

# Moderate Income Housing

## Moderate Income Housing Introduction

### Smithfield Moderate Income Housing Plan

Smithfield City Moderate Income Housing Plan (MIHP) was updated as part of the General Plan Update with assistance from Bear River Association of Governments (BRAG). In accordance with state law (Utah Code, Sections 10-9-403), the plan includes the following (This plan can be found in Appendix B).

- » An estimate of the current supply of housing.
- » An estimate of the need for the development of additional moderate income housing within the city and a plan to review the need biennially.
- » Summary of affordability.
- » Population change and affordable housing demand.
- » Affordable housing policy statement.

The Moderate Income Housing Plan is intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns. Moderate Income Housing can include a variety of housing types, including single family homes, town homes, and apartments. Contrary to some views, affordable housing residences can be well designed, look like they belong in the community, and provide essential living accommodations for people in various life stages.

For example, town homes and apartments, if well designed and properly managed, can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, young families and individuals attending college are able to live in communities like Smithfield if affordable housing is available.

Smithfield's MIHP will help guide them in developing and updating their city codes as well as understanding the needs in the future for moderate and low income housing opportunities.

Based on population change, observed income levels, and existing vacancies, it is projected that Smithfield City will need an additional 628 housing units by 2020. Of those 628 units, 39 will need to be affordable to extremely low-income households, 60 will need to be affordable to low-income households, and 113 will need to be affordable to moderate-income households. Smithfield has always worked in conjunction with low to moderate income housing groups to help create quality affordable housing opportunities that strengthen and enhance the community .



# Moderate Income Housing

## Moderate Income Strategies, Actions and Timing

Congruent with the Utah State code, section 10-9a-403 (2)(b), which reads;

- (b) 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:

Smithfield City has amended the general plan (appendix B and C), to implement the following strategies, in order to facilitate the development and opportunity for moderate income housing.

## Strategy 'A'

### STRATEGY

**Objective:** "Rezone for densities necessary to facilitate the production of moderate income housing."

### ACTION

**Action:** Create and implement a Master Plan Community (MPC) zone that allows for increased density, additional housing types, increased circulation and expanded open space.

The objective of a master plan community, is to create a distinctive zone that allows for the design and integration of various housing types, including moderate income housing, multi-family housing and single family housing. This is accomplished by providing greater flexibility in the location of buildings on the land, creating and consolidating open spaces, and clustering proposed dwelling units.

### TIMING

**Timing:** The Master Plan Community zone has been approved by the city council and is currently being designed and utilized throughout the city. All major modifications and revisions will be adopted by December of 2023.

# Moderate Income Housing

## Strategies, Actions and Timing

### Strategy 'E'

#### STRATEGY

**Objective:** "Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones."

#### ACTION

**Action:** Allow internal and detached accessory dwelling units in all residential zones. Reduce the amount of impact fees placed on detached dwelling units and eliminate all city impact fees for internal accessory dwelling units.

#### TIMING

**Timing:** Internal accessory dwelling units are currently allowed in all residential zones. There is an application and inspection fee, but the city has removed all impact fees associated with any additional utility use.

Detached accessory dwelling units will be made available to all single family residential areas by August of 2022. Impact fees associated with the new construction of detached accessory dwelling units will be reduced by removing all park, storm water and review fees by the end of January 2023.

### Strategy 'L'

#### STRATEGY

**Objective:** "Reduce, waive, or eliminate impact fees related to moderate income housing."

#### ACTION

**Action:** Reduce the amount and type of impact fees placed on moderate income housing, defined as any dwelling establishment that is constructed for use by households that earn 30% or less of the 'Area Median Income' (AMI), for Cache Valley Utah.

#### TIMING

**Timing:** Standard city impact fees will be reduced by removing all park, storm water and review fees from new construction of approved moderate income housing by October of 2023.

In order to qualify for the reduced impact fees, developers or contractors must comprehensibly prove that the proposed structure will be used for households that earn 30% or less of the 'Area Median Income' (AMI), for Cache Valley Utah.

The AMI for Cache Valley will be determined annually, by the Bear River Association of Governments.