**Moderate Income Housing**

An element of Daniel’s General Plan

**What does this element do?**

The purpose of this moderate-income housing element of the general plan is to ensure that Daniel provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of those desiring to live in the City.

According to Utah Code 10-9a-103 (41)

"Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

1. An estimate of the existing supply of moderate income housing located within the city
2. An estimate of the need for moderate income housing in the city for the next five years as revised biennially;
3. A survey of total residential land use;
4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
5. A description of the city’s program to encourage an adequate supply of moderate income housing

**Moderate Income Housing Defined**

Moderate income housing is defined as (Utah Annotated Code 10‐9a‐103‐34) “...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 city is located.” The 2016 Area Median Income (AMI), as provided by HUD office of Community Development (CPD), for Wasatch County is $71,337. Daniel median household income level as provided by the 2012-2016 ACS is $76,389.

In order to place the definition of the State Code in real terms, it is helpful to understand that affordable housing is generally deemed to be “Affordable” if the cost of monthly housing expenses is ≤30% of gross household income. The following table defines the income levels, lists affordable monthly housing expenses for each income level, and maximum mortgage amount at each income level based upon the 2018 AMI. Maximum Mortgage Amount calculated on 30-year loan, 4.25% interest rate. Some examples of those making 80% or less of the Area Median Income are law enforcement, teachers, and nurses.

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| **Monthly housing costs in Daniel town** | 2010 AmericanCommunity Survey | 2016 AmericanCommunity Survey | AnnualGrowth  | 2023Projection |
| Total owner-occupiedhousing unit costs | $841 | $1,138 | $37 | $1,329 |
| Units with a mortgage | $1,619 | $1,671 | $6 | $1,612 |
| Units without a mortgage | $389 | $359 | -$4 | $334 |
| Median gross rent | $862 | $950 | $28 | $1,222 |

**Housing Supply**

According to the American Community Survey (2012-2016) Daniel had 358 housing units at 96.5% occupancy rate. Single-family dwellings constituted the majority of the housing stock. The Town is relatively distant from major employment centers and institutions of higher learning and transit routes when compared to other cities, dampening the demand for higher-density housing.

The 2018 Gap Analysis for Daniel Town shows that the town already has more affordable housing units than the total number of moderate-income households. However, many of those units are currently occupied by those that do not qualify as moderate-income households. Therefor the towns current need for additional affordable housing units for those making 0-80% AMI is currently 11.

**5 Year Moderate Income Housing Need**

additional moderate-income dwellings by 2023

According to the 2016 American Community Survey Daniel population decreased by 23 people since the 2010 Census. With a relatively stable population over the past 6 years, it is reasonable expect that the demand for new affordable housing units by 2023 will remain 11.

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**Survey of Residential Zoning & Impact on Housing Opportunities**

The Town of Daniel has three zoning districts that are designated for residential living:

* The P-160 Zone was created as a district for the outlying areas of the City to maintain continuity with existing P-160 County zoning and regulations and to protect the valuable agricultural land and maintain the historic nature of the community.
* The R-A-5 Zone protects agricultural land uses within Daniel City by controlling density. The R-A-5 Zone also provides an open space buffer between commercial and residential areas to mitigate potential impacts between residential and other land uses.
* The R-A-1 single family dwelling zone provides an open space buffer between residential zones.
* The R-A or Rural Residential zone was created for 1-acre zoning. It is intended as a permanent residential district for those areas of the community where it is desirable to maintain higher residential densities.

Daniel’s Planning Commission and City Council hold one of the most important keys to providing housing opportunities for persons of moderate income. The key the city holds is zoning. However, many other factors contribute to the affordability of housing that cannot be controlled by the City. Land prices, construction material, interest rates and other financing costs can significantly influence housing costs. By working cooperatively with State and County Agencies, Daniel can assure affordable housing to its citizenry.

Low income households making 50% of the median income, which will typically be renters, may be affected by zoning, but may also be impacted by market conditions beyond the control of the City. Households making 30% of the MSAMI will more than likely need government rental assistance in addition to any zoning assistance from the City.

**Program to Encourage Moderate Income Housing**

Daniel has taken the following steps to ensure housing is available to a wide variety of households.

* Reasonable Lot Sizes based
* Reasonable Development Fees and Costs
* Dedicated lands to count for overall density’s

**Vision of the MODERATE-INCOME Housing Plan is:**

 *To ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.*

Goals

1. Develop a mixture of lot sizes and housing types within the community.
2. Review development fees to understand whether they could be waved for affordable housing units.
3. Encourage landlords with affordable units to ensure tenants meet moderate income levels.
4. Identify locations where additional housing units could be built
5. Update residential codes to allow accessory dwelling units.
6. Work with county, state, and federal housing authorities to identify programs that could be used in the town.