

CHAPTER 4.7 HOUSING ELEMENT – A GUIDE FOR RESIDENTIAL DEVELOPMENT

Vision: To provide a variety of housing opportunities for people of all stages of life by creating and maintaining suitable high, middle, and low income housing while promoting: homeownership, integration, maintenance, and reinvestment in aging areas of the community.

Guiding Principles

- *Neighborhoods should have unique characteristics and be designed to promote variety:*
 - *New housing developments should be viewed in the broader context of the neighborhood and not simply as an independent project that has no effect on the greater community*
 - *Appropriate zoning designations should be maintained that encourage a wide variety of housing styles, but result in compatible housing product in terms of density, massing and design*
- *Residential development should sustain the economic development goals established by the City Council by demonstrating:*
 - *Housing that coincides with employment opportunities and general income levels*
 - *Housing styles, price point and product mix should be considered to determine if the housing will provide support to the business community*
- *Residential projects should strengthen and enhance existing neighborhoods:*
 - *Infill projects will seamlessly integrate with existing areas and improve property values*
 - *Rental dwellings in existing neighborhoods will be monitored to ensure habitation is acceptable, illegal conversions will be identified and appropriately addressed, and effective strategies for improving distressed neighborhoods will be explored and implemented*
- *Locations for Attainable and Workforce housing should be identified and reserved for activities that provide appropriate housing options that allow the City to satisfy the provisions of State statute:*
 - *Adherence to the provisions of the Housing Element will result in satisfaction of the requirements of §10-9a-403 et al Utah Code Annotated*
 - *Appropriate reports and studies will be completed that demonstrate compliance with the regulations of state law*

Introduction

The heart of Payson has always been housing from its early history as a fortification to today's upscale neighborhoods in the beautiful foothills of the Wasatch mountain range. From the time of incorporation, the abundance of natural resources such as fresh spring water and unmatched agricultural areas, spectacular views, proximity to major transportation routes and relatively mild weather has drawn people to this area. Payson City is fortunate to have the opportunity to create a Housing Element to guide and enhance residential development in the city. Although housing is primarily market driven and the size, amenities and architectural styles are a result of consumers purchasing the homes, an effective housing element can have a positive influence on the living

experience of the residents. Rather than attempt to create or even interfere with the individual preferences of home buyers, Payson City has developed some basic factors or “Guiding Principles” intended to link the housing needs of our community with free market enterprise. This will allow creativity and variety while satisfying the obligations of the City in relation to fair housing principles, state affordable housing statutes and building safety.

Guiding Principle A

Neighborhoods should have unique characteristics and be designed to promote variety

Encouraging each neighborhood to be designed with unique characteristics can result in community identity and pride. Having specific identifiable features allows residents to talk about and describe their neighborhood with something in common. At the same time, developments should not feel out of place or awkward. Some basic guidance in residential development includes:



- *New housing developments should be viewed in the broader context of the neighborhood and not simply as an independent project that has no effect on the greater community*
- *Appropriate zoning designations should be maintained that encourage a wide variety of housing styles, but result in compatible housing product in terms of density, massing and design*

Guiding Principle B

Residential development should sustain economic development goals of the City

In order to limit the financial impact placed on residents, an appropriate balance between residential, commercial and employment based businesses must be maintained. To accomplish the balance, businesses must have patrons and workers in the community that can support them. Consideration of the following guidelines can help to achieve the balance between residential housing and economic development:

- *Housing that coincides with the available employment opportunities and general income levels necessary to support the local business community will be encouraged*
- *Housing styles, price point and product mix should be considered to determine if the housing will provide support to the economic development goals of the City and the local business community*

Guiding Principle C

Residential projects should strengthen and enhance existing neighborhoods

Maintaining the health of residential neighborhoods is an ongoing task that must be supported by the Housing Element. Identifying strategies to help existing neighborhoods remain attractive to home

buyers will result in sustainable and stable residential communities. This can partially be accomplished by considering the following guidelines:

- *Infill projects will seamlessly integrate with existing areas and improve property values*
- *Rental dwellings in existing neighborhoods will be monitored to ensure habitation is acceptable, illegal conversions will be identified and appropriately addressed, and effective strategies for improving distressed neighborhoods will be explored and implemented*



Guiding Principle D

Locations for Attainable and Workforce housing should be identified and reserved for activities that provide appropriate housing options for all residents and employees that also allow the City to satisfy the provisions of State statute

Market conditions, development costs and other factors sometimes result in housing prices that exceed the ability of home buyers to purchase dwellings. In some instances, cities are able to review policies, land use patterns and regulations in an effort to remove barriers to affordable housing. In order to address the issues related to affordable housing, the city will:

- *Adhere to the provisions of §10-9a-403 et al Utah Code Annotated*
- *Complete appropriate reports and studies that demonstrate compliance with the regulations of state law*

Other Housing Considerations

- *Population and Growth Characteristics*

Central Utah is expected to be one of the more rapidly growing areas in the nation. As communities more central to Salt Lake City and along the Wasatch Front continue to fill-in and real estate values increase, communities in the southern portion of Utah County are expected to experience considerable growth. Contemplating vacant properties within the city and looking at the land masses surrounding the community, the Payson area is situated to absorb a significant amount of the anticipated growth in the region over the next thirty (30) years.

The decennial census (2010) indicates a population of 18,294 within the municipal boundaries of Payson. The population of Payson has increased by over 5000 residents in just the past ten (10) years. In comparison, the growth experienced between 1990 and 2000 was about 3200 residents.

Population projections are an important and necessary part of a City's General Plan. These projections help guide the City and local service agencies in determining the need for adequate services and facilities to serve future residents.

Payson Projected Population Growth			
Year	Population	Households	Household Size
2000 (Census)	12,716	3,654	3.47
2006	16,748	4,999	3.35
2010 (Census)	18,294	5,347	3.42
2020	30,235	8,614	3.51
2030	43,790	12,693	3.45

Source: Mountainland Association of Governments

- *Maintaining a Variety of Housing Styles*

A vibrant and dynamic community will incorporate the positive aspects of a wide variety of residents, income levels, employment opportunities, ages and aspirations. In order to provide housing for these various populations, it is critical to maintain an appropriate mix of housing units. A wide range of single family dwellings, attached dwellings and rental units will ensure that all people willing to reside in the community are welcome in Payson. A historical review of new housing units verifies that the City has been active in maintaining an appropriate housing balance.

Housing Unit Mix (1985 – 2010)				
Year	Single-family units	Multi-family units	Manufactured homes	Total
Total (1985-2010)	1,946	836	8	2,778
Percent (1985-2010)	70%	30%		
Total (2000-2010)	1,229	260	7	1,484
Percent (2000-2010)	83%	17%		

- *Moderate Income Housing Plan*

Utah Code requires each municipality to adopt a plan for moderate income housing within the community to “facilitate a reasonable opportunity for a variety of housing” (UCA §10-9a-403(2)(b)(i)). The purpose of the plan is to ensure that local governments adequately plan to meet the housing needs of all people within the community—regardless of their income. Moderate income housing as defined by the Utah State Code § 10-9-307 (2) (a) is: “...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located”. The 2009 moderate income level for Utah County for a family of four was between \$48,000 and \$60,000.

In order to assist municipalities in estimating the existing supply of moderate income housing units within each city, the State has provided an Affordable Housing Model. According to the Utah State Affordable Housing Model, Payson City currently stands with the following data:

Households currently making X% of the Metropolitan Statistical Area Median Income (MSAMI)

80% MSAMI	1006 units in surplus
60% MSAMI	620 units in surplus
50% MSAMI	267 units in surplus
30% MSAMI	782 units in deficit

The determination of moderate income housing is based upon the population and income characteristics of the community. The results of the Affordable Housing Model are predicated on 2000 census data and information provided by the Utah County Assessor (value of land) and the Utah State Tax Commission (income). According to the Utah State Affordable Housing Model future affordable housing needs up to 2016 stand at the following:

80% MSAMI	976 units in surplus
60% MSAMI	626 units in surplus
50% MSAMI	508 units in surplus
30% MSAMI	1145 units in deficit

Based on the findings of the Utah State Affordable Housing Model, it is evident that Payson City's zoning, land use pattern, and development regulations are adequately providing for moderate income housing. Because there is a current surplus of 1006 units for households making eighty (80) percent of the MSAMI, as well as a surplus of 976 units for those making eighty (80) percent of the MSAMI for the next five years, the City anticipates that current zoning and land use regulations will continue to provide an adequate supply of moderate income housing in the future.

The persons who make up the cohort earning 30% of the MSAMI have needs that are not being met and are difficult to address at a municipal level. The City should consider what can be done to help these persons meet their housing needs as well as what can be done to decrease the proportion of persons with such low incomes, but solutions to this critical issue are beyond the scope of a General Plan.

- *Survey of Residential Zoning*

The City has several zones that allow for residential uses. They include the R-1-75, R-2-75, R-1-9, R-1-10, R-1-12, R-1-A, and A-5 zones, along with three overlay zones that allow for various types of multi-family development. Detailed provisions for the zoning districts can be found in Title 19 of the Payson City Municipal Code. Each zone has different characteristics and density requirements that are deemed appropriate for their location in relation to infrastructure, transportation, schools and other governmental services, and other zoning classifications such as commercial and industrial uses. The City has also adopted a Planned Residential Development (PRD) Ordinance that allows a flexible development layout that would allow a variety of densities within a single project.