

Draper City

Moderate Income Housing Plan

2023 Subsequent Progress Report



The following contains the responses provided on July 31, 2023 through Google Forms to the Housing and Community Development Division of the Department of Workforce Services comprising the required 2023 Moderate Income Housing - Subsequent Progress Report for Draper City in a form approved by the Division.

The Division is reviewing the report for compliance with recently enacted changes to State statutes and will notify the City of their determination within 90 days. This report is being posted by the City for the purpose of increased transparency to the public of actions taken regarding implementation of the City's adopted Moderate Income Housing Plan.

Google Forms

Thanks for filling out [2023 Moderate Income Housing Annual Report- Subsequent Progress Report](#)

Here's what was received.

[Edit response](#)

2023 Moderate Income Housing Annual Report- Subsequent Progress Report

In accordance with UCA 10-9a-408 and 17-27a-408, the following jurisdictions must have a moderate income housing element with implementation plan in their general plan and annually submit a report documenting progress on the selected strategies.

Cities

- Of the first, second, third, or fourth class, or
- Cities of the fifth class with at least 5,000 in population (and within a first, second, or third class county)

Metro Townships

- A population of at least 5,000

Counties

- Of the first, second, or third class, and
- A population of at least 5,000 within the unincorporated portion of the county

Subsequent progress reports will be submitted by communities in each year following the initial report submission to document progress toward moderate income housing. The Subsequent reports will require communities to provide:

1. A description of each action, whether one-time or ongoing, taken by the jurisdiction during the previous 12 month period to implement the moderate income housing strategies selected by the jurisdiction for implementation;
2. A description of each land use regulation or land use decision made by the jurisdiction during the previous 12 months to implement the moderate income housing strategies, including an explanation of how the land use regulation or land use decision supports the jurisdiction's efforts to implement the moderate income housing strategies;
3. A description of any barriers encountered by the jurisdiction in the previous 12 months in implementing the moderate income housing strategies;
4. Information regarding the number of internal and external or detached accessory dwelling units located within the jurisdiction for which the jurisdiction: A) issued a building permit to construct, or B) issued a business license to rent;
5. A description of how the market has responded to the selected moderate income housing strategies, including the number of entitled moderate income housing units or other relevant data; and
6. Any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies.

By August 1, 2023, jurisdictions that fall under this requirement must submit their annual report using this form. Within 90 days of report submission, the Housing and Community Development Division will review the annual report for compliance and potential priority funding consideration. Please contact Alyssa Gamble at angamble@utah.gov with any questions, comments, or concerns.

Email *

todd.draper@draperutah.gov

Preparer's Contact Information

Preparer's Name *

First and Last Name

Todd Draper

Preparer's Job Title *

Planner III

Preparer's Email *

todd.draper@draperutah.gov

Preparer's Phone *

801-576-6335

Type of Jurisdiction *

County

Municipality (City, Town, Metro Township)

Municipalities

To verify if your municipality (city, town, metro township) is required to have a moderate income housing element in the general plan and submit an annual report, answer the following question.

Name of Municipality *

Draper

Municipal Annual Report- Draper

Municipal Government Contact Information

We have the following contact information on file for your municipality.

Mayor Troy Walker
(801) 576-6513
troy.walker@draperutah.gov

Use the field below to update any of the information above

Moderate Income Housing Element

Based on your municipality's population and classification, the city is required to include at least five strategies in the moderate income housing element out of the options provided in UCA 10-9a-403(2)(b)(iii).

Population: 51,749

Classification: 3rd Class Municipality

Data Source: Annual Estimates of the Resident Population for Incorporated Places in Utah: April 1, 2020 to July 1, 2021

Source: U.S. Census Bureau, Population Division

Release date: May 2022

TRANSIT

As your municipality has a fixed guideway public transit station, the city is required to include no less than five strategies, which must include strategy (V) "Develop and adopt a station area plan in accordance with Section 10-9a-403.1", as well as either strategies (G), (H), or (Q).

Municipal Annual Report - General Plan

The subsequent report may be completed administratively and does not require the submission of a general plan update, unless there have been changes to the moderate income housing strategy or the jurisdiction needs to change strategies.

Complete this section to share any changes in the General Plan with HCD.

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued? *

Yes

No

Municipal Annual Report - Strategy #1

Please document progress made on the Moderate Income Housing Strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum number of required strategies to comply in the Subsequent report.

Strategy #1 *

Select the first moderate income housing strategy from UCA that the municipality has included in its moderate income housing element.

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy. *

Example response: *"In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured and the study is underway expected to be completed in Spring 2024."*

The implementation plan outlined in the 2022 Draper City Moderate Income Housing plan identified the creation and implementation of Station Area Plans as the intended or preferred method for addressing this strategy. Progressive actions have been taken during the reporting period in relation to the creation of the Town Center Station Area Plan. A consulting firm was selected to guide the creation of the Town Center Station Area plan for the City. The consultant met with stakeholders and the steering committee to gather input from various entities having a stake in the plan outcomes and in addition held public open houses to gather public comments and feedback. Additionally, the consulting firm conducted an existing conditions analysis and moderate income housing assessment of the Town Center Station area to utilize in creating draft scenarios. Currently the consultant and stakeholder committee are finalizing a final preferred development concept and strategies for the station area. Additional actions taken by city planning staff included submittal of the existing Vista Station Area plan for preliminary review by Wasatch Front Regional Council (WFRC) staff and meeting with WFRC staff to discuss the changes needed to bring the Vista Station Area plan into compliance with the new requirements in State Code. Once the study results and recommendations of a required station area plan are finalized and available, the City can then bring forward necessary zoning changes.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. *

Example response: *"A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."*

No new land use regulations were enacted during the reporting period with respect to this strategy as it is specifically tied to changes in zoning classifications and not changes in land use regulations. Furthermore, Zoning Map changes are legislative decisions and not administrative land use decisions.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. *

Example response: *"While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."*

Future land use decisions made regarding policies and goals will likely be incorporated into adopted station area plans.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. *

Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced.

If no barriers were experienced, write "None."

The main barrier encountered to more effective implementation of this strategy has been access to consistent and reliable data for decision making. The Covid-19 pandemic disrupted many data points and trends with respect to employment, commerce, recreation and housing. The existing conditions analysis and market study for the Town Center Station Area Plan provides some of the data needed to make an informed decision along with recommendations for actions to be taken based on the analysis of the data. Studies and planning processes take time. The time needed for effective public outreach can also be viewed as a barrier, although taking the time to engage the public in meaningful ways removes other potential future barriers to adoption of the plan.

Strategy Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

Number and type of new units permitted

*

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

*

None. Data has not been tracked historically, but the City plans to do so in the future

Number and type of affordable units rehabbed

*

None. Data has not been tracked historically, but the City plans to do so in the future

Number and type of units converted from other uses

*

None. Data has not been tracked historically, but the City plans to do so in the future

Change in local rent amounts

*

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

*

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

*

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

*

This description should include "other" market responses that are not among the above metrics.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Municipal Annual Report - Strategy #2

Please document progress made on the Moderate Income Housing Strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum number of required strategies to comply in the Subsequent report.

Strategy #2 *

Select the first moderate income housing strategy from UCA that the municipality has included in its moderate income housing element.

(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

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy. *

Example response: *"In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured and the study is underway expected to be completed in Spring 2024."*

City staff began in May of 2023 to further evaluate the effectiveness of current zoning and land use regulations for the potential to allow for higher density or new moderate income development within mixed use zones and near major transit investment corridors. This is tangential to the ongoing efforts with Station Area plans. The analysis to date has been relatively informal, but concluded that some mixed use zones, such as the Transit Station District Zone which is specifically tailored to the existing Vista Station Area Plan, already permits residential unit creation without upper limits on height or density restrictions. Other mixed uses zones such as the Office/Residential zone contain use regulations that make residential development more difficult for small sites, but conversely make up a relatively small amount of the area near major transit investment areas. The majority of mixed-use zones are Commercial Special Districts with negotiated residential density and performance thresholds with limited opportunity to expand densities or change land use regulations. The initial analysis led staff to further investigate the

potential to create either a new mixed use zone or overlay zone to implement the recommendations of the forthcoming Station Area Plans. The evaluation process will continue upon completion of the Draper Town Center Station Area Plan utilizing the conclusions and recommendations of that Plan to guide efforts for implementation of this housing strategy. March 2023 the City sent out an RFP and selected a consulting firm to complete a comprehensive update of the City's zoning and subdivision ordinances. The kick off for the ordinance update project is planned to commence in the next Moderate Income Housing Plan reporting cycle and is expected to take 18 months to complete. The expectation is that changes related to land use regulations and increased density within zoning districts near major transit investment corridors will be integrated with this process and adoption of the revised consolidated ordinance.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. *

Example response: *"A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."*

No land use regulations were amended specific to this strategy as the Town Center Station Area Plan is not yet completed, and the conclusions and recommendations from that plan and the accompanying studies are needed to inform proposed changes to land use regulations for the identified areas contained in the strategy. The bulk of work to amend land use regulations will occur within the forthcoming comprehensive ordinance update for the City.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. *

Example response: *"While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."*

No land use regulations were created or amended during the reporting period. The anticipation is that future land use ordinances will reflect the opportunities for increasing the supply of moderate income housing near transit station areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. *

Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced.

If no barriers were experienced, write "None."

A barrier encountered in implementing this strategy was the need to direct months of staff time and resources away from working on code amendments that could support Moderate Income Housing strategies in order to analyze and address the institutional impacts to the City of proposed and pending State Legislation affecting land use planning and development and the unfunded mandates they create.

Strategy Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

Number and type of new units permitted

*

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in the number of people displaced

*

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

*

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

*

This description should include "other" market responses that are not among the above metrics.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Please document progress made on the Moderate Income Housing Strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum number of required strategies to comply in the Subsequent report.

Strategy #3 *

Select the first moderate income housing strategy from UCA that the municipality has included in its moderate income housing element.

(J) implement zoning incentives for moderate income units in new developments

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy. *

Example response: *"In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured and the study is underway expected to be completed in Spring 2024."*

In the adopted Moderate Income Housing Plan for Draper City, this strategy anticipated completion of a study in 2026 and implementation of that study in 2027. In response to the 2023 changes to State Code regarding the annual progress reporting for the Moderate Income Housing Plan strategies, staff convened a work session with the City Planning Commission and another with the City Council. Staff made both bodies aware of the need to move up the implementation timeline for the strategy, and for making annual progress on all required strategies within the Plan. In the work sessions staff received direction on the types of zoning incentives the governing bodies would like to see explored for potential addition into the zoning code regarding implementation of this strategy. Additionally, staff began researching and analyzing the methods that other cities have used that may be effective for use within Draper City.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. *

Example response: *"A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."*

No land use regulations were amended during the reporting period that specifically targeted zoning incentives for the creation of moderate income housing. An overhaul of landscaping ordinances was completed and adopted in June 2023 by the City to make landscaping more water-wise.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. *

Example response: *"While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."*

The overhaul of landscaping ordinances recently adopted by the City to make landscaping more water-wise should reduce the cost of landscaping throughout the city, which may improve the affordability of some housing, however data does not yet exist to determine the degree that this may relate to the creation of additional moderate income housing.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. *

Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced.

If no barriers were experienced, write "None."

A barrier to implementation is the current inability of the city to enforce or regulate that the units approved as a result of incentives given will continue to remain affordable to those with moderate or lower incomes. Planning Commissioners and City Council members are reticent to approve zoning incentives for any developer without having some way for insuring long term compliance by future owners of the property.

Strategy Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

Number and type of new units permitted

*

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

*

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

*

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

*

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

*

This description should include "other" market responses that are not among the above metrics.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report? *

Yes

No

Municipal Annual Report - Strategy #4

Please document progress made on the Moderate Income Housing Strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum number of required strategies to comply in the Subsequent report.

Strategy #4 *

Select the first moderate income housing strategy from UCA that the municipality has included in its moderate income housing element.

(L) reduce, waive, or eliminate impact fees related to moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy. *

Example response: *"In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured and the study is underway expected to be completed in Spring 2024."*

In the adopted Moderate Income Housing Plan for Draper City, this strategy anticipated initiation of a study in 2025 and implementation in 2026. In response to the 2023 changes to State Code regarding the annual progress reporting for the Moderate Income Housing Plan strategies, staff convened a work session with the City Council to begin the process of identifying impact fees that might be studied for reduction or elimination that could produce additional moderate income units, and related budgetary needs. Staff reminded the Council of the need to identify potential revenue sources to offset waivers or reductions. Staff made the Councilmembers aware of the need to move up the timeline identified within the adopted Moderate Income Housing implementation plan, and for making annual progress on all required strategies within the Plan. As the City was unable to anticipate the changes in State Code regarding reporting requirements the cost for conducting a study related to impact fees was not included within the current budget cycle. The City will seek to incorporate the cost of required studies into future budget cycles.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. *

Example response: *"A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."*

No land use regulations or land use decisions were made with respects to this Strategy as appropriate studies are first required before changes are made.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. *

Example response: *"While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."*

Decisions on reductions to fees charged for development projects are anticipated to reduce the overall cost to the developer so that the developer is able to pass on the reduced cost to the consumer while maintaining projected profitability for investors.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. *

Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced.

If no barriers were experienced, write "None."

A notable barrier to the future implementation of this strategy is the financial cost of conducting the studies as well as identifying a reliable source of funding to replace the reduced or waived fees.

Strategy Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

Number and type of new units permitted

*

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

*

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

*

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

*

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

*

This description should include "other" market responses that are not among the above metrics.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report? *

Yes

No

Municipal Annual Report - Strategy #5

Please document progress made on the Moderate Income Housing Strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum number of required strategies to comply in the Subsequent report.

Strategy #5 *

Select the first moderate income housing strategy from UCA that the municipality has included in its moderate income housing element.

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy. *

Example response: *"In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured and the study is underway expected to be completed in Spring 2024."*

The Draper City Council passed resolution 23-28 approving and authorizing the execution of an interlocal cooperation agreement with Salt Lake County and other Cities and Townships to conduct the Community Development Block Grant (CBDG) Program, Emergency Solutions Grant (ESG) Program, and Home Investment Partnership (HOME) Programs. Salt Lake County applies for and manages the funding for the benefit of all participating communities. The current interlocal agreement runs through the year 2026.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. *

Example response: *"A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."*

Implementation of strategy O requires no changes to land use ordinances, or a particular land use decision to be made.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. *

Example response: *"While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."*

The decision to continue pooling federal funding with that of other cities helps produce moderate income housing on a regional level in a more cost effective manner. This allows for increased access to needed housing for those employed within the City irrespective of jurisdictional boundaries.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. *

Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced.

If no barriers were experienced, write "None."

None.

Strategy Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

Number and type of new units permitted

*

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

*

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

*

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

*

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

*

This description should include "other" market responses that are not among the above metrics.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report? *

Yes

No

Municipal Annual Report - Strategy #6

Please document progress made on the Moderate Income Housing Strategies since the jurisdiction received their compliance notice. A community must report on at least the minimum number of required strategies to comply in the Subsequent report.

Strategy #6 *

Select the first moderate income housing strategy from UCA that the municipality has included in its moderate income housing element.

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy. *

Example response: *"In 2023, Alyssa City began the RFP process for a study to assess infrastructure and parking needs to accommodate external accessory dwelling units in residential zones. A contractor was procured and the study is underway expected to be completed in Spring 2024."*

During the reporting period Draper City made significant progress towards the creation of a station area plan for Town Center Station Area. The City was previously awarded a Transportation and Land Use Connection (TLC) grant for the project in 2020 but had put the project on hold as a result of the Covid-19 pandemic. A consulting firm was selected to create the plan and the City, together with the consultant solicited community input for the plan through a survey and public open houses held at City Hall. The consultant met frequently with the steering committee comprised of city staff, city officials, and representatives from some of the affected entities. Currently the consultant and stakeholder committee are finalizing a final preferred development concept and strategies for the station area.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy. *

Example response: *"A land use decision has not yet been made, but is expected, pending the outcome of the study. This timeline reflects the Moderate Income Housing Element implementation plan which was approved last year."*

No land use regulations or official decisions have been made with respect to this strategy during the reporting period. Direction was given by city staff and city officials to the consultant preparing the Town Center Station area plan regarding the direction of the plan and land use elements to include in the plan.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy. *

Example response: *"While the land use decision has not been completed, the study is expected to provide recommendations on utility and parking capacities needed for external accessory dwelling units in the city. The findings will be used to develop a recommendation to the council for areas which could include external ADUs, reducing the local restriction on these units."*

Upon completion of the Town Center Station Area Plan the City intends to adopt and implement the conclusions and recommendations of the plan. The City anticipates that the resulting land use decisions and regulations will further facilitate new transit oriented residential development in the vicinity of the station area.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy. *

Documenting barriers provides HCD with context and allows us to identify and assist with challenges. The documentation of barriers does not exempt the community from making and reporting progress toward strategy completion. Each strategy must advance for compliance, regardless of the barriers faced.

If no barriers were experienced, write "None."

Barriers specific to this strategy have been minimal. Market fluctuations are unpredictable and can impact the time and availability of both staff and the consultant to meet or complete tasks associated with the development of the plan.

Strategy Market Response

Please describe how the market has responded to the implementation of the strategy outlined in the section above. Fill in the blanks for the market response metrics relevant to the strategy. If the metric is not applicable to the strategy, type n/a.

Describe the changes observed and any other market responses in the long answer question at the end.

Number and type of new units permitted

*

A combined total of 44 Single-Family and 5 Multi-Family units have been issued since acceptance of the City's Moderate Income Housing Plan. City was not able to identify a particular housing strategy to which a unit could be attributed based on available data.

Number and type of affordable units added

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of affordable units rehabbed

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Number and type of units converted from other uses

*

None. Data has not been tracked historically, but the City plans to do so in the future.

Change in local rent amounts

*

According to data tracked and reported by Rent.com, during the reporting period the average rental cost in Draper City for a studio unit in decreased by \$185, a 1-bedroom unit decreased by \$80 , and a two-bedroom increased by \$198 . City was not able to identify or single out a specific strategy to which these changes could be attributed based on available data.

Change in the number of people displaced

*

No one was displaced as a result of the implementation actions taken.

Change in the number of households experiencing housing cost burden

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

Change in the share of household income spent on housing

*

Specific census data which was formerly available for this metric is not available within comparable parameters for the reporting period. The City will endeavor in the future to seek out data that can be used to track changes with respect to this metric.

The number of rezones associated with MIH strategies

*

None. The Station Area Plans will guide City initiated zoning changes.

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

*

This description should include "other" market responses that are not among the above metrics.

During the reporting period outside influences on the banking sector created a cooling of inflationary pressures related to lending which also had a cooling effect on the residential real estate market for single-family homes. A pent up demand for housing in the region has continued to exist and multiple-family housing demand has remained relatively consistent. Developers of multiple-family housing continue to seek out lower cost properties on the fringe that improve their bottom line, rather than more centrally located properties close to jobs and transportation due to their higher land prices. The Moderate Income Strategies engaged in by the City have not yet created sufficient impact within the local market to identify an observable impact or change to the local housing market.

Do you have additional strategies to report? *

Yes

No

Accessory Dwelling Units

Please describe the number of Accessory Dwelling units in your jurisdiction to the best of your ability.

How does the jurisdiction track Accessory Dwelling Units? *

Count of building permits

Count of rental licenses or permits

Other: ADU Permits issued

Total Number of Accessory Dwelling Units in the Jurisdiction *

26

Total number of building permits to construct an ADU in the jurisdiction granted the previous year: *

1

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year: *

If not applicable, type n/a.

8

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year: *

If applicable, please provide the count and the type of permit or license issued. If not applicable, type n/a.

n/a

Feedback & Recommendations

In order to improve the moderate income housing efforts of the state and jurisdictions, we'd love to hear from you.

What types of support would be helpful to your community as you implement the moderate income housing strategies? *

Select all that apply

Housing supply data

Housing needs data

Planning technical assistance

Model Ordinances

Case studies for strategies

Staff resources

Reporting technical assistance

Guidebooks for planning and reporting

Other:

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.) *

If none, please write n/a

Some city officials have expressed interest in seeing the State reimburse cities that reduce or eliminate their impact fees for moderate income housing projects for the cost of providing the services. The State Legislature could help the City by reversing or amending recent changes in public noticing requirements and not requiring the City to provide superfluous, extensive, and expensive noticing by mail to all residents and property owners within the City in order to make modifications to general land use regulations, including those that support the creation of more moderate income housing. There is a growing resistance forming within the larger community to State based housing initiatives. In part this is based upon the consistently changing requirements imposed on cities by the State Legislature. Many of these initiatives are viewed as doing little to change housing affordability while conversely consuming large sums of tax dollars and other City resources. The State Legislature could help by slowing down the pace at which changes are made, providing more transparency to the public about the text and intent of proposed legislative changes months in advance of the annual legislative session, and giving cities more time to implement needed changes in an orderly fashion that permits more robust public engagement on the local level.

Thank you for completing the Moderate Income Housing Report for 2023.

Please click 'submit' below to complete the report. You will receive confirmation of your submission via email.