



### KEY POINTS

- Housing density and options
- Moderate income housing issues
- Quality high-density housing needs
- Infill residential development
- Housing Goals

#### 6.1. INTRODUCTION

This chapter focuses on the need for diverse housing opportunities in Price. Although the population has remained relatively stable over recent years, needs and desires for various types of housing have increased. Having a median housing value of \$92,000, per the 2000 Census, the housing market in Price is currently comprised largely of single-family, detached homes. The median monthly mortgage is \$756, and the median rent is \$409. Nearly 60% of the homes in Price were built prior to 1970.

Addressing the needs for housing, the City has identified several issues, including the need for an improved mix of single and multi-family housing options, more moderate income housing options, infill housing development, and more quality high density housing projects. Price is also experiencing a need for housing options for homeless and transitional residents.

#### 6.2. HOUSING DENSITY AND OPTIONS

Eighty-percent of the housing in Price currently falls within a single-family designation. The remaining 20%, representing various types of attached or multi-family housing units, provide most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low density housing, while at the same time allowing for increased medium to high density housing needs, such as student, senior and other high quality attached housing developments.

While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal. A diversification within Price City neighborhoods, including a mixture of low, moderate and even high-income housing units, is desired.



### 6.3. MODERATE INCOME HOUSING

Moderate income housing has become an increasingly imperative issue for Price City in recent years. Economic conditions have caused housing costs in Price to increase at rates higher than personal income and wages. Because of this imbalance, many residents have been excluded from adequate housing opportunities.

The State of Utah defines moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size.” In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

In an effort to meet the needs for income targeted housing in the Price community, an income target housing plan was originally created in October 2002 describing several policies and establishing goals. The Price Municipal Corporation Community Affordable Housing Plan is designed to assist decision making with housing issues (see Appendix B). This plan should be reviewed and updated at least every other year.

### 6.4. QUALITY HIGH DENSITY HOUSING

In trying to meet the need for a balanced mix of housing in Price, a key objective is to seek and require development of high quality. High-density residential developments, such as condominiums, town homes, etc., which are not geared toward meeting low or moderate income housing objectives, are currently too few in number. The development of projects which include quality design, landscaping, amenities and good maintenance should be encouraged and sought as new housing demands increase.

#### Student Housing

An important and continuing need for high-density housing is in the realm of student housing. As the student enrollment increases, further needs for providing student housing locations will arise. Areas close in proximity to the College of Eastern Utah are deemed best for additional student housing development. Nearby accommodations reduce car trips, make student life more affordable, and help current single family housing areas maintain their interior integrity.





### Senior Citizen Housing

Seniors play an increasingly important role in the community and are a growing faction of the local population. More quality senior housing developments need to be encouraged, which will integrate within the single family low density zones and become an asset to the community. Additional assisted living residential projects are encouraged throughout the community in facilities constructed for that purpose.

### **6.5. INFILL RESIDENTIAL DEVELOPMENT**

As Price continues to grow, residential development is encouraged to take place on the remaining developable lots found throughout the community to take advantage of all in-fill opportunities.

A mix all types of housing is desired in the community, and new construction, as well as re-construction, is encouraged to take advantage of infill development opportunities.



# PRICE CITY GENERAL PLAN

## CHAPTER 6 Housing



### CHAPTER 6 - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Provide for an attractive mix of housing types and densities throughout the community.</b>	A. Provide areas for residential development with rural densities that insure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.	Ongoing	City Council, Planning Commission, Building and Zoning
	B. Provide low density residential uses.	i. Encourage quality development in mid-level to high-end housing.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Maintain existing low density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.	Ongoing	City Council, Planning Commission, Building and Zoning
	C. Provide medium density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Explore the establishment of mixed-use zone which allow density bonus.	0-5 years	Planning Commission, Building and Zoning
	D. Provide medium to high density mixed-use residential uses.	i. Promote quality high density developments in high density zoned areas.	Ongoing	City Council, Planning Commission, Building and Zoning
<b>2. Provide a reasonable opportunity for moderate income housing.</b>	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	i. Make state and federal programs information available to the public.	Ongoing	Community Director
	B. Promote the objectives of the Price Community Affordable Housing Plan (Appendix B).	i. Review the Community Income Targeted Housing Plan annually, and submit annual reports to the State.	Biannual	City Council, Community Director
		ii. Organize and prepare local income targeted housing development.	Ongoing	City Council, Community Director

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<b>3. Encourage orderly and beautiful residential areas throughout the city.</b>	A. Increase enforcement of residential zoning ordinance requirements.	i. Maintain the services of a zoning ordinance enforcement officer to reduce confusion with animal control officer.	Ongoing	City Council, Public Safety, Building and Zoning
		ii. Proactively enforce approved and adopted zoning ordinances and codes.	Ongoing	Public Safety, Building and Zoning
	B. Recognize the beatification efforts of residential property owners.	i. Continue and strengthen programs such as the Yard-of-the Month award.	Ongoing	Beatification Committee
<b>4. Encourage the development of housing for senior citizens and students, in locations which both meet the needs of the residents and minimize their impact on the surrounding neighborhoods.</b>	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments within the single-family low density zones.	Ongoing	Community Director, Building and Zoning
		ii. Encourage the location of assisted living residential facilities throughout the community constructed for that purpose.	Ongoing	Community Director, Building and Zoning
	B. Encourage development which will meet the needs for student housing near the College of Eastern Utah.	i. Develop and adopt a plan for student housing near the College of Eastern Utah, in cooperation with College officials.	0-5 years	Community Director, Building and Zoning
		ii. Promote future student housing development between downtown and the College of Eastern Utah.	Ongoing	Community Director, Building and Zoning
		iii. Encourage the use of accessory apartments.	Ongoing	Community Director, Building and Zoning