



HARRISVILLE CITY

MODERATE INCOME HOUSING PLAN 2022 ANNUAL UPDATE REPORT

February 14, 2023
Approved by the Legislative Body

Harrisville City
363 W. Independence Boulevard
Harrisville, Utah 84404
(801) 782-4100

TABLE OF CONTENTS

1. INTRODUCTION
2. ANNUAL REPORTING REQUIREMENT
3. COMMUNITY DATA
 - a. Geography and Demographics
 - b. Moderate Income Housing Profile
4. ANNUAL REPORT FINDINGS
 - a. Moderate Income Housing 2022 Strategies
 - b. Moderate Income Housing 2023 Strategy Outline
5. CONCLUSION

MODERATE INCOME HOUSING PLAN – 2022 ANNUAL UPDATE REPORT

1. INTRODUCTION

This Moderate-Income Housing Plan 2022 Annual Update Report (Report) is in accordance with Utah Code Annotated §10-9a-408. This state statute provides that the City Council, acting in its capacity as the legislative body of Harrisville City, Utah (City), is to make an annual Report on its Moderate-Income Housing Plan (MIHP). Harrisville City adopted its Moderate-Income Housing Plan on February 14, 2023. This Report is the required annual update of that Plan.

A MIHP is required as an element of the General Plan as set forth in Utah Code Annotated §10- 9a-403. The purpose of the MIHP is to address the need for the development of additional moderate-income housing within the City, and to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur. Utah Code Annotated §10-9a-103 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 for households of the same size in the county in which the city is located.”

The annual review of the MIHP provides the opportunity to give this Report on the implementation of the MIHP along with the City’s findings made during the review. The primary objective of the City’s MIHP is to promote home-ownership opportunities for moderate income households. It also seeks to allow households of moderate income to benefit from and fully participate in all aspects of neighborhood and community life. To accomplish this, the MIHP makes projections of housing needs and factors that may affect housing for households of moderate income.

2. ANNUAL REPORTING REQUIREMENT

In accordance with Utah Code Annotated §10-9a-408, the City Council shall submit a written moderate income housing report as follows:

- a. A description of each moderate income housing strategy selected by the City Council for implementation; and
- b. An implementation plan.

3. GEOGRAPHY AND DEMOGRAPHICS

A. Geography and Demographics.

Harrisville City is located at 41°17'7"N, 111°59'12"W (41.285169, -111.986584) GR1. According to the United States Census Bureau, the City consists of 2.98 square miles. The U.S. Census Bureau estimates the current population of the City to be 7,004 (Census 7/1/2021) which is an increase from 5,567 in 2010. The Weber County Assessor’s Office currently estimates 2,110 housing units in the City. The home ownership rate has increased to 81.1% since the last report of 78%.

Harrisville City is located in the Ogden-Clearfield Metropolitan Statistical Area (MSA). Based upon data from the U.S. Census Bureau, the 2020 median household income level for a household is \$77,426 per year. Moderate income is a household that earns 80% of the median income which calculates to \$61,940 per year.

It should also be noted that there are many more elements that involve the housing market beyond the City. These elements include inflation, interest rates, unemployment, and similar. These elements may negatively affect moderate income housing opportunities notwithstanding all the efforts made by the City to encourage the same. The City is only a small part of a greater whole in the housing market.

B. Moderate Income Housing Profile.

The City Council finds that Harrisville City has an interest in providing for moderate income housing for its residents. This policy promotes individuals who want to live near their family and relatives in the community. The City desires to maintain its local culture and lifestyle in conjunction with its housing policies. The City Council also recognizes the need to promote community pride, unity, history, open space, aesthetics, and recreation.

Moderate income housing is defined by Utah Code Annotated §10-9a-103(40). This statute provides that moderate income housing is 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 City. Therefore, a moderate-income household in Harrisville City earns 80% of \$77,426 which is \$61,940 per year.

Since the last Report in 2018, approximately 72 new single-family housing units have been constructed in the City, with 4 new multi-family housing units constructed in this same time. As of the 2020 Census, 81.1% of housing units are owner-occupied with the median property value of \$285,000 and the average monthly mortgage of \$1,568. As of 2021, 18.9% of housing units are rental units, with an average monthly rent of \$1,121; Harrisville City has approximately 2,110 housing units with 1,711 units owner occupied and 398 rental units.

Harrisville City Single Family and Multi-Family housing units:

2022		
Total Housing Units	2,110	100%
Single Family Units	1,632	77.3%
Multi-Family Units	478	22.7%

The number of dwelling units as provided by the Weber County Assessor’s Office and updated with new permits is as follows:

# of Units	Price Range	# of Units	Price Range
0	Under \$150,000	74	\$600,001 to \$650,000
1	\$150,001 to \$200,000	38	\$650,001 to \$700,000
2	\$200,001 to \$250,000	22	\$700,001 to \$750,000
158	\$250,001 to \$300,000	15	\$750,001 to \$800,000
438	\$300,001 to \$350,000	6	\$800,001 to \$850,000
352	\$350,001 to \$400,000	6	\$850,001 to \$900,000
399	\$400,001 to \$450,000	6	\$900,001 to \$950,000

305	\$450,001 to \$500,000	2	\$950,001 to \$1,000,000,00
172	\$500,001 to \$550,000	4	Over \$1,000,000,00
110	\$550,001 to \$600,000		
Total Single-family Housing Units: 2,110			

Harrisville City has encouraged a variety of housing and residential opportunities by drafting and adopting a Mixed-Use/In-fill Ordinance and establishing a range of allowed densities and lot sizes. Harrisville has currently, in various stages of approval, an additional 542 single family housing units and 489 multi-family housing units within seven development applications.

Historically, Harrisville City has constructed mainly single-family units. In 2018, 73% of the housing stock in Harrisville was available to moderate income households. Although the increase to home values over the past eighteen months has impacted housing classified as moderate income significantly, development applications in recent years are focused toward multi-family units; townhomes, condos, and apartments. This focus in development for multi-family units will help address new moderate income housing challenges.

4. ANNUAL REPORT FINDINGS.

According to the statute, this Report includes the municipalities efforts to facilitate a reasonable opportunity to include a variety of housing, including moderate income housing:

- To meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

A. Moderate Income Housing 2022 Strategies.

To provide an analysis of how the City will provide a realistic opportunity for the development of moderate income housing within the next five year, Harrisville City has identified the following six moderate income housing strategies including timelines (in accordance with UCA §10-9a-403(2)(c)):

1. UCA §10-9a-403(2)(b)(iii)(A) Rezone for densities necessary to facilitate the production of moderate-income housing;
2. UCA §10-9a-403(2)(b)(iii)(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
3. UCA §10-9a-403(2)(b)(iii)(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
4. UCA §10-9a-403(2)(b)(iii)(F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
5. UCA §10-9a-403(2)(b)(iii)(K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
6. UCA §10-9a-403(2)(b)(iii)(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income

housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

The attached "Exhibit A" includes a description of each moderate income housing strategy selected for implementation, an implementation plan, and timeline for implementation. In the event that an identified strategy is encumbered by barriers that constrain implementation, the City Council will identify and adopt a new strategy.

B. Moderate Income Housing 2023 Strategy Outline.

1. A description of each action, whether one-time or ongoing, taken by the specified municipality during the next fiscal year to implement the moderate income housing strategies identified for implementation above.
2. A description of each land use regulation or land use decision made by the city during the next fiscal year to implement the moderate income housing strategies, including an explanation of how the land use regulation or land use decision supports the City's efforts to implement the moderate income housing strategies;
3. A description of any barriers encountered by the City in the next fiscal year in implementing the moderate income housing strategies;
4. Information regarding the number of internal and external or detached accessory dwelling units located with the City for which the City:
 - a. Issued a building permit to construct; or
 - b. Issued a business license to rent;
5. A description of how the market has responded to the selected moderate income housing strategies, including the number of entitled moderate income housing units or other relevant data; and
6. Any recommendations on how the state can support the City in implementing the moderate income housing strategies.

5. CONCLUSION

The City Council acts as the legislative body for Harrisville City. The City Council policies have been effective in reducing, mitigating, or eliminating barriers to moderate income households. The City coordinates its moderate income housing planning with other nearby municipalities in the county, and forwards its reports to the appropriate agencies. The City should continue to evaluate trends and development as it continues to make its annual reports relating to moderate income housing.

Strategy Identified	Strategy Objective - Goal	Implementation/Action Plan	Timeline
UCA §10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing.	Address the loss of moderate income housing by creating additional zoning options.	<p>Collect data through development applications, code complaints, parking enforcement, and other resources. Design overlay maps for the identified areas of focus. Utilize a moderate income housing check list for early development discussions.</p> <p>Consider the possibility of zoning overlays to allow for higher density for connected single family homes, multi-family units or patio homes for senior developments.</p>	<p>Collect data and complete a comprehensive study in 2023.</p> <p>Draft ordinance language in early in 2024 with adoption by the end of 2024.</p>
UCA §10-9a-403(2)(b)(iii)(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.	Update and adopt a new Capital Improvement Plan to rehabilitate aging or expand existing infrastructure.	<p>Conduct annual inspections of sewer, storm water lines through one half of the city each year. Apply for infrastructure grants through appropriate programing, i.e. CDBG.</p> <p>Identify aging infrastructure (mainly sewer but also storm water) through our annual inspections to rehabilitate aging sewer infrastructure. Identify new infrastructure needs for anticipated growthy due to development of Ben Lomond Golf Course, Dixon Creek, and Harrisville Field projects.</p> <p>Partner with local entities to maintain shared infrastructure.</p>	Adopt updated Capital Improvements Plan by end of 2023. Complete sewer and storm water inspections with a half city rotation each year.
UCA §10-9a-403(2)(b)(iii)(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.	Allow for additional internal or detached accessory dwelling units in low density zones. Identify ADU zones and create an overlay map	<p>Monitor ADU development through building permits and business license applications. Possibly create standards for External ADU's in low density zones. Review and/or modify definitions of "Family" in Land Use Code. Consider the impact on local communities through complaints received or increased parking on public right of way.</p> <p>Assess ADU eligible zones since adoption of the Internal ADU ordinance in September of 2021 and identify areas where additional Internal ADU's could be allowed. Consider the impact of whether or not External ADU's should be allowed.</p>	<p>Monitor development through 2023.</p> <p>Ordinance amendment proposal for detached/internal ADU's to be prepared and presented for review and possible adoption the last quarter of 2024.</p>
UCA §10-9a-403(2)(b)(iii)(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.	Allow for zones for higher density near our traffic and commercial corridors; mainly Washington Blvd, Highway 89, and Wall Ave.	<p>Create a MIHP checklist for proposed development applications with regard to their proximity to these corridors and work with developers through development agreements to help increase density.</p> <p>Conduct a review of the existing mixed use areas, expand the Mixed-Use Overlay map for areas that meet the "near major transit, commercial, employment corridors" which include Washington Blvd, Highway 89, and Wall Ave.</p>	<p>Create checklist in 2023 and continue monitoring applications through development application process. Currently have three developments in process that meet these standards.</p> <p>Review existing Mixed-Use Overlay map for possible expansion of target areas during 2024. Draft new overlay map for adoption by end of 2025.</p>
UCA §10-9a-403(2)(b)(iii) (K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;	Preserve existing and new moderate income housing by utilizing a landlord incentive program.	<p>Locate and/or create a good landlord training program with options and provide an annual training for landlords to receive a reduction in the business license fee.</p> <p>Adopt a business license requirement for all landlord licensing for rental properties and promote reduction eligibility by participation in an annual good landlord training program.</p>	Seek program options 2023, conduct training Fall of 2023 with consideration for reduction to 2024 business licenses.

<p>UCA §10-9a-403(2)(b)(iii) (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.</p>	<p>Develop and maintain community partnerships with a local housing authority - Weber County Economic Development and Community Development Coordinators to identify areas where federal or state funding could help promote development for construction of moderate income housing or programs that support community needs.</p>	<p>Collaborate with Weber County Economic Development and Community Development Teams to identify needs in our community for adequate affordable housing, food, child care, employment, etc. with the goal of providing tangible resources and strengthening the community. Partner with these entities to apply for grants to improve services within Harrisville City.</p> <p>Obtain current Moderate Income Housing Statistics for Harrisville from Weber County. Identify programs that are available, including the Your Land, Your Plan initiative through the state.</p> <p>Promote an understanding of housing needs regardless of income, age and ability and identify resources available to support these needs to create a successful economy as well as community through future partnerships by implementing a community outreach program. Utilize the city newsletter, website, and social media to advertise available programs and resources and conduct community surveys.</p>	<p>Meet with local partners and collect current statistics in 2023, develop community outreach program in 2024.</p> <p>Apply for grants in 2024 and/or 2025.</p> <p>Schedule project timeline when grant funding is awarded.</p>