

HOUSING GOALS AND POLICIES

MODERATE INCOME HOUSING ELEMENT

Moderate income housing has become a state-wide concern in Utah. To address this concern, the state has directed municipalities to adopt plans for “housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in the county in which the city is located.” These plans are required to include:

1. an estimate of the existing supply of moderate income housing located within the city;
2. an estimate of the need for moderate income housing located within the city;
3. an estimate of the need for moderate income housing in the city for the next five years as revised biennially;
4. a survey of total residential land use;
5. an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
6. a description of the city’s program to encourage an adequate supply of moderate income housing (Utah Code 10-9a-103).

These requirements will be fulfilled below. With the Utah County median annual income being \$65,100 (HUD), the eighty percent (80%) baseline would be set at \$52,080 annually. Using this and the Affordable Housing Model from Mountainland Association of Governments, we will determine the need for and availability of moderate income housing in Salem City.

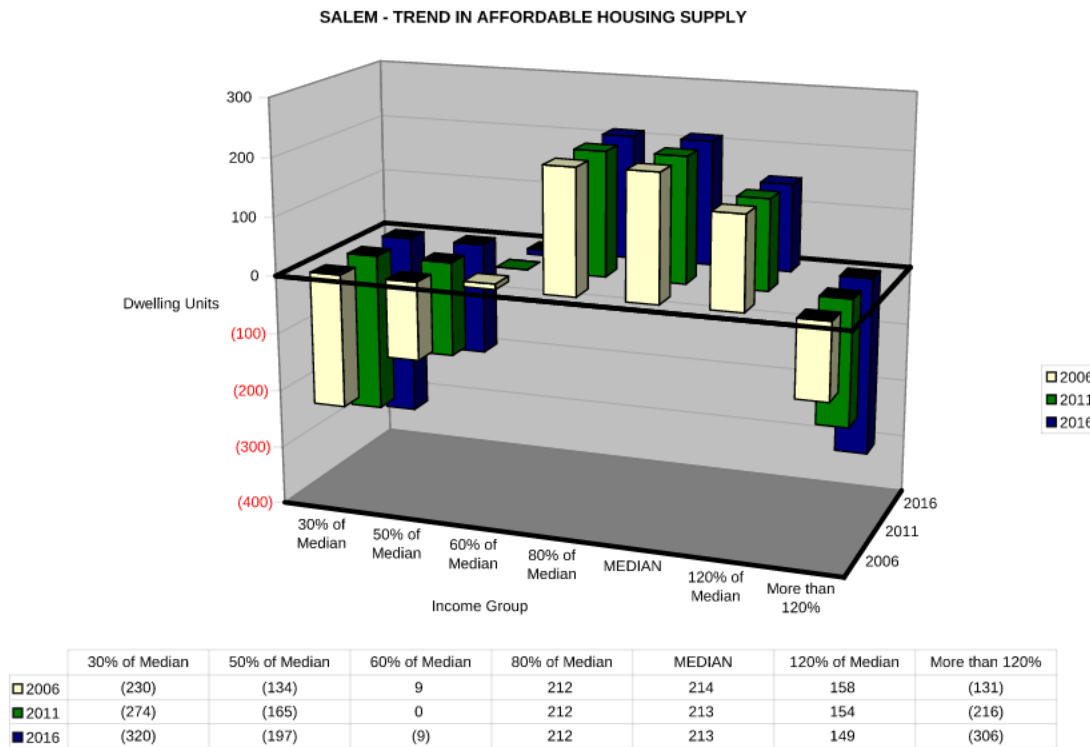
Figure 1 – Affordable Housing Supply & Affordability Gap by HUD AMI – Salem (May 2010)		Affordable Shelter Cost			Number of Households (2010)	Number of DU (2010)	Affordable Housing Supply		
		Owned		Rent			Current (2010)	5 Years (2015)	10 Years (2010)
		Single-family	Multi Family						
30% of Median	Up to \$19,530	\$77,000	\$54,000	\$488	230	0	(230)	(274)	(320)
fifty percent (50%) of Median	Between \$19,530 and \$32,550	\$131,000	\$108,000	\$814	178	44	(134)	(165)	(197)
sixty percent (60%) of Median	Between \$32,550 and \$39,060	\$159,000	\$136,000	\$977	89	98	9	0	(9)
eighty percent (80%) of Median	Between \$39,060 and \$52,080	\$213,000	\$190,000	\$1,302	150	362	212	212	212
Median	Between \$52,080 and \$65,100 (median)	\$268,000	\$245,000	\$1,628	156	370	214	213	213
120% of Median	Between \$65,100 and \$78,120	\$322,000	\$299,000	\$1,953	151	309	158	154	149
More than 120%	More than \$78,120				670	539	(131)	(216)	(306)
Total					1,623	1,722	99	(76)	(259)

ESTIMATE OF EXISTING SUPPLY

According to our Model, using 2007 data from the County Assessor's Office and 2006 data from the Utah State Tax Commission, Salem City has 150 families making between sixty-one percent (61%) and eighty percent (80%) of the median gross income, and 362 dwelling units in their price range, for a surplus of 212 units. The City also has a surplus of 9 units for those making sixty percent (60%) of median gross income, for a total surplus of 221 affordable units or 22% of the existing units in the City (see Fig. 1).

The Model shows a bell-shaped trend, where those with both the highest and the lowest incomes have a deficit of housing and those in the middle have a surplus (see Fig. 2). The model shows these trends becoming slightly more pronounced in the future.

Figure 2



ESTIMATE OF THE NEED FOR MODERATE INCOME HOUSING FOR THE NEXT FIVE YEARS

Salem City has experienced considerable growth during the last decade. However, in recent years, the City's growth rate has slowed tremendously. Given the current rate of growth, it is anticipated that the trends identified in the Model will remain fairly constant over the course of the next several years.

The Model shows that housing for those households that earn the median income is the City's largest group. Housing for households that earn eighty percent (80%) of median gross income is the City's next largest group, and it is expected to continue to remain constant for the next five years. The Model suggests that the surplus for those making sixty percent (60%) of median gross income is expected to shrink and will become a nine-unit deficit by 2016. In fact, as mentioned above, most predictions of the Model show current trends remaining consistent through 2016.

SURVEY OF RESIDENTIAL LAND USES AND EVALUATION OF HOW EXISTING LAND USES AFFECT OPPORTUNITIES FOR MODERATE INCOME HOUSING

Salem City has permitted a variety of new housing developments that all contribute opportunities towards creating additional moderate income housing. Salem's zoning currently permits townhomes and twinhomes, two housing styles that often are marketed at prices that qualify as moderate income housing. Salem also permits Planned Unit Developments. This type of development is allowed with the expectation that a variety of housing types will typically be incorporated within individual projects. While the inclusion of moderate income housing is not mandatory in Planned Unit Developments, Salem's staff believes it is most common for Planned Unit Developments to include at least some moderate income housing.

Salem City's land use regulations permit diverse land uses that include both single-family and multi-family dwelling units at a wide range of prices and rents throughout the City. The Model indicates that the City has a surplus of affordable units. Although there are not many options for those making less than fifty percent (50%) of median gross income, Salem City staff does not believe that this is due to zoning; there are a number of developable properties in all zones, including those that would be most conducive to moderate income housing. The lack of development in these areas is due to market conditions and is beyond the control of the City.

THE CITY'S PROGRAM TO ENCOURAGE AN ADEQUATE SUPPLY OF MODERATE INCOME HOUSING

Salem City has provided a surplus of moderate income housing units, a surplus which has grown since our last General Plan was adopted. The City will continue to follow these practices in order to provide affordable housing for its citizens. Draft versions of the Land Use Element have included new land use designations that will permit residential development at densities that exceed what Salem City currently permits. Provided that the subsequent amendments to the zoning ordinance are adopted, it is expected that opportunities to develop moderate income housing will increase in future years.

SALEM CITY GOALS AND POLICIES FOR MODERATE INCOME HOUSING

GOAL ONE: CONTINUE TO ENCOURAGE AFFORDABLE HOUSING IN SALEM CITY.

POLICIES:

- 1.1 Encourage the use of Planned Unit Developments to permit additional moderate income housing.
- 1.2 Continue to permit the construction of twinhomes and townhomes in the R-2 and R-5 Zones.
- 1.3 Update the Land Use Element to provide additional opportunities for moderate income housing.
- 1.4 Adopt a new comprehensive zoning ordinance to implement the higher densities contemplated by this update to the Salem City Comprehensive General Plan.

GOAL TWO: ENCOURAGE DEVELOPMENTS THAT TARGET SPECIAL GROUPS LIKE THE ELDERLY, DISABLED PERSONS, AND OTHERS PEOPLE WITH SPECIAL NEEDS.

POLICIES:

- 2.1 Provide HOME funds to the Housing Authority of Utah County encouraging them to fund 30-fifty percent (50%) AMI housing and removing barriers that block affordable housing for all individuals.

SUBDIVISIONS

GOAL: 1.0 TO PROVIDE FOR RESIDENTIAL AREAS IN SALEM CITY THAT COMPLIMENT THE UNIQUE HISTORICAL AND RURAL QUALITY AND CHARACTER OF THE CITY.

POLICIES:

- 1.1 Encourage City-sponsored neighborhood tree planting and beautification programs.
- 1.2 Develop and enforce codes to deal with complaints relating to poorly attended yards or lots.
- 1.3 Review ordinances concerning such potential impacts as animals, home occupations, fences and noise levels to assure that they are adequately regulated.
- 1.4 Encourage the development of parks and open space convenient to single-family subdivisions by utilizing flood retention ponds, well sites or other available public land.
- 1.5 Establish setback requirements for main and accessory buildings to encourage more usable yard area, help provide better privacy and avoid undue impacts to adjoining neighbors.
- 1.6 Plan for and encourage future parks, schools, churches, open space and other public uses during the subdivision review process.
- 1.7 Work closely with the school district to assure that schools are properly interfaced with the residential community.

GOAL: 2.0 DISCOURAGE SPRAWL AND EXCESSIVE CONSUMPTION OF LAND.

POLICIES:

- 2.1 Encourage the clustering of housing in selected areas as an alternative to large lot subdivisions.
- 2.2 Encourage small lot subdivision development in selected areas.

MASTER PLANNED DEVELOPMENTS

GOAL: 1.0 PROVIDE FOR ALTERNATIVE HOUSING CHOICES BY THE USE OF THE MASTER PLANNED DEVELOPMENT CONCEPT.

POLICIES:

- 1.1 Maximize the compatibility for Master Planned Developments and other types of residential developments through appropriate buffering techniques.
- 1.2 Require large Master Planned Developments to include a variety of housing types and construction materials.
- 1.3 Encourage a range of residential densities within Master Planned Developments.
- 1.4 Encourage Master Planned Developments that will meet the needs of a variety of households (i.e. single, couple, families, elderly).
- 1.5 Promote the use of the Master Planned Development concept on lands that are sensitive or costly to develop such as hillsides or flood plains.

GOAL: 2.0 DEVELOP A ZONING ORDINANCE TO REGULATE MASTER PLANNED DEVELOPMENTS THAT WILL ENCOURAGE GOOD DESIGN THROUGH EFFECTIVE SITE PLAN REVIEW.

POLICIES:

- 2.1 Develop reasonable criteria for design standards for Master Planned Developments.
- 2.2 Require appropriate construction phasing of Master Planned Developments so that the development may stand as a functional community at all stages of development and will not place undue financial burdens on the developer, community, association or the City.

HOUSING QUALITY

GOAL: 1.0 PROVIDE QUALITY HOUSING WITHIN THE CITY.

POLICIES:

- 1.1 Require all housing and structures to meet the applicable building codes.
- 1.2 Develop and enforce City ordinances to regulate the occupancy of residential structures.