



**ALPINE CITY  
ANNUAL MODERATE-INCOME HOUSING REVIEW 2020**

Per UCA 10-9a-408, Alpine City adopted a Moderate-Income Element as part of the General Plan on October 22, 2019. The Moderate-Income Housing Element includes the following required strategies:

- Create and reduce regulations related to accessory dwelling units in residential zones.
- Preserve existing moderate-income housing.
- Implement a mortgage assistance program for employees of the municipality.

The attached documents, including: an updated estimate of the municipality's 5-year moderate-income housing needs, a findings report of the annual moderate-income housing element review, and the most current version of the Moderate-Income Housing Element of the municipality's General Plan, represent Alpine City's 2020 Annual Moderate-Income Housing Review.

12-1-2020  
Date

  
\_\_\_\_\_  
Mayor Troy Stout

ATTEST:

  
\_\_\_\_\_  
City Recorder



## Section 1: Population by tenure in Alpine city

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	9,651	10,197	117	11,004	807
Total Population in occupied housing units (ACS Table B25008)	9,651	10,197	117	11,004	807
Total Population in owner- occupied housing (ACS Table B25008)	8,695	8,780	63	9,014	234
Total Population in renter- occupied housing (ACS Table B25008)	956	1,417	54	1,990	573

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

## Section 2: Supply of housing units by structure type in Alpine city

<b>Table B25001 Table B25032</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	2,499	2,770	40	3,098	328
Total occupied units (ACS Table B25032)	2,243	2,636	57	3,111	475
Owner-occupied structures (ACS Table B25032)	1,980	2,213	35	2,422	209
1 unit, detached	1,926	2,133	28	2,263	130
1 unit, attached	25	11	0	44	33
2 units	29	52	5	82	30
3 or 4 units	0	14	2	29	15
5 to 9 units	0	0	0	0	0
10 to 19 units	0	0	0	0	0
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	3	0	5	2
Renter-occupied structures (ACS Table B25032)	263	423	22	688	265
1 unit, detached	193	295	15	452	157
1 unit, attached	33	101	8	188	87
2 units	37	12	-4	-1	-13
3 or 4 units	0	15	2	42	27
5 to 9 units	0	0	0	0	0
10 to 19 units	0	0	0	0	0
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	6	6
Mobile homes	0	0	0	0	0

Boat, RV, van, etc.	0	0	0	0	0
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Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

### Section 3: Housing occupancy in Alpine city

<b>Table B25003 Table B25081</b>	<b>2009 American Community Survey</b>	<b>2017 American Community Survey</b>	<b>Annual Growth Rate (Slope)</b>	<b>2025 Projection</b>	<b>Difference between 2017 and 2025</b>
Total households in occupied housing units (ACS Table B25003)	2,243	2,636	57	3,111	475
Total households in owner-occupied housing (ACS Table B25003)	1,980	2,213	35	2,422	209
With a Mortgage (ACS Table B25081)	1,506	1,533	16	1,627	94
Without a Mortgage (ACS Table B25081)	474	680	19	795	115
Total households in renter-occupied housing (ACS Table B25003)	263	423	22	688	265

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

### Section 4: Housing vacancy in Alpine city

<b>Table B25004</b>	<b>2009 American Community Survey</b>	<b>2017 American Community Survey</b>	<b>Annual Growth Rate (Slope)</b>	<b>2025 Projection</b>	<b>Difference between 2017 and 2025</b>
Total vacant units (ACS Table B25004)	256	134	-17	-13	-147
For rent (ACS Table B25004)	34	10	-6	-45	-55
Rented, not occupied (ACS Table B25004)	0	15	2	33	18
For sale only (ACS Table B25004)	0	27	4	63	36
Sold, not occupied (ACS Table B25004)	115	0	-8	-50	-50
For seasonal, recreational, or occasional use (ACS Table B25004)	13	46	2	36	-10
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	94	36	-12	-50	-86

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

### Section 5: Average household size in

<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey
Average Household Size (ACS Table B25010)	4.3	3.87
Average Owner Household Size (ACS Table B25010)	4.39	3.97
Average Renter Household Size (ACS Table B25010)	3.63	3.35

2025 Projection
3.54
3.72
2.89

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

### Section 6: Monthly housing costs in Alpine city

<b>Table B25088 Table B25064</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$2,197	\$1,734	-\$54	\$1,301	\$ (433)
Units with a mortgage (ACS Table B25088)	\$2,621	\$2,421	-\$41	\$2,019	\$ (402)
Units without a mortgage (ACS Table B25088)	\$458	\$553	\$7	\$605	\$ 52
Median gross rent (ACS Table B25064)	\$975	\$1,737	\$86	\$2,220	\$ 483

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

### Section 7: Median household income in Alpine city

<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$104,436	\$112,727	\$73	\$101,542	\$ (11,185)
Owner-occupied income (ACS Table B25119)	\$111,071	\$124,240	\$522	\$120,816	\$ (3,424)
Renter-occupied income (ACS Table B25119)	\$38,304	\$54,375	\$1,002	\$50,627	\$ (3,748)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

### Section 8: Utah County Area Median Income (AMI)\*

<b>Table B19019 Table B19119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930
1-person household	\$27,923	\$30,846	\$262	\$31,581	\$ 735
2-person household	\$49,796	\$56,697	\$811	\$61,817	\$ 5,120
3-person household	\$53,462	\$66,940	\$1,579	\$76,861	\$ 9,921
4-person household	\$63,469	\$78,937	\$1,453	\$83,981	\$ 5,044
5-person household	\$70,657	\$83,880	\$1,489	\$92,553	\$ 8,673
6-person household	\$75,407	\$88,642	\$1,465	\$96,881	\$ 8,239
≥ 7-person household	\$80,546	\$102,132	\$2,389	\$115,554	\$ 13,422
Median FAMILY income (ACS Table B19119)	\$63,310	\$73,543	\$1,175	\$79,481	\$ 5,938
2-person family	\$47,865	\$56,153	\$949	\$62,245	\$ 6,092
3-person family	\$59,984	\$69,217	\$1,221	\$75,713	\$ 6,496
4-person family	\$69,900	\$80,998	\$1,210	\$84,275	\$ 3,277
5-person family	\$75,311	\$84,583	\$1,178	\$90,205	\$ 5,622
6-person family	\$78,293	\$90,425	\$1,260	\$97,505	\$ 7,080
≥ 7-person family	\$80,854	\$101,546	\$2,302	\$114,580	\$ 13,034

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

\*NOTE: AMI is calculated at the COUNTY level.

**UCA 10-9a-408(2)(c)(i)**

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

<b>2020 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	395	365	253	-30	-142
≤ 50% HAMFI	215	140	78	-75	-137
≤ 30% HAMFI	25	85	4	60	-21

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

<b>2016 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	280	275	159	-5	-121
≤ 50% HAMFI	110	65	40	-45	-70
≤ 30% HAMFI	15	65	0	50	-15

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

<b>PROGRESS</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	115	90	94	-25	-21
≤ 50% HAMFI	105	75	38	-30	-67
≤ 30% HAMFI	10	20	4	10	-6

**UCA 10-9a-408(2)(c)(ii)**

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:

0

Subsidized by municipal housing programs

State Government:

0

Subsidized by Utah's OWHLF multi-family program

Federal Government:

0

Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

**UCA 10-9a-408(2)(c)(iii)**

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

0



State of Utah  
Department of Workforce Services  
Housing & Community Development

**ANNUAL MODERATE-INCOME HOUSING REPORTING FORM**

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

**To find out if your municipality must report annually, please visit:**

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

**For additional moderate-income housing planning resources:**

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

**MUNICIPAL GOVERNMENT INFORMATION:**

Municipal Government: Alpine City

Reporting Date: 10/27/2020

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

Alpine City

20 N. Main Street, Alpine, UT 84004

801-756-6347 x 6

aroy@alpinecity.org

Mayor's First and Last Name: Troy Stout

Mayor's Email Address: tstout@alpinecity.org

**PREPARER CONTACT INFORMATION:**

Preparer's First and Last Name: Austin Roy

Preparer's Title: City Planner

Preparer's Email Address: aroy@alpinecity.org

Preparer's Telephone: 801-756-6347 Extension: 6

When did the municipality last adopt moderate-income housing element of their general plan?

October 22, 2019



Link to moderate-income housing element on municipality website:

<http://cdn.sqhk.co/alpinecity/miehhgi/Ord.No.2019-22ModerateIncomeHousingElement.pdf>

**UCA 10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

## STRATEGIES

**\*\*\* Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. \*\*\***

1. State strategy municipality included in the moderate-income housing element of its general plan below.

E - Create and reduce regulations related to, accessory dwelling units in residential zones.

2. Please state the municipality's goal(s) associated with the strategy

Allow accessory apartments dwellings and allow senior housing to be higher density.

3. What are the specific outcomes that the strategy intends to accomplish?

Increase availability and opportunity for more affordable (moderate-income) housing in Alpine City.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City tracks the number of accessory apartment permits issued and number of building permits issued for senior housing units.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
  - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Draft and adopt new ordinances to permit accessory apartments in all zones of the City.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

City Council, Planning Commission and Staff.



- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Draft ordinances, hold public hearings, make changes based on feedback, and adopt new ordinances. Completed end of 2019.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Draft ordinances, hold public hearings, make changes based on feedback, and adopt new ordinances. Completed end of 2019.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Accessory apartment ordinance has been adopted and the City has seen an increase in the number of registered accessory apartments and number of senior housing units being built.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Residents have created accessory apartments but then converted them to illegal short term rentals. Senior housing is limited to the business commercial zone, this has resulted in prime commercial real estate on Main Street being lost and converted to housing.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

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PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

**UCA 10-9a-408(2)(i)**: (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:
 

○ 80% of the county's adjusted median family income	-30 affordable/-142 available
○ 50% of the county's adjusted median family income	-75 affordable/-137 available
○ 30% of the county's adjusted median family income	60 affordable/-21 available

Link to moderate-income housing element on municipality website:

<http://cdn.sqhk.co/alpinacity/miehghi/Ord.No.2019-22ModerateIncomeHousingElement.pdf>

**UCA 10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

## STRATEGIES

**\*\*\* Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. \*\*\***

1. State strategy municipality included in the moderate-income housing element of its general plan below.

L - Preserve existing moderate income housing.

2. Please state the municipality's goal(s) associated with the strategy

To preserve the existing moderate income housing (duplexes, 4-plexes, senior housing, etc.)

3. What are the specific outcomes that the strategy intends to accomplish?

Promote and encourage property owners to preserve and maintain existing moderate income housing.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City has previously not tracked this but efforts have begun to monitor existing moderate income housing.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
  - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Reach out to property owners of moderate income housing and establish relationships.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

City Staff, including Planning and Zoning and Building Departments.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Allocate time to contact owners, set goals to be met, and timelines to achieve progress.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Allocate time to contact owners, set goals to be met, and timelines to achieve progress.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Staff have begun to contact owners. Owners are excited to work with City and be recognized as an asset to the City.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

COVID -19 has made it more difficult to meet with property owners and establish face to face relationships.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

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Municipal legislative bodies are also required to review and submit the following:

**UCA 10-9a-408(2)(i)**: (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:
 

○ 80% of the county's adjusted median family income	-30 affordable/-142 available
○ 50% of the county's adjusted median family income	-75 affordable/-137 available
○ 30% of the county's adjusted median family income	60 affordable/-21 available

Link to moderate-income housing element on municipality website:

<http://cdn.sqhk.co/alpinecity/miehghi/Ord.No.2019-22ModerateIncomeHousingElement.pdf>

**UCA 10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

## STRATEGIES

**\*\*\* Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. \*\*\***

1. State strategy municipality included in the moderate-income housing element of its general plan below.

O - Implement a mortgage assistance program for employees of municipality.

2. Please state the municipality's goal(s) associated with the strategy

Provide opportunity for qualifying employees to receive assistance to live in town.

3. What are the specific outcomes that the strategy intends to accomplish?

Have more employees, especially first responders, living and working in the community.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

City plans to identify funding sources and monitor the number of City employees who benefit from the program.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
  - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

1) Identify funding 2) Create criteria for qualification 3) outline procedures 4) Implement and promote program.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Mayor, City Council, Planning Commission, Administration, Finance and Planning.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Budget necessary funding, identify additional sources of funding, schedule regular meetings and establish deadlines. Goal is to have the program up and running by the end of 2021.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Budget necessary funding, identify additional sources of funding, schedule regular meetings and establish deadlines. Goal is to have the program up and running by the end of 2021.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Mayor, City Council and staff have had several discussions on the details of the program and how it should work and be implemented.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

COVID-19 created a period of financial uncertainty in 2020, this affected any plans to budget for and identify sources of funding for the mortgage assistance program.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

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PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

**UCA 10-9a-408(2)(i)**: (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:
 

○ 80% of the county's adjusted median family income	-30 affordable/-142 available
○ 50% of the county's adjusted median family income	-75 affordable/-137 available
○ 30% of the county's adjusted median family income	60 affordable/-21 available



**UCA 10-9a-103(41)(b):** (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
  - Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs
  - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

#### Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
  - An updated estimate of the municipality's 5-year moderate-income housing needs
  - A findings report of the annual moderate-income housing element review
  - The most current version of the moderate-income housing element of the municipality's general plan
    - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
  - (a) DOC or PDF
4. Emails MUST be addressed to: [dfields@utah.gov](mailto:dfields@utah.gov).

#### AOG Contact Information:

<b>Bear River AOG</b> 170 N Main Logan, Utah 84321 Phone (435) 752-7242	<b>Six County AOG</b> 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	<b>Uintah Basin AOG</b> 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
<b>Five County AOG</b> 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	<b>Southeastern Utah AOG</b> 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	<b>Wasatch Front Regional Council</b> 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250
<b>Mountainland AOG</b> 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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#### Equal Opportunity Employer/Program

Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

ORDINANCE NO. 2019-22

**AN ORDINANCE AMENDING THE ALPINE CITY GENERAL PLAN CODE TO  
INCLUDE A NEW ELEMENT ON MODERATE INCOME HOUSING IN THE CITY**

**WHEREAS**, Alpine City is required to adopt a moderate income housing element as part of its general plan; and

**WHEREAS**, the State of Utah has now amended and readopted those codes.

**NOW THEREFORE BE IT ORDAINED** by the City Council of Alpine City as follows:

- 1 Exhibit A attached is hereto is hereby adopted as part of the Alpine City general plan and shall be placed therein and included in all future editions thereof until amended or repealed.
2. This ordinance shall take effect upon posting in accordance with state law.

PASSED this 22 day of October, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder







## PURPOSE

The Moderate Income Housing Element is intended to accomplish the following:

- Comply with Utah State Code;
- Summarize Alpine City's population, income levels, and housing values;
- Discuss constraints and opportunities for the provision of moderate income housing; and
- Identify goals and policies to address Alpine City housing needs.

## DEFINITION

Moderate income housing is defined by the state 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 income for households of the same size in the county in which the city is located.”*

For the purposes of this element, this definition is further refined to include the following income categories:

- A. Moderate Income: 51% – 80% of the county median income
- B. Low Income: 31% - 50% of the county median income
- C. Very Low: 30% or less of the county median income

## STATE LAW AND LOCAL PLANNING

Utah Municipal Code Chapter 10-9a-403-B-iii requires each city to: 1) provide an estimate of the need for the development of additional moderate income housing within the city, and 2) to provide a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

# MODERATE INCOME HOUSING



State law requires each city to:

- Consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing;
- Meet the needs of people desiring to live there; and
- Allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

## CURRENT AND FUTURE PROJECTIONS

### POPULATION ESTIMATE

According to the U.S. Census Bureau population estimate for Alpine City in 2017 was 10,197 with a projected annual rate of growth of 117. Projected population for 2024 is 11,004.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	9,651	10,197	117	11,004	807
Total Population in occupied housing units (ACS Table B25008)	9,651	10,197	117	11,004	807
Total Population in owner- occupied housing (ACS Table B25008)	8,695	8,780	63	9,014	234
Total Population in renter- occupied housing (ACS Table B25008)	956	1,417	54	1,990	573

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

### TOTAL HOUSEHOLD UNITS

Over the next 5 years the U.S. Census Bureau projects the ratio of renter-occupied structures to owner occupied structures to increase at approximately 40 units per year:

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	2,499	2,770	40	3,098	328

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

# MODERATE INCOME HOUSING



## EXISTING MODERATE INCOME HOUSING

Alpine City's existing moderate income housing is a mix of twin homes, apartments, duplexes, fourplexes, and cottages (senior housing). Overall, based on the City records as of October 2019, there are approximately 75 existing moderate income housing units.

## HOUSEHOLD SIZE

Household size, unlike population, is projected to drop in the next 5 years. A possible indicator of an aging population.

	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	4.3	3.87	3.54

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey

## ALPINE CITY MEDIAN HOUSHOLD INCOME

Median household income is projected to decrease over the next 5 years, which may be related to the projected decrease in household size.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$104,436	\$112,727	\$73	\$101,542	\$ (11,185)
Owner-occupied income (ACS Table B25119)	\$111,071	\$124,240	\$522	\$120,816	\$ (3,424)
Renter-occupied income (ACS Table B25119)	\$38,304	\$54,375	\$1,002	\$50,627	\$ (3,748)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community

## UTAH COUNTY AREA MEDIAN INCOME

Utah County area median income is projected to increase significantly over the next 5 years from \$67,042 in 2017 to \$108,972 in 2024, a difference of over \$41,000. If this projection is accurate, it would indicate that the median income gap between Alpine City and Utah County will close over the next 5 years.

# MODERATE INCOME HOUSING



	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

## GOAL

Promote moderate income housing that meets the needs of those desiring to live in Alpine.

## POLICIES

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City
- 1.2 Allow senior housing units to be built in more dense clusters to reduce costs of living.
- 1.3 Preserve existing moderate income housing.
- 1.4 Provide a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

### ALPINE CITY MODERATE INCOME HOUSING

Twin Homes		
Owner	Address	No. of Units
Richard D. and Melanie Hulme	94 S. 100 W.	1
Richard D. and Melanie Hulme	108 S. 100 W.	1

Apartment Buildings		
Owner	Address	No. of Units
KSBCO LLC	201 W. Center	5
Kent E. Partna	301 E. 300 N.	4

Accessory Apartments		
Owner	Address	No. of Units
Karen McEvoy	1297 East 810 South	1
Landon Wallace	173 South 400 East	1
Jeff Bennett	203 East 600 North (Pioneer Dr)	1
Roger Bennett	48 N 100 E	1
Brian Baxter	90 N 600 E	1
Dallin Fyffe	199 S 600 E	1
Fredrick Fuller	212 South 600 East	1
August Bateman	242 S. 600 E	1
Carlyn Thompson	220 North 200 East	1
Paul Anderson	255 S. Main	1
Ron Jones	285 East 200 North	1
Tori Spainhower	290 East 200 North	1
Lawrence D. Cluff	291 South 700 East	1
Mary Anne Hall	310 South 600 East	1
Danny Gifford	393 East 100 South	1
LeGrand Rowan	403 East 426 North	1
David Atkinson	445 West 600 North	1
Mike Kennedy	595 West 800 South	1
Troy Ellis	607 East 770 North	1
Steve Christensen	610 East 770 North	1
April Moriarty	696 East 100 North	1
Charmayne Warnock	707 West 800 South	1
R. Kim Davis	755 West 800 South	1
Bret Thunell	795 E 200 N	1
Ron Devey	844 East 300 North	1
Jessica Strong	886 East 750 South	1
Shelley Young	1371 E. 490 S.	1
Ralph Reyes	Allegheny Way (167)	1
Mark Orton	Alpine Blvd (281 N.)	1
Byron Gibb	Alpine Blvd. (366 N.)	1
Kevin Hurley	Alpine Blvd. (799 E.)	1
Brad Tibbitts	Alpine Drive (846 E.)	1
John Johnson	Alpine Drive (871 E.)	1
James Phillips	Alpine Drive (1063 E.)	1

Christina Robey	Alpine Highway (838 S.)	1
Ryan Whetten	Andes Dr. (908)	1
Melissa Jasperson	Andes Dr. (908)	1
Brian Higbee	Applewood (115 N.)	1
David Lewis	Arnold Court (531 S.)	1
Ryan Johnson	Arnold Court (584 S.)	1
Jay Bell	Bald Mtn (130 N.)	1
Jason Nielsen	Bald Mtn Dr. (215 N.)	1
Dick George	Bald Mtn (1481 E.)	1
Donna Nash	Bald Mtn Dr (497 N)	1
Jeff Adcock	Bald Mtn Dr (497 N)	1
Mike Pierce	Bald Mtn Dr (76 N)	1
Marcus Schellenberg	Blue Moon Ln (753 S.)	1
Scott Riley	Blue Ridge Cir (763 S.)	1
Nathan Larsen	Blue Spruce Rd (551 N)	1
Tara Braddock	Braddock Ln (868 S.)	1
Dave Hancock	Canterbury Ln (638 E)	1
James Templin	Canterbury Ln (843 E.)	1
Janine Barker	Canterbury Ln (897 E.)	1
Tim McCann	Cascade Ave (11 E.)	1
Kerry Hurst	Cascade Ave (132 W.)	1
David Spainhower	Country Manor Ln (302 E.)	1
Tom Heustis	Country Manor Ln (375 N.)	1
Greg Jackson	Country Manor Ln (485 N.)	1
Kristine Moody	Creekside Pass (851 S.)	1
Trevor Evans	Cumberland Ct (734 S.)	1
Clark Chrisensen	Cumberland (840 S.)	1
Glen Groesbeck	Deerfield Dr (	1
Bryan Murdoch	Eastridge Cir (402 E.)	1
Daniel Hertig	Eastview Dr (388 E.)	1
Larry Edwards	Eastview Dr (428 E.)	1
Skylor Smith	Eastview Dr (945 N.)	1
Lisa Gregory Brown	Fort Canyon Rd (1836 N.)	1
Stephen Larson	Fort Canyon Rd (1450 N.)	1
Matthew Jones	Grove Dr (310 N.)	1
McKendra Berry	Grove Drive (621 N.)	1
Charles Jeppson	Grove Drive (668 N)	1
Kristi Allen	Hawthorn Ct (171 S.)	1
David Lemke	Healey Blvd (878 E.)	1
Bryce Bergen	Healey Homestead Cir (858 S.)	1
Ross Jardine	Heritage hills Dr (463 E.)	1
Clayton Morgan	High Bench Rd (583 S.)	1
Jill Jasperson	High Bench Rd (640 S)	1
Ron Mortensen	High Ridge Ln (636)	1
Ross Wilson	High Ridge Ln (642 S.)	1
Lori Beckstrand	High Ridge Ln (700 E.)	1
Charles Mathis	Hillside Cir (251 W.)	1

Mary Owen Heslop	Hillside Cir (648 N.)	1
Charles Mathis	Hillside Cir (251 W.)	1
Matthew Wagaman	Himalaya Ct (120)	1
Ryan Denney	Hunter's Ridge Cir (19 E.)	1
Ken Sanofsky	Hunter's Ridge Cir (41 E.)	1
Cory McArthur	Hunter's Ridge Cir (65 E.)	1
Jay Hufer	Hunter's Ridge Cir (330 N)	1
Wyatt Higbee	Hunter's Ridge Cir (80 E.)	1
Chris Paterson	International Way (384 W)	1
Cenobio Valderrama	International Way (384 W)	1
Michael Porter	Long Drive (611 W.)	1
James Lawrence	Lupine Dr (670 W.)	1
Kristy Huntsman	Main Street (475 N.)	1
Doug Krahenbuhl	Matisse Ln (244 N.)	1
Gordon Cain	Matterhorn Dr (260 N.)	1
Charles Carlton	Meadowlark Dr (315 W.)	1
Blain Dennis	Mtn Oak Cir (1177 E.)	1
Donald White	Mountainville Dr (509 E.)	1
Bruce Cotton-Betteridge	Oakwood Cir (1221 E.)	1
Laura Haacke	Parkway (133 W.)	1
Russ Devitt	Parkway (185 W.)	1
Alberto Ruiz	Parkway (210 W.)	1
Xenia Stirland	Pfeifferhorn Dr (80 S.)	1
William Beardsley	Pineview Dr (312 S.)	1
John Clark	Pineview Dr (311 S.)	1
David Johnston	Preston Dr (1355 E.)	1
Rick Westbrook	Quail Hollow Dr (1022 E.)	1
John Newman	Ridge Crest Ct (710 E.)	1
David Cutler	Ridge Ln (552 S.)	1
Jonessa White	Ridge Ln (580 S.)	1
Randy Rhodes	Ridge Ln (587 S.)	1
Robert Pollan	River Meadow Dr (307)	1
David Beck	River Meadow Dr (347)	1
Brad Barton	River Road (366 S.)	1
Eric Enloe	River View (273 S.)	1
Thomas Helms	Rocky Mtn Dr (715 S.)	1
Heather Peper	Silver Circle (380)	1
Lori Stark	Silver Ln (584 S.)	1
Robert Capel	Stonehedge Ln (846 E.)	1
Mark Phillip	Sunrise Dr (465 N.)	1
Liz Reeves	Sunset Cir (125 E.)	1
Mel Clement	Sunset Cir (147 E.)	1
Megan Farnsworth	Sunset Dr (284 W.)	1
Laurie Loder	Sunset Dr (284 W.)	1
Robert Whitehead	Sunrise Dr (220 N.)	1
John Lohner	Sunrise Dr (60 N.)	1
Brenda Hulme	Village Ct (1048 E.)	1



Laurel Green	Village Ct (14 S.)	1
Ryan Arnold	Wayne Ct (358 E.)	1
Alan Wood	Westfield Rd (720 W.)	1
Daniel Ruesch	Wilderness Dr (615)	1
Bonnie Whetten	Wilderness Dr (634)	1
Breezy Anson	Wilderness Dr (633 N)	1

#### Duplexes

Owner	Address	No. of Units
D and B Meyring Properties LC	154 E. Canyon Crest Rd.	4
PK Holdings LLC	273 S. Main St.	2
Brian Keith and Wendy Jane Wilcox	374 E. 300 N.	2
Meadowbrook Rentals, LLC	360 N. Main St.	2
Brian Wilcox	770 N. Main St.	2
Todd and Kristi Hamilton	1430 N. Fort Canyon Rd.	2
Dean L. Larsen	159 W. 200 N.	2
Janis Strong	651 N. Patterson Ln.	2
John Roberts	51 E. 600 N.	2
Stan Tolbert	107 N. 300 E.	2
Timothy Howden	151 N. 100 W.	2
Stan Tolbert	155 S. 100 W.	2
Tom Dell'Ergo	137 S. 100 W.	2

#### Senior Townhomes

Owner	Address	No. of Units
Red Pine	Red Pine Circle	17
Paradise Cove	Paradise Lane	19
Montdella	250 S. Main St.	25

#### Senior Cottages (Fourplex)

Owner	Address	No. of Units
River Meadow Senior Living	137 Red Pine Drive	36

Total  
270