

Midway City Council
21 January 2021
Planning Meeting

Affordable Housing

Memo



Date: January 21, 2021
To: Midway City Council
From: Michael Henke
Re: Moderate income housing

The purpose of this memo is to explain recently adopted State law regarding moderate income housing (MIH) and to discuss the plans and ordinances that Midway currently has in place for affordable housing. Last year the State approved Senate Bill 34 which requires counties and cities to create an affordable housing plan and then to report back to the State each year on progress made on implementing the plan. The requirement for mandatory participation is if a City has a permanent population of 5,000 or more. Midway made the list with an estimated population of 5,093.

Midway developed an affordable housing plan in 2011 and it was later readopted in the 2017. This plan is found in the City's General Plan. One of the requirements of SB 34 is that each City adopt three items from a list of 23 into the affordable housing plan. Staff has reviewed the list and has found the City already has four of the 23 items included in the land use code and in the General Plan. The four are the following:

(A) rezone for densities necessary to assure the production of MIH

In 2015 the City Council amended the C-2 and C-3 zones to allow up to 20 units per acre as part of a mixed-use development. One of the reasons for that change was to help the production of MIH.

(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers

The City Code allows for higher density mixed use developments in our commercial zones.

I) allow for single room occupancy developments

Currently the code does not limit the ability to create single-room occupancy developments.

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

The City adopted voluntary inclusionary zoning in 2014 to promote the creation of smaller affordable lots. Developers may voluntarily include inclusionary zoning lots in a standard subdivision which will be limited to a maximum of 5% of the total lots. To use this option there must be at least 20 lots in a subdivision to have one inclusionary zoning lot.

With the current code the City has had some success. We have had development of mixed-use projects that allow up to 20 dwellings per acre. Two projects have been constructed in recent years. The first is Mountain Goat apartments that include four small apartments. The second is The Granary that includes 14 apartments that range from 1-3 bedrooms. We also have an 11-lot duplex (22 units) subdivision called Alder Meadows that has been approved and the infrastructure has been installed, though it is unknown if the units will qualify as affordable housing. The City does allow duplexes in two residential zones to help create affordable housing and the R-1-7 zones allows for lots down to 7,000 square feet that may also help create affordable housing.

There may be more the City can do regarding affordable housing that the City Council may consider. One option to participate with Wasatch County and Heber by gather funds for the Wasatch County Housing Authority. In recent years, both Heber and Wasatch County amended their codes to require a fee-in-lieu for developments. The money collected is used to give low interest loans, for those who qualify, for down payments to purchase a home. The money is also used to secure housing for those who qualify. Again, this is something that the City Council may think about as an option for further consideration.

Please contact me with any questions.