

PRICE MUNICIPAL CORPORATION COMMUNITY AFFORDABLE HOUSING PLAN

INTRODUCTION:

Why does affordable housing need to be addressed in Price City?

The issue of the availability of affordable housing continues to be an important issue for Price City and even more so throughout the metropolitan population centers of the State of Utah. While the economy Statewide flourishes, many of the residents in Price City have been positioned to take advantage of comparable increases in wages that may effectively drive the housing market. This State level growth and stability in economic condition has had an increasing impact on the attraction of out-of-state residents to the State. As many of these new workers and families to the State find employment opportunities, many are without adequate earnings to be competitive in the aforementioned ascending housing market, home prices across the State have increased at a faster percentage rate than most other states across the nation. This phenomenon, coupled with continued average rental rate increases have effectively eliminated large numbers of people from adequate or necessary housing opportunities. These housing costs continue to increase and the market rate ascension and moderately price housing availability in the local and State-wide markets continue to be a limiting factor.

As a fundamental need in the community, Price City desires to address affordable housing to meet its fundamental mission: the health, safety and welfare of all residents. The purpose of this plan is to provide information and a planning framework to assist Price City elected officials and professional staff in efforts to improve any affordable housing deficiencies experienced within the community.

This plan is developed and adopted in accordance with Section 10-9a-408, Utah Code Annotated, 1953 as amended (UCA).

What is targeted income level housing?

The Federal Government through the United States Department of Housing and Urban Development (HUD) has established a baseline in the determination of affordable housing. This baseline sets the standard that for a family to live in a comfortable manner no more than thirty percent (30%) of annual family gross household income should be dedicated and utilized for housing and utility expenses. Additionally, families with household incomes that are eighty percent (80%) or less of the median income in the identified community (Price City and surrounding unincorporated Carbon County) are identified as those who may have difficulty finding adequate affordable housing that requires no more than thirty percent (30%) of the household monthly gross income.

The State of Utah, redefined moderate income housing as: "Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in the county in which the city is located". Additionally, affordable housing is defined 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 applicable municipal or county statistical area for households of the same size". The defined moderate income housing and affordable housing statements will be utilized for purposes of this analysis. Households falling below the eighty percent (80%) of median income are further divided into the three income categories identified below:

1. Households between fifty-one percent (51%) and eighty percent (80%) of median income;
2. Households between thirty-one percent (31%) and fifty percent (50%) of median income;
3. Households below thirty percent (30%) of the area median income.

Who is affected by moderate-income level housing needs?

Affordable housing in the Price City area is not the problem of any one person, agency or organization within or outside of the immediate community or municipal boundaries of Price City. Affordable housing is a broad community issue and the issues and circumstances associated with affordable housing cannot be restricted to only persons/families within the income levels and ranges detailed above. A critical observation is to, as fully as possible, understand that persons and families within the low and moderate-income categories are not necessarily problematic or disproportionately dependent upon public resources in the community. While commonplace, this attitude toward low and moderate-income families may indicate ignorance and lack of tolerance. There are numerous commonly known and reported reasons that a person or family may find itself below the median income thresholds that identify income targeted populations. Some of these reasons include: single parents with multiple young children, single parents with little or no financial child support, careers and employment which typically do not provide large enough incomes – quite common in Price -, newly wed couples, physical or mental disabilities and hardships, illnesses language barriers, housing and rental costs increasing at a faster rate than salaries and incomes, as well as underemployment and unemployment.

How do these needs and issues relate to Price City?

This affordable housing plan for Price City is intended to be complimentary to and included as a component of the Price City General Plan and its intrinsic additional supporting documents. This plan is further intended to guide and direct Price City housing policy and interaction with the area housing authority, the Housing Authority of Carbon County, as well as the income targeted housing programs operated by the Southeastern Utah Association of Local Governments (SEUALG). This plan should also be updated and revised regularly and/or as affordable housing needs in the City change or are further identified.

This affordable housing plan for Price City is intended to be used as a guide as well as an action plan. It is designed to assist decision making by Price City elected officials and professional staff and improve affordability of housing for those households in the low to moderate income ranges. As an action plan, goals – long and short term – will be identified. One of the primary long-term goals is to provide a basis for improved and increased dialogue among all groups and entities as well as persons affected by the breadth of the affordable housing issue. This includes all local government, planners, lenders and financial institutions, public and not-for-profit organizations oriented toward affordable housing issues, and essentially all residents of Price. In terms of short-term oriented goals, a consideration of the steps that can be taken to increase income targeted housing affordability and availability in Price City will be formally addressed.

INVENTORY AND ANALYSIS

It is established that the determination of affordable housing is based upon the fact that affordability and availability continue to be a function of the population and income characteristics of the area, and specifically the local economy and municipality. The following information outlines the demographics, employment and income statistics for Price City.

Population and demographics:

According to the U.S. Census Bureau and the Utah Department of Workforce Services, as of the 2010 Census and population projections since then Price City has an estimated current (23,017) population of 8,715¹. This is a decrease in population of approximately 300 persons since the 2010 census. Price City continues the trend of flat population growth over the past several years. The Price City growth rate is considerably less than that of other areas of the State and the State as a whole inasmuch as it has been negative. The number of residents requiring income-targeted housing is estimated by local planning organizations to have increased over time, although the Price City and Carbon County population overall has remained relatively stable or declined.

The most recent population estimates indicate that eighty-one point seven (81.7%) of the Price City population is white², slightly decreasing over 2013 estimates (approximately 2.3%). The largest minority group is persons of Hispanic or Latino origin. Other groups present in Price City include:

- Black or African American .6%
- American Indian or Alaskan Native 1.4%
- Hispanic or Latino 12.4%
- Asian .7%
- Other 2.0%

Price City presently makes up approximately forty point one-three 40.13%³ of the overall Carbon County population and has traditionally averaged approximately fifty percent (50%) of the Carbon County population throughout its history. While this percentage is down slightly it does indicate no relative or substantive change over previous analysis. This Price City population, additionally, is twenty-six point two-nine percent (26.29%) of the Carbon/Emery County trade area population. It is also estimated that the Price City daytime population, as compared to the permanent population, increases dramatically to between sixteen-thousand (16,000) and seventeen-thousand (17,000) persons due to the economic, commercial, financial and educational base Price City provides to the area.

Average household size:

Price City’s average household size is two point five-three (2.53) persons per household and an average family size of three point one-one (3.11)⁴. This is in comparison to three point one-zero (3.10) person per household, three point five-six (3.56) persons per family on a State-wide basis and two point five-eight (2.58) persons per household, three point one-four (3.14) persons per family on a national basis. Price City and Carbon County continue to trend below State averages on number of persons per household, however the local household size is comparable with the national averages.

Employment trends:

Historically the economies of Price City and Carbon County have been based on natural resource extraction, specifically coal mining, coal bed methane production and the various related processing and support businesses/industries, including electric power generation. Presently the governmental services industry comprises the majority of employment in Price City and Carbon County. This industry employs 2,416 out of 12,954 people in the labor force or eighteen point six-five percent (18.65%) of the population.⁵

¹ www.census.gov and Utah Department of Workforce Services County Profile at jobs.utah.gov and factfinder.gov
² State of Utah Department of Workforce Services, www.jobs.utah.gov. Suburban stats.com
³ Carbon County = 19,841; Price City = 8,039; 8,039/19,841 = 41%, 8,039/19,841 Carbon + 10,610 Emery = 26.40% State of Utah Department of Workforce Services; www.jobs.utah.gov. Suburban stats.com
⁴ US Census Bureau Factfinder, www.factfinder.census.gov
⁵ These figures are based on Carbon County and not Price City individually as this is the method the data is collected, analyzed and reported. Local planners estimate similar percentages of governmental employment within Price City itself. Source is the State of Utah Department of Workforce Services, www.jobs.utah.gov

Based on recently published information, 1,154, an increase of forty-eight (48) persons, of Price City are considered residing in low to moderate income households. This comprises approximately thirteen point two-four percent (13.24%)⁶ of the Price City population. Additionally, eleven point four (11.4%) are considered to be at or below the poverty level in Price City. While the number of persons in low or moderate income housing and living in poverty remains constant in the community, the threshold for calculation has decreased, indicating the average household income has decreased in the area over time. This may cause this data to appear lower than actual.

Cost of living:

The ongoing cost of living remains a major concern to Price City citizens. While not at the rates and levels experienced in the metropolitan areas of the State, housing and occupancy costs in Price City continue to increase at rates in excess of the rate of increase in wages. Additionally, new jobs created tend to be in services based professions, rather than the traditional industrial bases, creating an economic climate wherein more people are earning less money. The Price City consumer price index (March 2018), as estimated by the US Department of Labor Bureau of Labor Statistics has trended toward the national rate of 260.994⁷ This data suggests that housing costs are higher than the employment nature of the local economy can support. An elevated cost of living is an additional challenge to persons seeking affordable housing locally. Additionally, the CIP has increased ten point eight percent (10.8%) in the last six (6) years.

Existing housing stock:

Estimates of the existing housing stock located in Price City, based on U.S. Census figures and building permits issued indicated the following. Income targeted housing availability is estimated at thirty percent (30%) of income dedicated to housing needs as previously indicated.

Housing Type	Census Units Available	Total Units Available	Estimated Income Targeted Availability ⁸
Single Family Detached	2,384	2,387	80% - 620 Units 50% - 322 Units 30% - 184 Units
Single Family Attached	28	28	80% - 38 Units 50% - 20 Units 30% - 11 Units
2 Family Buildings	145	145	80% - 44 Units 50% - 23 Units 30% - 13 Units
3 and 4 Family Buildings	252	252	80% - 10 Units 50% - 5 Units 30% - 3 Units
5 and More Family Buildings	246	246	80% - 9 Units 50% - 5 Units 30% - 3 Units
Mobile Homes	156	156	80% - 36 Units 50% - 19 Units 30% - 11 Units
Other	24	24	80% - 13 Units 50% - 7 Units 30% - 4 Units

Income:

⁶ US Census Bureau Factfinder, www.factfinder.census.gov and State of Utah Department of Workforce Services, www.jobs.utah.gov (poverty tables).

⁷ Source: www.stats.bls.gov

⁸ Estimates completed by local building departments and planning and zoning offices. Information also obtained from the Carbon-Emery Board of Realtors. Data remained unchanged.

The median family income for Price City is \$47,140 per family, down \$1,743 in 6 years, or \$15,158 per person. When compared with median income levels for Price City from 1990, 2000, 2010, no measurable or functional increase in absolute earnings relative to the State of Utah or the Nation is realized, local income has actually decreased at an increasing rate over time relative to the comparables. This again shows that housing costs may be increasing at a pace faster than personal or family incomes within Price City, and at a relative rate potentially greater than the state and the nation when wage and availability are factored into the analysis.

Again, households with low and moderate incomes are generally categorized into one of three categories:

1. 80% of area median income
2. 50% of area median income
3. 30% of area median income

Each identified income group classification has differing and varying levels of need as dictated by income level. It is standard practice nationally, state-wide, regionally as well as locally to accept that no more than thirty percent (30%) of household income should be spent on housing and utility costs. In the event more than thirty percent (30%) of a household's income is required by housing and related costs, the household often does not have adequate financial means for other necessary expenses such as transportation, food and health care.

Eighty percent (80%) of Price City household median income is \$39,106 for a family of 3.11 people. This estimate is made consistent with the average family size for Price City. Thirty percent of this income, as is the recommended housing level, is still approximately \$978 per month. Households in this range are considered moderate income at best. The analysis for housing applies to both rental amounts and mortgage payments.

Fifty percent (50%) of Price City median income is \$23,570 for a family of 3.11 people. Households in this category are considered low income. Thirty percent of this income level for housing needs is approximately \$589 per month.

The thirty percent (30%) and below income level is considered very low income and ranges between \$14,142 and zero earnings in annual income for a family of 3.11 people. Households in this scenario are only able to provide a maximum of approximately \$353 per month for housing needs.

Overall, the above shown decrease in available monthly housing dollars of approximately four percent (4%) has been realized over prior six (6) years. This increase in relative housing cost is in addition to a commensurate increase in prior years as well. This coupled with consistent or increasing rent amounts per month have the effect to potentially increase the need and decrease the supply of affordable housing in Price City in an exponential pattern that may erode future income targeted housing within Price City.

Number of households by income in Price City is listed in the following table.⁹

Adjusted Annual Gross Income	Number of Households (Price City)
Less Than \$10,000	366
\$10,000 to \$14,999	218
\$15,000 to \$24,999	424
\$25,000 to \$34,999	378

⁹ www.factfinder.census.gov Data gathered from reports provided by the Utah State Tax Commission relative to income-tax returns prepared and filed. Variations in total household numbers relative to part-time residents and residents technically located outside of the incorporated municipal boundary and referenced to Price City by zip code. www.tax.utah.gov

\$35,000 to \$49,999	427
\$50,000 to \$74,999	484
\$75,000 to \$99,999	322
\$100,000 to \$149,999	294
\$150,000 to \$199,999	27
\$200,000 And Above	10

ESTIMATE OF AFFORDABLE HOUSING NEEDS FOR PRICE CITY

The information and comments presented above serve as an introduction to the general economic condition encountered by the residents of Price City as that condition relates to housing. Datum such as unemployment rates and income levels provide this generalization. Price City continues to represent approximately forty-one percent (41%) of the Carbon County population, and at many times to well over fifty percent (50%). As the largest City in Carbon County, it is understood, accepted and anticipated that the majority of income targeted housing units will be and should be found directly within in and adjacent to the municipal boundaries of Price City. This provides the greatest opportunity for access to businesses, education and health care providers as well as public services and governmental agency support.

Analyses on the housing data demonstrates that Price City contains the largest supply of multiple family housing in the Carbon County and the percentage of multiple housing units located in Price City has the potential to increase prior to increases in other local jurisdictions. Also present in the analysis is the trend that while Price City has increased its number of multi-family dwelling units by a small percent over the time period, other communities and unincorporated areas within Carbon County experienced no increase or a decrease in multiple family housing units.

To further understand the affordable housing situation in Price City an analysis of rental units was conducted. Factors in this consideration included the determination if the rental is an affordable rental or a higher-rent scenario. This analysis indicates that Price City provides (although not necessarily by the Price Municipal Corporation) affordable housing in excess of the Price City population percentage. This analysis further indicates the possibility that while the area (both Price City and Carbon County overall) is in need of additional affordable housing, that Price City in an of itself as a geographic location/municipal jurisdiction compensates for lack of affordable housing elsewhere in Carbon County and does not have a significant deficit in the supply of affordable housing.

	Carbon County Total	Price City
Renter Occupied ¹⁰ Housing Units	2,862	722
Percent of County Renter-Occupied Housing Units	2,862/7,825 = 36.6%	722/1,852= 39%

While Price City is cognizant of and recognizes its role as the predominant geographical location of affordable housing as the largest municipality in Carbon County, it is the desire of Price City, through the various community planning processes, to encourage other municipalities in the County to increase their individual and respective availability of affordable housing. Price City’s leadership in the acceptance of housing opportunities should be used as a method to encourage other communities to share and participate in meeting affordable housing needs. Price City carries the majority of the affordable housing load for Carbon County and as Price City grows and is required to meet the needs of more diverse housing needs and higher

¹⁰ Data compiled from the Southeastern Utah Association of Local Governments Consolidated Housing Plan, www.seualg.dst.ut.us

densities, the City may consider reserving utility capacity and/or zoning ordinances for those identified needs.

ADDITIONAL HOUSING RESOURCES

In conjunction with affordable housing needs there are several organizations in and around Price City that have the mission to increase and improve the local supply of affordable housing. The following list is used for illustrative purposes and is not meant to be limiting or exhaustive in nature.

Southeastern Utah Association of Local Governments

The Southeastern Utah Association of Local Governments (SEUALG) operates several housing programs for the residents of Carbon, Emery, Grand and San Juan Counties (southeastern Utah), including the residents of Price City in Carbon County. Home repair and rehabilitation is conducted as a subsidiary of the Federal HOME program. SEUALG regularly completes the environmental process for government funding and facilitates contractors and repairs. The weatherization program is an income based home energy efficiency and utility cost reduction grant program that helps to alleviate the costs of providing energy efficient home repairs. SEUALG also administers the Home Energy Assistance Target (HEAT) program that provides direct cash assistance to income qualifying households for utility bills. Many of the SEUALG programs are Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) based.

Housing Authority of Carbon County

The Housing Authority of Carbon County (HACC) provides housing assistance to area qualified persons. Specific privately owned housing units exist in the Price City area that also qualify to be occupied for persons utilizing the HACC services. The HACC utilizes organizationally owned/operated multiple residential housing units as well as existing private single family dwellings in the area. The HACC is not directly affiliated with Carbon County government. The HACC is a HUD and CDBG based program.

Habitat for Humanity

Habitat for Humanity of Castle County operates an office within Price City. Habitat for Humanity is dedicated to the provision of housing for low and moderate income households through a participation process and program. This has proven to be a successful approach to overcoming of negative stereotypes many residents hold of their low and moderate income housing when living in that environment. Habitat for Humanity operates primarily on private community donations of time, money and labor for housing construction as well as donated construction materials.

Rural Development

Rural Development no longer operates a local office in Price City. This federal organization provides financial tools and lending to encourage home ownership in the area. The Price City area is serviced from an office in the Provo/Orem area, over 75 miles away from Price. This arrangement is considered to be a negative development and detrimental to local low and moderate-income housing in and around Price City.

Private Efforts and Programs

1. Helping Humanity of Carbon County. A private group that provides foundation support based on need for housing repair and rehabilitation to persons in need.

FUTURE NEEDS AND ALTERNATIVES

This section of this Price City Affordable Housing Plan will examine opportunities and barriers to affordable housing within Price City. This review will include a summation of Price City zoning as it applies to moderate

income housing situations and a brief description of the local organizations that are dedicated to the overcoming affordable housing obstacles and the prevention of future obstacles.

General Development Policy of the Price City Council

It is the general opinion of the Price City Council that concentrations of high density multi-family residential units should be balanced with other housing types in neighborhoods in order to create a more attractive and positive living environment for all the residents of Price City regardless of demographic classification. It is not the intention of such a statement to preclude any real or potential opportunities for affordable housing, but rather to encourage active diversification of Price City neighborhoods. A mixture of low, moderate, and even high-income housing units is desired for Price City.

Zoning Districts and Regulation

Price City is presently zoned as follows.

Zone	Permitted Structures	Minimum Lot Size	Density
R1-12	Residential	12,000 ft	Low
R1-8	Residential	8,000 ft	Medium-Low
R1-6	Residential	6,000 ft	Medium-Low
R2-11	Residential	11,000 ft	Medium-High
R2-7	Residential	7,000 ft	Medium-High
R1-43	Residential	Acre	Low
C-1	Commercial	¾ Acre	Various-Generally High

Multi-family zones typically provide the easiest adaptation in the facilitation of affordable housing opportunities. This is based in part on higher permitted densities and reduced costs per resident in the area. Attached single family structures, such as duplexes intended for individual sale, and mobile home areas also promote affordable housing, again due in part to lower costs associated with higher density housing. Additionally, Price City permits higher densities through the use of planned unit developments (PUD’s).

Price City does not regulate or have any specific prohibitions regarding rental units or the conversion of single family homes into rental property with tenants, provided zoning conditions are maintained. The only regulation in this regard is to density and the number of people permitted to live in one single dwelling unit. Generally, and for Price City purposes, a family may be defined as “any number of individuals living together related by blood, marriage or adoption within two degrees of consanguinity, or up to and including three unrelated individuals”¹¹. Given this definition, commonly only one family is permitted per residential dwelling unit. This issue may need further consideration as Price City grows and presumably Utah State University-Eastern grows and additional students begin to seek off campus living arrangements within Price City. Price City has amended its’ Land Use Management and Development Code (Code) to better accommodate accessory dwelling units (ADU’s) primarily to serve limited income student needs. Further, in 2018 Price City incorporated short-term rentals into the Code. While the general intent of short-term rentals is travel and tourism oriented, in some limited instances such options may address temporary affordable housing needs.

Housing development proposals, income targeted or not, are treated in a manner similar and consistent with other development proposals in Price City. All development projects must obtain design review and approval from the Price City Planning Commission and Price City Council prior to commencement of construction and issuance of a building permit. Price City reserves the discretion to review the design of all projects and to request changes as consistent with the Price City General Planning process and expressions of concern for

¹¹ Price Municipal Corporation Municipal Code.

aesthetics of new development in Price City. This design review process initiates a careful consideration of all proposals and stimulates public involvement in the planning process and ensures that no discrimination enters the review either in favor of, or as a barrier to proposed affordable housing projects.

The mission of the planning and zoning review process is to ensure that all zoning requirements, such as landscaping, parking, set-backs and construction are in compliance with planning and the most current edition of the Code. Part of the process is to evaluate impacts a proposed development may have on intrinsic, adjacent and surrounding neighborhoods. Price City intends to mandate compliance with all landscaping code requirements to ensure that adequate open space and visual buffers are in place for larger residential structures. Without these stipulations, such as landscaping, ongoing and continued negative stereotypes surrounding income targeted housing may be inadvertently perpetuated and poor quality developments proposed or produced within the community.

At this time Price City does not directly assess any impact fees or exactions associated with development. Other providers of municipal type services may and do assess impact fees at the time of service installation. Price City levies utility connection fees and user deposits for connection to the municipal water, sewer and electrical systems. Developers are expected to bear the cost burden of municipal infrastructure installation associated with development projects. Price City may participate in limited connection and upgrade costs through cost sharing arrangement handled on an individual case-by-case basis. This cost-sharing is not income targeted, rather based on anticipated service revenues to be generated from the development and all developments are eligible. While Price City desires to facilitate all housing opportunities for all residents, the City as such, does not operate any special programs for income targeted housing or developments. Planned Unit Developments are permitted in Price City and are generally treated and permitted as subdivisions. Price City participates in residential energy efficiency programs, including facilitation of roof-top solar installations, that may reduce the cost of living to all residents, including income targeted populations and coordinates a community funded utility payment assistance program for emergency or special circumstances.

OPPORTUNITIES

Although Price City has not experienced the rate of growth consistent with levels elsewhere in the State, much of the land within the Price City municipal boundaries is already developed and many portions of undeveloped land are not zoned for residential growth. There are numerous inner-block parcels available throughout the City that remain undeveloped. Price City encourages and directs residential growth to these areas as utility and municipal services would not require major expansion for the development. Typically these lots are located in zoning districts requiring single family detached dwellings. Undeveloped lots in existing subdivisions also provide an income targeted housing opportunity as the land size and costs are expected to be lower than in newer subdivisions.

Price City does not regulate or restrict, beyond usual and customary conditional use permitting, the specific type of home allowed in the various residential zoning districts. Regulations are developed through the Price City building department regarding snow loads and foundations that ensure safety, but restrictions on the types of materials used are not present. Older mobile homes and trailers without HUD certification cannot be located within Price City, however, under the auspices of a Conditional Use Permit (CUP) and compliance with Code regulations, 'mini-homes' may be developed and utilized within Price City.

Accessory Dwelling Units

Accessory dwelling units (ADU's) are generally intended to address an affordable rental market for students, single individuals, young families, and residents of owner-occupied homes who supplement their income with rental income from the units. ADU's can provide a two-fold opportunity: (1) increases the limited supply of

small apartments that are affordable, and; (2) provides a means for those of low or moderate income to stay in their homes through the provision of additional income.

Requirements for accessory dwelling units to be issued a conditional use permit are detailed within the Price City Land Use Management and Development Code¹² and summarized below:

1. Used to house elderly parents, disabled relatives.
2. Used to accommodate such housing in single family residential neighborhoods.
3. Used to prevent proliferation of multiple family rental dwellings and absentee ownership.
4. Must be located on an existing lot with a main building.
5. Only 1 ADU per legal lot or parcel.
6. Must provide parking spaces to accommodate the ADU.
7. Must maintain separate utility metering and services.
8. ADU must not be larger in size than the main building.
9. All ADU's must comply with construction and housing codes.
10. ADU's shall have independent entrances.
11. No absentee owners allowed, ADU owner must live on property.
12. Home Occupied Businesses are not allowed in ADU's.

INCENTIVES

At this time Price City does not offer any specific incentives or incentive programs applicable to the development of income targeted housing. Price City may make funds available to income targeted housing through its' Community Development and Urban Renewal Agency and the funding provisions and/or restrictions contained therein dependent upon funding availability. Although the following list is not enacted it is proposed by the Price City Affordable Housing Plan.

Performance Zoning

Performance Zoning is defined as the process of zoning an area for facilitation of activity rather than actual land use and typically involving multiple traditional land-use functions. The idea of performance based zoning may encourage inner-block and existing lot developments in Price City's residential areas. Price City contains several occurrences of areas where performance zoning in the permitted densities and aesthetic characteristics of a proposed project may be sensible. A primary concern is that this type of development does not undermine the existing uses of the area, existing neighborhood or property values contained therein. Performance zoning may be an incentive for attractive complimentary design enabling developers to increase permitted densities promoting affordable housing. These benefits may include:

- Increased density and cost efficiencies for developers;
- Homebuyer economies of scale due to lower costs of development achieved;
- Inner-block developments that compliment the character of the existing neighborhood;
- Increased use of existing space limiting the need for expansion of the municipal borders and limiting sprawl.

BARRIERS

Price City, as in most cities across the Nation, views the reluctance of citizens to embrace affordable and income targeted housing as a barrier. While it is easy to understand the need for affordable housing, many citizens do not embrace the development of income targeted housing near existing property they own (residential or commercial) for fear of decrease in property values. This phenomenon is referred to as the

¹² Price City Land Use Management and Development Code, Section(s) 10.3.1.4.1 and 10.17

Not In My Back Yard (NIMBY) attitude. This pressure and public clamor may, in many cases, persuade elected officials to discourage income targeted housing projects.

Since Price City does not have an ordinance regulating the placement of rental units, owner-occupied and rental units are adjacent to one another throughout Price City. This situation may show an apathetic attitude on the part of property owners that think renters living on the same street or in the same neighborhood will decrease property values and that renters do not take the same pride in homes and yards as actual property owners. This may result in additional negative attitudes from the community in regard to development project categorized as "affordable", "low or moderate income", or "income targeted". Conversely, this situation may be viewed in a more positive light from Price City as an encouragement to in-fill affordable housing.

Other considerations include an analysis regarding the minimum lot size for single-family residential zoning. Current minimum size for single-family residential districts is 6,000 square feet. Price City has received input from the community (realtors, contractors, developers, governmental organizations) that this minimum lot size meets the needs of the community overall. An additional administrative recommendation may be to allow higher densities based on project design, affordability and aesthetics. This may bridge the gap between Price City residents wanting larger lot sizes in residential areas and those residents seeking affordable housing alternatives.

ADDITIONAL ISSUES

An evaluation of the effect of existing land uses and zones within Price City and their effect on opportunities for moderate income housing, Price City has determined that current land use and zoning do not impede low or moderate income targeted housing within the community. While some adjustments to current zoning and land use may enhance the opportunity for low and moderate income housing in the community, nothing is preventing improvements to income targeted housing development and redevelopment.

Price City encourages, through the Price City Community Development Department and its elected officials, development and redevelopment of properties that can be made available to low and moderate income persons. An example of this action may be the recommendation of the inclusion of multi-family attached dwellings within new developments that are proposed, zoning consistent, to Price City.

GOALS, OBJECTIVES AND POLICIES

This Price City Affordable Housing Plan is intended to be an action oriented plan. The issues, data and situations described above form the foundation for the goals and policies outlined below. It is thought that to increase the availability of affordable housing all local resources must be utilized, including private, not-for-profit and public (State, Federal and Local).

As Price City increases its' rate of growth and becomes a more dominant factor in the local and regional economies the requirements of the population and their respective housing needs may change. It is essential that this Affordable Housing Plan be updated from time to time to meet the needs of the people and as new programs and ideas become apparent. It is the intent of Price City to review and update this Affordable Housing Plan as situations and circumstances dictate.

**Price City Affordable Housing Plan
Mission Statement**

“To provide an adequate supply of quality, well designed and aesthetically pleasing affordable housing to meet the needs of the Price City population over the next five to ten years.”

Goal #1: Facilitate moderate and low-income home ownership opportunities as needed.

TIME FRAME: ON-GOING

- Policy: Coordinate and participate, when and where determined appropriate, assistance programs for low-income homebuyers and renters.
 - Objective: Encourage down payment programs that assist low-income homebuyers.
 - Objective: Develop and expand relationships with local financial institutions that may provide low interest loans for low-income first-time homebuyers.
 - Objective: Encourage additional student housing options, on and off campus.
- Policy: Support low-income homeowners in efforts to rehabilitate their homes
 - Objective: Utilize redevelopment funding if and when available and where appropriate to encourage investment and renovation of housing options serving income targeted populations.
 - Objective: Support the Southeastern Utah Association of Local Governments (SEUALG) programs and the State of Utah programs for rehabilitation of homes.

Goal #2: Evaluate potential income targeted housing needs as individual developments are proposed to Price City.

TIME FRAME: ON-GOING

- Policy: Evaluate the need for income targeted housing when new developments are proposed to Price City.
 - Objective: Review and amend, as necessary, the Price City Land Use Development Code to accommodate affordable development projects as needed.
 - Utilize the Price City Affordable Housing plan and included/referenced reports to assist in the determination of the need of income targeted housing as needed.

- Objective: Utilize redevelopment funds if and when available and where appropriate to increase housing supply.
- Objective: Encourage additional student housing options, on and off campus.
- Objective: Utilize and promote, where appropriate, accessory dwelling units.

Goal #3: Regularly review and revise the Price City Affordable Housing Plan.

TIME FRAME: ANNUAL REVIEW AND UPDATES BETWEEN 2 AND 5 YEAR CYCLES.

- Policy: Commit to regular review of the Plan for substance, relevance and reasonableness.
 - Objective: Utilize internal and external resources to provide constructive input on the Price City Affordable Housing Plan, the planning process and the results obtained.
 - Objective: Review and revise the Price City Affordable Housing Plan, minimally, on a biennial basis or as needed/required.

Goal #4: Facilitate increased opportunities for residents in need of affordable housing.

TIME FRAME: ON-GOING

- Policy: Determine if there is a need for a homeless shelter in the area.
 - Objective: Assign an elected official from the area to liaison with the Utah State Homeless Coordination Committee.
 - Objective: Facilitate the participation of Price City officials in regional and state-wide income-targeted housing programs.
 - Objective: Support private, public and quasi-public existing and future development projects that improve availability, quantity and access to affordable housing options within Price City.
 - Objective: Utilize redevelopment funds if and when available and where appropriate to increase the local affordable housing supply.
 - Objective: Facilitate partnerships, as necessary or appropriate, with developers and funding/lending organizations, both public (such as the Olene Walker Housing Trust Fund and Community Development Block Grant) and private, to effectuate income targeted housing opportunities within Price City.