

MODERATE INCOME HOUSING

The availability of moderate income housing has become a statewide concern. In 1996, the Utah State Legislature adopted §10-9-307 of the Utah Code dealing with "Plans for Moderate Income Housing". This section of the code requires that every municipality adopt a plan for moderate income housing within the community. The plan must address the following five issues:

- An estimate of the existing supply of moderate income housing located within the municipality
- An estimate of the need for moderate income housing in the municipality for the next five years as revised biannually
- A survey of total residential zoning
- An evaluation of how existing zoning densities affect opportunities for moderate income housing
- A description of the municipality’s program to encourage an adequate supply of moderate income housing

Moderate income housing as defined by the Utah State Code § 10-9-307 (2) (a) 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 county for households of the same size".

Median Household Income	
Woodland Hills	\$108,750
Utah County	\$64,200
State of Utah	\$59,770

Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income.

Income Level	Monthly Income For Housing Expenses	Maximum Mortgage Loan Amount*
80% AMI	\$1,284.00	\$169,966.00
100% AMI	\$1,605.00	\$220,000.00

**Based off a survey of interest rates and mortgage insurance rates.*

Estimate of Existing Supply and Estimate of the Need for Moderate Income Housing in the Municipality for the Next Five years

Developing an estimate of the existing supply of housing and an estimate of the need for housing in the future, can be an extremely difficult and time consuming task. In order to expedite the process, Woodland Hills used the Utah Affordable Housing Forecast Tool (UAHFT), developed by the Department of Housing and Community within the Department of Workforce Services, to create the estimates below. The city and the state recognize that the results are not 100% accurate. However, the UAHFT is the only tool available.

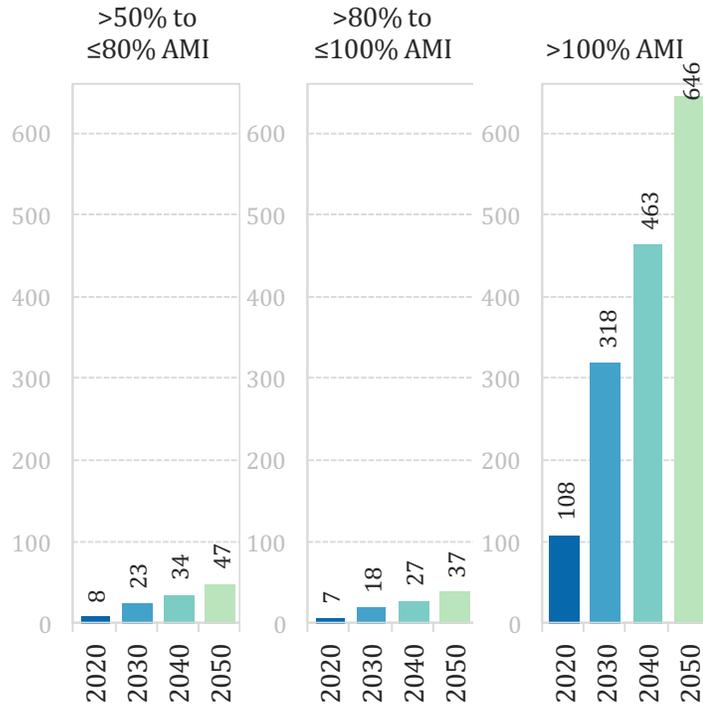
EXISTING SUPPLY

There are currently 25 housing units for sale within Woodland Hills and no units available for rent. None of these would be affordable to those making 80% of AMI.

FUTURE DEMAND

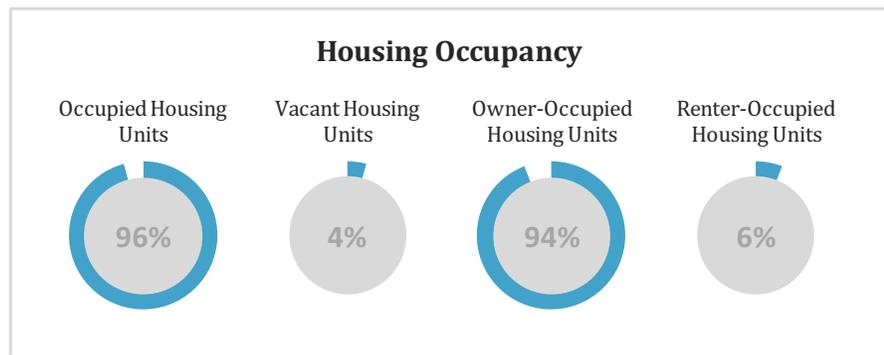
The population of Woodland Hills is expected to increase from 1500 residents in 2016 to 1,943 by 2020 and 3,001 by 2030. These additional residents amount to an additional 152.8 households by 2020 and an additional 422.7 households by 2030, based on the city's current average household size (3.92).

Based on population change, observed income levels, and existing vacancies, it is projected that Woodland Hills will need an additional 138 housing units by 2020. Of those 138 units, 8 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.



By 2030, Woodland Hills will need an additional 401.7 housing units. Of those 401.7 units, 23 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

The majority of the need for moderate income housing within Woodland Hills will be to serve the town's own growth. Or in other words, to house existing residents and more particularly their children as they grow up and move out of their parents' home.



**Survey of Residential Zoning
Residential-Low Density, R1-1**

One-acre minimum lot size: The objectives of establishing the R1-1 Residential Zones are to encourage the creation of residential areas within the city characterized by medium-sized lots larger than the R1-2 PUD zone, but on which single-family dwellings are situated, surrounded by well-kept landscaping, including xeriscaping, lawns, trees, and other plantings. Low vehicular traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

Residential-Very Low Density, R1-2

Two-acre minimum lot size: The objectives in establishing the R1-2 Residential Zone is to encourage the creation and maintenance of residential areas within the city characterized by large lots on which single-family dwellings are situated, surrounded by well-kept landscaping, including xeriscaping, lawns, trees, and other plantings. Low vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of these zones.

Rural-Residential, RR1-10

Ten-acre minimum lot size: The objective of the RR residential zone is to provide a similar developmental feel of the R1-1 and R1-2 zoning districts on much bigger lots. The RR zoning classification is intended to encourage and enhance a rural development pattern.

Planned-Unit Development, PUD

The objective of a Planned-Unit Development (PUD) is established to permit and encourage the development of comprehensively planned communities. The intent of PUD developments is to permit smaller lots within subdivisions in combination with the preservation of the character of the underlying zoning classification, open spaces and/or the natural environment. A PUD is a minimum of fifty (50) contiguous acres of land under one ownership or control. The reclassification of property to the PUD District is appropriate only if such property will accomplish the objectives set forth in Woodland Hills City ordinances and General Plan.

Residential R1-80

80,000 square feet minimum lot size.

Residential R1-40

40,000 square feet minimum lot size.

Residential R1-19

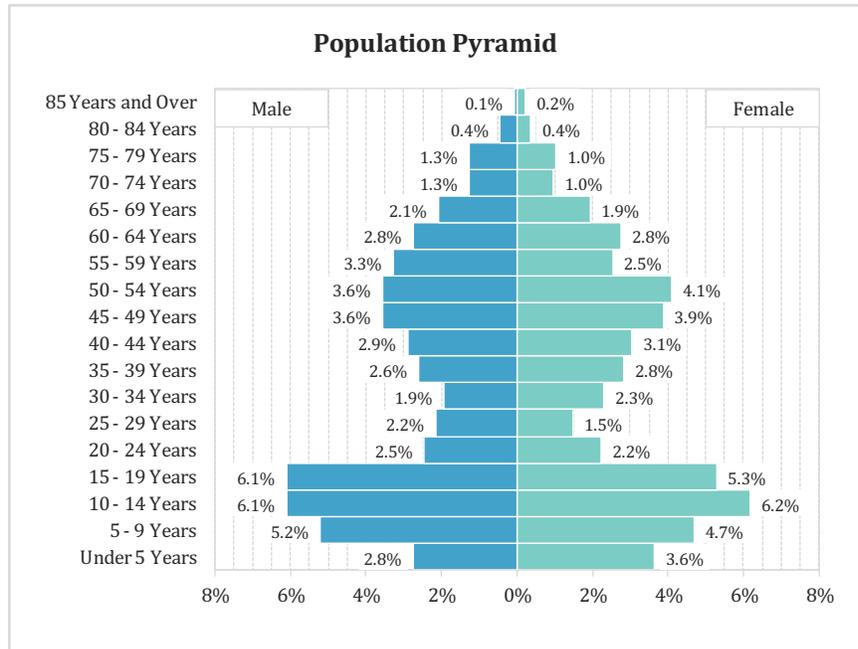
19,000 square feet minimum lot size.

Mountain Villa Overlay Zone

The purpose of the Mountain Villa Overlay Zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that residents of the community can continue to contribute to the community without having heavy yard care maintenance to include snow removal and without ignoring legitimate concerns regarding impacts on surrounding residential areas.

Evaluation of Zoning’s Effect on Housing Opportunities

The Woodland Hills Planning Commission and City Council hold one of the most important keys to providing housing opportunities for persons of moderate income. The key the city holds is zoning. However, many other factors contribute to the affordability of housing that cannot be controlled by the City. Land prices, construction material, interest rates and other financing costs can significantly influence housing costs. By working cooperatively with State and County Agencies, Woodland Hills can assure affordable housing to its citizenry.



Low income households making 50% of the median income, which will typically be renters, may be affected by zoning, but may also be impacted by market conditions beyond the control of the City. Households making 30% of the MSAMI will more than likely need government rental assistance in addition to any zoning assistance from the City. Both of these categories are beyond the scope of this plan and State planning code requirements.

LOCALITY's Program to Encourage Moderate Income Housing

Woodland Hills has taken the following steps to ensure housing is available to a wide variety of households.

- Reasonable Lot Sizes based on Geographical Circumstances
- Reasonable Development Fees and Costs
- Available land zoned for development

GOAL OF THE MODERATE INCOME HOUSING PLAN IS:

1. To ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.
 - 1.1. Encourage a mix of lot sizes and housing types in new residential developments.
 - 1.2. Regularly update the Moderate Income Housing Element and Affordable Housing Model.
 - 1.3. Utilize state or federal funds or tax incentives to promote the construction of moderate income housing.
 - 1.4. Utilize affordable housing programs administered by the Department of Community and Economic Development.