ( 82) **shall** analyze how they will provide a realistic opportunity for the development of MIHP within 5 years for cities and within the planning horizon for counties.

## The Specifics: Housing & Transportation Modifications

- **82 cities need a MIHP in their general plans with a 5-year planning horizon**
- **82 cities MIHP must be part of General Plan & adopted (Dec. 1, 2019)**
- **82 cities must include 3 or more of the 23 “menu” options for housing strategies including housing stock available to residents at 80%, 50%, and 30% of AMI.**
- **In addition to the 3, Jurisdictions with “fixed guideway public transit station” must include option G or H from “menu”**
- **82 cities Annual reporting required, certified by DWS ( Dec. 1, 2020)**
- **Certification required by DWS to be eligible for state transportation funding (TIF and TTIF)**
- **Changes Olene Walker Housing Loan Fund board**
- **No funding provided**

The Specifics:  
The 82 Utah  
cities with  
“menu” &  
reporting  
requirements

<b>Alpine</b>	<b>Kaysville</b>	<b>Sandy</b>
American Fork	Layton	Santa Clara
Bluffdale	Lehi	Santaquin
Bountiful	London	Saratoga Springs
Brigham City	Logan	Smithfield
Cedar City	Mapleton	South Jordan
Cedar Hills	Midvale	South Ogden
Centerville	Midway	South Salt Lake
Clearfield	MillCreek Murray	South Weber
Clinton	Nibley	Spanish Fork
Cottonwood Heights	North Logan	Springville
Draper	North Ogden	St. George
Eagle Mountain	North Salt Lake	Sunset
Enoch	Ogden	Syracuse
Farmington	Orem	Taylorsville
Farr West	Park City	Tooele
Fruit Heights	Payson	Tremonton
Grantsville	Plain City	Vernal
Harrisville	Pleasant Grove	Vineyard
Heber	Pleasant View	Washington
Herriman	Providence	Washington Terrace
Highland	Provo	West Bountiful
Holladay	Riverdale	West Haven
Hooper	Riverton	West Jordan
Hurricane	Roy	West Point
Hyrum	Salem	West Valley City
Ivins	Salt Lake City	Woods Cross



# Let's look at the "Menu"



Pick 3, some municipalities get 4... but you can always do more!



(A) rezone for densities necessary to assure the production of MIH



(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH



(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH



(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city



(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones



(F) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers



(G) encourage higher density or moderate-income residential development near major transit investment corridors



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(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities

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(I) allow for single room occupancy developments

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(J) implement zoning incentives for low to moderate income units in new developments

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(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis

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(L) preserve existing MIH

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(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH

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(N) participate in a community land trust program for low or MIH

---

(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality

---

(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH



(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity



(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services



(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]



(T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH



(U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance



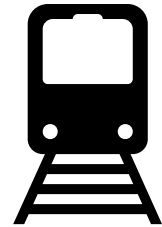
(V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency



(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income



In addition to the recommendations required above, municipalities that have a “fixed guideway public transit station” shall include a recommendation to implement either “G” or “H” (568) [not required for counties].





What do we need?

Resources will be at [www.ulct.housing](http://www.ulct.housing)

- **Population and employment projections**
- **Transit maps ( major corridor & fixed guideway)**
- **Guide on Policy choices ( Keys to Housing and One Key (ADUs)**
- **Regional Transit plans**
- **DWS Housing Data (80/50/30 AMI) & (Needs Analysis)**
- **Civic Dialogue**
- **WFRC/DWS/UDOT/UTA/AOGs**



## Next Steps: SB34 Housing & Transportation

### Action Required:

1. **All:** Update your General Plan to integrate land use with transportation, population and employment projections.
2. If you are one of the 82, adhere to menu selections and other detailed transit requirements. Have a moderate-income housing element updated and in your general plan by 12/1/19.

### Resources:

ULCT: Web Site Links to all resources below and more

DWS: Reporting Form and Needs Calculator

ULCT: Policy Guide, ADU book, RMCRC Data Sheets

WFRC: Transit Maps, Population & Employment Data, TLC \$

Gardner: Demographic Data

UHC: Housing help

MAG: Housing Help

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**WORKFORCE  
SERVICES**  
HOUSING & COMMUNITY  
DEVELOPMENT

Moderate Income Housing Element of General Plan

# Points of Contact

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801-468-0194

# Moderate Income Housing

- Moderate income housing is defined as housing occupied or reserved for households with a gross income at or below 80% of Adjusted Median Income (AMI).
- 30%, 50%, 80% of AMI (Where do I find this??)

# Annual Reporting - Progress

Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs.
- Conduct a review of the moderate-income housing plan progress.
- Report the findings of the annual review to the HCD, AOG/MPO.
- Post the findings report on their municipality's website.

# Reporting Continued

- ❑ State the municipality's principal goals associated with each strategy.
- ❑ Describe how the municipality has monitored and assessed its annual progress toward achieving each goal.
- ❑ Which of the tasks have been completed so far, and what are the results?
- ❑ Explain how the municipality addressed results that deviate from the desired outcomes?



# housing.utah.gov

https://jobs.utah.gov/housing/

Suggested Sites Employee Gateway WebGrants - Utah... Webgrants 3

Agencies



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[Section 8 Landlord Incentive](#)

▼ [Moderate-Income Housing](#)

[Planning](#)

[Reporting](#)

[Affordable Housing Database](#)

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[Reports](#)

# Planning Moderate-Income Housing and Reporting

## Moderate-Income Housing Reporting

The Legislature of the State of Utah has determined that all cities with 10,000 or more residents--and some smaller municipalities in counties with more than 31,000 residents--are required to review the implementation of the 5-year moderate-income housing element of their general plan and report the findings of that review to the Utah Housing and Community Development Division.

[Learn more](#)

Specifically, the legislative body of reporting municipal governments are to:

- Conduct a thorough review of the municipality's moderate-income housing element and its implementation; and
- Revise its five-year moderate-income housing needs estimates; and
- Report the findings of the review to the Housing and Community Development Division of the Utah Department of Workforce Services and the Association of Government to which the municipality belongs; and
- Post the review's findings report on its website

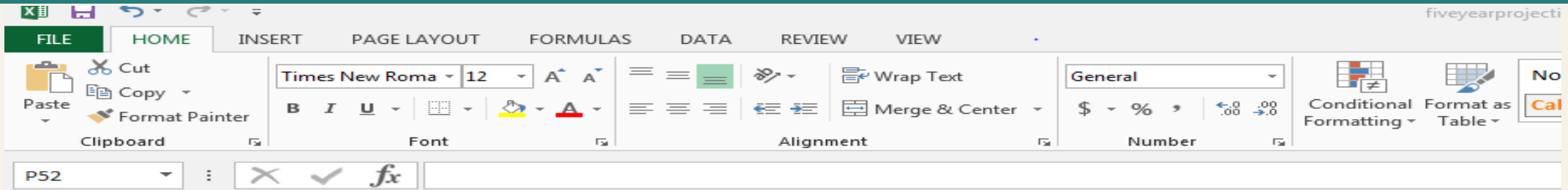
Reporting the findings of a moderate-income housing review can be an intensive process. We recommend that each municipal legislative body set-aside adequate time to conduct a thorough review. Municipalities that assign personnel familiar with planning principles, demographic methods, and understand applicable state laws will benefit the most from the reporting process. The Housing and Community Development Division has also made the "Moderate-Income Housing Reporting Form" available on its website to assist municipal governments with their reporting obligations. [Learn more](#)

- [Moderate-Income Housing Reporting Form](#)
- [Five Year Housing Projection Calculator](#)

### Submission Guidelines:

1. Moderate-income housing review findings reports are due **December 1st** of each year.
2. Emailed submissions must include the following items as *separate* attachments:
  - A findings report of the moderate-income housing element review
  - A copy of the municipality's current moderate-income housing element
  - A signed copy of the resolution adopting the current moderate-income housing element
  - A link to the review's findings report on the municipality's website
3. Acceptable electronic document formats include:
  - DOC, DOCX, RTF, OTD, and PDF
4. Address emails to: [biennialreporting@utah.gov](mailto:biennialreporting@utah.gov)

# Projection Calculator



## Welcome to the Five Year Housing Projection Calculator

FOR BEST RESULTS **DOWNLOAD** THE FIVE YEAR HOUSING PROJECTION CALCULATOR TO YOUR DESKTOP AND USE MICROSOFT EXCEL 2010 OR LATER

Affordable housing is amongst the highest priorities of cities in providing for the health, safety, and welfare of Utah's citizens. The Utah State Legislature has determined that municipalities are to facilitate a reasonable opportunity for a variety of housing, including moderate-income housing. According to Utah Municipal Code 10-9a-401(3)(a), all of Utah's cities with a population of 1,000 or more residents are required to maintain a 5-year moderate-income housing element in their general plan. Utah Municipal Code 10-9a-103(41)(b) states that a plan for moderate-income housing includes, "an estimate of the need for moderate income housing in the city for the next five years as revised biennially."

The Utah Housing and Community Development Division provides this calculator as technical assistance to Utah's local governments in estimating the projected moderate-income housing needs within their geographic jurisdiction over a five-year period. Specifically, this calculator was designed to be used in conjunction with the "Moderate-Income Housing Reporting Form," which is available at <https://jobs.utah.gov/housing/affordable/moderate/reporting/>.

The primary impetus for this project is to that housing needs of municipalities, in order to ensure that people with various incomes fully benefit from and participate in all aspects of neighborhood and community life. Thus, the primary research question asks: To what extent does the existing supply of affordable housing the existing need for affordable housing?

### NOTES:

**Download the Moderate-Income Housing Reporting Form here:**

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

You can save time by saving "**Tab1**" and "**Tab2**" as PDFs. Simply submit the newly created PDFs as an email attachment with your moderate-income housing report.

**DO NOT submit scanned or photocopied 5-year projections to the Utah Housing & Community Development Division.**

# Points of Contact

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