

**RESOLUTION NO. 2007-0054**

**A RESOLUTION OF THE BLUFFDALE CITY COUNCIL APPROVING THE MODERATE INCOME HOUSING PLAN 2007 BIENNIAL UPDATE REPORT.**

**WHEREAS**, pursuant to Utah Code Ann. § 10-9a-408, Bluffdale City is obligated to conduct a biennial review of the moderate income housing element of its general plan and provide a report of this review; and

**WHEREAS** Bluffdale City has conducted a review of the Bluffdale City Moderate Income Housing Plan, adopted March 28, 2000; and

**WHEREAS**, in satisfaction of the statutory requirement, the City has prepared a Moderate Income Housing Plan 2007 Biennial Update Report;

**NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL:**

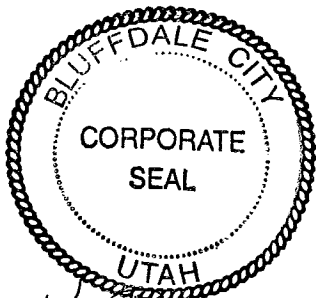
**Section 1. Approval and Adoption of the Moderate Income Housing Plan 2007 Biennial Update Report.** The Bluffdale City Council hereby approves and adopts the Moderate Income Housing Plan 2007 Biennial Update Report, attached as **Exhibit A**.

**Section 2.** This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED this 14th day of August, 2007.

BLUFFDALE CITY

ATTEST:



*[Handwritten Signature]*  
\_\_\_\_\_  
Mayor:

*[Handwritten Signature]*  
\_\_\_\_\_  
City Recorder

Voting by the City Council:	Yes	No
Councilmember Speed	<u>  x  </u>	_____
Councilmember Briggs	<u>  x  </u>	_____
Councilmember Lord	<u>  x  </u>	_____
Councilmember Kelley	<u>  x  </u>	_____
Councilmember Maxwell	<u>  x  </u>	_____

**EXHIBIT A**

**Moderate Income Housing Plan 2007 Biennial Update Report**

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**BLUFFDALE CITY**

**MODERATE INCOME HOUSING PLAN  
2007 BIENNIAL UPDATE REPORT**

August 14, 2007  
Approved by the Legislative Body

Bluffdale City  
14175 S. Redwood Road  
Bluffdale, Utah 84065  
(801) 254-2200

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## **Introduction**

In accordance with Utah Code Ann. § 10-9a-408, the legislative body of each city shall biennially review its moderate income housing plan element of its general plan and its implementation, and shall prepare a report setting forth the findings of the review. The Moderate Income Housing Plan is required as an element of the General Plan as set forth in Utah Code Ann. § 10-9a-403(2)(a)(iii). Bluffdale City adopted its initial Moderate Income Housing Plan on March 28, 2000.

The Moderate Income Housing Plan (“Plan”) analyzes the housing supply in the city in relation to the ability of households with incomes at or below 80 percent of the median income to afford home ownership. The Plan is designed to promote affordable housing opportunities within the City. To accomplish this, the Plan makes projections of housing needs and factors that may affect affordable housing for people of moderate incomes.

The Plan was originally drafted to assess the need for such housing based upon the growth rate of the City. In the Plan, the City addresses the determination of the Legislature to afford a reasonable opportunity for a variety of housing, including moderate income housing. This consideration helps meet the needs of people desiring to live in the City. It also seeks to allow households of moderate income to benefit from and fully participate in all aspects of neighborhood and community life.

## **Biennial Reporting Requirement**

According to Utah Code Ann. § 10-9a-408, the City Council shall biennially review the moderate income housing plan element of its general plan and its implementation and provide a report to the Department of Community and Culture and the association of governments in which the city is located. The report shall include a description of the following:

1. Efforts made by the City to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
2. Actions taken by the City to encourage preservation of existing moderate income housing and development of new moderate income housing;
3. Progress made within the City to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
4. Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities.

## **Geography and Demography**

### **A. Geography**

Bluffdale City is located in the southern end of Salt Lake County, Utah. As part of the Wasatch Front region, it shares many of the same growth concerns of the rest of the Salt Lake Valley and neighboring communities.

### **B. Demography**

According to the 2000 U.S. Census, Bluffdale City was populated by 4,700 people. The U.S. Census projected the 2006 population to be 7,088. The Wasatch Front Regional Council estimates the Bluffdale population to be 10,591 in 2010.

### **C. Moderate Income Housing Data**

“Moderate income housing” is defined 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.” Utah Code Ann. § 10-9a-103(21). The median income for a household of four persons in the Salt Lake – Ogden Metropolitan Statistical Area (MSA), as estimated by the U.S. Department of Housing and Urban Development (HUD), was \$61,375 in 2006. Eighty percent of that amount is \$49,100. Therefore, moderate income housing is housing that is occupied by or reserved for households of four whose total income is at or below \$49,100.

Assuming a household can devote 30 percent of its income towards housing costs, a household of four with a “moderate income” of \$49,100 could spend \$14,730 annually or \$1,228 per month.

The 2000 Census estimated 1,141 housing units in Bluffdale. Since 2000, the City has issued 694 residential building permits, for an approximate total of 1,835 housing units.

## Biennial Report Findings

### **A. Efforts made by the City to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.**

The Plan identified local zoning as the most significant barrier to the provision of moderate income housing. (Bluffdale City Moderate Income Housing Plan, 2000, at 13-14.) Since the Plan's adoption in 2000, the City has taken some significant steps to reduce, mitigate, and eliminate local regulatory barriers to moderate income housing. The Plan indicated that "the majority of developable land is agriculture 5 acre minimum lot size or residential 1 acre lot sizes with some residential 10,000 square foot minimum lot sizes. There is currently little land zoned for residential multi-family or any other housing options other than single-family dwellings." (*Id.* at 4.) Furthermore, the Plan indicated that while there had been 432 single family units built between 1990 and 1996 there had not been any multi-family units built during the same period. (*Id.*)

Since the Plan's adoption in 2000, the City has adopted a multi-family residential zone (R-MF), which allows development of up to 10 units per acre (or greater with the provision of certain amenities). There is a large area of property zoned R-MF, which has subsequently been developed into a fine community of condominiums and rental apartments. Currently, there are 168 apartments and 184 condominiums in this neighborhood, for a total of 352 units, a vast improvement from the "0 units" reported in the original Plan. The apartments, known as The Bluffs, are income-restricted two and three bedroom units. The condominiums, known as Vintage on the Bluffs, are 3-bedroom 2-bath units, and have been selling for \$175,000. A 30-year fixed mortgage and note of 80 percent of the purchase price (\$140,000), with a 6.25 percent rate would yield monthly payments of \$862. Therefore, the condominiums and apartments are affordable for households with moderate incomes.

Additionally, in 2005, the City rezoned approximately 518 acres of property to Mixed Use (MU). As part of this rezoning process, the City approved a project plan for a large mixed use development and permitted a total of 3,592 units at approximately 7.2 units per acre density. Of these units about 421 are planned to be townhouse units and 913 as apartment units. The remainder is comprised of single-family units on small lots (approximately 35' x 70'). Undoubtedly, much of this new housing will be affordable to moderate-income households.

### **B. Actions taken by the City to encourage preservation of existing moderate income housing and development of new moderate income housing.**

The Plan identified several policies to help maintain the stock of existing moderate income housing:

*Encourage the upkeep, maintenance, and rehabilitation of existing housing in the City.  
Encourage existing homes to be relocated rather than demolished.*

The City has continually encourages the upkeep, maintenance, and rehabilitation of existing housing.

*Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions.*

The City continually uses the code enforcement process to ensure substandard units are brought into compliance. Through the code enforcement process, violations of the zoning or building codes are given notice and steps are identified to bring the violations into compliance. The Code Enforcement Official also gives "Good Job" notices to properties that are doing a good job keeping their property in compliance with City codes.

As discussed above, the City has taken some significant steps towards developing a substantial amount of moderate income housing.

**C. Progress made within the City to provide moderate income housing, as measured by permits issued for new units of moderate income housing.**

As mentioned previously, the City has permitted the construction of 168 units at the Bluffs Apartments and 184 units at the Vintage on the Bluffs condominiums, for a total of 352 new moderate income housing units.

**D. Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities.**

Bluffdale City will provide a copy of this report to adjoining cities. The City is willing to discuss this report and assist other cities with moderate income housing issues.

## Reporting

State law requires this report to be submitted to the Department of Community and Culture and the association of governments where the City is located. The association of governments where the City is located is the Wasatch Front Regional Council. The City Council (legislative body) has directed staff to mail a copy of this report to the following:

Utah Department of Community and Culture  
Attn: Clayton Fulton  
324 S. State Street, Fifth Floor  
Salt Lake City, Utah 84111

Wasatch Front Regional Council  
295 N. Jimmy Doolittle Road  
Salt Lake City, Utah 84116

And to the following municipalities:

Herriman City  
Attn: Planning Department  
13011 So. Pioneer St.  
Herriman, UT 84096

Riverton City  
Attn: Planning Department  
12830 South Redwood Road  
Riverton, Utah 84065

Lehi City  
Attn: Diana Webb  
99 W Main St., Suite 100  
Lehi, Utah 84043

Draper City  
Attn: Community Development Department  
1020 East Pioneer Road  
Draper, Utah 84020