



PLANNING COMMISSION MEETING STAFF REPORT

MEETING DATE

August 11, 2022

PREPARED BY

Trevor Cahoon
Community Services Dir

ITEM TYPE

Discussion

ATTACHMENTS

youtu.be/RU1k2BaSwmI

MIH Deep Dive Powerpoint

PRIOR DISCUSSION DATES

AGENDA ITEM

Public Hearing & Action on RES 22-44: Moderate Income Housing Update

PURPOSE

The Planning Commission needs to review the Moderate Income Housing (MIH) Plan and make a recommendation to the City Council on any amendments that need to be made due to new State legislation.

BACKGROUND

HB 462 - Utah Housing Affordability Amendments became law on June 1st, 2022. HB 462 creates new and modifies existing requirements for certain municipalities. The moderate income housing plan provisions apply to the same list of cities as SB 34 applied to. Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in the 2010 SB 34 legislation.

Highlights of HB 462

- Clarifies MIH requirement and timing to amend your General Plan
- Requires the inclusion of an implementation plan to bring the MIH element to life
- Amends the list of strategies to use
- Outlines the annual reporting requirement
- Adds priority incentives/restrictions for compliance with the MIH requirement

The inclusion of the moderate-income housing element within a county or municipal General Plan is based on population. If the population of the municipality is at least 5,000 people, the General Plan must include this element. For counties, the total county population must be at least 40,000 people with at least 5,000 people in the unincorporated portion.

In order to ensure that jurisdictions are not only envisioning the increase of moderate income housing but establishing concrete steps to make it happen, HB 462 amends the code to require the inclusion of an implementation plan within the General Plan.

HB 462 has amended the list of strategies that municipalities and counties can consider and use within the moderate income housing elements. Many of the previous strategies have been revised and/or combined to provide better clarity while a number of new strategies have been added for consideration. Strategies need actionable implementation steps.

South Weber's Current Selections

South Weber has implemented a MIH plan in the General Plan, and have selected the following elements:

- (B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing
- (L) Preserve existing moderate income housing
- (U) Apply for programs administered by a Metropolitan Planning Organization (MPO) or other transportation agency

Each of these elements have been changed using the following language:

- (New B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing
- (New K Previous L&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 establishing a housing loss mitigation fund
- Strategy U has been discontinued

The options that are available are found within the PowerPoint in this packet. The Planning Commission will discuss the various options that are available and will give some direction to City Staff on which options would be their recommendation to the City Council.

After discussion with the Planning Commission the Commission wanted to consider the following items with the attached potential implementation plans for each item:

STRATEGY

(A) Rezone for densities necessary to facilitate the production of moderate income housing.

IMPLEMENTATION

Complete July 2023 - Identify areas within South Weber that would best accommodate moderate income housing through a land use study.

Complete November 2023 - Select various nodes within the community that can facilitate moderate income housing growth with minimal impacts to existing development.

Complete December 2024 - Update the General plan utilizing the information gathered in the land use study.

Begin January 2025 - Begin the process of rezoning the land within the nodes to uses that will facilitate the creation of moderate income housing.

STRATEGY

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

IMPLEMENTATION

Ongoing – Continuously update each Capital Facilities Plan, Impact Fee Facilities Plan and General Plan to account for new growth and potential growth.

STRATEGY

(E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones.

IMPLEMENTATION

Fall 2022 - Study options for allowing detached accessory dwelling units.

Winter 2023 - Discuss with City Council and Planning Commission the options that are available to allow detached accessory dwelling units.

Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling units.

Spring 2023 - Take the draft ordinance through the process.

STRATEGY

(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.

IMPLEMENTATION

Complete July 2023 – Study and Identify commercial parcels that would be eligible for rezone to create a new moderate income residential development around the 475 E interchange and the South Weber Drive interchange.

Complete November 2023 - Select various nodes within the community that can facilitate moderate income housing growth with minimal impacts to existing development.

Complete December 2024 - Update the General plan utilizing the information gathered in the land use study.

Begin January 2025 - Begin the process of rezoning the land within the nodes to uses that will facilitate the creation of moderate income housing.

STRATEGY

(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

IMPLEMENTATION

Complete Winter 2022 – Study options to require moderate income housing and the methods to employ them within each residential development.

Complete Spring 2023 – Draft potential zoning text changes for residential Zones and implementation of new housing type requirements for residential development.

Complete Summer 2023 – Pass ordinance to require 10% of new residential development be dedicated to moderate income housing.

STRATEGY

(W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

IMPLEMENTATION

Complete Fall 2022 – Identify housing types that would be compatible in scale with single family housing.

Complete Winter 2022 – Identify zones in which we can incorporate these housing types.

Complete Spring 2023 – Draft ordinance language to allow alternative housing types in residential zones.

Complete Summer 2023 – Finalize ordinance to allow for alternative housing types.