



BOUNTIFUL CITY

**2020 MODERATE INCOME HOUSING
REPORT**

December 1, 2020

**150 North Main Street, Suite 103
Bountiful, Utah 84010**

Mayor Randy Lewis
rlewis@bountiful.gov

Prepared by:
Francisco Astorga, AICP
Planning and Economic Development Director
fastorga@bountiful.gov
(801) 298-6192

Background

Utah Code Section 10-9a-408 requires that the legislative body of each municipality annually prepare a report which reviews the moderate-income housing plan element of the municipality's general plan and its implementation. This report has been created to fulfill this requirement.

The current Moderate-Income Housing Plan was adopted in September of 2000 with an update in 2007 and another one in 2019. The Bountiful City Planning and Economic Development Department anticipates an update of the General Plan taking place in the near future as grant applications are being submitted at this time to fund this future update. The update would include the moderate-income housing element of the plan.

State law requires the moderate-income housing report to include the following:

- a) a revised estimate of the need for moderate income housing in the municipality for the next five years;
- b) a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
 - i. 80% of the adjusted median family income;
 - ii. 50% of the adjusted median family income; and
 - iii. 30% of the adjusted median family income;
- c) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- d) a description of how the municipality has implemented any of the recommendations related to moderate income housing described in the state code.

The goals of the moderate-income housing Plan adopted in 2000 continue to apply which include the following:

- 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.

Description of how the municipality has implemented any of the recommendations related to moderate income housing

The 2019 Moderate Income Housing Plan update included the adoption of the housing planning strategies listed below. The descriptions below each housing strategy describes how the City has implemented the adopted recommendations:

1. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

In 2018 the City lifted restrictions on accessory dwelling units (ADUs) allowing for additional opportunities for these affordable housing units throughout all single-family zones in the City. The purposes of the newly adopted standards were to:

- Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable.
- Provide for affordable housing opportunities.
- Make housing units available to moderate income people who might otherwise have difficulty finding homes within the City.
- Provide opportunities for additional income to offset rising housing costs.
- Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.
- Preserve the character of single-family neighborhoods by providing standards governing development of accessory dwelling units.

In 2020 the City further fine-tuned ADU standards by removing the maximum percentage as a standard and implemented appropriate parking for older structures that may not meet the current parking requirement when requesting an ADU. In 2019 the City approved a total of fourteen (14) ADUs and in 2020 (as of the date of this report) the City approved a total of twelve (12) ADUs.

The City feels confident with the current ADU policy and its current process, that was last amended November of 2020.

2. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment center; *and*

3. Encourage higher density or moderate-income residential development near major transit investment corridors

(Same description/update for housing strategy 2 and 3 above, as they are closely aligned).

The City currently allows higher residential density along commercial/mixed use zones, including near major transit investment corridors. Since 2016 the City has taken measures to increase allowed densities in the Downtown Mixed Use Zone (Main Street from 500 South to 400 North), which is also a transit investment corridor, by adopting increased building heights which allows for development of high density multi-family housing on properties where that previously would have not been possible. In 2018 the City further fine-tuned standards in this zone to preserve the mixed-use character of the commercial and residential uses in and adjacent to the Main Street downtown area as this zone designation does not have a maximum units per acre standard. Several mixed use and multi-family developments have continued to occur in this area in the 2019/2020 timeframe including a total of 25 multi-family residential units.

The City continues to plan for multi-family residential along the future 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 including 30 units within the Renaissance Town Center development. Also, along Main Street towards the north end of town, the City in 2020 approved a zone change from commercial development to multi-family residential allowing the construction of 34 residential units.

Based on current local market trends, the City feels confident with the current policy which allows and encourages higher density residential development in mixed-used zones, including areas near major transit investment corridors.

4. Preserve existing moderate-income housing

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 sixty five percent (65%) of single-family and duplex dwellings in Bountiful were constructed before 1980. Bountiful City Land Use Code allows flexibility in remodeling and upgrading single-family and duplex dwellings built prior to 1965 that do not currently meet setback requirements and/or that do not have a required attached two (2) car garage. The goal of this criteria was primarily the preservation of these existing, affordable housing areas. In 2018 the City also adopted changes to parking and driveway standards 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.

Revised estimate of the need for moderate income housing in the municipality for the next five years

The Housing and Community Development Division of the Utah Department of Workforce Services (DWS) provided calculators as technical assistance to Utah's local governments in estimating the projected moderate-income housing needs within the geographic jurisdiction over the five-year period, see sections 1-8 below, downloaded from <https://jobs.utah.gov/housing/affordable/moderate/reporting/>.

Section 1: Population by tenure in Bountiful city

Table B01003 Table B25008	2017 American Community Survey	2025 Projection
Total Population: (ACS Table B01003)	43,568	43,667
Total Population in occupied housing units (ACS Table B25008)	43,192	43,758
Total Population in owner-occupied housing (ACS Table B25008)	32,883	30,669
Total Population in renter-occupied housing (ACS Table B25008)	10,309	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.

Section 2: Supply of housing units by structure type in Bountiful

Table B25001 Table B25032	2017 American Community Survey	2025 Projection
TOTAL HOUSING UNITS (ACS Table B25001)	14,962	14,487
Total occupied units (ACS Table B25032)	14,326	13,895
Owner-occupied structures (ACS Table B25032)	10,542	9,550
1 unit, detached	9,308	8,471
1 unit, attached	639	563
2 units	132	200
3 or 4 units	170	219
5 to 9 units	109	9
10 to 19 units	80	8
20 to 49 units	19	-16
50 or more units	53	79
Mobile homes	32	74
Boat, RV, van, etc.	0	-57
Renter-occupied structures (ACS Table B25032)	3,784	4,345
1 unit, detached	870	1,283
1 unit, attached	375	526
2 units	457	743
3 or 4 units	806	598
5 to 9 units	347	-30
10 to 19 units	377	346
20 to 49 units	166	264
50 or more units	368	649
Mobile homes	18	-34
Boat, RV, van, etc.	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.

Section 3: Housing occupancy in Bountiful city

Table B25003 Table B25081	2017 American Community Survey	2025 Projection
Total households in occupied housing units (ACS Table B25003)	14,326	13,895
Total households in owner-occupied housing (ACS Table B25003)	10,542	9,550
With a Mortgage (ACS Table B25081)	6,824	5,986
Without a Mortgage (ACS Table B25081)	3,718	3,564
Total households in renter-occupied housing (ACS Table B25003)	3,784	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.

Section 4: Housing vacancy in Bountiful city

Table B25004	2017 American Community Survey	2025 Projection
Total vacant units (ACS Table B25004)	636	592
For rent (ACS Table B25004)	119	118
Rented, not occupied (ACS Table B25004)	22	-18
For sale only (ACS Table B25004)	158	257
Sold, not occupied (ACS Table B25004)	89	23
For seasonal, recreational, or occasional use (ACS Table B25004)	112	120
For migrant workers (ACS Table B25004)	0	0
Other vacant (ACS Table B25004)	136	92

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in Bountiful

Table B25010	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	3.01	3.15
Average Owner Household Size (ACS Table B25010)	3.12	3.21
Average Renter Household Size (ACS Table B25010)	2.72	3.01

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Bountiful city

Table B25088 Table B25064	2017 American Community Survey	2025 Projection
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,221	\$1,269
Units with a mortgage (ACS Table B25088)	\$1,580	\$1,594
Units without a mortgage (ACS Table B25088)	\$431	\$511
Median gross rent (ACS Table B25064)	\$959	\$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.

Section 7: Median household income in Bountiful city

Table B25119	2017 American Community Survey	2025 Projection
Median household income (ACS Table B25119)	\$69,611	\$68,523
Owner-occupied income (ACS Table B25119)	\$84,506	\$84,889
Renter-occupied income (ACS Table B25119)	\$44,545	\$53,609

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

Section 8: Davis County Area Median Income (AMI)*

Table B19019 Table B19119	2017 American Community Survey	2025 Projection
Median HOUSEHOLD income(ACS Table B19019)	\$75,961	\$122,602
1-person household	\$36,438	\$36,934
2-person household	\$73,397	\$75,729
3-person household	\$82,974	\$94,657
4-person household	\$85,642	\$92,002
5-person household	\$92,481	\$99,838
6-person household	\$95,779	\$104,404
≥ 7-person household	\$97,103	\$93,143
Median FAMILY income (ACS Table B19119)	\$83,850	\$90,475
2-person family	\$74,157	\$78,382
3-person family	\$81,473	\$94,585
4-person family	\$85,332	\$88,859
5-person family	\$91,280	\$98,872
6-person family	\$96,175	\$104,125
≥ 7-person family	\$96,614	\$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.

Description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below 80%, 50%, and 30% of the adjusted median family income

The Utah Housing and Community Development Division of the Utah DWS provided calculators as technical assistance to Utah's local governments in describing the progress made by each geographic jurisdiction as found below, downloaded from <https://jobs.utah.gov/housing/affordable/moderate/reporting/>.

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	2,380	3,600	2,340	1,220	-40
≤ 50% HAMFI	1,180	1,750	735	570	-445
≤ 30% HAMFI	580	535	270	-45	-310

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	2,180	3,544	2,084	1,364	-96
≤ 50% HAMFI	1,265	1,665	760	400	-505
≤ 30% HAMFI	600	475	200	-125	-400

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	200	56	256	-144	56
≤ 50% HAMFI	-85	85	-25	170	60
≤ 30% HAMFI	-20	60	70	80	90

HAMFI - HUD Area Median Family Income

Description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency

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/phone 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.

Progress Made

Bountiful continues to construct a high percentage of multifamily residential development relative to the total number of new units constructed. In 2019 and 2020 (as to the date of this report) a total of 113 new residential units were permitted and under construction, including 45 single family residential units (including duplexes) and 68 multi-family units. Multi-family units constituted sixty percent (60%) of the total units permitted and under construction in Bountiful in 2019 – 2020. These numbers do not include the 26 accessory dwelling units administratively approved by the City during the same period.

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 as well as other areas near transit investment corridors including mixed use zones, the fine-tuning of accessory dwelling units standards, Bountiful has administered policies that continue to support the provision of moderate-income housing within the City. The City provides a high percentage of multi-family/affordable housing options for moderate income persons residing in or desiring to reside within the City.