

MODERATE INCOME HOUSING ELEMENT

In 1996, the Utah State Legislature adopted 10-9-307 of the Utah Code dealing with Plans for Moderate Income Housing. This section of the code requires that every municipality adopt a plan for moderate income housing within the community. The plan must address the following five issues: 1) an estimate of the existing supply of moderate income housing located within the municipality; 2) an estimate of the need for moderate income housing in the municipality for the next five years as revised annually; 3) a survey of total residential zoning; 4) an evaluation of how existing zoning densities affect opportunities for moderate income housing; and 5) a description of the municipality's program to encourage an adequate supply of moderate income housing.

Moderate income housing as defined by the Utah State Code 10-9-307 (2) (a) is: A...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.

The 2010 median income level for Summit County is \$93,300. The moderate income level for Summit County for a family of four at 60% to 80% of AMI is \$55,980 - \$76,640 . The Summit County moderate income level is recommended by the State to be used by Francis in determining whether or not housing is affordable. However, using the Summit County income figures skews actual income levels in Francis toward higher household incomes, due to the affluence of residents of Park City. To have a more realistic picture of income levels Francis City officials chose to use income data from the City-wide survey administered as part of this General Plan in 1999. Data from the Low and Moderate Income (LMI) Survey conducted by the City in 1999 produced results that suggest 70.9% of the population in the community were at or below the moderate income levels for their family size. The moderate income level based on the best available data from the City-wide survey was \$43, 750 for a family of four based on the 1999 figures.

Estimate of Existing Supply

According to the Utah State Affordable Housing Model, Francis currently has a twenty-two unit surplus for households making 80% of the Metropolitan Statistical Area Median Income (MSAMI). Also according to the model the City has a surplus units for those making 50% of the MSAMI, while the City has a deficit of units for those making 30% of the MSAMI.

Estimate of the Need for Moderate Income Housing in Francis for the Next Five Years

The majority of the need for moderate income housing within Francis will be to house existing residents and more particularly their children as they grow up and move out of their parent's home.

According to the Utah State Affordable Housing Model, population growth in Francis between 2000 and 2004 created a demand for 7 units available to moderate income families (i.e. 80% MSAMI). The demand at the 50% MSAMI level was -2 units and -3 units were needed for those making 30% of the MSAMI.

Based on the model, Francis has a surplus of affordable housing for moderate income families. The net need, current supply plus future demand, for moderate income families is a surplus of eighteen units or three units a year for the next five years.

Options for Meeting the Affordable Housing Needs

The Francis City Planning Commission and Council hold the keys to providing housing opportunities for persons of moderate income through zoning regulations. By zoning land appropriately for higher densities, working cooperatively with State and County Agencies and/or by providing incentives to private developers Francis City can assure affordable housing to its citizenry. To this end, the General Plan and Development Code have been modified to include an R-2 zone, which provides for smaller lots for moderate income housing, a provision in the Code allowing for condominiums and apartments and allowing multi-family housing as a conditional use throughout the City.

Francis Program to Encourage Moderate Income Housing

In addition to allowing multifamily housing as a conditional use and smaller lots for affordable housing, The Francis City Development Code requires that all developments with more than 30 units include deed restrictions on 10% of the units to insure that they are and will remain affordable to 80% of the median income. In addition, Francis will encourage developers to work with organizations such as Mountainlands Community Housing to manage these units.

Other methods for achieving moderate income housing goals that have been adopted include allowing for accessory apartments as a conditional use in residential zones. Accessory apartments must be owned by the occupants of the main dwelling and may not be larger in size than the main dwelling.

The City shall investigate the possibility of developing property for the purpose of multi-family housing when feasible in a specific location. All multi-family housing projects will require approval through the conditional use process.