

## MODERATE INCOME HOUSING PLAN

### INTRODUCTION

The availability of moderate income housing is an issue of City-wide concern. To this end Lindon City should provide a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in Lindon. Moderate income housing projects should be encouraged to allow persons with moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life in Lindon. This *Moderate Income Housing Plan* shall estimate the existing supply of moderate income housing located within the City, shall estimate the need for moderate income housing over the next five years, shall survey the existing residential zoning, shall evaluate existing zoning densities and how they affect opportunities for moderate income housing, and shall define Lindon's plan to provide for and encourage moderate income housing.

- "Moderate income housing" means 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 Utah County Metropolitan Statistical Area for households of the same size.

### EXISTING SUPPLY OF MODERATE INCOME HOUSING

As of April 2010 Lindon City has approximately 2,404 residential dwelling units. Lindon has an estimated 488 multi-family housing units in the form of duplexes, triplexes, fourplexes, townhomes, condominiums, and accessory apartments. The vast majority of these units are rentals. (For the purposes of this section, it should be noted that many of the multi-family housing units would not fit the definition of moderate income housing at current market valuations.)

Lindon has an estimated 1,916 single-family homes. The City estimates that up to 10% of these homes would fit the definition of moderate income housing if sold on the open market. This estimate would provide single-family housing for approximately 191 moderate income families.

### ESTIMATE OF NEED OF MODERATE INCOME HOUSING OVER THE NEXT FIVE YEARS

Lindon's estimated population in April, 2010 was 10,070. Given the slow economy and depleted housing market in 2010, and based on a very conservative growth rate of 1% per year, Lindon will add 503 citizens over the next 5 years increasing the population to approximately 10,573 persons. This equates to 117 new households based on an average household size of 4.3 individuals (per 2000 Census).

The R-2 Overlay districts have a total remaining capacity of 81 units. When adopted, the R-3 ordinance required that a percentage of the single-family and retirement

units constructed within the zone must be sold at moderate income sales prices. The single-family moderate income units have all been sold, but none of the moderate income retirement phase units have yet to be sold. This remaining amount of required moderate income retirement homes equals 16 units. This equals a total of 97 future moderate income units made possible through the R-2 overlay and R-3 zone. This figure does not take future accessory apartments into account that exceed the R-2 Overlay District allotments – which could also qualify as moderate income housing.

Past records from Utah County indicate that approximately 30% of the residents in the County have an annual income that falls within the moderate income range. By calculating 30% of the estimated 117 new households that will be created in Lindon over the next five years, the City would need to allow for approximately 35 moderate income housing units over the next five year period. Given these estimates, it appears that the 35 units are clearly allowed for by the Lindon City R-2 overlay and R-3 zoning ordinance - which have potential for 97 possible units as discussed above.

#### **SURVEY AND EVALUATION OF EXISTING RESIDENTIAL ZONING**

Currently residential areas within Lindon City are zoned into four different zoning districts. These are:

1. R1-20 Zone – Allows single family homes on 20,000 sq. ft. lots or greater. Currently 26% of Lindon is zoned R1-20.
2. R1-12 Zone – Allows single family homes on 12, 000 sq. ft. lots or greater. Currently 9% of Lindon is Zoned R1-12.
3. R2 Overlay – Overlies both the R1-20 zone and the R1-12 zones and allows for up to 4 units per acre (prior to 2005, up to 6 units per acre were allowed). The R2 Overlay consists of all residential zones (35% of the city land area) and also applies to the R3 zone area (1% of the city land area).
4. R3 Zone – Allows single family dwellings on higher density lots (averaging 10,000 sq/ft) and retirement oriented housing units at an approximate density of 5.5 units per acre. This zone accounts for 1% of the city land area.

Through a creative approach using owner-occupied accessory apartments, the R2 Overlay Zone, and the R3 Zone, Lindon has provided opportunities for the development and construction of accessory apartments, single family homes, twin homes, town homes, triplexes, and planned unit developments in residentially zoned property in Lindon. The purpose and intent of this zoning plan is to vary densities and spread multi-family units throughout the community. This provides affordability as well as diversity in housing stock. No single area is zoned exclusively for multi-

family units. R2 overlay units can be developed in all residential zones assuming they meet the requirements and development standards of the ordinance. In addition, Lindon currently has 9% of the city zoned R1-12 which allows 12,000 sq. ft. lots and 1% zoned R-3, which allows for 10,000 sq/ft average lot sizes. These zones may be able to consist of smaller, more affordable lots.

Lindon City has also adopted ordinances to provide an opportunity for the construction and development of housing for the elderly, physically and mentally handicapped, and juveniles.

Through this established zoning plan it is Lindon's goal and policy to provide for a realistic opportunity to meet the moderate income housing needs of those desiring to live and participate in community life in Lindon.

### **PLAN TO PROVIDE FOR AND ENCOURAGE MODERATE INCOME HOUSING**

Lindon City shall continue to allow and permit owner-occupied accessory apartments in all single family homes which are not part of an R2 Overlay project. This policy will promote the maintenance of existing accessory apartments in Lindon and encourage the construction of new apartments to provide an opportunity for low to moderate income residents to live, work, and participate in community life in Lindon.

Lindon City also understands the need to provide opportunities for home ownership for moderate income residents in Lindon. To this end Lindon has developed the R2 overlay ordinance and the R3 zone – which provides opportunities for multi-family units to be constructed, smaller lot sizes to be created, accessory apartments to be established, and moderate income sales to be required.

In addition, Lindon will consider the use of the following tools and techniques to provide opportunities for affordable single family and multifamily moderate income housing. These are:

1. Rehabilitation of existing underutilized housing stock.
2. Infrastructure expansion and rehabilitation that will facilitate the construction of moderate income housing.
3. Consideration of waiving construction related fees generally imposed by the municipality.
4. Utilization of state or federal funds or tax incentives to promote the construction and rehabilitation of moderate income housing.
5. Utilization of programs offered by the Housing Authority of Utah County within that agency's funding capacity as well as other public, private and non-profit housing agencies.

6. Utilization of affordable housing programs administered by the Department of Community and Economic Development and the Department of Housing and Urban Development (Federal Government).