

ORDINANCE #02-2023

AN ORDINANCE AMENDING THE MODERATE-INCOME HOUSING PLAN
ELEMENTS OF THE SPRINGVILLE GENERAL PLAN.

WHEREAS, the City has a Moderate-Income Housing Plan as a required element of the General Plan; and

WHEREAS, the City is required by Utah State Code to update the Moderate-Income Housing Plan; and

WHEREAS, the State of Utah Moderate Income Housing Plan Program Manager reviewed the Moderate-Income Housing plan and required that language establishing benchmarks and tracking be included in the Moderate-Income Housing Plan;

WHEREAS, the City Planning Commission considered the benchmark and tracking revisions to the Moderate-Income Housing Plan and conducted a public hearing on January 24, 2023 and has recommended approval;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that:

Section 1. The Moderate-Income Housing Plan is hereby amended as attached as Exhibit A.

Section 2 This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 07th day of February, 2023.



ATTEST:

A handwritten signature in blue ink, appearing to read "K Crane", written over a horizontal line.

Kim Crane, City Recorder

A handwritten signature in blue ink, appearing to read "Matt Packard", written over a horizontal line.

Matt Packard, Mayor

ORDINANCE: #02-2023

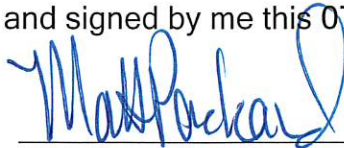
SHORT TITLE: AN ORDINANCE AMENDING THE MODERATE-INCOME HOUSING PLAN ELEMENTS OF THE SPRINGVILLE GENERAL PLAN.

PASSAGE BY THE SPRINGVILLE CITY COUNCIL
ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Liz Crandall			✓		
Craig Jensen					Absent
Chris Sorensen	✓		✓		
Jason Miller			✓		
Mike Snelson		✓	✓		
	TOTALS		4	—	1

This ordinance was passed by the City Council of Springville, Utah on the 07th day of February, 2023, on a roll call vote as described above.

Approved and signed by me this 07th day of February 2023




Matt Packard, Mayor

CITY RECORDER'S CERTIFICATE AND ATTESTATION

This ordinance was recorded in the office of the Springville City Recorder on the 07th day of February 2023, with a short summary being posted on the 10th day of February 2023; to the Utah Public Notice Website, and according to UCA 10-3-711. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance #02-2023.



Signed this 07th day of February 2023



Kim Crane, City Recorder

Springville Moderate-income Housing Plan 2022 Update

The affordability of housing is an issue for most cities along the Wasatch Front. The following section is intended to explain the current housing cost situation and meet Utah State requirements for moderate-income housing.

Utah State Code 10-9a-408 and requires cities to update and review their moderate-income housing plan as part of the general plan update. As defined by state code a moderate-income housing plan is comprised of five elements:

- an estimate of the existing supply of moderate-income housing located within the City;
- an estimate of the need for moderate-income housing in the City for the next five years as revised biennially;
- a survey of total residential land use;
- an evaluation of how existing land uses and zones affect opportunities for moderate-income housing; and,
- a description of the City's program to encourage an adequate supply of moderate-income housing.

In 2019, Senate Bill 34 introduced additional requirements for the moderate-income housing element and annual reporting requirements. UCA 10-9a-403 (2)(b)(iii) required municipalities to include three or more of the listed strategies in their moderate-income housing element of their general plan and UCA 10-9a-401 requires cities such as Springville to report annually on the progress of the mandated updated planning.

In 2022, House Bill 462 was adopted and expanded the strategies municipalities may choose in order to create more flexibility and creativity in bringing moderate income housing to the respective communities. HB 462 amended the code to require the inclusion of an implementation plan within the General Plan and to set a timeline to implement the required strategies that have been selected by the municipality. The list of strategies provided by SB 34 were revised and clarified in HB 462 along with the addition of new strategies to consider.

Moderate-income housing is defined by the state of Utah as, "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 moderate-income population may include young families working through a college degree, fixed-income elderly, as well as those working for lower wages.

	Area Median	Moderate 80%	Low 50%	Very Low 30%
Utah County Income	\$77,057	\$\$ 61,646	\$38,529	\$ \$23,117

Table 1-1

Estimate of Existing Housing Supply

2020 American Community Survey data (2016-2020 ACS 5-year estimates) reports 9,695 dwelling units in Springville. A September 2022 report shows 11,643 residential power meters. An analysis of the current supply of moderate-income housing was done by comparing households by income to dwelling units available for each income range (Comprehensive Housing Affordability Strategy (CHAS) Data 2012-2016). The following table reports Springville’s housing gap for renter households at each income level.

Table 1-2

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	9,655	14,375	9,455	4,720	-200
≤ 50% HAMFI	4,780	6,525	2,985	1,745	-1,795
≤ 30% HAMFI	2,250	1,545	430	-705	-1,820

Springville’s housing gap for rental households is low in absolute value but represents a 51% shortage at the less than or equal to 30% HUD Area Median Family Income level.

This gap estimate may not provide a complete picture about the need for affordable rental housing. The first limitation is that generally, households with very-low incomes receive subsidies from federal and state programs, which increases the amount of housing available to those households. In November 2019, Springville had a total of 148 households that received subsidies from the Utah County Housing Authority. The second limitation is the underreporting of non-permitted accessory dwelling units which constitute an important source of affordable housing.

Estimated Need of Moderate-income Housing over the Next Five Years

An updated projection of 5-year affordable housing needs in accordance with UCA 10-9a-103(41)(b) is included as Appendix 1.

Survey of Total Residential Land Use

Springville has a total area of 9,242 acres with 5,094 gross acres zoned to permit residential use, accounting for 55% of total land area. Areas for each zone are tabulated below in acres.

Zone	CC	R1-10	R1-15	R1-5	R1-8	R2	RMF-1	RMF-2	RMHP	TC	VC
Area (acres)	171	2,073	887	311	859	516	25	75	60	35	83

Table 1-3

Evaluation of How Existing Land Uses and Zoning Affect Moderate-income Housing

Springville currently has zoning ordinances and land uses that encourage affordable housing.

- Density Bonus Program - Springville has a density bonus program which allows flexible options for developing higher densities if certain requirements are met. The requirements are improvements such as building materials, park land and improvements, linear open space, fees, and public property dedications.
- Higher Density Zoning-There are areas zoned to allow higher densities, mixed use development, and density bonuses. In 2003, the acreage for higher densities was added to the general plan. This acreage is mainly located in the Westfields area near commercial development and transit. The Westfields Village Center adjacent to the proposed Springville Frontrunner station has the highest density allowed in Springville. In the village center, densities of up to nearly 30 units per acre can be reached through participating in the density bonus program.
- Accessory Dwelling Units-Springville has amended city code to allow for accessory dwelling units in all residential zones in the city with the exception of mobile home parks
- Springville has rezoned land to accommodate higher density for sale and for rent housing including Cedar View Senior Living, a 31-unit affordable senior living project developed by the Housing Authority of Utah County.
- Springville City, in cooperation with Utah Transit Authority, is in the initial stages of preparing a Station Area Plan for the Springville FrontRunner station which will include a Housing Needs Assessment to identify key opportunities for affordable housing within the station area.

How Springville Plans on Meeting the Future Needs of Moderate-income Housing

Springville plans to meet future moderate-income housing needs by adopting and implementing the following strategies.

- Rezone for densities necessary to assure the production of MIH
- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- Encourage higher density or moderate-income residential development near major transit investment corridors

Strategy A-Rezone for densities necessary to facilitate the production of Moderate-Income Housing

2. Please state the municipality's goal(s) associated with the strategy	3. What are the specific outcomes that the strategy intends to accomplish?	4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
<p>a. Review each zone map amendment request for an increase in residential density to determine if the proposed change contributes to the completeness of and housing balance within its neighborhood and if it advances the city's desire to provide moderate-income housing.</p>	<ul style="list-style-type: none"> Approval of request to rezone the Holdaway South New Neighborhood plan increasing density from 3-5 units per acre. COMPLETED DECEMBER 2021 	<p>a. Springville maintains a database of zone map amendments and of housing development, tracking single family attached and multi-family developments. NUMBER OF HOUSING UNITS UPDATED QUARTERLY AND ZONE MAP AMENDMENTS ARE UPDATED AS ADOPTED BY THE CITY COUNCIL.</p>	<p>a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.</p> <p>i. Provide a clear process for zone map amendment applications. COMPLETED JULY 2020</p>
<p>b. Initiate city sponsored zone map amendments for areas identified as well suited to increased residential density.</p>	<ul style="list-style-type: none"> Rezone of the Allen's Block (4 acres) from Community Commercial to Main Street South Gateway Zone to allow for multi-family and attached single family housing with no density limit. COMPLETED SEPTEMBER 2020 rezoned 20 acres from an R1-10 Zone to a special overlay, increasing the density from 4.2 du/acre to 11 du/acre, providing for a potential of an additional 136 units. These units include small single-family homes, cottages, multiple townhome types, stacked flats, loft homes, apartments and others, which provide a diverse range of MIH options COMPLETED SEPTEMBER 2021 Creation of the Lakeside Landing Special District Overlay which rezones nearly 200 acres from commercial to residential ranging from 12 to 24 units per acre, providing for nearly 2,000 additional housing units across a diverse range of unit types. COMPLETED DECEMBER 2021 	<p>b. Springville maintains a database of zone map amendments and of housing development, tracking single family attached and multi-family developments. NUMBER OF HOUSING UNITS UPDATED QUARTERLY AND ZONE MAP AMENDMENTS ARE UPDATED AS ADOPTED BY THE CITY COUNCIL.</p>	<p>b. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.</p> <p>i. Identify the areas for city sponsored zone map amendments. ONGOING</p> <p>ii. Initiate an update of the general plan to ensure that adequate area is provided for higher density housing to facilitate moderate-income housing. ANTICIPATED RELEASE OF RFP FOR GENERAL PLAN FIRST QUARTER 2023.</p>

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

2. Please state the municipality's goal(s) associated with the strategy	3. What are the specific outcomes that the strategy intends to accomplish?	4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
<p>a. Adopt a Public Infrastructure District Policy with the option to utilize impact fees to assist with infrastructure in residential developments.</p>	<ul style="list-style-type: none"> encourage developers to provide moderate-income housing units as a public benefit in return for the benefits afforded by a Public Infrastructure District. POLICY ADOPTED DECEMBER 2022. 	<p>a. An application for consideration of a Public Infrastructure District has not been submitted at the time of this reporting. Springville will maintain a database of dedicated units within each approved Public Infrastructure District. THIS DATABASE WILL BE UPDATED AS EACH APPLICATION IS ACCEPTED AND FINALIZED AND WILL BE MONITORED UPON COMPLETION OF CONSTRUCTION FOR COMPLIANCE.</p>	<p>a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.</p> <ul style="list-style-type: none"> i. Adoption of a Public Infrastructure District Policy. COMPLETED DECEMBER 2022. ii. Draft an application and provide link on website. TO BE COMPLETED BY END 2ND QUARTER 2023.
<p>b. Require the dedication of moderate-income housing units within the boundaries of the Public Infrastructure District as the Public Benefit to the City in return for the financial benefit of a Public Infrastructure District to the Developer.</p>	<ul style="list-style-type: none"> increase the number of affordable housing units available in market-rate residential developments to facilitate the integration of moderate-income housing throughout the City. POLICY ADOPTED DECEMBER 2022. 	<p>b. An application for consideration of a Public Infrastructure District has not been submitted at the time of this reporting. Springville will maintain a database of dedicated units within each approved Public Infrastructure District. THIS DATABASE WILL BE UPDATED AS EACH APPLICATION IS ACCEPTED AND FINALIZED AND WILL BE MONITORED UPON COMPLETION OF CONSTRUCTION FOR COMPLIANCE.</p>	<p>b. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.</p> <ul style="list-style-type: none"> i. Establish evaluation criteria for Public Infrastructure Districts which includes provisions for set aside of moderate-income housing units within residential developments. COMPLETED DECEMBER 2022

Strategy E-Create or allow for, and reduce regulations related to, internal or detached accessor dwelling units in residential zone.

2. Please state the municipality's goal(s) associated with the strategy	3. What are the specific outcomes that the strategy intends to accomplish?	4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).	5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
<p>a. Provide a simple and by-right establishment of accessory dwelling units within areas zoned residential in the city, with the exception of Mobile Home Park Zone (R-MHP)</p>	<ul style="list-style-type: none"> • Increase the number of affordable housing and community wealth by facilitating the provision of accessory dwelling units and reduce the demand for greenfield development and infrastructure expansion by increasing housing options. • Provide options for homeowners to offset increased cost of homeownership by utilizing accessory dwelling units. 	<p>a. The city maintains a database of ADU applications and existing ADUs. UPDATED QUARTERLY</p>	<p>a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.</p> <ul style="list-style-type: none"> i. Draft regulations for establishment and monitoring of accessory dwelling units. COMPLETED MARCH 2020 ii. Adopt ADU ordinance. COMPLETED MAY 2020. iii. Advertise ADU ordinance and assist home owners with application process. INITIALLY ADVERTISED BEGINNING MAY OF 2020 AND ONGOING. iv. Establish monitoring and tracking system. MAY 2020 AND ONGOING.

Strategy F-Zone or rezone for higher density or moderate-income residential development in commercial and mixed-use zones near major transit investment corridors, commercial centers or employment centers.

<p>2. Please state the municipality's goal(s) associated with the strategy</p>	<p>3. What are the specific outcomes that the strategy intends to accomplish?</p>	<p>4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).</p>	<p>5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.</p>
<p>a. Springville desires to create neighborhoods where access to employment and daily needs can be achieved without the need of a car and to incorporate moderate-income housing options in these areas</p>	<ul style="list-style-type: none"> • Update General Plan to ensure that adequate areas of mixed-use and commercial development are designated to allow for higher density and a variety of housing options to facilitate the development of moderate-income housing. 	<p>a. Springville maintains a database of zone map amendments and of housing development, tracking single family attached and multi-family developments. Upon completion of the General Plan, associated zone map amendments will be reviewed and adopted and the information will be added to the database as it comes online. NUMBER OF HOUSING UNITS UPDATED QUARTERLY AND ZONE MAP AMENDMENTS ARE UPDATED AS ADOPTED BY THE CITY COUNCIL</p>	<p>a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2</p> <ul style="list-style-type: none"> i. Initiate an update of the general plan to ensure that adequate area is provided for higher density housing to facilitate moderate-income housing. ANTICIPATED RELEASE OF RFP FOR GENERAL PLAN FIRST QUARTER 2023.

Strategy G-Amend land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near major transit investment corridors.

<p>2. Please state the municipality's goal(s) associated with the strategy</p>	<p>3. What are the specific outcomes that the strategy intends to accomplish?</p>	<p>4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).</p>	<p>5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.</p>
<p>a. Amend land use regulations to allow for higher density or new moderate-income residential developments in commercial or mixed-use zone near major transit investment corridors.</p>	<ul style="list-style-type: none"> • Create a vibrant, walkable, mixed-use corridor to complement the I-15/1600 South Interchange that provides a diversity of housing options accessible to a range of incomes. • Partner with UTA to draft a Station Area Plan in compliance with UCA 10-9a-403 that will maximize residential development and employment adjacent to the Springville FrontRunner Station and foster moderate-income housing development that creates access to employment and daily needs without the use of a car 	<p>a. Springville maintains a database of zone map amendments and of housing development, tracking single family attached and multi-family developments. As development comes online in conjunction with the completion of the I-15/1600 South Interchange and the Springville FrontRunner Station, the database will be updated to include this information. NUMBER OF HOUSING UNITS UPDATED QUARTERLY AND ZONE MAP AMENDMENTS ARE UPDATED AS ADOPTED BY THE CITY COUNCIL</p>	<p>a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.</p> <ul style="list-style-type: none"> i. Construction of the I-15/1600 South Interchange is in the initial stages with UDOT. The 1600 South Preferred Scenario and Regulating Plan have been drafted. REVIEW BY CITY STAFF AND CITY COUNCIL IS ONGOING, ANTICIPATED ADOPTION FIRST QUARTER 2023. ii. The Springville Station Area Plan (SAP) is in the initial Public Engagement stage. ANTICIPATED COMPLETION OF THE SAP THIRD QUARTER 2023 WITH REVIEW AND ADOPTION BY CITY COUNCIL TO BE COMPLETED BY FIRST QUARTER 2024.