

RESOLUTION NO. 2022-13

A RESOLUTION ADOPTING THE PRICE CITY MODERATE INCOME HOUSING PLAN

WHEREAS, Price City recognizes a community need for a current and viable Price City Moderate Income Housing Plan; and,

WHEREAS, minor population growth or retractions within Price City will necessitate the development and adoption of a Moderate Income housing plan; and,

WHEREAS, the State of Utah requires that municipal Moderate Income Housing Plans be updated and reviewed as indicated in Section 10-9a-408, Utah Code Annotated, 1953 as amended; and,

WHEREAS, Price City, through the Price City Economic Development and Urban Renewal Agency, may receive funding that may be utilized to address income targeted housing needs; and,

WHEREAS, Price City may participate in moderate income housing-oriented programs and projects in partnership with other private or public individuals and entities; and,

WHEREAS, Price City has prepared the Price City Moderate Income Housing Plan in accordance with Section 10-9a-408, Utah Code Annotated, 1953 as amended;

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE PRICE CITY COUNCIL AS FOLLOWS:

Section 1. Adoption. That Price City hereby adopts the Price Municipal Corporation Community Moderate Income Housing Plan 2022 (the "2022 Plan"), which is attached herewith and by this reference is made a part hereof.

Section 2. Community Interest. That it is in the best interest of all of the citizens of Price City to plan for and address income targeted housing issues.

Section 3. Utilization. That Price City will utilize the 2022 Plan to address income targeted housing issues that exist in the Price City community.

Section 4. Implementation. That Price City elected officials and professional staff will are hereby directed to facilitate the achievement of the goals contained and identified in the 2022 Plan.

Section 5. Severability. The provisions of this resolution and the provisions adopted or incorporated by reference are severable.

Section 6. Repealer. Provisions of any other resolutions or policies and procedures in conflict with this resolution are hereby repealed.

PASSED AND ADOPTED by the City Council of Price City, State of Utah, this 22nd day of June, 2022.

PRICE MUNICIPAL CORPORATION

By Michael Kourianos
Michael Kourianos, Mayor

ATTEST:

Gaci Adams
Gaci Adams, City Recorder

PRICE MUNICIPAL CORPORATION COMMUNITY AFFORDABLE HOUSING PLAN

INTRODUCTION

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

Availability of affordable housing continues to be an important issue for Price City. 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 these new workers and families 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 priced housing availability in the local and State-wide markets continue to be a limiting factor.

As a basic 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 United States Department of Housing and Urban Development (HUD) has established a baseline to determine affordable housing. They recommend a family shouldn't spend more than 30% of the area median income for housing and utility expenses. Families with incomes that are 80% or less of the area median income for Price City are identified as those who may have difficulty finding adequate affordable housing that requires no more than 30% of their 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 80% of the median gross income for households of the same size in the county in which the city is located". The defined moderate income housing and affordable housing statements will be utilized for purposes of this analysis. Households falling below the 80% of median income are further divided into the three income categories identified below:

1. Low income, households between 51% and 80% of median income; or \$59,3000 for family of four
2. Very low income, households between 31% and 50% of median income; \$37,050 for family of four
3. Extremely low income, households below 30% of the area median income, \$26,500 for a family of four. 26,500

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. It is important to understand that persons and families within the very low and low income categories are not necessarily problematic or disproportionately dependent upon public resources in the community. While commonplace, this attitude toward extremely low and very low 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, 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 and underemployment and unemployment.

How do these needs and issues relate to Price City?

This affordable housing plan for Price City is intended to be complementary 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 extremely low to low 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 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 2020 Census and population projections Price City has an estimated population of 8,303¹. This is a decrease in population of approximately 412 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. 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 89.4% 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 1.2%
- Hispanic or Latino 16.6%
- Asian .1%
- Other 3.3%

Price City presently makes up approximately 40.6%³ of the overall Carbon County population and has traditionally averaged approximately 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.

Average household size:

Price City's average household size is 2.50 persons per household and an average family size of 3.23⁴. This is in comparison to 3.10 persons per household, and 3.56 persons per family on a State-wide basis. Nationally there are 2.58 persons per household and 3.14 persons per family. 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.

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 = 20,412; Price City = 8,303; $8,303/20,412 = 40.641\%$, $8,039/19,841$ 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

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. As of December 2021 75% of jobs in Carbon County are categorized as private employment 6,601, and government accounts for 25% or a total of 2,221 jobs.⁵

Based on recently published information 1,154 people in Price City are considered residing in very low to low income households. This comprises approximately 13.2%⁶ of the Price City population. Additionally, 11.4% are considered to be at or below the poverty level in Price City. While the number of persons in very low or low 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.

Existing housing stock:

Estimates of the existing housing stock located in Price City, based on U.S. Census figures indicated the following.

	Price city, Utah ⁷					
	Occupied	Percent	Owner-occupied	Percent owner-	Renter-	Percent renter-

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

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

⁷ Census data char S2504 Physical Housing For Occupied Housing Units

	housing units	occupied housing units	housing units	occupied housing units	occupied housing units	occupied housing units
Label	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	3,170	3,170	2,032	2,032	1,138	1,138
UNITS IN STRUCTURE						
1, detached	2,243	70.8%	1,868	91.9%	375	33.0%
1, attached	8	0.3%	8	0.4%	0	0.0%
2 apartments	125	3.9%	20	1.0%	105	9.2%
3 or 4 apartments	286	9.0%	4	0.2%	282	24.8%
5 to 9 apartments	231	7.3%	0	0.0%	231	20.3%
10 or more apartments	109	3.4%	0	0.0%	109	9.6%
Mobile home or other type of housing	168	5.3%	132	6.5%	36	3.2%

Income:

The median family income for a family of four in Price City is \$65,800. 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.

Households with low incomes are grouped into one of three categories:

1. Low income, 80% of area median income
2. Very low, 50% of area median income
3. Extremely low, 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 30% of household income should be spent on housing and utility costs. In the event more than 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.

Low income, or 80% of area median in Price city for a family of four is \$53,900.. 30% of this income, as is the recommended housing level, is approximately \$1,347 per month. Households in this range are considered low income. The analysis for housing applies to both rental amounts and mortgage payments.

Very low income or 50% of the area median in Price City for a family of four is \$37,050. Households in this category are considered very low income. Thirty percent of this income level for housing needs is approximately \$926 per month.

Those who make less than \$26,500 or 30% of area median income are considered extremely low income for a family of four. Households in this scenario are only able to provide a maximum of approximately \$662 per month for housing needs⁸.

Overall, the above shown decrease in available monthly housing dollars of approximately 4% has been realized over the prior six 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 of potentially increasing the need and decreasing 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	365
\$10,000 to \$14,999	105
\$15,000 to \$24,999	552
\$25,000 to \$34,999	333

\$35,000 to \$49,999	453
\$50,000 to \$74,999	618
\$75,000 to \$99,999	301
\$100,000 to \$149,999	285

⁸ <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

⁹ www.data.census.gov 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

\$150,000 to \$199,999	146
\$200,000 And Above	16

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 41% of the Carbon County population. As the largest City in Carbon County, it is anticipated that the majority of affordable housing units should be found directly within 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.

Analysis on the housing data demonstrates that Price City contains the largest supply of multiple family housing in 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.

	<u>Carbon County Total</u>	<u>Price City</u>
Renter Occupied ¹⁰ Housing Units	2,165	1,138
Percent of County Renter-Occupied Housing Units	2,165/7,802=27.7%	1,138/3,170=35.9%

¹⁰ <https://data.census.gov/cedsci/table?q=DP04&g=1600000US4962030&tid=ACSDP5Y2020.DP04>

Occupied units paying rent	1,031	1,031
Less than \$500	253	24.5%
\$500 to \$999	645	62.6%
\$1,000 to \$1,499	77	7.5%
\$1,500 to \$1,999	8	0.8%
\$2,000 to \$2,499	48	4.7%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	683	(X)
No rent paid	107	(X)

Occupied units paying rent (excluding units where GRAPI cannot be computed)	973	973
Less than 15.0 percent	112	11.5%
15.0 to 19.9 percent	101	10.4%
20.0 to 24.9 percent	116	11.9%
25.0 to 29.9 percent	104	10.7%
30.0 to 34.9 percent	54	5.5%
35.0 percent or more	486	49.9%
Not computed	165	(X)

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)		
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,095	1,095
Less than 20.0 percent	536	48.9%
20.0 to 24.9 percent	170	15.5%
25.0 to 29.9 percent	64	5.8%
30.0 to 34.9 percent	87	7.9%

35.0 percent or more	238	21.7%
Not computed	5	(X)

Price City 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 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). 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 Country 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 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.

Private Efforts and Programs

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 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 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

¹¹ Price Municipal Corporation Municipal Code

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 rooftop 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

There are approximately 450 acres of land that are available to be developed located on the east side of the City. 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.

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

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 building codes.
10. ADU's shall have independent entrances.
11. No absentee owners allowed, ADU owners 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 affordable housing near existing property they own (residential or commercial) for fear of decrease in property values. This phenomenon is referred to as the 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.

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 STRATEGIES

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: Provide more communication to Price City residents about affordable housing options

Strategies:

- Host one open house per year to share SEUALG housing options
- Quarterly social media post
- Advertise on bridge banner and fire station marquee semi annually
- Utilize Chamber of Commerce to share message

Goal #2: Identify a developer to create housing for Senior Citizen to allow more inventory of existing houses

Strategies:

- Work with local economic development leaders to explore this opportunity.
- Communicate housing needs with area realtors
- Commission a study to determine actual need and type of housing (number bedrooms, number levels, parking, attached, detached, etc)

Goal #3: Work with downtown property owners to reserve rentals at an affordable level

Strategies:

- Engage a discussion with the Main Street Program to promote downtown rentals
- Communicate with property owners wherein individual properties may be conducive to development

Goal #4: Secure water shares for developers to access

Strategies:

- Clearly identify Price City water access requirements (connection fee vs. water share or both)
- Commission a study to determine total build out of homes that water resources may support
- Consider implementing an impact fee to support water treatment plant maintenance and upgrades to support increased housing capacity