



2022 General Plan Update

Moderate Income Housing Plan

Frequently Asked Questions:

Q. What is Moderate Income Housing?

A. Moderate income housing is defined as a housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located. The definition is set by the State of Utah. According to US Department of Housing and Urban Development (HUD) 80% of the area median income for a family of four in 2021 in Salt Lake County is \$73,750 (Utah County is \$66,950). This breaks down roughly to gross monthly housing costs of \$1,844 (\$1,674) or less, inclusive of utilities.

Q. Why is having Moderate Income Housing important?

A. Having an available supply of housing that meets the needs of residents in various demographic and socio-economic categories creates a healthier, stronger, and more resilient local economy and community. One particular benefit is that employees are able to live closer to their employment thus reducing traffic congestion and air pollution. A sufficient supply of housing that are affordable to new households allows children and grandchildren to live near to parents and grandparents.

Q. Why does Draper City have a Moderate Income Housing Plan?

A. Cities are required by the State of Utah to include specified strategies and plans for Moderate Income Housing in their General Plan. Draper City included this required element in the 2019 General Plan.



Frequently Asked Questions (Continued):

Q. Why is Draper City updating the Housing element within the General Plan?

A. House Bill 462 passed during the 2022 Utah legislative session changed the list of specific strategies that Cities could choose to implement and required that the City also include a specific plan for the implementation of each selected strategy. Cities that do not update their General Plans to reflect the new requirements risk losing annual transportation funding from the State. The City is updating the General Plan at this time to comply with the directive from the Utah State Legislature and to remain eligible for the attached transportation funding.

Q. What efforts is Draper City currently involved in with regards to Moderate Income Housing?

A. In October of 2021 Draper City revised and updated regulations related to Accessory Dwelling Units or ADU's. The City has also applied for and has been awarded grant funding that is being utilized to assist in creating a Station Area Plan for the Town Center Trax Station with the goal of encouraging moderate income residential development to occur near major transit investment corridors. The City also directs their Community Development Block Grant funds to Salt Lake County to be pooled together with those of other cities within the Salt Lake County for utilization and development of housing for low to moderate income individuals on a regional level.

Q. What are the strategies the City must pick from?

A. A complete list of all 24 potential strategies for providing Moderate Income Housing can be found in Utah Code, Subsection 10-9a-403(2)(b)(iii). The list includes things like; rezoning land for increased density, rehabilitation of existing housing stock, reducing regulations regarding the creation of accessory dwelling units, rehabilitation and expansion of roads and other infrastructure, amending land use regulations to eliminate or reduce parking requirements, allowing development of single room occupancy projects, providing zoning incentives such as increased density or building height, reducing or waiving impact fees, implementing mortgage assistance programs for public employees, providing direct and indirect subsidies, allowing for transfers of development rights, developing and adopting station area plans near Trax and Frontrunner stations, and allowing for multi-family development in residential and mixed use zones that is compatible with detached single family dwellings.



Frequently Asked Questions (Continued):

Q. How many strategies must the City choose?

A. As Draper City is a municipality with a fixed guideway transit station (Trax and Front Runner), the City is required to include and implement the strategy regarding the creation of Station Area Plans around Trax and Front Runner stations. The City must choose three additional strategies to implement for a total of four (4). To receive priority consideration for transportation funding from the State, the City could choose to implement two (2) more strategies for a total of six (6).

Q. What other elements must be included in the General Plan?

A. The General Plan must include current demographic data on the moderate income population and provide an estimate of the existing supply of moderate income housing located within the city, and an projection of needs for the next five (5) years. Additionally the city must include a survey of total residential land use, an evaluation of existing land uses and zones affecting opportunities for moderate income housing, a section regarding fair housing policies, and a description of the City program(s) that will be implemented to encourage production of an adequate supply of moderate income housing.

Q. How can my thoughts and ideas on Draper City's future Moderate Income Housing Plan be heard?

A. First, review both the existing General Plan Chapter on housing (Chapter 4) and the current State Code regarding the Moderate Income Housing requirements of the General Plan, specifically the list of potential strategies set out by the State. Second, think of specific ways you believe that Draper City could implement some of these strategies. Third, send your suggested strategies, implementation ideas, and any comments to the assigned City staff member listed below who will collect the comments received and use them to help inform the creation of the draft proposal put first before the Planning Commission for a Public Hearing and recommendation at their meeting on September 8, 2022 at 6:30 p.m., and ultimately before the City Council for Public Hearing and adoption at their meeting on September 20, 2022 at 7:00 p.m.

Community Development Department
c/o Todd A. Draper
1020 East Pioneer Road, Draper, UT 84020
todd.draper@draperutah.gov
(801) 576-6335