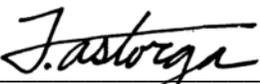


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, October 29, 2019**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at **South Davis Metro Fire Station located at 255 S 100 W, Bountiful, Utah 84010** at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for October 15, 2019.
3. Continuations to a date uncertain:
  - a. **PUBLIC HEARING** – Conditional Use Permit for a Private Recreation Facility (Existing Swimming Pool) located at 2422 Claremont Dr, Ryan and Leslie Nakaya and Nathan Felix, applicants.
  - b. **PUBLIC HEARING** – Subdivision Plat Amendment for Oakridge Manor Subdivision, Ryan and Leslie Nakaya and Nathan Felix, applicants.
4. **PUBLIC HEARING** - Consider approval of General Plan update of the Moderate Income Housing Plan as required by Senate Bill 34. – Francisco Astorga
5. Planning Director’s report, review of pending applications and miscellaneous business.

  
\_\_\_\_\_  
Francisco Astorga, Planning Director



**Bountiful City**  
**Planning Commission Minutes**  
**October 15, 2019**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Sam Bawden, Jesse Bell, and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Planning Commission Member – Jim Clark

**1. Welcome and Introductions.**

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for September 17, 2019.**

Richard Higginson made a motion to approve the minutes for September 17, 2019 as written. Sam Bawden seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Higginson, Hill, Monson, and Spratley voting aye.

**3. Approval of the minutes for October 1, 2019.**

Sam Bawden made a motion to approve the minutes for October 1, 2019 as written. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Higginson, Hill, Monson, and Spratley voting aye.

**4. Consider preliminary Architectural and Site Plan Review approval for a new building for AlphaGraphics located at 265 South Main Street, Spencer Anderson representing AlphaGraphics.**

Spencer Anderson was present. Francisco Astorga presented the staff report.

The Applicant, Spencer Anderson, who is representing Alpha Graphics, requests Preliminary Architectural and Site Plan approval for a new building and property improvements. The property is located within the Downtown (DN) Mixed Use Zone. The applicant plans to combine the existing Alpha Graphics parcel and the former Bountiful RV parcel. The Planning Commission reviewed and forwarded a positive recommendation of approval of a Preliminary Site Plan for a building expansion of Alpha Graphics at its August 20, 2019 meeting. The plans reviewed at that meeting showed a connecting structure which linked the existing building to the new proposed building. Prior to the City Council reviewing the proposal City Staff reviewed the definition of Nonconforming uses, and expansions of those uses, and determined the structure linking the two (2) buildings was considered an expansion and therefore not permitted. City Council reviewed the proposal on August 27, 2019, and remanded the item to the Planning Commission as the Council found that the proposal was increasing the degree of non-compliance. The Council recommended the Applicant alter the proposal to eliminate the connecting structure. The Applicant agreed to revisit the design with Staff.

The property is in the DN Zone and is surrounded by commercial uses on all sides. The City owns an adjacent property to the northeast that is currently being used as a soccer field. The City has plans to construct a parking lot on the western portion of this parcel to accommodate anticipated parking demands generated by the Bountiful Plaza. The proposal is to construct a new building consisting of

14,500 square foot office and production facility to the south of the existing Alpha Graphics building. The proposed development is located on a 1.03 (44,997 square feet) acre property consisting of two (2) parcels. Prior to construction of the new building, the parcels will need to be consolidated.

Access to the project will be via the current approach on Main Street and a new drive approach on 300 South. The Applicant will close two (2) existing approaches; one (1) on Main Street and the other on 300 South. The Applicant has submitted a parking/site plan; however, once the specific use of each space has been identified the submittal of an additional parking analysis may be required in order to demonstrate compliance with the Code.

The proposed new building meets the required setbacks and height standards for the DN Zone. The Applicant proposes building materials consisting of a mix of fiber cement panels, metal panels and aluminum or metal trim. Color renderings of the buildings are attached to this report. Plans submitted by the Applicant show an appropriate usage of architectural features which comply with the standards of the Code, which require certain building articulations to reduce large expansions of flat walls and surfaces of the building.

With the elimination of the connecting structure the Applicant is proposing a screening wall to buffer employee areas between the buildings from public access points. The wall will need to meet similar architectural features as the new building to eliminate a large blank wall. Plans show the proposal meets the minimum ten percent (10%) of landscape area.

Storm water will be collected on site in an underground detention facility with excess flows directed to a storm drainage system to be installed under the existing soccer field to the north of the property. Plans have been reviewed by the City Engineer with redline changes and installation of the storm drain will need to be coordinated with the construction of the parking lot. The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for Preliminary Architectural and Site Plan review for the new proposed Alpha Graphics building and property improvements subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two (2) parcels.
3. Resolve the redline changes of the new storm drainage system to the satisfaction of the City Engineer.
4. Demonstrate the screening wall has architectural and landscaping features to mitigate the appearance of a large flat surface.

Mr. Anderson stated that the wall in between the buildings is for privacy for the employees.

Mr. Astorga discussed that Bountiful code requires the two parcels be combined to accommodate the needed parking for the proposed building.

Von Hill made a motion to recommend to City Council the approval for the preliminary Architectural and Site Plan Review for a new building for AlphaGraphics located at 265 South Main Street. Richard

Higginson seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Higginson, Hill, Monson, and Spratley voting aye.

**3. Consider approval in written form for the Findings of Fact for the approved Variance for the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 925 E Highland Oaks, Don Crowther, representing owners, applicant.**

Richard Higginson made a motion to approve the written form for the Findings of Fact for the approved Variance for the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 925 E. Highland Oaks with two corrections:

Page 2 letter D - *It is ~~an interest to the City~~ in the City's interest to have all buildable lots developed as opposed to remaining vacant.*

Page 3 letter E - *The proposal submitted by the Applicant, demonstrates there has been a substantial effort ~~has been~~ made to minimize the impact construction will have on the slopes of the property.*

Von Hill seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Higginson, Hill, Monson and Spratley voting aye.

**4. Planning Director's report, review of pending applications and miscellaneous business.**

1. Francisco Astorga presented training for Planning Commissioners
  - a. Video from the Land Use Academy of Utah titled "Rules and Procedures"
  - b. After reviewing the video the Commission Members asked that staff include the same types of agenda items into individual sections. (i.e. Public Hearing, Administrative, Legislative...) and they would like to see sample motions for each agenda item in the staff report.
2. Presentation from Francisco Astorga of a preview for the General Plan for the Moderate Income Housing for Compliance with 2019 Senate Bill 34.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:09 p.m.

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Francisco Astorga, Bountiful City Planner



# Commission Staff Report

**Subject:** Preliminary and Final Subdivision Approval for the Oakridge Manor Plat Q Amended Subdivision & Conditional Use Permit for a Private Recreation Facility  
**Address:** 2400 South Claremont Drive  
**Author:** City Engineer, City Planner  
**Department:** Engineering, Planning  
**Date:** October 29, 2019

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## Background

Mr. Ryan Nakaya, the current owner of Lot 310 in the Oakridge Manor Plat Q Subdivision is requesting preliminary and final approval of the Oakridge Manor Plat Q Amended Subdivision. This subdivision is a re-subdivision of Lot 310, Oakridge Manor Plat Q. As proposed, a new parcel would be created for the existing swimming pool which is located on the Northwest corner of Lot 310. Mr. Nakaya and several neighbors intend to form an association which will own and operate the swimming pool. The proposal also includes a submitted Conditional Use Permit for a private recreation facility (existing swimming pool).

Because of the need for further discussion with the applicant, staff has determined that the item is not ready to be presented to the Planning Commission for consideration and should be postponed to a date uncertain.



# Commission Staff Report



**Subject:** Moderate Income Housing Plan Update  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** October 29, 2019

## Description of Request

The Bountiful City Planning & Economic Development Department requests that the Planning Commission review the amendments to the 2009 Bountiful City General Plan in order to comply with the requirements of [2019 Utah State Senate Bill \(SB\) 34, Affordable Housing Modification](#). Staff recommends that the Commission conduct a public hearing, and forward a positive recommendation for City Council's consideration in the Council's November 12, 2019 meeting.

## Background and Analysis

In March 2019, the Utah State Legislature adopted SB 34, which encourages local government to plan for housing for residents of all income levels, and coordinate that housing with transportation. SB 34 requires municipalities to develop a Moderate Income Housing (MIH) plan as part of the community's General Plan, including a recommendation to implement three (3) or more of the following MIH planning strategies:

- a. rezone for densities necessary to assure the production of MIH
- b. facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- c. facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- d. consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
- e. **create or allow for, and reduce regulations related to, accessory dwelling units in residential zones**
- f. **allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers**
- g. **encourage higher density or moderate income residential development near major transit investment corridors**
- h. eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
- i. allow for single room occupancy developments
- j. implement zoning incentives for low to moderate income units in new developments
- k. utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- l. **preserve existing MIH**
- m. reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
- n. participate in a community land trust program for low or MIH
- o. implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality

- p. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- q. apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- r. apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- s. apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- t. apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- u. apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- v. utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- w. any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

Bountiful City has actively worked on MIH as first incorporated on the City's General Plan in 2000, as well as by preparing subsequent reports which have analyzed the City's efforts. See timeline below of relevant documentation:

- 2000 First Adopted Moderate Income Housing Plan adopted via Res. 2000-05
- 2007 Biennial MIH Report approved by Council on 05.22.2007
- 2010 Biennial MIH Report approved by Council on 09.14.2010
- 2012 Biennial MIH Report approved by Council on 10.23.2012
- 2014 Biennial MIH Report approved by Council on 01.13.2015
- 2016 Biennial MIH Report approved by Council on 12.13.2016
- 2018 Biennial MIH Report approved by Council on 12.11.2018
- 2019 *Proposed MIH Plan Update to be reviewed by Council on 11.12.2019*

Goals of the 2000 MIH Plan include:

- a. *Meet the needs of as many people as possible who desire to live in Bountiful.*
- b. *Allow all persons to benefit from and to fully participate in all aspects of neighborhood and community life.*
- c. *Preserve areas/neighborhoods where affordable housing already exists, in order to provide for low- and moderate-income housing to meet existing and anticipated future needs.*
- d. *Provide for a full range of housing choices, conveniently located in a suitable living environment, for all incomes, ages and family sizes.*
- e. *Encourage and maintain a positive neighborhood identity and image.*
- f. *Encourage neighborhood conservation by giving preference to the renovation and rehabilitation of existing dwelling units, particularly single family units, over the infill construction of new buildings.*
- g. *Maintain safe levels of traffic flow conducive to residential character.*

- h. *Encourage the development of vacant lots and the redevelopment of non-contributing buildings with structures of compatible design and character.*
- i. *Encourage the replacement of or adaptive reuse of vacant structures in multiple-family and mixed use zones.*

As identified on the 2018 Biennial MIH Report, the City has actively worked on the following (consistency with SB 34 strategies is underlined) :

- *Taken measures to increase allowed densities in the Downtown Mixed Use Zone by adopting increased building heights and decreased minimum lot sizes, which allows for development of high density multi-family housing on properties where that previously would have not been possible. Several mixed use and multifamily developments have occurred in the area since the adoption of the zone. Aligns with strategy f – allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers; and strategy g - encourage higher density or moderate income residential development near major transit investment corridors.*
- *The City continues to plan for multi-family residential along transit corridors including the South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been approved allowing high density residential development and projects incorporating high density housing have recently received approval in these areas. The City has provided low interest loans to developers in order to support these projects. Aligns with strategy f – allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers; and strategy g - encourage higher density or moderate income residential development near major transit investment corridors.*
- *The City recently [removed certain] restrictions on accessory dwelling units allowing for additional opportunities for these affordable housing units throughout all single family zones in the City. Aligns with strategy e - create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.*
- *Bountiful City ordinances allow flexibility in remodeling and upgrading homes built prior to 1965 that did not meet current setback requirements and/or that did not have an attached two car garage. Over 65 percent of single family homes in Bountiful were constructed before 1980. The goal of these criteria was primarily the preservation of these existing, affordable housing areas. The City also recently adopted changes to parking and driveway standards in order to help these older affordable units to respond to changes in automobile ownership in the past decades. The City also allows for legal non-conforming duplexes in single family zones as a permitted use, thus allowing the preservation, upgrading, and refinancing of these units. Aligns with strategy l. preserve existing MIH.*

Bountiful City approved 4 ADUs in 2017, 8 in 2018, and 13 in 2019 (as the date of this report). As reported by the Bountiful City Engineering Office which oversees building permits, in 2019 (as the date of this report) the City added 23 single-family units and 42 multi-family units.

Staff recommends that the Planning Commission consider the following four (4) strategies to be incorporated as an Update to the City's MIH Plan:

- e. create or allow for, and reduce regulations related to, accessory dwelling units in residential zones**
- f. allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers**
- g. encourage higher density or moderate income residential development near major transit investment corridors**
- l. preserve existing MIH**

The Planning Commission may recommend consideration of other strategies listed on the "menu" provided by the Legislature listed on SB 34 as a recommendation to the City Council.

In 2018 the City conducted an analysis using the tools provided by the Utah Department of Workforce Services (DWS) as part of the 2018 MIH biennial report. This analysis showed that the City made progress in the provision of MIH over the past two (2) years for targeted populations. It is expected that the recent changes to the Downtown Mixed Use Zone standards, particularly those allowing for the development of smaller lot multi-family residential will have a positive impact on provision of housing for this demographic.

The City does not currently have any municipally sponsored programs subsidizing affordable housing, but there are a number of state and federally subsidized units in Bountiful City. The City currently has a total of 17 units subsidized by the Olene Walker Housing Loan Fund and an additional 167 units subsidized by the Low Income Housing Tax Credit program. In 2018 the City reported 87 units which received Section 8 vouchers. The Bountiful City Redevelopment Area (RDA) does not include a housing set-aside because the RDA was approved prior to this requirement being adopted into State law. The City has not waived development fees for MIH in the past, but has provided assistance in the form of low interest loans to mixed use developments containing multi-family residential units.

### **Deadlines**

The City is required to comply with the SB 34 MIH planning element of our General Plan, post it on the City's website and report it to the Utah Department of Workforce Services (DWS) by December 1, 2019. The City is required to report on the implementation (including successes and impediments) of the strategies identified in the MIH plan update by December 1, 2020 and annually thereafter. The City will use the DWS reporting form. By no specific deadline, but when the City updates the Land Use and Transportation/Traffic Circulation Elements of the General Plan, the City would also need to comply the new specifications mandated by SB 34 for these elements.

### **Department Review**

This report has been reviewed by the City Manager.

### **Significant Impacts**

Bountiful City must comply with the MIH planning and reporting requirements in order to be eligible for Transportation Investment Funds (TIF) or Transit Transportation Investment Funds (TTIF).

### **Notice**

The Planning Commission is scheduled to have a public hearing on October 29, 2019. The City Council is scheduled to have a public hearing on November 12, 2019. Legal notice of both public hearings was posted on the Utah public notice website on October 18, 2019. Legal notice for both public hearings was published on the Salt Lake Tribune and the Deseret News on October 19, 2019. The notice of public hearings was also published in the Davis County Clipper on October 23, 2019, posted at the temporary city hall locations at 150 North Main Street and 805 South Main Street and on the City's website and social media pages.

### **Recommended Action**

The Bountiful City Planning & Economic Development Department requests that the Planning Commission review the amendments to the 2009 Bountiful City General Plan in order to comply with the requirements of 2019 Senate Bill 34. Staff recommends that the Commission conduct a public hearing, and forward a positive recommendation for City Council's consideration in Council's November 12, 2019 meeting to adopt the update.

### **Attachment**

1. Proposed Ordinance with Proposed MIH Planning Strategies (Update)
2. 2000 Moderate Income Housing Plan
3. 2018 Biennial Moderate Income Housing Report
4. Bountiful Demographics
5. UTA South Davis County System Map (August 2019)



# BOUNTIFUL

**MAYOR**  
Randy C. Lewis

**CITY COUNCIL**  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
John Marc Knight  
Chris R. Simonsen

**CITY MANAGER**  
Gary R. Hill

## Bountiful City **DRAFT** Ordinance No. 2019-XX

**An ordinance updating the 2000 Moderate Income Housing Plan, as reported to the state in 2007, 2010, 2012, 2014, and 2018.**

### **It is the finding of the Bountiful City Council that:**

1. The City Council of Bountiful City is empowered to adopt and amend the City's General Plan pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The Bountiful City Department of Planning and Economic Development provided Legal Notice pursuant to Utah State law and Bountiful City Code.
3. The Bountiful City Planning Commission held a public hearing on this proposed update on October 29, 2019
4. The Bountiful City Planning Commission passed a motion (x-x) on October 29, 2019, recommending approval of the proposed Moderate Income Housing Plan revision.
5. The proposed Moderate Income Housing Plan revision were submitted to the City Council for consideration, notice of a public hearing was properly posted, and a public hearing was held on November 12, 2019.
6. The Bountiful City Moderate Income Housing Plan is an advisory guide as set forth in Section 10-9a-405 of the Utah State Code, even though it is adopted by Ordinance.
7. In 2019, the Utah Legislature enacted Senate Bill 34, Affordable Housing Modifications, which expanded the requirements the City must follow regarding the Moderate Income Housing Element of the General Plan.

**Now therefore, be it ordained by the City Council of Bountiful, Utah:**

**Section 1.** The Moderate Income Housing Plan is hereby updated to include a recommendation to implement the following planning strategies:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
- Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
- Encourage higher density or moderate income residential development near major transit investment corridors.
- Preserve existing Moderate Income Housing.

**Section 2.** This ordinance shall go into effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 12<sup>th</sup> day of November 2019.**

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Randy C. Lewis, Mayor

ATTEST:

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Shawna Andrus, City Recorder

## Chapter 5 MODERATE INCOME HOUSING PLAN

### INTRODUCTION

The City of Bountiful has made efforts throughout its history to encourage the construction of moderately priced housing through zoning policy. From the early 1940's, when Bountiful adopted its first zoning ordinance, through the 1960's, most of Bountiful was zoned for smaller single family lots and duplexes. While many homes can be considered moderately priced by today's standards, during the 1970's and 1980's rapid growth and a strong housing demand for higher end, luxurious housing combined to make land and construction costs very high in Bountiful. This had an effect on the used housing market by causing a rise in prices. Today, Bountiful City has no further land for expansion making it more and more difficult to construct new subdivisions with adequate numbers of moderate-income housing units. The purpose of this housing plan is to help provide the means necessary for low- and moderate-income families to live in the city where possible.

### PURPOSE

This housing plan has been developed in accordance with Section 10-9-307 of Utah Code. It represents Bountiful City's plan for addressing the housing needs of the residents of Bountiful City. It has been developed in accordance with local planning policies and will be integrated with other planning elements of the general plan to ensure consistency. It considers the condition of the existing housing stock, the cause, scope, and nature of any housing problems, and the provision for a variety of housing types to match the lifestyles and economic needs of the community. It also examines the special housing needs of low- to moderate-income families wishing to live in Bountiful.

### GOALS

The following are the goals of this housing plan:

- a. Meet the needs of as many people as possible who desire to live in Bountiful.
- b. Allow all persons to benefit from and to fully participate in all aspects of neighborhood and community life.
- c. Preserve areas/neighborhoods where affordable housing already exists, in order to provide for low- and moderate-income housing to meet existing and anticipated future needs.
- d. Provide for a full range of housing choices, conveniently located in a suitable living environment, for all incomes, ages and family sizes.
- e. Encourage and maintain a positive neighborhood identity and image.
- f. Encourage neighborhood conservation by giving preference to the renovation and rehabilitation of existing dwelling units, particularly single family units, over the infill construction of new buildings.

- g. Maintain safe levels of traffic flow conducive to residential character.
- h. Encourage the development of vacant lots and the redevelopment of non-contributing buildings with structures of compatible design and character.
- i. Encourage the replacement of or adaptive reuse of vacant structures in multiple-family and mixed use zones.

**DEFINITION OF MODERATE INCOME HOUSING**

Moderate Income Housing means housing that is occupied or reserved for occupancy by households with gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size. For Bountiful City, 80% of median income for a family of four in 1990 was \$28,300; in 1996 it rose to \$36,400. (More current statistics are not available)

**DEMOGRAPHICS**

Population

In 1990 the population of Bountiful was 36,659. In 1996 the number rose to 39,595. In the year 2001 it is projected that the population of Bountiful will only increase 1,061 persons. Table 1 shows the household size in Davis County, and the decrease in the size of each household over the next five years.

*Table 1: Household Size - Davis County*

1990 Household Size (1990 Census)	3.25
1990 Household Size (GOPB, County)	3.42
1996 Household Size (GOPB, County)	3.18
2001 Projected Household Size (GOPB, County)	2.99

Source: Rosenthal & Associates (Utah Affordable Housing Needs Assessment Model)

Table 2 shows the same type of decrease in Bountiful as stated in Table 1. It also shows that Bountiful's population and total number of households are increasing even though the household size is decreasing.

*Table 2: Household Size - Bountiful City*

	Population	Household Size	Total Households
1990	36,659	3.25	11,280
1996	39,595	2.96	13,373
2001	40,656	2.84	13,966
New Household 1990 -1996			2,093
New Households 1997 - 2001			593

Source: Rosenthal & Associates (Utah Affordable Housing Needs Assessment Model), Wasatch Fron Regional Council, Bountiful City Building Permits

Age of Residents and Household Income

Tables 3 and 4 help define Bountiful by age of its residents and the income per household which is part of the affordable housing definition of this housingplan.

*Table 3: Age of Bountiful Residents*

Age	0 - 5	5 - 17	18 - 20	21 - 24	25 - 44	45 - 54	55 - 59	60 - 64	65 -74	75 +
Total # of persons	3,073	9,761	1,633	1,958	8,690	4,051	1,904	1,620	2,464	1,505

Source: 1990 Census

*Table 4: Bountiful Household Income*

Affordable Housing Income Category	Number of Households	
	1990	1996
Greater than 80%	8,048	8,381
80% of Median Income	1,710	2,146
50% of Median Income	1,151	1,348
30% of Median Income	1,291	1,498
Total	12,200	13,373

Source: Rosenthal & Associates (Utah Affordable Housing Needs Assessment Model)

HOUSING AFFORDABILITY

Owner Occupied Housing

The prices listed inTable 5 are the selling prices of houses that were sold during each year. The mean column is a mid-point for housing prices throughout the city. Table 6 shows an estimated

value of New Owner Occupied Housing Units (1991 to December 1999), according to the affordable housing definition. Houses sold in 1998 were on the market an average of 63 days. Houses sold in 1999 were on the market an average of 69 days.

*Table 5: Housing Prices of Homes Sold in Bountiful from 1990 - 1999*

	High	Low	Mean
1999	\$1,250,000	\$96,900	\$162,750
1998	\$1,427,411	\$50,000	\$210,412
1997	\$540,000	\$100,300	\$184,700
1996	\$411,500	\$84,500	\$176,165
1995	\$1,080,205	\$47,500	\$163,250
1994	\$446,346	\$49,500	\$152,433
1993	\$398,500	\$52,300	\$139,209
1992	\$395,000	\$44,900	\$114,230
1991	\$695,000	\$35,000	\$110,583
1990	\$375,000	\$33,500	\$95,812

Source: Lane Realty/MLS Statistics

*Table 6: Values of New Owner Occupied Housing Units in Bountiful from 1991 - 1999*

	1991	1992	1993	1994	1995	1996	1997	1998	1999
	% of Total								
Value greater than \$113,900	87.1%	93.4%	93.6%	95.5%	83.9%	90.3%	82.8%	100%	100%
Value between \$69,800 & \$113,899 (80%)	12.9%	6.63%	6.82%	4.5%	16.1%	9.7%	17.2%	0.0%	0.0%
Value between \$40,400 & \$69,799 (50%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Value less than \$40,399 (30%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Number of units estimated	124	166	141	111	118	147	93	64	81

Source: Bountiful City Engineering Department Records.

### Apartments For Rent

Table 7 shows the prices for rental units which reflect the same relative increase in prices as the housing being sold. The 1999 rental units range from studio apartments to four bedrooms, two bathrooms apartments. Rental prices are for apartments only, no houses were included in the figures.

*Table 7: Rental Prices for Apartments in Bountiful*

	<b>High</b>	<b>Low</b>	<b>Mean</b>
1999	\$1,000.00	\$400.00	\$700.00
1996	\$910.00	\$340.00	\$625.00
1990	\$ 800.00	\$250.00	\$475.00

Source: 1990 Census, and 1999 Phone Survey

Table 8 shows the estimated market rate of Rental Units, according to the affordable housing definition.

*Table 8: Bountiful Rental Units Affordability Index*

	% of Total		
	1990	1996	1999
Monthly Payment greater than \$910	0.0%	0.0%	3.6%
Monthly Payment between \$570 and \$909 (80%)	12.98%	57.1%	71.4%
Monthly Payment between \$340 and \$569 (50%)	62.69%	42.9%	25%
Monthly Payment less than \$ 339 (30%)	24.33%	0.0%	0.0%

Source: for 1990, the 1990 Census; Source for 1996: Rosenthal & Associates (Utah Affordable Housing Needs Assessment Model); Source for 1999, Phone survey.

## EXISTING HOUSING INVENTORY

### A. Characteristics of the Existing Housing

Table 9 shows the age of the existing housing stock in Bountiful City:

*Table 9: Age of Existing Bountiful Housing*

Year Structure Built	Number
1995 - 1999	585
1990 - 1994	640
1985 - 1989	1,110
1980 - 1984	1,024
1970 - 1979	3,013
1960 - 1969	3,509
1950 - 1959	2,957
1940 - 1949	729
1939 or earlier	663

Sources: 1990 Census (for years 1939 or earlier and 1989) ;  
 Bountiful City Engineering Department Records  
 ( for the years between 1990 and 1999)

Owner-Occupied and Renter-Occupied Dwelling Units

Table 10 shows a comparison of the 1990 and 1999 occupancy rates throughout the city.

*Table 10: Total Housing Units by Occupancy in Bountiful*

Housing Type	1990	1999
Occupied housing units	11,152	13,332
Owner occupied	8,522	10,475
Percent owner occupied	76.4	78.6
Renter occupied	2,630	2,857
Percent renter occupied	23.6	21.4
Homeowner vacancy rate (percent)	1.3	**
Rental vacancy rate (percent)	4.1	**

\*\* unable to obtain current data

Sources: 1990 Census; 1999 Windshield Survey and utility records

Between the years 1990 and 1999 there was very little change in the number of housing units throughout the city, both owner occupied and renter occupied. The percentage of owner occupied units, went up 2.2%. There was an increase in housing units of 2,180, but 1,134 of those units were

brought into the city through annexation, not construction.

Types of Dwelling Units

Table 11 describes the types of dwelling units that are within the city limits. These numbers reflect what Bountiful City has within its city limits as of December 31, 1999. This chart also includes the Davis County Housing Authority units which are income based and rent for 30% of adjusted gross income.

*Table 11: Housing by Types of Units in Bountiful*

Type of Units	Number of each Type	Total number of Units
Single Family Housing	10,475	10,475
Duplex	115	230
Multiple family housing (3-units or more)	248	1,580
Condominium complexes	17	1,161
Low Income Housing	4	132
	Grand Total	13,506

Source: 1998/1999 Window Survey.

Most rental units can be found west of 400 East (Orchard Drive) with a wide variety of units available. This is a reflection of Bountiful City's flexible zoning ordinances that have been in place and active over the last thirty to forty years. Bountiful City has accommodated multiple family housing units for many decades.

FUTURE NEEDS

Projected Housing Needs

Table 12 shows the current and projected housing supply based on the housing model from the Utah Affordable Housing Needs Assessment Model:

*Table 12: Housing Needs Projection*

Affordable Housing Category	80%	50%	30%
Household Income	\$36,400	\$24,000	\$14,400
Maximum Purchase Price	\$120,000	\$73,800	\$42,800
Maximum Monthly Rent	\$886	\$526	\$286
<b>CURRENT SUPPLY</b>			
1990	-269	-131	-160
Net Change - 1990 to 1996	720	526	38
Current Supply	451	396	-122
<b>PROJECTED SUPPLY</b>			
Current Supply	451	396	-122
New Demand (1997 - 2001)	-2	-1	-1
Projected Supply	449	395	-123
Annual Average	-90	-79	25

Source: Rosenthal & Associates (Utah Affordable Housing Needs Assessment Model)

The line labeled "1990" shows the affordable housing supply in 1990, and "net change" shows the change in the supply, between 1990 and 1996. The "Current Supply" line shows what Bountiful currently has, and the "Projected Supply" line shows the projected housing supply in five years, this consists of the current supply plus estimated new demand.

There is a surplus of moderate income housing units in Bountiful at the present time. In addition, the model does not incorporate into the formula two very important facts about Bountiful: (1) the 1,134 dwelling units brought into Bountiful through annexation (the model only considers new construction); and (2) the 132 units of low income housing operated by the Davis County Housing Authority. Most of the homes added to Bountiful through annexation are older, smaller homes which would easily qualify as "moderate income" under the definition of moderate income housing. And, by adding the 132 Davis County Housing Authority units to an already negative demand for new units, Bountiful's moderate income housing supply is more than meeting current and future demand.

#### BARRIERS TO MODERATE INCOME HOUSING

Of all the barriers that could exist to providing for moderate income housing, such as large lot zoning, restrictions on types of housing, a restrictive definition of family, etc., the only barrier to

have moderate income housing built is the one thing that Bountiful has no control over. Bountiful City is surrounded by four different cities: Centerville to the North, West Bountiful and Woods Cross to the West, North Salt Lake to the South, and the Wasatch Mountain range to the east. There is no more room for Bountiful to grow, making it more and more difficult for the city and local developers to build any new housing units, let alone moderate income ones. The only thing Bountiful can do is to try to preserve the moderate income housing stock that there currently is.

Bountiful City has already accomplished a major part of this task. There have been three major "downzonings" from multiple family to single family zoning in the past few years which will help accomplish that goal. These rezonings were a result of property owners petitioning the city for the downzoning to protect their property values and neighborhoods from further encroachment by multiple family developments. These areas are some of the oldest single family neighborhoods in Bountiful and represent the most affordable housing for ownership. The result of these rezonings will be the preservation of older, moderately priced single family homes from being demolished for more expensive multiple family units.

## STRATEGIES AND PROGRAMS

There are some possible techniques/programs that could be used to help future developments within the Bountiful City limits. These techniques/programs, however are not assurances that future needs can be met due to other circumstances outlined above. Some techniques/programs that can be utilized are:

- A. Preserving the Existing Affordable Housing Supply.
  - 1. Special guidelines, procedures, or codes that allow rehabilitated housing to meet standards that are more appropriate to rehabilitation than are the standards for new housing.
  - 2. Housing preservation programs and/or ordinances that protect against the conversion or demolition of affordable housing.
  - 3. One-for-one housing replacement of units removed by demolition or conversion from the stock of affordable housing.
  - 4. Use of federal or state preservation programs for buildings with historical or architectural significance.
  
- B. Housing Trust Funds, such as:
  - 1.. Acquisition
    - a. Purchase of abandoned buildings for rehabilitation.
    - b. Acquisition of vacant land for new construction or in-fill projects.
    - c. Purchase of non-residential property for adaptive re-use and conversion to housing.
  - 2. Home Ownership
    - a. Down payment assistance.

- b. Home purchase mortgages with favorable rates.
  - c. Rent to own programs to facilitate Home ownership.
3. Housing Services
- a. Support for self-help or sweat-equity programs.

### CONCLUSION

Bountiful has a surplus of moderate income housing units. In the future this may not be the case, due to the fact that Bountiful is all but filled in. As the economy changes, including household income and housing prices, the supply of moderate income housing will probably shrink statistically. But, again, there will be no more room to develop such housing. Bountiful City must recognize those changes and continue to protect the moderate income housing in Bountiful.

## **Bountiful City 2018 Biennial Moderate Income Housing Report**

Utah Code Section 10-9a-408 requires that the legislative body of each municipality prepare a report regarding the status and implementation of its adopted Moderate Income Housing Plan. This document has been created to fulfill this requirement.

The current moderate income housing plan was adopted in September of 2000 with minor updates occurring via the biennial review of the plan over the past 18 years. Bountiful City Planning and Economic Development Department anticipates an update of the General Plan, including the Moderate Income Housing Element of the plan within the next year.

State law requires that the Moderate Income Housing Report address the following items:

- (a) efforts made by the municipality to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the municipality to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on:
  - (i) the number of housing units in the municipality that are at or below:
    - (A) 80% of the adjusted median income for the municipality;
    - (B) 50% of the adjusted median income for the municipality; and
    - (C) 30% of the adjusted median income for the municipality;
  - (ii) the number of housing units in the municipality that are subsidized by the municipality, the state, or the federal government; and
  - (iii) the number of housing units in the municipality that are deed-restricted;
- (d) all efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities or associations of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- (e) all efforts made by the municipality to utilize a moderate income housing set-aside from a redevelopment agency, a community development agency, or an

- economic development agency;
- (f) money expended by the municipality to pay or waive construction-related fees required by the municipality; and
- (g) programs of the Utah Housing Corporation that were utilized by the municipality.

### **Regulatory Barriers**

Over the past two years the City has taken measures to increase allowed densities in the Downtown zone area by adopting increased building heights and decreased minimum lot sizes, which allows for development of high density multifamily housing on properties where that previously would have not been possible. Several mixed use and multifamily developments have occurred in the area since the adoption of the zone. The City continues to plan for multi-family residential along transit corridors including the South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been approved allowing high density residential development and projects incorporating high density housing have recently received approval in these areas. The City has provided low interest loans to developers in order to support these projects. The City recently lifted restrictions on accessory dwelling units allowing for additional opportunities for these affordable housing units throughout all single family zones in the City.

### **Preservation of Existing Moderate Income Housing**

Moderate income housing is defined in State Law as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county which the city is located.” The City recognizes that a large portion of the moderate income housing inventory in Bountiful consists of older homes built prior to current trends for larger homes. Over 65 percent of single family homes in Bountiful were constructed before 1980. Bountiful City ordinances allow flexibility in remodeling and upgrading homes built prior to 1965 that did not meet current setback requirements and/or that did not have an attached two car garage. The goal of these criteria was primarily the preservation of these existing, affordable housing areas. The City also recently adopted changes to parking and driveway standards in order to help these older affordable units to respond to changes in automobile ownership in the past decades. The City also allows for legal non-conforming duplexes in single family zones as a permitted use, thus allowing the preservation, upgrading, and refinancing of these units.

### **Progress Made**

Bountiful continues to construct a high percentage of multifamily residential development relative to the total number of new units constructed. In 2017 and 2018 a total of 141 new residential units were permitted and under construction, including 43 single family residential units and 98 multi-family units. Multifamily units constituted almost 70 percent of the total units permitted and under construction in Bountiful in 2017 and 2018. In addition the City has approved 11 Accessory Dwelling Units (ADU's) in the

last year and expects the rate of approval of these units to increase in coming years based on recent changes to regulatory restrictions for ADU's.

The following summarizes the current population and households in the targeted income groups in Bountiful City.

Population

- o Current Population 44,107 (2017 estimate)
- o Population Change since 2000

2000	41,301
2010	42,552
2013	42,801
2014	42,947
2015	43,221
2016	43,428

- o Households in Targeted Income Groups

14,289 Total Households  
 < 80% AMI – 4,774 Households  
 < 50% AMI – 3,031 Households  
 <30% AMI – 1,765 Households

Current Housing Stock

- o Number of Housing Units 14,289
- o Breakdown of Housing Units

	OCCUPIED UNITS 14,289	OWNER- OCCUPIED 10,417 72.9%	RENTER- OCCUPIED 3,872 27.10%
<b>BEDROOMS</b>			
1 Bed	4.9%	.9%	15.6%
2-3 Bed	41%	33%	62.5%
4+ Bed	53.4%	66.1%	19.1%
<b>YEAR BUILT</b>			
2014 or later	.1%	0%	.3%
2010 – 2013	2.1%	1.2%	4.6%
2000 – 2009	8.7%	7.2%	12.7%
1980 – 1999	24%	23.6%	25.1%
1960 – 1979	36.5%	37.2%	34.6%
1940 – 1959	25.3%	26.7%	21.4%
1939 or	3.4%	4.1%	1.5%

before

5-Year and 10-Year Population Projections

	Growth Rate	5-Year Population	10-Year Population
Low Projection	.018%	44,237	45,033
Medium Projection	.025%	44,524	45,637
High Projection	.040%	45,260	47,070

Forecast of Affordable Housing Need\*

	Existing Stock	5-Year	Net Units Needed
< 30% AMI	1,765 Units	1,890 Units	125 Units
< 50% AMI	3,031 Units	3,102 Units	71 Units
< 80% AMI	4,774 Units	4,870 Units	96 Units
Total Units	14,289 Units	14,431 Units	142 Units

\*The growth rate used in calculating the forecast of units is based on historic residential unit construction rates for the City over the past 5 years and population growth projections for the next 5 years.

Source of Data: 2016 American Communities Survey and Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2017 U.S. Census Bureau, Population Division

The City has also conducted an analysis using the tools provided by the Department of Work Force Services. This analysis shows that the City has made progress in the provision of moderate income housing over the past two years for targeted populations. It is expected that the recent changes to the Downtown standards, particularly those allowing for the development of smaller lot multifamily residential use will have a positive impact on provision of housing for this demographic.

The City does not currently have any municipally sponsored programs subsidizing affordable housing, but there are a number of state and federally subsidized units in Bountiful City. The City currently has a total of 17 units subsidized by the Olene Walker Housing Loan Fund and an additional 167 units subsidized by the Low Income Housing Tax Credit program. The City also currently has 87 units which receive Section 8 vouchers. Bountiful currently provides information to residents regarding the programs of the Utah Housing Corporation over the counter but could provide better links to this information on the City website. The Redevelopment Area of Bountiful City does not include a housing set-aside because it was approved prior to this requirement being adopted into State law. The City has not waived development fees for Moderate Income Housing in the past, but has provided assistance in the form of low interest loans to mixed use developments containing multifamily residential units.

### **Coordination with Neighboring Municipalities**

Bountiful City actively participates in the Utah League of Cities and Towns and meets regularly with surrounding communities to coordinate regional issues such as transportation and housing.

### **Conclusion**

With the recent construction of multifamily housing within the Historic Downtown area the adoption of standards loosening restrictions on accessory dwelling units, Bountiful has, within the last two years, administered policies that continue to support the provision of moderate income housing within the City. Based on the definition of Moderate Income Housing contained in State law, the City provides a high percentage of affordable housing options for moderate income persons residing in or desiring to reside within Bountiful City. Based on historic trends for construction of multifamily housing in Bountiful City the projected number of units to be constructed will meet the demand for further population growth among targeted populations in the City.

**This calculator uses a simple "linear" formula to estimate 5-year growth projections:**

$$Y = a + Bx + e$$

- Y = units
- a = intercept
- B = slope
- x = years
- e = error

This tool calculates both the slope and the intercept of a line. A slope is the average increase or decrease in units per year. An intercept is a baseline estimate of the number of units when the slope of a line is zero. 5-year linear projections count periods by starting the count with the first year and ending five years after the current year. It then multiplies the slope of the line by the period count. Finally, it adds the calculated product of the slope and period count to the baseline intercept.

**NOTE:** Linear models, like the one described above, draw a straight line from an intercept by averaging the distance between each point of available data. Statistical error in a linear model exists because there is a difference between each point of data and the predicted straight line. The nearer data points cluster around the line, the less error there will be. Unfortunately, "bad" measurements, small samples, and/or rapid changes introduce significant statistical errors in linear projections. This error can result in unreliable and invalid estimates that are much lower or higher than the true value.

<b>Section 1: Population by tenure in Bountiful city</b>				
<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Total Population: (ACS Table B01003)	43,889	43,568	55	43,667
Total Population in occupied housing units (ACS Table B25008)	43,008	43,192	107	43,758
Total Population in owner- occupied housing (ACS Table B25008)	34,802	32,883	-209	30,669
Total Population in renter- occupied housing (ACS Table B25008)	8,206	10,309	316	13,089
Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.				
Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.				

<b>Section 2: Supply of housing units by structure type in Bountiful city</b>				
<b>Table B25001 Table B25032</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
TOTAL HOUSING UNITS (ACS Table B25001)	15,258	14,962	-33	14,487
Total occupied units (ACS Table B25032)	14,652	14,326	-33	13,895
Owner-occupied structures (ACS Table B25032)	11,259	10,542	-99	9,550
1 unit, detached	9,870	9,308	-75	8,471
1 unit, attached	688	639	-9	563
2 units	75	132	7	200
3 or 4 units	167	170	5	219
5 to 9 units	140	109	-10	9
10 to 19 units	190	80	-11	8
20 to 49 units	60	19	-8	-16
50 or more units	0	53	5	79
Mobile homes	24	32	4	74
Boat, RV, van, etc.	45	0	-6	-57
Renter-occupied structures (ACS Table B25032)	3,393	3,784	66	4,345
1 unit, detached	694	870	37	1,283
1 unit, attached	326	375	11	526
2 units	239	457	29	743
3 or 4 units	761	806	-8	598
5 to 9 units	631	347	-41	-30
10 to 19 units	394	377	1	346
20 to 49 units	151	166	11	264
50 or more units	117	368	31	649
Mobile homes	80	18	-5	-34
Boat, RV, van, etc.	0	0	0	0
Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.				
Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.				

<b>Section 3: Housing occupancy in Bountiful city</b>				
<b>Table B25003 Table B25081</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Total households in occupied housing units (ACS Table B25003)	14,652	14,326	-33	13,895
Total households in owner-occupied housing (ACS Table B25003)	11,259	10,542	-99	9,550
With a Mortgage (ACS Table B25081)	7,459	6,824	-92	5,986
Without a Mortgage (ACS Table B25081)	3,800	3,718	-7	3,564
Total households in renter-occupied housing (ACS Table B25003)	3,393	3,784	66	4,345
Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.				
Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.				

<b>Section 4: Housing vacancy in Bountiful city</b>				
<b>Table B25004</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Total vacant units (ACS Table B25004)	606	636	0	592
For rent (ACS Table B25004)	166	119	-1	118
Rented, not occupied (ACS Table B25004)	42	22	-5	-18
For sale only (ACS Table B25004)	77	158	10	257
Sold, not occupied (ACS Table B25004)	133	89	-6	23
For seasonal, recreational, or occasional use (ACS Table B25004)	57	112	2	120
For migrant workers (ACS Table B25004)	0	0	0	0
Other vacant (ACS Table B25004)	131	136	-1	92
Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.				

<b>Section 5: Average household size in Bountiful city</b>			
<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	2.94	3.01	3.15
Average Owner Household Size (ACS Table B25010)	3.09	3.12	3.21
Average Renter Household Size (ACS Table B25010)	2.42	2.72	3.01
Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.			

<b>Section 6: Monthly housing costs in Bountiful city</b>				
<b>Table B25088 Table B25064</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,104	\$1,221	\$7	\$1,269
Units with a mortgage (ACS Table B25088)	\$1,497	\$1,580	\$2	\$1,594
Units without a mortgage (ACS Table B25088)	\$345	\$431	\$11	\$511
Median gross rent (ACS Table B25064)	\$710	\$959	\$30	\$1,171
Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.				
Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.				

<b>Section 7: Median household income in Bountiful city</b>				
<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Median household income (ACS Table B25119)	\$63,709	\$69,611	\$250	\$68,523
Owner-occupied income (ACS Table B25119)	\$74,402	\$84,506	\$703	\$84,889
Renter-occupied income (ACS Table B25119)	\$37,358	\$44,545	\$986	\$53,609
Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.				

<b>Section 8: Davis County Area Median Income (AMI)*</b>				
<b>Table B19019 Table B19119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$75,961	\$5,437	\$122,602
1-person household	\$34,078	\$36,438	\$206	\$36,934
2-person household	\$66,386	\$73,397	\$661	\$75,729
3-person household	\$70,328	\$82,974	\$1,616	\$94,657
4-person household	\$72,166	\$85,642	\$1,377	\$92,002
5-person household	\$80,283	\$92,481	\$1,337	\$99,838
6-person household	\$84,414	\$95,779	\$1,346	\$104,404
≥ 7-person household	\$97,380	\$97,103	-\$245	\$93,143
Median FAMILY income (ACS Table B19119)	\$72,272	\$83,850	\$1,208	\$90,475
2-person family	\$63,833	\$74,157	\$912	\$78,382
3-person family	\$67,456	\$81,473	\$1,744	\$94,585
4-person family	\$76,227	\$85,332	\$1,096	\$88,859
5-person family	\$79,255	\$91,280	\$1,270	\$98,872
6-person family	\$84,221	\$96,175	\$1,324	\$104,125
≥ 7-person family	\$95,482	\$96,614	-\$300	\$92,404
Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.				
Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.				
*NOTE: AMI is calculated at the COUNTY level.				

The estimates below are provided for informational purposes only.

<b>Population Not Living in Occupied Housing as Defined by the U.S. Census Bureau</b>				
<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Population living in group housing, homeless, or other living arrangements	881	43,568	2,828	36,382

<b>Annual Vacancy Rates</b>			
<b>Table B25003 Table B25004</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Total Vacancy Rate	3.8%	4.1%	3.9%
Homeowner Vacancy Rate	0.7%	1.5%	2.6%
Rental Vacancy Rate	4.7%	3.0%	2.7%

NOTE: The cost burden ratios presented below are estimates of the **TYPICAL** household in the municipality. The severity of a household's cost burden increases as its income declines.

<b>Average Housing Cost Burden Ratio</b>			
<b>Table B25064 Table B25088 Table B25119</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Ratio of the municipality's median rent to the median <b>RENTER</b> household income in the municipality	22.8%	25.8%	26.2%
Ratio of the municipality's median mortgage costs to median <b>OWNER</b> household income in the municipality	24.1%	22.4%	22.5%
Ratios greater than 30% indicate that the average renter/owner household in the municipality is burdened by housing costs. Ratios greater than 50% indicate that the average renter/owner household in the municipality is severely burdened by housing costs			

<b>Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household</b>			
<b>Table B25088 Table B19019</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Ratio of median rent in the municipality to <b>100%</b> of the median income of a family of 4 in the county	11.2%	13.5%	15.8%
Ratio of median rent in the municipality to <b>80%</b> of the median income of a family of 4 in the county	14.0%	16.9%	19.8%
Ratio of median rent in the municipality to <b>50%</b> of the median income of a family of 4 in the county	22.4%	27.0%	31.6%
Ratio of median rent in the municipality to <b>30%</b> of the median income of a family of 4 in the county	37.3%	45.0%	52.7%
Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.			

This calculator uses a model similar to an interest rate to produce its estimates. The growth rate is presented as the average percentage of that occurred each year over the previous year. Therefore, the slope of its line tends to be curved, i.e. non-linear. The 5-year projection is estimated by adding the "interest" to the base year for which there is data available.

**NOTE:** Like linear models, projections produced using average annual growth rates also include error. Error exists because there is a difference between each point of data and the curved line. When data points cluster near to the line, there is less error. Increasing the number of data points in a sample usually reduces the amount of error too. Unfortunately, this model is prone to a particular error of dividing by zero. In these circumstances, we've opted to substitute the linear growth rate from the previous page.

<b>Section 1: Population by tenure in Bountiful city</b>									
<b>Table B01003 Table B25008</b>	2010 American Communit y Survey	2011 American Communit y Survey	2012 American Communit y Survey	2013 American Communit y Survey	2014 American Communit y Survey	2015 American Communit y Survey	2016 American Communit y Survey	Average Annual Growth Rate	2024 Projection
Total Population: (ACS Table B01003)	42,363	42,661	42,674	42,801	42,947	43,221	43,568	0.47%	45,019
Total Population in occupied housing units (ACS Table B25008)	41,781	42,160	42,208	42,382	42,569	42,874	43,192	0.56%	44,900
Total Population in owner-occupied housing (ACS Table B25008)	33,356	33,295	32,759	32,637	32,099	32,239	32,883	-0.23%	32,372
Total Population in renter-occupied housing (ACS Table B25008)	8,425	8,865	9,449	9,745	10,470	10,635	10,309	3.48%	13,147
Subtract the total population living in occupied housing units from the total population to estimate the total population with limited housing.	582	501	466	419	378	347	376	-6.77%	234
Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.									
Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.									

<b>Section 2: Supply of housing units by structure type in Bountiful city</b>									
<b>Table B25001 Table B25032</b>	2010 American Community Survey	2011 American Community Survey	2012 American Community Survey	2013 American Community Survey	2014 American Community Survey	2015 American Community Survey	2016 American Community Survey	Average Annual Growth Rate	2024 Projection
TOTAL HOUSING UNITS (ACS Table B25001)	14,966	14,937	14,603	14,769	14,550	14,658	14,962	0.01%	14,979
Total occupied units (ACS Table B25032)	14,346	14,271	14,129	14,196	14,018	14,079	14,326	-0.02%	14,312
Owner-occupied structures (ACS Table B25032)	10,985	10,890	10,528	10,500	10,284	10,332	10,542	-0.67%	10,067
1 unit, detached	9,579	9,431	9,210	9,093	9,024	9,052	9,308	-0.46%	9,018
1 unit, attached	675	687	660	739	673	600	639	-0.58%	626
2 units	131	83	109	104	133	132	132	2.87%	189
3 or 4 units	138	138	145	203	121	211	170	9.94%	473
5 to 9 units	162	193	113	90	77	84	109	-3.04%	108
10 to 19 units	152	158	124	135	107	114	80	-8.79%	46
20 to 49 units	76	119	109	75	80	77	19	-9.24%	22
50 or more units	17	23	22	25	22	10	53	68.01%	14,444
Mobile homes	12	20	36	36	47	52	32	24.90%	216
Boat, RV, van, etc.	43	38	0	0	0	0	0	- 100.00%	0
Renter-occupied structures (ACS Table B25032)	3,361	3,381	3,601	3,696	3,734	3,747	3,784	2.02%	4,357
1 unit, detached	661	792	882	934	1,101	992	870	5.46%	1,319
1 unit, attached	328	356	423	549	427	415	375	3.75%	529
2 units	283	380	463	446	540	502	457	9.59%	930
3 or 4 units	795	706	696	620	566	580	806	1.53%	969

5 to 9 units	600	446	417	422	283	306	347	-7.06%	232
10 to 19 units	392	290	294	286	286	331	377	0.38%	412
20 to 49 units	64	97	149	133	128	203	166	21.84%	835
50 or more units	203	299	277	306	394	410	368	12.16%	903
Mobile homes	35	15	0	0	9	8	18	-10.49%	8
Boat, RV, van, etc.	0	0	0	0	0	0	0	#DIV/0!	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

<b>Section 3: Housing occupancy in Bountiful city</b>									
<b>Table B25003 Table B25081</b>	2010 American Community Survey	2011 American Community Survey	2012 American Community Survey	2013 American Community Survey	2014 American Community Survey	2015 American Community Survey	2016 American Community Survey	Average Annual Growth Rate	2024 Projection
Total households in occupied housing units (ACS Table B25003)	14,346	14,271	14,129	14,196	14,018	14,079	14,326	-0.02%	14,312
Total households in owner-occupied housing (ACS Table B25003)	10,985	10,890	10,528	10,500	10,284	10,332	10,542	-0.67%	10,067
With a Mortgage (ACS Table	7,381	7,195	6,993	6,910	6,734	6,644	6,824	-1.28%	6,242

B25081)									
Without a Mortgage (ACS Table B25081)	3,604	3,695	3,535	3,590	3,550	3,688	3,718	0.56%	3,873
Total households in renter-occupied housing (ACS Table B25003)	3,361	3,381	3,601	3,696	3,734	3,747	3,784	2.02%	4,357
Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.									
Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.									

<b>Section 4: Housing vacancy in Bountiful city</b>									
<b>Table B25004</b>	2010 American Communit y Survey	2011 American Communit y Survey	2012 American Communit y Survey	2013 American Communit y Survey	2014 American Communit y Survey	2015 American Communit y Survey	2016 American Communit y Survey	Average Annual Growth Rate	2024 Projection
Total vacant units (ACS Table B25004)	620	666	474	573	532	579	636	1.83%	785
For rent (ACS Table B25004)	108	139	137	103	137	146	119	3.92%	178
Rented, not occupied (ACS Table B25004)	49	53	54	49	0	17	22	-12.49%	9
For sale only (ACS Table B25004)	122	117	153	148	197	148	158	6.40%	273
Sold, not occupied (ACS Table B25004)	119	144	0	77	56	79	89	-4.73%	63
For seasonal, recreational, or occasional use (ACS Table B25004)	106	104	83	109	88	85	112	3.06%	157
For migrant workers (ACS Table B25004)	0	0	0	0	0	0	0	#DIV/0!	0
Other vacant (ACS Table B25004)	116	109	47	87	54	104	136	17.94%	991
Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.									

<b>Section 5: Average household size in Bountiful city</b>							
<b>Table B25010</b>	2010 American Community Survey	2011 American Community Survey	2012 American Community Survey	2013 American Community Survey	2014 American Community Survey	2015 American Community Survey	2016 American Community Survey
Average Household Size (ACS Table B25010)	2.91	2.95	2.99	2.99	3.04	3.05	3.01
Average Owner Household Size (ACS Table B25010)	3.04	3.06	3.11	3.11	3.12	3.12	3.12
Average Renter Household Size (ACS Table B25010)	2.51	2.62	2.62	2.64	2.8	2.84	2.72
Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.							

<b>Section 6: Monthly housing costs in Bountiful city</b>									
<b>Table B25088 Table B25064</b>	2010 American Community Survey	2011 American Community Survey	2012 American Community Survey	2013 American Community Survey	2014 American Community Survey	2015 American Community Survey	2016 American Community Survey	Average Annual Growth Rate	2024 Projection
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,205	\$1,181	\$1,199	\$1,214	\$1,221	\$1,160	\$1,221	0.27%	\$1,248
Units with a mortgage (ACS Table B25088)	\$1,576	\$1,582	\$1,620	\$1,622	\$1,596	\$1,551	\$1,580	0.06%	\$1,588
Units without a mortgage (ACS Table B25088)	\$349	\$363	\$383	\$412	\$418	\$410	\$431	3.63%	\$555
Median gross rent (ACS Table B25064)	\$748	\$797	\$812	\$847	\$894	\$899	\$959	4.25%	\$1,286
Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.									

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

<b>Section 7: Median household income in Bountiful city</b>									
<b>Table B25119</b>	2010 American Community Survey	2011 American Community Survey	2012 American Community Survey	2013 American Community Survey	2014 American Community Survey	2015 American Community Survey	2016 American Community Survey	Average Annual Growth Rate	2024 Projection
Median household income (ACS Table B25119)	\$65,949	\$67,615	\$65,561	\$65,050	\$64,630	\$64,123	\$69,611	0.97%	\$74,795
Owner-occupied income (ACS Table B25119)	\$76,729	\$77,784	\$75,690	\$75,926	\$74,719	\$75,337	\$84,506	1.73%	\$95,942
Renter-occupied income (ACS Table B25119)	\$37,729	\$42,163	\$43,824	\$43,560	\$45,229	\$44,761	\$44,545	2.90%	\$54,715

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

<b>Section 8: Davis County Area Median Income (AMI)*</b>									
<b>Table B19019 Table B19119</b>	2010 American Community Survey	2011 American Community Survey	2012 American Community Survey	2013 American Community Survey	2014 American Community Survey	2015 American Community Survey	2016 American Community Survey	Average Annual Growth Rate	2024 Projection
Median HOUSEHOLD income (ACS Table B19019)	\$66,866	\$69,147	\$69,355	\$69,707	\$70,388	\$71,112	\$75,961	2.17%	\$88,436
1-person household	\$34,261	\$34,257	\$34,406	\$34,702	\$34,227	\$34,471	\$36,438	1.06%	\$39,272
2-person household	\$65,998	\$68,159	\$67,762	\$68,752	\$67,429	\$68,398	\$73,397	1.83%	\$83,534
3-person household	\$70,125	\$73,544	\$77,149	\$78,164	\$79,404	\$79,245	\$82,974	2.86%	\$101,229
4-person household	\$74,319	\$75,337	\$74,360	\$74,307	\$75,669	\$78,624	\$85,642	2.44%	\$101,728
5-person household	\$80,840	\$82,828	\$83,924	\$85,245	\$85,784	\$86,625	\$92,481	2.29%	\$108,482
6-person household	\$83,103	\$89,396	\$90,345	\$88,511	\$89,927	\$90,924	\$95,779	2.44%	\$113,719
≥ 7-person household	\$95,463	\$95,919	\$96,928	\$97,417	\$97,083	\$91,281	\$97,103	0.35%	\$99,884
Median FAMILY income (ACS Table B19119)	\$73,259	\$76,128	\$76,243	\$76,888	\$77,577	\$78,367	\$83,850	2.30%	\$98,507
2-person family	\$65,924	\$68,098	\$67,844	\$68,991	\$67,566	\$68,362	\$74,157	2.03%	\$85,652
3-person family	\$68,604	\$72,155	\$75,651	\$76,384	\$79,033	\$78,158	\$81,473	2.93%	\$99,887
4-person family	\$73,886	\$74,380	\$73,542	\$73,667	\$75,541	\$78,234	\$85,332	2.48%	\$101,624
5-person family	\$80,806	\$83,555	\$84,415	\$84,606	\$85,866	\$86,867	\$91,280	2.07%	\$105,407
6-person family	\$83,937	\$89,304	\$90,146	\$88,479	\$89,329	\$90,621	\$96,175	2.34%	\$113,342
≥ 7-person family	\$95,617	\$96,747	\$98,521	\$98,169	\$97,150	\$89,888	\$96,614	0.27%	\$99,045
Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.									
Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.									
*NOTE: AMI is calculated at the COUNTY level.									

# Legend

- Bus**
- 612 Routes run every 15 minutes
- 626 Routes run every 30 or more minutes
- 472 Routes that have limited stops/peak only
- F638 Routes are Flex Routes
- Rail**
- ..... FrontRunner

