

Draper City

Annual Moderate Income Housing Report 2022



Note: Per House Bill 462 passed by the Utah State legislature in 2022, the annual Moderate income Housing report for 2022 consists simply of a submittal form developed by the Housing and Community Development Division within the Utah Department of Workforce Services (DWS), with an attached copy of the updated Moderate Income Housing Plan element of the General Plan, and a copy of the Ordinance adopting the update. The following pages consist of composite screenshots of the additional information submitted through the on-line application form provided by DWS. Appendix A attached to this report submittal contains a copy of the signed ordinance adopting the Moderate Income Housing Elements of the General Plan, inclusive of those plan elements elements.

Moderate Income Housing ANNUAL REPORT



2022 Moderate Income Housing Annual Report

HB 462 made significant revisions to the moderate income housing element in the state code. Through this legislation, greater clarity as well as new strategies were outlined as options to be used within moderate income housing plans. The requirement for such an element as well the reporting of progress on moderate income housing was also amended.

Under the Utah Code, the legislative body for certain jurisdictions must annually submit a report that includes:

1. A description of each moderate income housing strategy selected by the jurisdiction for implementation; and
2. An implementation plan.

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 report annually:

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

SCHEDULE

For the 2022 annual report:

** By Oct 1, 2022, jurisdictions that fall under this requirement must adopt/amend their general plan to utilize the new strategy options in their moderate income housing element

**** By Oct 1, 2022, 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.**

Preparer's Contact Information

Preparer's Name *

First and Last Name

Todd A. 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@draper.ut.us

Update of Information Listed Above

Use the field below to update any of the information above.

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

Moderate Income Housing Element

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

Population: 48,963

Classification: 3rd Class Municipality

Data Source: 2020 American Community Survey, Revised (July)

TRANSIT

As your municipality has a fixed guideway public transit station, one of the city's four required strategies 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).

Has the municipality adopted a moderate income housing element in the General Plan? *

Yes

No

Municipal Annual Report - General Plan

When did the municipality last adopt or amend the moderate income housing element of the General Plan? *

Date

09/20/2022 📅

Provide the link to the ordinance to adopt/amend the General Plan related to the moderate income housing element. *

<http://vx.draper.ut.us:81/tylercm/eagleweb/viewDoc.jsp?node=DOC317S612>; <https://cloud.d>

Provide the link to the General Plan (or if the moderate income housing element is a separate file, to that element). *

<https://www.draperutah.gov/322/Plans-and-Guidelines>; <https://cloud.draper.ut.us/d/s/qX9F8>

What page of the linked file does the moderate income housing element begin on? *

19

What page of the linked file does the implementation plan for the moderate income housing element begin on? *

24

If the municipality has created any special moderate income housing pages on its website, please include those here.

Separate each link with a semicolon (;).

<https://www.draperutah.gov/322/Plans-and-Guidelines>;
<https://www.draperutah.gov/CivicAlerts.aspx?AID=1844&ARC=2999>;
<https://www.draperutah.gov/DocumentCenter/View/14405/Moderate-Income-Housing-FAQ?bidId=>

Municipal Annual Report - Strategies

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

If your municipality has a fixed guideway public transit station, a minimum of four strategies are required from the options provided in UCA. The strategy (V) "Develop and adopt a station area plan in accordance with Section 10-9a-403.1" must be one of the four strategies, as well as either strategies (G), (H), or (Q).

NOTE - the strategy included in the General Plan must match the phrasing of the strategy as outlined in UCA 10-9a-403(2)(b)(iii).

Select the Strategies that have been included in the municipality's moderate income housing element.

Yes

(A) Rezone for densities necessary to facilitate the production of moderate income housing

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing

(C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

(D) Identify and utilize general fund subsidies or other sources of revenue to waive construction-related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing

(E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones

(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

(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

(H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is

less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

(I) Amend land use regulations to allow for single room occupancy developments

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

(K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund

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

(M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing

(N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality

(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



(P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing



(Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act



(R) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530



(S) Create a program to transfer development rights for moderate income housing



(T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing



(U) Develop a moderate income housing project for residents who are disabled or 55 years old or older

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

(W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Preparation for 2023 Reporting and Beyond

This information is provided to assist you with future report submissions, but is not required for this current annual report submission.

Starting with the 2023 annual reporting period, jurisdictions that fall under the moderate income housing requirement will also need to provide the following in their annual report submission.

1. A description of each moderate income housing strategy selected by the jurisdiction for implementation;
2. An implementation plan;
3. A description of each action, whether one-time or ongoing, taken by the jurisdiction during the previous fiscal year to implement the moderate income housing strategies selected by the jurisdiction for implementation;
4. A description of each land use regulation or land use decision made by the jurisdiction during the previous fiscal year 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;
5. A description of any barriers encountered by the jurisdiction in the previous fiscal year in implementing the moderate income housing strategies;
6. 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;
7. 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
8. Any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies.

2022 Moderate Income Housing Annual Report

Thank you for submitting your report.

[Edit your response](#)

Appendix A
Ordinance #1561
Moderate Income Housing
Update to the
Draper City General Plan

(Begins on following Page)

ORDINANCE NO. 1561

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF CHAPTER 4 OF THE DRAPER CITY GENERAL PLAN REGARDING HOUSING AND THE MODERATE INCOME HOUSING PLAN FOR THE CITY.

WHEREAS, pursuant to Utah State law, Draper City had adopted a General Plan to guide the future development within the City; and

WHEREAS, it is necessary from time to time to amend certain terms of the Draper City General Plan to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the Chapter 4 of the Draper City General Plan has been established to provide guidelines and strategies for encouraging the development of Moderate Income Housing; and

WHEREAS, House Bill 462, passed by the Utah State Legislature in 2022, requires Draper City to amend the General Plan and select new strategies from a pre-approved list for encouraging the development of Moderate Income Housing ; and

WHEREAS, House Bill 462 also requires the City Council of Draper City to adopt strategic implementation plans and timelines for accomplishing the selected strategies; and

WHEREAS, House Bill 462 also acknowledges flexibility for the City to adjust implementation timelines as necessary; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the proposed changes to the General Plan; and

WHEREAS, the proposed General Plan change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the General Plan; and

WHEREAS, Draper City has commissioned Zions Public Finance, Inc. to provide the City with an updated housing study containing additional data and forecasts pertaining to Moderate Income Housing, and Zion's Public Finance has provided the city with a draft of the study; and

WHEREAS, the Planning Commission has reviewed the Plan and made a recommendation to the City Council concerning the proposed amendment to the General Plan of Draper City; and

WHEREAS, the City Council of Draper City finds good cause to amend the terms and provisions of the Chapter 4 of the General Plan regarding the Moderate Income Housing Plan for the City, inclusive of Appendix A of the General Plan consisting of the study by Zions Public Finance, Inc.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding Chapter 4 of the General Plan: 1. The proposed General Plan Amendment complies with Utah State Code Annotated Sections 10-9a-403(2)(b) and 10-9a-404; 2. The proposed General Plan amendment complies with DCMC Section 9-2-020(B).

Section 2. Revision. Chapter 4 of the General Plan of Draper City is hereby amended to read as set forth in Exhibit A.

Section 3. Replacement. The Community Development Director is authorized to replace as Appendix A in Exhibit A the draft housing study with the final study from Zions Public Finance, Inc. once minor, non-substantive corrections have been made by Zions Public Finance, Inc.

Section 4. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimum errors in Exhibit A prior to submitting the ordinance for publishing.

Section 5. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 6. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or September 30, 2022, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 20th DAY OF September, 2022.

DRAPER CITY

Mayor Troy K. Walker



ATTEST:

Laura Oscarson, CMC, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

absent

Councilmember T. Lowery

✓

Councilmember F. Lowry

✓

Councilmember Roberts

✓

Councilmember Vawdrey

✓

Mayor Walker

EXHIBIT A

HOUSING

Chapter 4



In 2019 the Utah State Legislature first passed legislation requiring cities to adopt a Moderate Income Housing Plan (MIHP) as part of their General Plan and select specific strategies and targets listed within the legislation to increase the number of moderate income housing units available for residents and employees within the municipalities' boundaries. In 2022 the Utah State Legislature made changes to the list of specific strategies and required all cities to amend their General Plans by October 1, 2022 to align with the updated strategies from the new list provided within the State Code. The State also required that the MIHP include five (5) year implementation plans for each selected strategy within the plan, and to provide an annual progress report to the Utah Division of Workforce Services each year. The enacted legislation prescribed a set number of strategies that each city must implement in order to be eligible for certain transportation funding, and an additional count that a city could choose to implement in exchange for receiving priority status for such funding.

Potential Strategies List from Utah Code Section 10-9a-403(2)(b)(iii):

(HB 462) https://le.utah.gov/xcode/Title10/Chapter9A/C10-9a-S403_2022050420220601.pdf

- (A) Rezone for densities necessary to facilitate the production of moderate income housing;
- (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (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;
- (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;
- (H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) Amend land use regulations to allow for single room occupancy developments;
- (J) Implement zoning incentives for moderate income units in new developments;
- (K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding [Utah State Code] Section 10-9a-535, establishing a housing loss mitigation fund;
- (L) Reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (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 [Utah State Code] 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;
- (P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

- (Q) Create a housing and transit reinvestment zone pursuant to [Utah State Code] Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in [Utah State Code] Section 10-9a-530;
- (S) Create a program to transfer development rights for moderate income housing;
- (T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (U) Develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (V) Develop and adopt a station area plan in accordance with [Utah State Code] Section 10-9a-403.1;
- (W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
- (X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

As a municipality with a fixed guide-way public transit station, Draper City is required to implement strategy V from the list above; at least one (1) of the strategies G, H, or Q; and three (3) additional strategies for a total of five (5). The City can also choose to implement an additional one (1) strategy for a total of six (6) to receive priority consideration for certain transportation funding. With many strategies to select from, it is important to select strategies that balance the needs of the existing community with those of future residents and employees, particularly those with moderate incomes.

In an effort to assist the City in identifying defined targets that were measurable and reasonably achievable, Draper City engaged Zions Bank to conduct a housing assessment to help inform the Moderate Income Housing Plan elements of the 2019 General Plan. In 2022 Draper City again engaged Zions Bank to provide an update to the 2019 housing assessment to reflect the five (5) year implementation timeline (through the year 2027) as required by the new State legislation. A copy of the study is included as Appendix A and the data and general assessments are also considered as part of the overall Housing Plan.

The population of Draper City has grown by approximately 22.6% over the past decade, and 10% in the past five (5) years. The annual population growth trend is slowing, but continues to remain close to a rate of two-percent (2%) per year. Using uniform and reliable data in decision making and tracking the effectiveness of, and progress made, through programs and policies is vital. The following data and statistics are provided here as important benchmarks and considerations for use in evaluating and implementing plans related to the creation and retention of Moderate Income Housing.

Current Population:

Draper, UT	Amount	Notes:
Total Population 2021	51,749	US Census Quick facts 2021
Total Population 2017 / % increase from 2017-2021	47,043 / 10%	US Census Bureau
Total Population 2012 / % increase from 2012-2021	42,212 / 22.6%	US Census Bureau
Total Households	14,390	2020 American Community Survey 5-Year Estimates
Average Persons per Household	3.21	US Census Bureau
Estimated Households between 50% to 80% AMI	1,887	2019 Zion's Bank housing plan projection for 2023
Estimated Households between 30% to 50% AMI	648	2019 Zion's Bank housing plan projection for 2023
Estimated Households <30% AMI	961	2019 Zion's Bank housing plan projection for 2023

Projected Population:

Linear	2023	2024	2025	2026	2027
(1%) Low:	52,789	53,317	53,850	54,389	54,933
(2%) Medium:	53,840	54,916	56,015	57,135	58,278
(3%) High:	54,901	56,548	58,244	59,991	61,791

Linear	2028	2029	2030	2031	2032
(1%) Low:	55,482	56,037	56,597	57,163	57,735
(2%) Medium:	59,443	60,632	61,845	63,082	64,343
(3%) High:	63,645	65,554	67,521	69,546	71,633

Current Housing Stock:

Total Number of Housing Units	15,590		(H1) 2020 Decennial Census
Owner Occupied	12,129	77.8%	S1101 2020:ACS 5 Year Estimates Subject Tables
Rental	3,461	22.2%	S1101 2020:ACS 5 Year Estimates Subject Tables
Number of Total ADU's	13		City Data
I-ADU's	5		City Data
D-ADU's	8		City Data
ADU'S in review	27		City Data

Fair Market Rent for Salt Lake City, UT HUD Metro FMR Area (Set by HUD):

	Efficiency/ Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2021	\$829	\$1,001	\$1,204	\$1,690	\$1,892
2022	\$924	\$1,112	\$1,327	\$1,843	\$2,066

Current Moderate Income Housing Availability and Need:

(2022 AMI for a family of 4)	<80% AMI	<50% AMI	<30% AMI	
Gross Income (upper limit)	\$81,900	\$51,200	\$30,700	2022 HUD Income Limits Documentation System
Gross Affordable Rent [30% percentage of Gross Income minus \$300 for utilities]	\$1,748	\$980	\$468	Calculated
Estimated number of Housing units affordable to target Households	2,059	217	0	DP04 Selected Housing Characteristics 2020: ACS 5 year estimates data profiles

Current Moderate Income Housing Availability and Need (Continued):

(2022 AMI for a family of 4)	<80% AMI	<50% AMI	<30% AMI	
Approximate % of Housing units affordable to target Households	13.2%	1.4%	0%	Calculated
Approximate Additional units needed 2022	(213)	417	940	Calculated
Approximate Additional units needed 2027	(6)	488	1046	Calculated
Approximate Additional units needed 2032	201	559	1152	Calculated

Projected Number of Target Households:

	2023	2024	2025	2026	2027
<80% AMI	1,887	1,928	1,970	2,011	2,053
<50% AMI	648	662	676	691	705
<30% AMI	961	982	1,003	1,025	1,046

	2028	2029	2030	2031	2032
<80% AMI	2,094	2,135	2,177	2,218	2,260
<50% AMI	719	733	747	762	776
<30% AMI	1,067	1,088	1,109	1,131	1,152

Regulatory Environment:

The character of Draper City has historically been rural in nature consisting of large residential lots and integrated agrarian uses, many of which still remain. Current residents place significant public interest in maintaining the core character of the City as it contributes to protection of the high quality of life they enjoy. Recent changes to zoning regulations to allow for higher residential density, including specific adjustments to zoning near fixed transit stations that have allowed for increased residential development have made some progress in addressing Moderate Income Housing Needs. These have increased the total number of apartment units in the City significantly.



Public sentiment expressed during the creation of the 2022 update to the Moderate Income Housing Plan highlighted that a better balance between housing types used to providing Moderate Income Housing needs to be achieved. Changes to ordinances regarding the Accessory Dwelling Units (ADU's) in 2021 effectively ended the City's prior policy of not monitoring ADU's, and has done very little to increase the overall supply of Moderate income Housing Units. A change in the definition of a family in 2021 did lower barriers so that some less common household types could reside together without the risk of enforcement. Skyrocketing regional housing prices and rents, combined with slower wage growth, and historic inflation have exacerbated the demand for Moderate Income Housing and will likely exert additional pressure to increase the amount of available housing of all types within the City over the coming years.

Plans to meet Moderate Income Housing Need:

Draper City has selected to implement the following strategies that the legislature has determined will encourage the creation of moderate income housing for residents and employees residing and/or working within the city.

- (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;
- (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;
- (J) Implement zoning incentives for moderate income units in new developments;
- (L) Reduce, waive, or eliminate impact fees related to moderate income housing;
- (V)* Develop and adopt a station area plan in accordance with [Utah State Code] Section 10-9a-403.1;
- (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 [Utah State Code] 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.

* Denotes required selections

Implementation Plans:

Draper City has identified the following implementation measures for the selected Moderate Income Housing Strategies. These are based on current conditions and reasonably reliable data projections. The included timelines are for reference as a general guide only and are not able to account for all situations or barriers to implementation. They are intended to meet the intent of the Utah State legislature in that they represent, *"a reasonable opportunity for a variety of housing including moderate income housing, to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life"* and to, *"provide flexibility for the municipality to make adjustments as needed"*. The City may choose work on implementation in a different order than listed or may modify the timeframe for completion depending on funding and feasibility.

Selected Strategies:

Year	Selection	Proposed 5 year Implementation Plans
	(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.	
2024		Begin implementation of the Town Center Station Area Plan by amending the zoning map as applicable.
2025		Continue the implementation of the Town Center Station Area Plan by amending the zoning map as applicable Implement the updated Vista Station Area Plan. Amend zoning Map as applicable.



Selected Strategies (Continued):

Year	Selection	Proposed 5 year Implementation Plans
		(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.
2023		Evaluate current mixed-use zones for potential to include increased density when located near major transit investment corridors, commercial centers, or employment centers where units will meet targeted affordability thresholds. Evaluate the feasibility of creating a mixed use zone for targeted implementation near major transit investment corridors.
2024		Amend text of current mixed-use zones based on prior evaluation of opportunities. Begin implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance to increase residential densities as applicable.
2025		Continue implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance as applicable. Implement the updated Vista Station Area Plan. Amend text of the zoning ordinance to increase residential densities as applicable.

Year	Selection	Proposed 5 year Implementation Plans
		(J) Implement zoning incentives for moderate income units in new developments.
2026		Initiate a study regarding potential zoning incentives that could be granted that would have the effect of increasing the number of Moderate Income Housing units.
2027		Implement zoning incentives for developments that provide deed restricted Moderate Income Housing.

Year	Selection	Proposed 5 year Implementation Plans
		(L) Reduce, waive, or eliminate impact fees related to moderate income housing.
2025		Budget for cost of conducting a study regarding the reduction or elimination of impact fees for developments that provide Moderate Income Housing.
2026		Include additional infrastructure costs into annual budget related to the reduction or elimination of impact fees for developments that provide Moderate Income Housing.

Selected Strategies (Continued):

Year	Selection	Proposed 5 year Implementation Plans
	(V)	Develop and adopt a station area plan in accordance with Section 10-9a-403.1.
2023		Complete and adopt the Town Center Station Area Plan. Plan creation process begun in 2022.
2024		Update existing Vista Station Area Plan and adopt changes as necessary for compliance with minimum requirements of Utah Code.
2025		Evaluate Kimballs Lane Station Area for potential Station Area Plan and/or waiver based on existing characteristics. Evaluate 11400 S. Station area zoning and potential for a waiver based on existing characteristics. Create and adopt additional Station Area Plans as applicable before December 31, 2025.

Year	Selection	Proposed 5 year Implementation Plans
	(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.
2023 Through 2027		Draper City will continue to partner with other Cities and Salt Lake County in pooling CDBG funds for use regionally inclusive of funds utilized for affordable housing projects.





APPENDIX A

Draper Housing Study



Draper City

Moderate Income Housing Study September 2022



ZIONS PUBLIC FINANCE, INC.

Introduction

Housing growth and affordability has been capturing headlines across the country. The demand for new housing units is especially strong in Utah where the population is projected to double in the next 25-30 years. The State’s economy is strong, having an unemployment rate of 2% while its annual total nonfarm employment increased by 56,000 jobs last year¹

Utah’s households are unique. The State has the lowest median age in the nation and the highest median household size, thereby influencing the type of housing product that is needed in the State. While Utah is showing signs of following national trends, with median age increasing and household size decreasing, demographics in Utah are still considerably different from that in the rest of the nation. However, as demographics change over time, housing product will also need to adapt to ensure that the needs of all age and income groups are met.

Utah is experiencing rapid growth and house prices have increased even faster. This increasing gap between wages and home prices makes it ever more difficult for a first-time, or move-up, homebuyer to purchase real estate. In response to these economic conditions, many communities are considering strategies to reduce housing costs through a variety of means as discussed in this study.

The purpose of this report is to analyze current moderate income housing conditions in Draper City (“Draper” or “the City”) and to project the current and future housing needs in the City. This report provides the City with data and information it needs in order to update and implement its annual moderate income housing plan with the Department of Workforce Services as required by Utah HB 462.

Growth Projections

Draper’s population and number of households within the City has shown steady growth. The projections for total population, household size, and projected households for Draper and Salt Lake County can be seen below. It should be noted that the projected household size is assumed to be the same over the next 10 years for the projections.

Table 1: Draper Projected Population and Households

Year	Projected Population	Projected Household Size	Projected Households
2022	51,749	3.21	16,121
2023	52,800	3.21	16,449
2024	53,873	3.21	16,783
2025	54,968	3.21	17,124
2026	56,085	3.21	17,472
2027	57,224	3.21	17,827
2028	58,387	3.21	18,189
2029	59,573	3.21	18,559
2030	60,783	3.21	18,936
2031	62,018	3.21	19,320

Source: U.S. Census Bureau, ACS 5-Year Estimate

¹ Zions Bank, *Economic Insights*

Table 2: Salt Lake County Projected Population and Households

Year	Projected Population	Projected Household Size	Projected Households
2022	1,204,308	2.25	408,240
2023	1,222,465	2.25	414,395
2024	1,240,895	2.25	420,642
2025	1,259,603	2.25	426,984
2026	1,278,594	2.25	433,422
2027	1,297,871	2.25	439,956
2028	1,317,438	2.25	446,589
2029	1,337,300	2.25	453,322
2030	1,357,462	2.25	460,157
2031	1,377,928	2.25	467,094

Source: U.S. Census Bureau, ACS 5-Year Estimate

Draper has seen a significant increase in its median household income over the past 10 years, with median income in 2012 only being \$89,848.² Based on the historical growth, the median income is expected to reach \$139,774 by 2027.

Table 3: Draper Median Household Income, 5-Year Projection

Year	Median Income
2020	\$112,541
2021	\$116,080
2022	\$119,729
2023	\$123,494
2024	\$127,377
2025	\$131,382
2026	\$135,513
2027	\$139,774

Source: U.S. Census Bureau, ACS 5-Year Estimate 2020

The state of Utah has seen significant increases in median housing prices over the past 2 years. Draper has been no exception with an increase in median home prices of almost \$300,000 since 2020. Table 4 shows the historical median housing prices dating back to 2008. To project the median housing prices for the next 5 years, the average annual price increase over last 15 years was added each year from 2022 to 2027. These projected median housing prices for five years can be seen on table 5.

Table 4: Draper Historical Median Housing Prices

Year	Median Housing Price
2008	\$373,350
2009	\$345,250
2010	\$339,000
2011	\$352,500
2012	\$327,950
2013	\$409,900

² ACS 2012 Estimate, Draper, Utah

Table 4: Draper Historical Median Housing Prices (Continued)

	Median Housing Price
2014	\$372,825
2015	\$404,500
2016	\$449,457
2017	\$482,250
	\$510,000
2019	\$545,000
2020	\$600,000
2021	\$600,248
2022	\$880,200
Average Annual House Price Increase for 15 years:	\$33,790

Source: U.S. Census Bureau, ACS 5-Year Estimate

Table 5: Draper Median Housing Prices, 5-Year Projection

Year	Median Housing Price
2022	\$880,200
2023	\$913,990
2024	\$947,780
2025	\$981,570
2026	\$1,015,360
2027	\$1,049,150

Source: Salt Lake Tribune

Affordability Thresholds by AMI

Housing in Draper primarily consists of single-family homes, with most of the housing in the City being very new and in good condition. The City has had an increase in the construction of multi-family units in the past 5 years which has helped increase the affordability of housing. In order to determine the opportunity for low- to moderate-income households to live in the City, this section delineates what is affordable for targeted income groups at 80 percent, 50 percent, and 30 percent of the Area Median Income.

The FY2022 U.S. Department of Housing and Urban Development (HUD) AMI targeted income group cut-offs are shown in the table below. HUD calculates the AMI assuming 4 persons in a family; however, Draper’s average household size is closer to 3 persons in a household. As a result, this study will use the income limits for 3 persons in a family as provided by HUD.

Table 6: Draper Income Thresholds for Targeted Income Groups

Area Median Income	Persons in Family	80% of AMI	50% of AMI	30% of AMI
\$102,400	4	\$81,900	\$51,200	\$30,700
	3	\$73,750	\$46,100	\$27,650

Source: HUD

At these income levels, about 32 percent of the households in Draper are considered low- to moderate-income and fall into a targeted income group.

Table 7: Draper Estimated Number of Households by Targeted Income Group

Affordability	Number of Households
50% - 80% of AMI	2,311
30% - 50% of AMI	1,079
<30% of AMI	1,070
Cumulative Total	4,459

Source: U.S. Census Bureau, ACS 2020 Estimate

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. The 30 percent threshold includes utilities and other housing costs such as mortgage and hazard insurance.

Table 8 below shows affordable monthly allowances for each of the targeted income group levels. These amounts represent total housing costs affordable at 30 percent of gross income. The allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household of 3 at the 80 percent AMI threshold has a monthly housing allowance of \$1,844. If utilities are \$300, the family can afford a rent or mortgage payment of \$1,544 per month.

Table 8: Draper Affordable Monthly Housing Allowances for Targeted Income Groups

	80% of AMI	50% of AMI	30% of AMI
Monthly Housing Allowance (Including Utilities)	\$1,844	\$1,152	\$691
Monthly Housing Payment Allowance (less \$300 in Utilities)	\$1,544	\$852	\$391

Table 9 shows the home price ranges affordable for household income categories to purchase at various interest rates. Note the significant difference the interest rate makes on affordability. This assumes utility payments at \$300 per month, mortgage and hazard insurance, interest at the given rates, 30-year mortgage term and a ten percent down payment. Currently, interest rates are higher than normal, making housing in the City much less affordable.

Table 9: Draper Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
Less than \$14,999	\$0	\$15,179	\$0	\$13,718	\$0	\$12,447
\$15,000 to \$24,999	\$15,184	\$65,791	\$13,722	\$59,458	\$12,451	\$53,952
\$25,000 to \$34,999	\$65,796	\$116,403	\$59,462	\$105,198	\$53,956	\$95,456
\$35,000 to \$49,999	\$116,408	\$192,321	\$105,203	\$173,809	\$95,460	\$157,713
\$50,000 to \$74,999	\$192,327	\$318,852	\$173,813	\$288,159	\$157,717	\$261,474
\$75,000 to \$99,999	\$318,857	\$445,383	\$288,164	\$402,510	\$261,478	\$365,235

Table 9: Draper Affordable Home Price Ranges by Income Category and Mortgage Interest Rate (Continued)

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
\$100,000 to \$149,999	\$445,388	\$698,444	\$402,515	\$631,211	\$365,239	\$572,757
\$150,000 to \$199,999	\$698,449	\$951,505	\$631,216	\$859,913	\$572,761	\$780,279
\$200,000 or more	\$951,510	N/A	\$859,917	N/A	\$780,283	N/A

Translating these affordable home values to affordability for targeted income groups, a household at 80 percent of AMI can afford a home in Draper up to \$312,531 (shaded in table 10 below) at a four percent interest rate, with the same assumptions used in the above table.

Table 10: Draper Affordable Home Price Ranges by Targeted Income Group and Mortgage Interest Rate

Household Income Range	Home Price Range							
	Income Range		4% Mortgage		5% Mortgage		6% Mortgage	
	Income Range - Low	Income Range - High	Low	High	Low	High	Low	High
50% to 80% of AMI	\$46,100	\$73,750	\$172,588	\$312,531	\$155,974	\$282,446	\$141,530	\$256,290
30% to 50% of AMI	\$27,650	\$46,100	\$79,208	\$172,588	\$71,584	\$155,974	\$64,954	\$141,530
< 30% of AMI	\$0	\$27,650	\$0	\$79,208	\$0	\$71,584	\$0	\$64,954

The next table shows monthly rental allowances for all income categories after assuming \$300 a month utility allowance.

Table 11: Draper Rental Allowances by Household Income Category

Income Category	Low	High
\$10,000 to \$14,999	\$0	\$375
\$15,000 to \$24,999	\$375	\$625
\$25,000 to \$34,999	\$625	\$875
\$35,000 to \$49,999	\$875	\$1,250
\$50,000 to \$74,999	\$1,250	\$1,875
\$75,000 to \$99,999	\$1,875	\$2,500
\$100,000 to \$149,999	\$2,500	\$3,750
\$150,000 to \$199,999	\$3,750	\$5,000
\$200,000 or more	\$5,000	N/A

Current Housing Availability and Needs for Low to Moderate Income Households

Draper is in need of more housing units that are affordable for low to moderate income households. This section analyzes the current housing supply that is affordable to targeted income groups and needs for additional housing in order for the City to meet its proportionate share of housing that is affordable to the targeted income groups in Salt Lake County.

Table 12 shows the number of units (not including rental units) that are available in each affordability threshold based on assessed tax value. There are currently only 142 total units that fall within these thresholds in Draper.

Table 12: Number of Single Family, Condo, and PUD Units affordable by Targeted Income Group in Draper

Household Income Level	Income Range	Estimated Number of Households	Affordable Home Price Range (4% Mortgage)	Number of Units (Not Including Rental Units)
50% to 80% of AMI	\$46,100 - \$73,750	2,311	\$172,588 - \$312,531	140
30% to 50% of AMI	\$27,650 - \$46,100	1,079	\$79,208 - \$172,588	2
< 30% of AMI	< \$27,650	1,070	\$0 - \$79,208	0

Source: ZPFI, Salt Lake and Utah County Assessor, ACS 2020

Table 13 and figure 1, on the following page, show the total number of housing units, listed by the County-assessed market value. As can be seen, there are very few housing units under \$300,000 in the City and a large number of homes over \$1,000,000. In fact, over 17 percent of the total housing units in Draper are over \$1,000,000. It should be noted that market assessed values often do not match exactly with current market prices which are subject to changing market conditions whereas assessed values are generally updated only annually.

Table 13: Assessed Housing Values in Draper

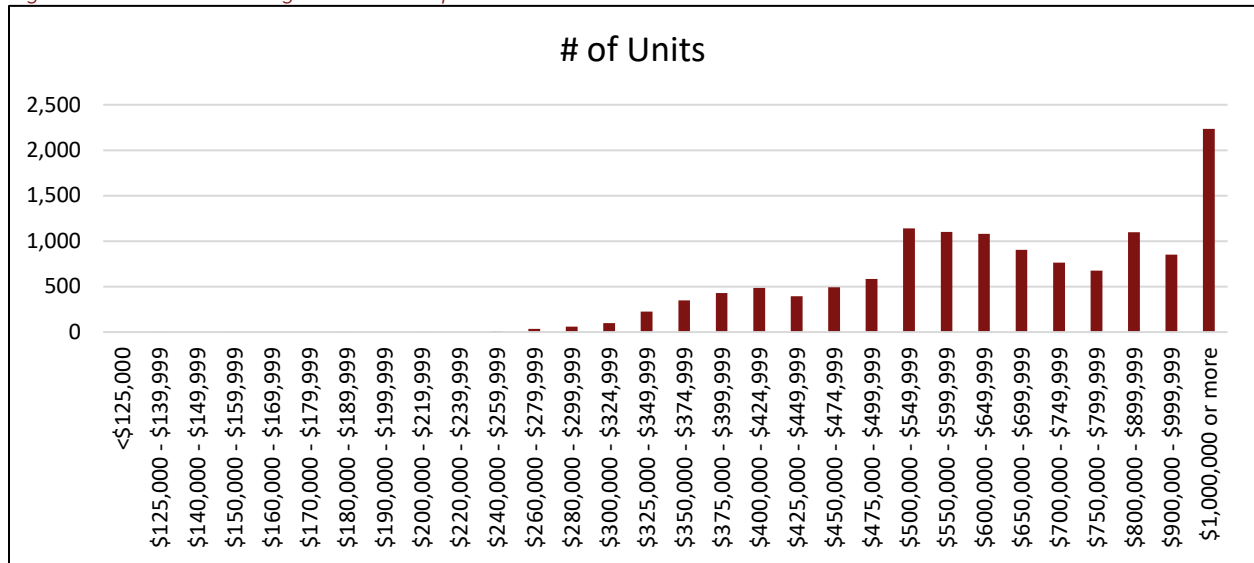
Home Value	# of Units	% of Total	Cumulative % Total
<\$125,000	0	0.00%	0.00%
\$125,000 - \$139,999	1	0.01%	0.01%
\$140,000 - \$149,999	0	0.00%	0.01%
\$150,000 - \$159,999	1	0.01%	0.02%
\$160,000 - \$169,999	0	0.00%	0.02%
\$170,000 - \$179,999	0	0.00%	0.02%
\$180,000 - \$189,999	3	0.02%	0.04%
\$190,000 - \$199,999	0	0.00%	0.04%
\$200,000 - \$219,999	2	0.02%	0.05%
\$220,000 - \$239,999	0	0.00%	0.05%
\$240,000 - \$259,999	7	0.05%	0.11%
\$260,000 - \$279,999	36	0.28%	0.38%
\$280,000 - \$299,999	61	0.47%	0.85%
\$300,000 - \$324,999	98	0.75%	1.60%
\$325,000 - \$349,999	227	1.74%	3.35%
\$350,000 - \$374,999	349	2.68%	6.03%

Table 13: Assessed Housing Values in Draper (Continued)

Home Value	# of Units	% of Total	Cumulative % Total
\$375,000 - \$399,999	428	3.29%	9.31%
\$400,000 - \$424,999	487	3.74%	13.05%
\$425,000 - \$449,999	394	3.03%	16.08%
\$450,000 - \$474,999	492	3.78%	19.86%
\$475,000 - \$499,999	584	4.48%	24.34%
\$500,000 - \$549,999	1142	8.77%	33.11%
\$550,000 - \$599,999	1100	8.45%	41.56%
\$600,000 - \$649,999	1082	8.31%	49.87%
\$650,000 - \$699,999	905	6.95%	56.81%
\$700,000 - \$749,999	764	5.87%	62.68%
\$750,000 - \$799,999	676	5.19%	67.87%
\$800,000 - \$899,999	1097	8.42%	76.30%
\$900,000 - \$999,999	853	6.55%	82.85%
\$1,000,000 or more	2234	17.15%	100.00%

Source: Utah and Salt Lake County Assessor’s Database

Figure 1: Assessed Housing Values in Draper



Source: Utah and Salt Lake County Assessor’s Database

Multi-Family Rental Affordability

Rental prices are important to consider in the affordability of the current housing stock. In addition to units available to purchase, the City has a number of multi-family rental options that include 3,343 rental apartment units. These complexes, with the unit mixes, are shown below. The number of units, square feet and rental rates are also shown, as determined through interviews with each complex. For units with rents within a range, the average rent is given.

Table 14: Multi-Family Rental Complexes in Draper

Rental Complexes	Address	# of Units	Square Feet	Rent Avg.
Apartments				
Allegro at Corner Canyon	292 W Galena Park Blvd	258		
Plan A - 1 Bed/1 Bath		30	609	\$1,400
Plan B - 1 Bed/1 Bath		112	773+	\$1,400
Plan C - 2 Bed/2 Bath		92	1,095	\$1,600
Plan D - 3 Bed/2 Bath		24	1,420	\$1,910
Adagio Apartments	13343 S Minuteman Dr.	494		
Juniper - 1 Bed/1 Bath		136	767	\$1,300
Aspen - 2 Bed/2 Bath		112	1,052+	\$1,500
Conifer - 2 Bed/2 Bath		148	1,052+	\$1,500
Cottonwood - 3 Bed/2 Bath		96	1,215	\$1,810
The Heritage Draper	11715 S State St.	156		
Plan 1 - 1 Bed/1 Bath		64	716	\$1,418
Plan 2A and 2B - 2 Bed/1 Bath		40	867	\$1,500
Plan 2C - 2 Bed/2 Bath		36	917	\$1,689
Plan 3 - 3 Bed/2 Bath		12	1,103	\$1,900
Triton Terrace	14527 S Travel Dr.	177		
Trophy/Triton - 1 Bed/1Bath		84	790	\$1,600
Treasure 2 Bed/2 Bath		42		\$1,645
Terrace - 2 Bed/2 Bath		42	1,010	\$2,100
Triumph - 2 Bed/2 Bath		5	1,180	\$2,000
Tribune - 3 Bed/2.5 Bath		4	1,965	\$2,500
The Parc at Day Dairy	449 E Tilden Parc Ln	248		
1x1 - 1 Bed/1 Bath		36	746	\$1,654
2x2 - 2 Bed/2 Bath		60	1,057	\$1,830
2x2 Townhome - 2 Bed/2 Bath		44	1,182	\$2,371
2x2.5 Townhome - 2 Bed/2.5 Bath		44	1,182	\$2,383
2X2.5 3-Story Townhome		10	1,482	\$2,482
3x2.5 Townhome - 3 Bed/2.5 Bath		44	1,439	\$2,647
3x2.5 3-Story Townhome		10	1,672	\$3,417
Liberty Hill Apartments	74 E Birch Hill Ln	246		
Firefly - 1 Bed/1 Bath		54	777	\$1,635
Larkspur - 2 Bed/2.5 Bath		108	1,010	\$1,796
Wintercress - 2 Bed/2.5 Bath		42	1,030	\$1,919
Allysum - 2 Bed/2 Bath		6	982	\$1,800
Bluebell - 3 Bed/2.5 Bath		36	1,157	\$2,197
Draper Village	12092 S Draper Crest Ln.	181		
Madison - 1 Bed/1 Bath		48	791 - 900	\$1,699
Bibury - 2 Bed/1 Bath		18	935	\$1,738
Burano - 2 Bed/2 Bath		73	1,105 - 1,168	\$1,989

Table 14: Multi-Family Rental Complexes in Draper (Continued)

Rental Complexes	Address	# of Units	Square Feet	Rent Avg.
Halstat - 3 Bed/2 Bath		27	1,338 -1460	\$2,199
Positano - 3 Bed/2.5 Bath		4	1,585	\$2,709
Savoca - 3 Bed/2.5 Bath		8	1,600	\$2,973
Parc West Apartments	461 W. 13490 S.	249		
A1 - 1 Bed/1 Bath		93	743	\$1,587
A2 - 1 Bed/1 Bath		48	754	\$1,637
B1 - 2 Bed/2 Bath		78	1,116	\$1,799
B2 - 2 Bed/2 Bath		17	1,252	\$1,975
C1 - 3 Bed/2 Bath		13	1,447	\$2,492
Diamond Ridge	12137 S. Opal Meadows	57		
Arrowhead Middle Unit - 3 Bed/2 Bath		11	1,455	\$2,200
Arrowhead End Unit - 3 Bed/2 Bath		6	1,463	\$2,250
Yellowstone - 3 Bed/2 Bath		27	1,339 - 1,896	\$2,400
Timberline - 3 Bed/2 Bath		13	1,449 - 1,999	\$2,500
The Seasons at Southpoint	166 East Highland Dr.	120		
Unit 1-1 (1B 1Ba)		12	699	\$1,325
Unit 1-2 (1B 1Ba)		12	755	\$1,400
Unit 1-3 (1B 1Ba)		12	821	\$1,425
Unit 1-4 (1B 1Ba)		12	827	\$1,450
Unit 1-5 (1B 1Ba)		12	895	\$1,500
Unit 2-1 (2B 2Ba)		12	1,065	\$1,585
Unit 2-2 (2B 2Ba)		12	1,113	\$1,600
Unit 2-3 (2B 2Ba)		12	1,138	\$1,625
Unit 2-4 (2B 2Ba)		12	1,181	\$1,625
Unit 2-5 (2B 2Ba)		12	1,373	\$1,670
Point of View Apartments	275 E Highland Dr	328		
Pinnacle (1B 1Ba)		76	690	\$1,580
Horizon (1B 1Ba)		64	690	\$1,580
Vision (1B 1Ba)		28	720	\$1,545
Eclipse (1B 1Ba)		16	720	\$1,600
Equinox (1B 1Ba)		20	781	\$1,675
Solstice (1B 1Ba)		8	1,023	\$1,795
Panorama (2B 2Ba)		78	989	\$1,895
Summit (2B 2Ba)		18	1,078	\$2,060
Grandeur (2B 2Ba)		20	1,084	\$1,955
Residences at Vista Station	13108 S Vista Station Blvd.	308		
The App (1B 1 Ba)		32	560	\$1,249
The Byte (1B 1 Ba)		30	660	\$1,439
The Cache (1B 1 Ba)		30	663	\$1,489
The Cloud (1B 1 Ba)		30	748	\$1,469
The Code (1B 1 Ba)		30	709	\$1,529

Table 14: Multi-Family Rental Complexes in Draper (Continued)

Rental Complexes	Address	# of Units	Square Feet	Rent Avg.
The Content (1B 1 Ba)		30	769	\$1,529
The Data (2B 2B)		37	1,026	\$1,699
The Dev (2B 2B)		37	1,033	\$1,799
The Eclipse (2B 2B)		37	1,097	\$1,909
The Que (3B 2B)		5	1,437	\$2,389
The Switch (3B 2B)		5	1,484	\$2,409
The Vector (3B 2B)		5	1,509	\$2,199
Anthology Lofts 277/Vista Station 9	277 W 13490 S	240		
Fitzgerald (Studio)		24	603	\$1,540
Salinger (1B 1Ba)		24	700	\$1,577
Dickinson (2B 2Ba)		42	1,044	\$1,815
Hemingway (2B 2Ba)		42	1,156	\$1,891
Plath (2B 2Ba)		42	1,130	\$2,276
London (2B 2Ba)		42	1,136	\$1,834
Twain (3 B 3Ba)		24	1,130	\$2,194
Veranda West	490 W 13490 S	239		
A3 (1B 1Ba)		35	615	\$1,052
A1 (1B 1Ba)		34	712	\$1,124
A2 (1B 1Ba)		34	745	\$1,124
B1 (2B 2Ba)		34	1,101	\$1,344
B2 (2B 2Ba)		34	1,160	\$1,344
C1 (3B 2Ba)		34	1,367	\$1,547
C2 (3B 2Ba)		34	1,381	\$1,547
Brown Construction	12370 S 800 E	4		Unavailable
Draper Ridge	930 E 12300 S	16		Unavailable
Burnham Downs	12320 S 900 E	4		Unavailable
Loridee Back	12063 S 700 E	3		Unavailable
Draindee Front	719 E 12100 S	3		Unavailable
Draper Dream	12499 S 900 E	6		Unavailable
Other (unnamed)	1420 E 13200 S	3		Unavailable
Other (unnamed)	12825 S Minuteman Dr.	3		Unavailable

Using a housing allowance calculator, table 15 below shows how all housing unit types in Draper match against current income category ranges. The largest proportion of housing in the City is affordable to those households with incomes of \$150,000 or more per year. Rental units are also included in the count of properties in each value range.

Table 15: Number of Households by Income Category with Number of Affordable Units in Draper

Income Category	# of Households in Income Range	Affordable Home Price Range (4% Mortgage)	# of Properties in Value Range
\$0 to \$14,999	232	\$0 - \$15,184	-
\$15,000 to \$24,999	96	\$15,184 - \$65,796	-

Table 15: Number of Households by Income Category with Number of Affordable Units in Draper (Continued)

Income Category	# of Households in Income Range	Affordable Home Price Range (4% Mortgage)	# of Properties in Value Range
\$25,000 to \$34,999	116	\$65,796 - \$116,408	-
\$35,000 to \$49,999	709	\$116,408 - \$192,327	5
\$50,000 to \$74,999	1,034	\$192,327 - \$318,857	167
\$75,000 to \$99,999	1,492	\$318,857 - \$445,388	1,846
\$100,000 to \$149,999	2,390	\$445,388 - \$698,444	5,356
\$150,000 or more	1,452	\$698,444 or more	5,649

Source: ACS 2020 Data

Draper currently has no multi-family units with rental rates affordable to those below the 30 percent of AMI income level. The table shows the number of multi-family rental units available within the affordable rental rate for each income category, assuming \$300 is needed for utilities.

Table 16: Number of Multi-Family Units by Income Range in Draper

Household Income Level	Income Range	Estimated Number of Households	Affordable Rent	# of Affordable MFR Units
50% to 80% of AMI	\$46,100 - \$73,750	2,311	\$852- \$1,544	2,417
30% to 50% of AMI	\$27,650 - \$46,100	1,079	\$391- \$852	103
< 30% of AMI	< \$27,650	1,070	\$0 - \$391	0

Summary of Affordability and Number of Additional Units Needed

Table 17 shows the estimated number of units in Draper at each affordability threshold of all housing types – SFR, Condo, Duplex and Apartments – and how those units match up with current demand of households within the City. There is a cumulative total of 2,662 units within the affordable thresholds and a cumulative total of 4,459 low- to moderate-income households, creating a shortage of 1,797 housing units in Draper for those making less than 80 percent of AMI.³

Table 17: Draper Housing Units Affordable and Available by Income Threshold

Affordability Threshold	Housing Units Available	Percentage of Units Available at Each Income Level	Estimated Number of Households at Income Level	Percentage of Households at Each Income Level	Current Shortage
80% of AMI	2,557	15.90%	2,310	14.33%	(247)
50% of AMI	105	0.65%	1,079	6.69%	974
30% of AMI	0	0.00%	1,070	6.64%	1,070
Cumulative Totals	2,662	16.51%	4,459	27.66%	1,797

³ The "percentage of units available at each income level" shows the percentage of available units compared to the total number of households in Draper. The "percentage of households at each income level" shows the number of households in each AMI threshold compared to the total number of households in Draper.

Projected Affordable Housing Need

Draper currently has a shortage of 1,797 housing units that are affordable to those making less than 80% AMI. With expected growth over the next 5 years in the City, there will be an increased need of affordable housing units. Table 19 below shows the 5-year projection for number of total households compared to the projected total number of low to moderate-income households in Draper. The difference in these numbers indicates a projected need of 2,269 additional affordable low to moderate income housing units in the City by 2027.

Table 18: Draper 5-Year Projection for Number of Housing Units Needed

Year	Projected Total Households	Projected Total Low to Moderate-Income Households	Projected Shortage of Units affordable to Low to Moderate-Income Households
2022	16,121	4,459	1,797
2023	16,449	4,550	1,888
2024	16,783	4,643	1,981
2025	17,124	4,737	2,075
2026	17,472	4,833	2,171
2027	17,827	4,931	2,269

Appendix A – County Proportionate Share

If Salt Lake County’s income distributions were applied to the current number of Draper households, the demand for housing units would change. The table below explores this would-be distribution, as well as how the current affordable units compare to that hypothesized figure. According to this distribution, the City is short affordable units for all low- and moderate-income households. As can be seen in table A-1 below, Draper is in need of an additional 5,107 total units affordable for low to medium income households to meet its “fair share” in Salt Lake County, with most of these units needed in the < 30% of AMI and 30% to 50% of AMI thresholds. As of right now, there are no affordable units for those in the < 30% of AMI income threshold and only 105 units in the 30% to 50% of AMI threshold.

Table A-1: Summary of Affordable Households and Units by Targeted Income Groups

	50% to 80% of AMI	30% to 50% of AMI	< 30% of AMI	Total
Income Level	\$73,750	\$46,100	\$27,650	
Maximum Housing Price (4% Mortgage)	\$312,531	\$172,588	\$79,208	
Salt Lake County HH's	79,390	50,463	52,123	
% of All HHs in Salt Lake County	20.71%	13.16%	13.60%	
Draper Proportionate Ratio Based on Salt Lake County Income Distribution	3,390	2,155	2,225	7,769
Draper Actual HH's	2,311	1,079	1,070	4,459
Difference Between Salt Lake County Proportion and Draper Actual HHs	1,079	1,076	1,156	3,310
Total Affordable Units in Draper	2,557	105	0	2,662
Additional Units Needed to Meet Salt Lake County Proportions	833	2,050	2,225	5,107

Of note, Draper City does commit CDBG funds together with other cities and Salt Lake County for use on a more regional basis, some of which include, or may include in the future, the provision of housing units that are affordable to the target income groups, but that are often built in other jurisdictions. The number of units created through the use of these funds is not known, nor the proportional share of these units that could be reasonably be attributed to the assistance provided through Draper City. This amount, if able to be determined, would hypothetically reduce the total number of additional units needed to meet the proportional share of units in table A-1.

Appendix B – Number of Rental and Group Complexes in Draper

Complexes that are centrally rented or leased from a single property management company are detailed in the tables below, along with group homes, senior housing and the City's other apartment and multi-family rental complexes.

Table B-1: Rental Complexes in Draper

Rental Complexes (3+ Units)	Address	Units in Complex
Apartments		
Allegro at Corner Canyon	292 W. Galena Park Blvd.	258
Adagio Apartments	13343 S. Minuteman Dr.	494
The Heritage Draper	11715 S. State St.	156
Triton Terrace	14527 S. Travel Dr.	177
The Parc at Day Diary	449 E Tilden Parc Ln.	248
Liberty Hills Apartments	74 E Birch Hill Ln.	246
Draper Village	12092 South Draper Crest Ln	181
Parc West	461 W. 13490 S.	249
Diamond Ridge	12137 S. Opal Meadows Pl.	57
The Seasons at Southpoint	166 East Highland Dr.	120
Point of View Apartments	275 E Highland Dr	328
Residences at Vista Station	13108 S Vista Station Blvd.	308
Anthology Lofts	277 W 13490 S	240
Veranda West	490 W 13490 S	239
Brown Construction	12370 S. 800 E.	4
Draper Ridge	930 E 12300 S	16
Burnham Downs	12320 S 900 E	4
Loridee Back	12063 S 700 E	3
Draindee Front	719 E 12100 S	3
Draper Dream	12499 S 900 E	6
Other (unnamed)	1420 E 13200 S	3
Other (unnamed)	12825 S Minuteman Dr.	3
Mobile Home		
Mountain Shadows RV Park	13275 S Minuteman Dr.	179
Total		3,343

Table B-2: Group Complexes in Draper

Group Homes	Address	Type	Number of Beds in Complex
Sober Living Draper	12736 S 300 E	Residential Treatment – Adult	21
Youth Care Inc	12595 S Minuteman Dr	Comm./Res. Treatment and Secure Care - Youth	64
Gateway Academy	11706 S 700 E	Residential Treatment - Youth	32
Gateway Academy	941 E Cattail Dr	Residential Treatment - Youth	8
Deer Hollow Recovery	1481 E Pioneer Rd	Residential Treatment - Adult	15
Deer Hollow Sober Living 1	13603 S Bridle Trail Cir	Residential Treatment - Adult	8
Deer Hollow Sandhill House	765 E 12000 S	Residential Treatment – Adult	12
Northwest Charities	789 W 12300 S	Residential Treatment - Adult	8
Annie's House	1601 E 13200 S	Residential - Disability	15
Healing Science Retreat	12231 S 1950 E	Residential - Social Detox	6
Senior Housing			
Beehive Homes of Draper	711 E Pioneer Rd	Assisted Living	35
Rosegate	14075 S Bangerter Pkwy	Active Living Apartments	277
Wentworth at Draper	11637 S 700 E	Assisted Living	92
Draper Assisted Care, LLC	217 E Scenic Peak Cv	Residential Assisted Living	13
Victoria Woods	647 E 12225 S	Active Living Apartments	42
Draper Rehabilitation and Care Center	12702 S Fort St	Assisted Living and Rehab	92
Total			740