

HERRIMAN, UTAH ORDINANCE NO. 2022-38

**AN ORDINANCE OF THE HERRIMAN CITY COUNCIL TO ADOPT AN
UPDATE TO THE MODERATE INCOME HOUSING PLAN AS AN
ELEMENT OF THE GENERAL PLAN**

WHEREAS, the Herriman City Council (“Council”) met in a regular meeting on September 28, 2022, to consider, among other things, the adoption of an update to the city’s moderate income housing plan as required by Utah Code; and

WHEREAS, UTAH CODE ANN. § 10-9a-401 provides that a city must enact a general plan establishing guidelines for the present and future needs of the municipality and the management of growth and development of all or any part of the land within the municipality; and

WHEREAS, UTAH CODE ANN. § 10-9a-401 provides that a city shall update and adopt a moderate income housing plan as an element of the general plan on or before October 1, 2022; and

WHEREAS, UTAH CODE ANN. § 10-9a-403 provides that the Planning Commission prepare and recommend to the Council any revisions to the general plan and any elements of the general plan; and

WHEREAS, UTAH CODE ANN. § 10-9a-403 provides that the Planning Commission hold a public hearing and provide notice as required by UTAH CODE ANN. § 10-9a-204 of the public hearing; and

WHEREAS, on August 22, 2022, a notice of the Planning Commission’s intent to conduct a public hearing to consider and recommend an update to the moderate income housing plan was posted and published as required by UTAH CODE ANN. § 10-9a-204; and

WHEREAS, the Planning Commission held a public hearing on September 1, 2022, at approximately 7:00 p.m. regarding an update to the moderate income housing plan; and

WHEREAS, the Planning Commission voted 5-0 to recommend approval of an update to the moderate income housing plan in a public meeting held on September 1, 2022; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Herriman to adopt an update of the moderate income housing plan as recommended by the Planning Commission and required by Utah Code;

NOW, THEREFORE, be it ordained by the Council that the updated moderate income housing plan be adopted, a copy of which is set forth in Exhibit “A” to this Ordinance.

This Ordinance assigned Ordinance No. 2022-38 shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the city's recorder.

PASSED AND APPROVED this 28th day of September 2022.

HERRIMAN CITY



Mayor Lorin Palmer

ATTEST:



Jackie Nostrom, City Recorder



Exhibit “A”

2022

*Adopted November 13, 2019
Amended September 28, 2022*



Herriman City Moderate Income Housing Plan





1.1 INTRODUCTION

AFFORDABLE HOUSING IN HERRIMAN

Affordable housing and housing affordability can mean many different things to different stakeholders, and Herriman strives to provide a range of types and styles that fit with the character and lifestyle of the community that residents value.

Affordability can be understood as the relationship between a household's income and its housing costs. In general, housing that is considered affordable is housing for which the occupant(s) pay no more than 30 percent of their income for gross housing costs, including utilities.

UTAH STATE CODE

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. This is defined as “a plan that provides a realistic opportunity to meet the need for additional moderate income housing”. Statewide requirements for the planning and development of moderate income date back to 1996, however rising statewide housing prices have prompted additional measures.

The Utah State Legislature passed SB34 in the 2019 Legislative Session, which encouraged local communities to plan for housing for residents of all income levels and to coordinate that housing with transportation. SB34 defined specific requirements for the Moderate Income Housing element of the General Plan, including a menu of strategies for cities to select from to meet the need for additional moderate income housing.

In the 2022 General Session, HB462 amended these requirements, adding clarification and expanding the menu of strategies with the goal of creating more flexibility and creativity in efforts to expand moderate income housing in Utah. Additionally, it requires cities to adopt an implementation plan with a timeline and measures to implement the strategies they select. Herriman has modified section 1.5 - Making it Happen to meet these requirements and has adopted the amended plan.

1.2 WHAT WE KNOW

MODERATE INCOME HOUSING

Moderate-Income Housing, as defined by Utah State Code, specifically refers to providing housing for households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located. This chapter uses Area Median Income (AMI) in Salt Lake County as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household in Herriman.

CURRENT HOUSING SUPPLY

While Herriman City actively tracks housing units using building permit data and GIS, the Salt Lake County Assessor provides the necessary information for evaluating affordable housing - number of housing units, housing type designation, and the assessed value of housing units.

The 2018 Salt Lake County Parcel Database reflects a total of 11,937 housing units on 10,553 parcels. Approximately 84 percent of those units are categorized as single-family residences. Salt Lake County property designations include townhomes and completed Planning Unit Development (PUD) homes as single-family properties. Herriman's housing supply includes four apartment complexes (1,387 total units), 472 condominium units, and 10,025 single-family units. The remaining units are categorized as duplexes, manufactured homes, or modular homes.

AREA MEDIAN INCOME LEVELS

According to HUD, the AMI in Salt Lake County is \$80,000. Salt Lake County has an average household size of 3.01; therefore, a household of three persons is used as the average family size, putting the **moderate-income threshold at \$57,600**.

TABLE 1: Monthly Housing Allowance by Household Size and AMI Thresholds

Household Size	30%	50%	80% of AMI
1 person	\$420	\$700	\$1,120
2 persons	\$480	\$800	\$1,280
3 persons	\$540	\$900	\$1,440
4 persons	\$628	\$1,000	\$1,600
5 persons	\$736	\$1,080	\$1,729
6 persons	\$844	\$1,160	\$1,856
7 persons	\$952	\$1,240	\$1,985
8 persons	\$1,060	\$1,320	\$2,113
<i>Source: HUD, ZPFI</i>			

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

Table 1 shows affordable monthly allowances at different levels of income. These amounts represent total housing costs affordable at 30 percent of gross income. This allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor in utilities and other costs for a given housing unit within this affordable range. For example, **a household of three at the 80 percent AMI threshold has a monthly housing allowance of \$1,440. If utilities are \$250, the family can afford a rent or mortgage payment of \$1,190 per month.**

Translating this moderate-income affordability level to home values, **a family of three at 80 percent of AMI can afford a home in Herriman up to \$229,303**. This assumes utility payments at \$250 per month, current Herriman property tax rates, insurance, a four percent interest rate, 30-year mortgage term and a ten percent down payment.



KEY STATISTICS

POPULATION & PROJECTIONS

The City's fast and variable growth makes projecting population particularly challenging. The City's population was only 1,523 in 2000 according to the United States Census; however, the City experienced rapid growth of 21,785 by the 2010 Census. Census estimates from 2017 put the City's population at 31,970. Since Herriman City's rapid growth has been through new home construction in the last decade, City staff provided population projection estimates that accounts for gains in the housing market during the economic recovery. These reflect a 2020 population of 62,010; 2030 population of 93,465, and a 2040 population of 108,668.

AGE AND HOUSEHOLD SIZE

Herriman has a very young population with a median age of 26.2 years. This is a result of having a high population of children, large household sizes, and few seniors in the City. The median age is just over six years younger than the Salt Lake County median and significantly lower than most of the surrounding cities. Herriman has the second highest household size in the area at 3.91 persons per household and 64.2 percent of households have children at home – more than double the national percentage.

EXISTING MODERATE-INCOME HOUSING SUPPLY

Previous concerns about affordability within the City have been partially addressed in recent years with the construction of apartment complexes. Of the 1,387 recorded apartments in the City, just over 68 percent of units are within the affordable threshold defined by 80 percent of AMI. The relatively recent construction of the Incline at Anthem and Towne Center apartments brings the estimated total of affordable housing units in the City to 2,006 units, or about 16.8 percent of all housing units. This translates to a current surplus of 182 affordable units for moderate-income households. However, there is a shortage of 763 units for those making 50% AMI or less.

PRICING AND AFFORDABILITY

Table 2 shows the home price ranges affordable to household income categories at various interest rates. Note the significant difference the interest rate can make. While rates are near four percent, housing is much more affordable. Interest rates have been rising, meaning affordability in the City will be more difficult to maintain if rates continue to rise in the future.

Table 3 shows the distribution of single-family units by home value, as maintained by the Salt Lake County Assessor's Office. Just over half of all units are valued between \$280,000 and \$399,999. The median value is \$345,100 according to assessed values. The 2017 ACS places the City's median household value lower at \$332,400. Both of these median values are above the affordable threshold of \$229,303. **Approximately 9 percent of single-family homes are within this affordability target or below.**

TABLE 2: Annual Household Income Requirements for Various Home Values

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
\$10,000 to \$14,999	\$0	\$24,082	\$0	\$21,897	\$0	\$19,969
\$15,000 to \$24,999	\$24,082	\$72,255	\$21,897	\$65,701	\$19,969	\$59,915
\$25,000 to \$34,999	\$72,255	\$120,428	\$65,701	\$109,504	\$59,915	\$99,861
\$35,000 to \$49,999	\$120,428	\$192,687	\$109,504	\$175,209	\$99,861	\$159,779
\$50,000 to \$74,999	\$192,687	\$313,119	\$175,209	\$284,717	\$159,779	\$259,644
\$75,000 to \$99,999	\$313,119	\$433,552	\$284,717	\$394,226	\$259,644	\$359,509
\$100,000 to \$149,999	\$433,552	\$674,417	\$394,226	\$613,242	\$359,509	\$559,238
\$150,000 to \$199,999	\$674,417	\$915,282	\$613,242	\$832,259	\$559,238	\$758,968
\$200,000 or more	\$915,282		\$832,259		\$758,968	


Source: ZPFI

TABLE 3: Single-Family Residential Unit Values

Single-Family Home Value	# of Units	% of Total	Cumulative % of Total
<\$125,000	10	0.10%	0.1%
\$125,000 - \$139,999	17	0.17%	0.3%
\$140,000 - \$149,999	11	0.11%	0.4%
\$150,000 - \$159,999	26	0.25%	0.6%
\$160,000 - \$169,999	99	0.97%	1.6%
\$170,000 - \$179,999	93	0.91%	2.5%
\$180,000 - \$189,999	195	1.91%	4.4%
\$190,000 - \$199,999	172	1.68%	6.1%
\$200,000 - \$219,999	272	2.66%	8.8%
\$220,000 - \$239,999	445	4.36%	13.1%
\$240,000 - \$259,999	559	5.47%	18.6%
\$260,000 - \$279,999	558	5.46%	24.1%
\$280,000 - \$299,999	798	7.81%	31.9%
\$300,000 - \$324,999	1088	10.65%	42.5%
\$325,000 - \$349,999	1148	11.24%	53.8%
\$350,000 - \$374,999	1030	10.08%	63.8%
\$375,000 - \$399,999	843	8.25%	72.1%
\$400,000 - \$424,999	668	6.54%	78.6%
\$425,000 - \$449,999	563	5.51%	84.1%
\$450,000 - \$474,999	397	3.89%	88.0%
\$475,000 - \$499,999	326	3.19%	91.2%
\$500,000 - \$599,999	622	6.09%	97.3%
\$600,000 - \$699,999	157	1.54%	98.9%
\$700,000+	117	1.15%	100.0%
Source: Salt Lake County 2018 Parcel Database			



Combining affordable apartment and single-family units brings the total estimated number of units that can be classified as affordable to 2,006 units. In total, approximately 16.8 percent of housing units are affordable to moderate-income households.



Of the 1,387 recorded apartments in the City, just over 68 percent of units are within the affordable threshold defined by 80 percent of AMI. Assuming about \$250 per month in utility and other housing costs, rent rates should be \$1,190 per unit per month (or lower) to be affordable.

Timbergate is a Section 42 housing development and has two pricing tiers ranging from \$986 to \$1,137 for units under Section 42 pricing, and \$1,099 to \$1,075 for their market unit rates. Only 15 of the three-bedroom units at Timbergate fall just above this cut-off at \$1,299 for the largest market units. However, **most units at Timbergate, including 97 other three-bedroom units, are deemed affordable.**

Copperwood rental rates range from \$948 to \$1,290 per unit per month. Copperwood offers 496 units in four different floor plans, but only their three-bedroom units are outside of an affordable range which means about **74 percent of the apartments offered are considered affordable.** Rental rates at Copperwood change from week-to-week based on the number of units available, but there are no units that are anticipated to fluctuate out of affordability.

The Towne Center Apartments offer the widest range of rental rates with living spaces available from \$1,025 to \$1,910 per unit per month. Only the one-bedroom floorplan offers some units that would be in the noted affordable range. The rest of these units exceed the affordability threshold with estimates placing **only about 20 percent of the 305 Towne Center Apartments at an affordable rate.**

The Incline at Anthem Apartments housing is specifically geared towards residents who are 55 years old and up. According to staff, about 80 percent of the units are specified for the 55+ community with 20 percent for residents 18 years and older. Rent at Incline ranges from \$925 to \$1,460 per unit per month. The Incline offers three floorplans which are one-bedroom units, all of which fall under the affordable standard. The two-bedroom units do not qualify as affordable, which designates about **71 percent of the Incline units as affordable.**

Combining affordable apartment and single-family units brings the total estimated number of units that can be classified as affordable to 2,006 units. In total, approximately 16.8 percent of housing units are affordable to moderate-income households. There is currently a reasonable opportunity for moderate-income households to live in Herriman.

1.3 HOW WHAT WE KNOW HELPS PLAN FOR THE FUTURE

MATCHING MARKET WITH DEMOGRAPHICS

Herriman had a total of 2,006 affordable units and 1,824 low-to-moderate income households, indicating a surplus in supply of 182 affordable units in comparison to current City demographics. **It is notable that there are currently 773 households who earn 50 percent of the AMI and only 10 housing units available for those households.** This means that, while there is currently a surplus of affordable housing units, not all available units may be affordable to households with low and extremely low incomes.

There are few houses under the \$140,239 level in Herriman, leaving the nine percent of households making less than \$35,000 per year with less than one percent of single-family homes in their matching affordability range. This is about 739 households. However, the availability of affordable apartments helps to cover this gap in affordable units to a degree.

Average sale prices in Herriman of single-family homes indicate an upward trend in home values. Herriman also saw strong sales in 2018. **As values increase and the trend of building single-family home developments continues, it will be important to monitor that affordability keeps pace with population growth.**

PROJECTED MODERATE-INCOME HOUSING NEED

Future rapid growth in the City will likely require continual monitoring of affordability. Over the past few years, multi-family homes have become the most popular development within Herriman. This new trend has helped Herriman to diversify its housing options to fit the demands of varying demographics, but future housing developments appear to indicate that single-family homes will dominate the new housing within the city. As the population and number of households continues to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The current surplus plus the additional need each year means that (assuming current distributions of household incomes) **the City will have a need of 625 affordable housing units by 2024.**



Herriman City Planning tracks building permit data and compares it to approved development. Based on the approved development agreements through 2019, an additional 4,937 Single-Family Units and 2,434 Multi-Family Units are slated to be built. Many of these units will be built in the next five years and some may help address the needed affordable housing units.

1.4 WHAT WE WANT TO ACHIEVE

The following overall goal, five objectives, six Utah State Code strategies, and six implementation action items capture Herriman's approach for addressing the issues and opportunities related to the City's Moderate-Income Housing.

The objectives represent what Herriman would like to achieve. The strategies and action items in the Implementation Plan (section 1.5) represent a path for achieving the overall goal and detailed objectives.

OVERALL GOAL FOR THE CHAPTER

Overall Moderate-Income Housing Goal: Ensure Herriman maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends.

PLAN OBJECTIVES

Objective 1: Ensure affordable housing grows proportionally with standard residential development.

Objective 2: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life.

Objective 3: Provide for affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman. Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

Objective 4: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area. Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts.

Objective 5: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.

UTAH FAIR HOUSING ACT ACKNOWLEDGEMENT

In accordance with state and federal laws, Herriman City exercises the authority to plan, zone, and regulate land use in promoting the community's health, safety, and welfare.

The moderate-income housing element of this plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification.

It is the policy of Herriman City to report housing discrimination to the Utah Antidiscrimination Labor Division immediately.

It is the goal of Herriman City to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal Herriman City to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate-income households and its vulnerable populations biennially, and by proactively planning to meet their needs.



Assuming current distributions of household incomes, the City will have a need of 625 additional affordable housing units by 2024.

UTAH STATE CODE (10-9A-403.2B)

Herriman City is recommending to implement the six highlighted strategies, from the menu of moderate income housing strategies specified in the 2022 updates to Utah State Code for General Plans:

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (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;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (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;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (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) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (S) create a program to transfer development rights for moderate income housing;
- (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing;

1.5 HOW WE MAKE IT HAPPEN: IMPLEMENTATION PLAN

To meet Herriman's Moderate-Income Housing needs, the City will work to implement the following six strategies from Utah State Code 10-9a-403. The Action Plan section establishes a timeline and identifies specific measures and benchmarks for implementing each selected strategy.

UTAH STATE CODE MODERATE-INCOME HOUSING STRATEGIES

- Strategy (A)** rezone for densities necessary to facilitate the production of moderate income housing;
- Strategy (B)** demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- Strategy (E)** create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- Strategy (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;
- Strategy (G)** amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- Strategy (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;

ACTION PLAN - MAKING IT HAPPEN

The Action Plan section outlines six action items and a series of benchmarks for implementing the Utah State Code strategies and working to achieve Herriman's overall goal and detailed objectives. Some action items will help to implement more than one, individual strategy.



Action Item/Measure #1: Herriman will ensure zoning designations allow for higher density and/or moderate-income housing development in the mixed-use Towne Center, near the SLCC campus, and adjacent to commercial and employment centers. [Implements Strategy A, Strategy F, and Strategy G]

Action Item #1 Benchmarks	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
1A: Identify the current zones and future land uses that allow densities necessary to facilitate the production of MIH	◆				
1B: Analyze the areas on the FLU map that do not correspond to zones that allow densities necessary to facilitate the production of moderate income housing; Prioritize the rezoning of FLU/Zone mismatch areas that are near the Towne Center, SLCC Campus, and adjacent to commercial and employment centers		◆			
1C: Initiate rezoning for densities necessary to facilitate production of MIH in areas identified according to prioritization			◆	◆	◆

Action Item/Measure #2: Herriman will continue to encourage some PUD neighborhoods with small lot sizes and support integration of small lot sizes into developments to support a mix of housing options within the same neighborhood. [Implements Strategy A]

Action Item #2 Benchmarks	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
2A: Identify the current areas where the Planned Development Overlay Zone and integration of small lot sizes are allowed, which would allow densities necessary to facilitate the production of MIH; Analyze the FLU map for any mismatch areas related to PUDs or small lot size zoning.	◆				
2B: Evaluate if any changes are needed to the Planned Development Overlay Zone to better facilitate the production of MIH		◆			
2C: Evaluate additional residential zones that may support integration of small lot sizes into developments based on the FLU map and chapter; Evaluate and define “small lot size”; define % of mix and thresholds (e.g. 20% small lot; 20% large lot; 60% typical lots) for residential zones that can support integration of small lot sizes		◆			
2D: Initiate updates to residential zones for integrating small lot sizes as identified above			◆	◆	◆











Action Item/Measure #3: Herriman will coordinate the rehabilitation or expansion of Active Transportation infrastructure to facilitate construction of moderate-income housing. [Implements Strategy B]

Action Item #3 Benchmarks

3A: Identify the current zones and future land uses that would benefit from Active Transportation infrastructure investments to support construction of moderate-income housing.

3B: Coordinate prioritization and funding of Active Transportation projects to connect moderate-income housing areas with regional transportation

3C: Initiate rehabilitation and expansion of Active Transportation infrastructure in priority areas.

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
				
				
				

Action Item/Measure #4: Herriman will consider allowing detached Accessory Dwelling Units (ADUs) in appropriate residential neighborhoods and will track both internal/attached ADUs and detached ADUs. [Implements Strategy E]







Action Item #4 Benchmarks

4A: Identify the current zones and future land uses that support ADUs

4B: Establish an effective tracking system to document all types of ADUs

4C: Identify the parameters and criteria for allowing detached ADUs in the different residential and neighborhood zones.

4D: Prioritize and begin updating regulations to allow detached ADUs in the residential and neighborhood zones that meet the city's criteria

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
				
				
				
				

Action Item/Measure #5: Herriman will allow for Multi-Family or Townhome Mixed Use Development as buffers between commercial and Single-Family Residential areas, as well as in the Herriman Towne Center (HTC) and major transit investment corridors as identified in the regional plan. [Implements Strategy F and Strategy G]

Action Item #5 Benchmarks

5A: Identify the current zones and future land uses that allow for Multi-Family or Townhome Mixed Use Development

5B: Analyze the areas on the FLU map that do not correspond to zones that allow for Multi-Family or Townhome Mixed Use Development; Prioritize the rezoning of FLU/Zone mismatch areas that are near the HTC and/or major transit investment corridors.

5C: Initiate rezoning for a mix of housing, including Multi-Family or Townhomes, in areas identified according to prioritization

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
◆				
	◆			
		◆	◆	◆

Action Item/Measure #6: Herriman will establish a Housing Task Force to facilitate preservation and creation of attainable housing for moderate income households. [Implements Strategy K]

Action Item #6 Benchmarks

6A: Monitor affordable MIH options and their proportion to overall housing and residential development

6B: Monitor Section 42/ Low Income Housing Tax Credit (LIHTC) Housing Projects and expiration timing

6C: Evaluate the use of deed restrictions to preserve MIH units

6D: Evaluate a down payment assistance program

6E: Prioritize and establish programs to preserve existing and new MIH and subsidized units

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
◆	◆	◆	◆	◆
◆	◆	◆	◆	◆
◆	◆			
◆	◆			
		◆	◆	◆



The Herriman Towne Center offers a mix of housing types in a mixed-use context.



Herriman City

ORDINANCE NUMBER: **2022-38**

SHORT TITLE: ORDINANCE ADOPTING AN UPDATE TO THE MODERATE-INCOME
HOUSING PLAN AS AN ELEMENT OF THE GENERAL PLAN

PASSAGE BY THE CITY COUNCIL OF HERRIMAN CITY ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Lorin Palmer			X		
Jared Henderson		X	X		
Teddy Hodges			X		
Sherrie Ohrn			X		
Steven Shields	X		X		
	TOTALS		5		

This ordinance was passed by the City Council of Herriman City, Utah on the 28th day of
September, 2022, on a roll call vote as described above.

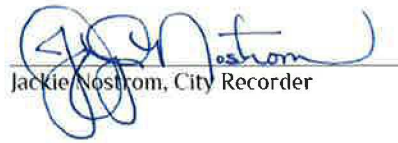
ORDINANCE NO. 2022-38

CITY RECORDER'S CERTIFICATE AND ATTESTATION

This ordinance was recorded in the office of the Herriman City Recorder on the 28th day of September, 2022, with a short summary being published on the Utah Public Notice website. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to the ordinance number referenced above.



Signed this 28th day of September, 2022


Jackie Nostrom, City Recorder