



CITY OF HOLLADAY

**NOTICE OF CITY COUNCIL PUBLIC HEARING
GENERAL PLAN AMENDMENT, MODERATE-INCOME HOUSING ELEMENT**

NOTICE IS HEREBY GIVEN that the Holladay City will hold a public hearing on **Thursday, February 15, 2024, at 6:15 pm** or soon thereafter. The purpose of the hearing is to consider an amendment to the Moderate Income Housing Element of the General Plan (Chapter 5). The proposed amendment does not apply to any specific location but would apply generally throughout the City and include additional strategies and tasks that will comply with requirements adopted State Legislature during the 2022 Legislative Session.

The proposed amendments are available for public inspection on the City's website www.cityofholladay.com or during normal business hours at City Hall – 4580 S 2300 E, Holladay 84117.

The public may remotely watch the **live video stream** of the meeting - <http://cityofholladay.com/government/elected-officials/meetings-and-agendas/>. To make a public comment or to make a comment during any public hearing may provide such comments as follows: **In-person attendance:** at Holladay City Hall or you can **Email** your comments by 5:00 pm on the date of the meeting to scarlson@cityofholladay.com or 801-272-9450

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.cityofholladay.com, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: Thursday, February 1, 2024 at 10:30 am
Stephanie N. Carlson MMC,
City Recorder City of Holladay



Community and Economic Development Staff have prepared proposed amendments to Chapter 5, Moderate Income Housing of the 2016 General Plan for Land Use Authority review in compliance with state requirements. The purpose of the ordinance amendment is to propose additional items to further our efforts in reporting annually and demonstrate meaningful progress towards the Plan and stay in compliance.

BACKGROUND

In March of 2022 the Utah State Legislature passed [House Bill 462 \(HB 462\)](#), requiring that municipalities take additional steps to ensure that local planning efforts focus on removing barriers preventing the construction or preservation of needed housing at moderate income levels throughout the state. Moderate income is defined as those persons/families with household incomes less than eighty percent (80%) of the COUNTY area median income level. (AMI).

Specifically, HB 462 requires a municipality to establish baselines of current housing stock. Based upon this data, the Land Use Authority shall adopt strategies within their general plan focused on moving the needle toward increasing numbers based upon population. To accomplish this, the bill provides a “menu” of twenty-four strategies municipalities must select from. In addition to adopting the selected strategies, a municipality shall develop actionable and measurable implementation plans for each chosen strategy, adopt them in their General Plan and provide a yearly report to the state via the Department of Workforces Services on steps the city has accomplished making affordable housing more attainable.

CED staff has identified three additional strategies to the six that have already been identified in the Third Revision from February 2023. There are a total of nine (9) items from the required list that are most supported by current and future goals of the City and that can be most reasonably studied and/or implemented. These amendments are presented for review with a recommendation to forward to the City Council.

KEY FACTS

- Holladay is classified as a “Class 3” municipality, having a population of 30k to 65k.
- Holladay does not have fixed-guideway public transit station (rail or bus rapid transit corridor)
- The FY 2023 HUD AMI ^{is} \$106,099 for Salt Lake County
- HB 462 modifies and expands the menu items and requires that municipalities review their moderate-income housing plans and update items with implementation elements.
- Implementation elements must include a timeline that has specific benchmarks for each chosen strategy but provides flexibility for the municipality to make adjustments.
- *Minimum adoption of menu item remains at 3 for cities without fixed guideway transit and 5 for those with fixed guideway transit (one of which is required to be the adoption of Station Area Plan). **If a city selects 5 (or 6 for fixed rail cities) and annually reports on them, then those cities would qualify for enhanced prioritization of state TIF/TTIF and ARPA local match program funds.***

HB 462 COMPLIANCE PROPOSAL REVIEW

Based upon City Council direction, staff has prepared a fairly comprehensive revision to the currently adopted Chapter 5 language. These amendments address a long-range vision and purpose of the chapter and are summarized as follows:

- Updated use of comparable terms referenced by statutory language.
- Revision or clarification of actions and task objectives.
- Addition of actions, tasks and timelines for each Strategy.

LONG RANGE GOAL:

Staff is confident that the predominant goal for Moderate-Income Housing is clearly stated in Chapter 5 of the 2016 General Plan and the additional statement that was added in the February 2023 revision of the MIH Plan:

1. *Provide the opportunity for development of housing options for different ages, lifestyles, and incomes.*
2. *Accommodate additional new dwellings by focusing appropriate additional dwellings within existing and redeveloping neighborhoods and mixed-use districts, throughout the City.*
3. *Provide a diversity of housing through a range of types and development patterns to expand housing product types which support moderate-income housing options available to existing and future residents.*

STRATEGY, IMPLEMENTATION & ACTION REVISION:

According to the previous goals set by the city and given the land use challenges Holladay must be mindful of, the CED staff proposes nine (9) strategy efforts (six that are currently in the Plan and 3 additional) from the list of twenty-four (24) provided in HB 462.

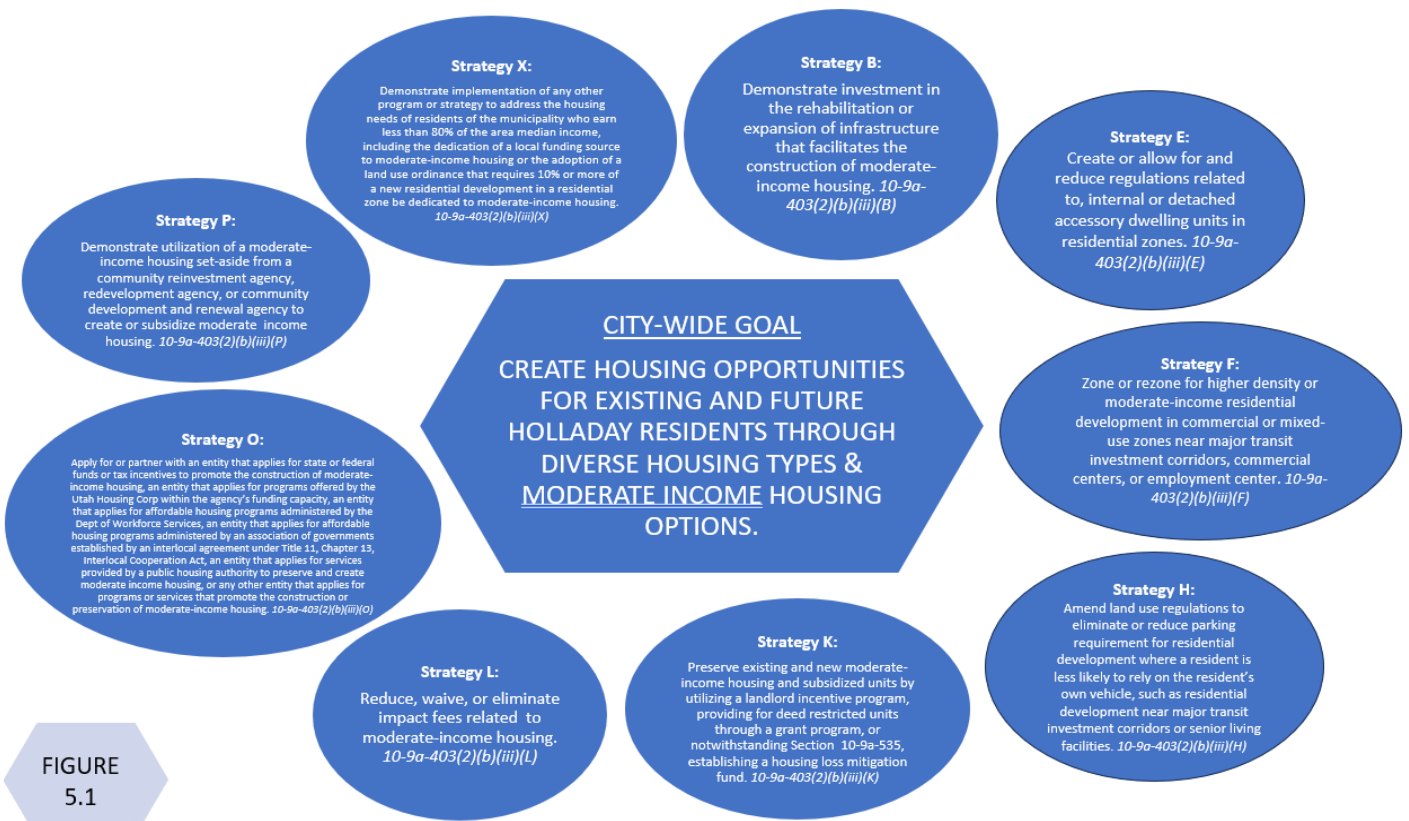


FIGURE 5.1

STRATEGY B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing. §10-9a-403(2)(b)(iii)(B)		
Goal: 1 and 3		
Action Items	Progress/Proposal	Tasks
Increase or improve active transportation access to safe pedestrian infrastructure and access to nearby amenities like parks and schools.	Propose Action Item and Tasks	<ul style="list-style-type: none"> Expanding transportation services will contribute to the goal of building a lifelong community for all stages of life by hiring a contractor to develop a plan for nearby closed Spring Lane Elementary. (Starting 2024) Improve pedestrian and bike connectivity within mixed use areas and connect into the surrounding neighborhoods and amenities. Review connectivity needs annually. (Starting 2024) Update our Bike and Trail Plan to show bike routes and public transit connections. (Starting 2024) Share links on the city’s website on public transit connections and schedules. Update annually or as needed. (Starting 2024)
Research grants and participate in discussions with regional organizations to help fund for infrastructure projects and rehabilitation.	Propose Action Item and Task	<ul style="list-style-type: none"> Provide information on at least 1 grant application to be submitted or be considered for submittal by the end of the reporting year. (Starting 2024) Apply for funding to improve Highland Drive and make it more pedestrian friendly for our residents, many who utilize bus transit. (Starting 2024) Research and apply for at least 1 grant annually for further infrastructure improvements like sidewalks and increasing safe routes to school and other destinations. (Starting 2024)

STRATEGY E: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. §10-9a-403(2)(b)(iii)(E)		
Goal: 1, 2 and 3		
Action Items	Progress/Proposal	Tasks & Timeline
Conduct public engagement study to determine hinderances to remodeling existing homes and amend ordinances accordingly.	COMPLETE	<ul style="list-style-type: none"> No Ongoing tasks Action Completed – ADU Ordinance passed Sept. 2021
Implement procedures encouraging ADU occupancy of approved “mother-in-law” apartment situations, established via “Second Kitchen Affidavit” policy, in order to identify legal remodels with secondary kitchenettes, etc.	Propose Additional Tasks for this Action	<ul style="list-style-type: none"> Monitor Quarterly ADU production (started 2023) Send an annual letter to residents explaining protection of homeownership rights relating to ADU in residential zones. (Starting 2024) Educate the community, and provide a summary to the City Council, annually, on ADU’s and encourage those with illegal ADUs to become legal and meet adopted legal building codes. The city will provide education by updating the city’s website with information on legalizing their ADU (Starting 2024)

Evaluate the Accessory Dwelling Unit (ADU) program citywide	Propose Action Item and Tasks	<ul style="list-style-type: none"> • Monitor legislative changes annually to determine if further changes are required. (Starting 2024) • Educate the community, and provide a summary to the City Council, annually, on ADU's and encourage those with current illegal ADUs to become legal and meet adopted legal building codes by updating our city's website with information on legalizing their ADU. (Starting 2024). • Work with the City Council on defining what an amnesty program would look like for those who currently rent illegal ADUs. Revisit the Amnesty program annually to evaluate the utilization of the program. (Starting 2024) • Quarterly Review and evaluate the code for revisions that may help streamline ADU development. (Starting 2024) • Conduct proactive code enforcement annually to promote good property maintenance and to educate landlords. (Starting 2025)
---	-------------------------------	--

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. §10-9a-403(2)(b)(iii)(F)		
Goal: 2 and 3		
Action Items	Progress/Proposal	Tasks
Study and review potential housing related amendments to the Office Research and Development (ORD) zone by December 31, 2022, to facilitate new moderate housing types in this major employment center.	COMPLETE	<ul style="list-style-type: none"> • No ongoing tasks • Action Completed
Adopt new mixed-use zone designation for the Holladay Crossroads Small Area Master Plan (HCR-SAMP) by December 31, 2022, as a transit oriented, mixed-use zone available for multi-family residential development.	COMPLETE	<ul style="list-style-type: none"> • No ongoing tasks • Action Completed
Study and review potential housing related amendments to the C-1 and C-2 commercial zones, to recommend facilitating additional housing types in these mixed-use zones.	Propose Additional Tasks for this Action	<ul style="list-style-type: none"> • Create a Study Committee to address housing related amendments (Starting 2024) • Research and develop a list of properties that fall within these zones to have the Committee study and provide recommendations. (Starting 2024)

STRATEGY H: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residents own vehicle, such as residential development near major transit investment corridors or senior living facilities. §10-9a- 403(2)(b)(iii)(H)

Goal: 1, 2 and 3

Action Items	Progress/Proposal	Tasks
Complete a study period proposing a reduction to multi-family and related residential parking requirements with alternative off-street parking options by December 31, 2022.	COMPLETE	<ul style="list-style-type: none"> No Ongoing Tasks Completed in 2022

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. §10-9a-403(2)(b)(iii)(K)

Goal: 1 and 3

Action Items	Progress/Proposal	Tasks
Preservation of subsidized units	Propose new Action item and Tasks	<ul style="list-style-type: none"> Reference state preservation notice law and start reaching out to owners at least 3-6 years prior to expiration date. (Starting 2024) Research the need for Rental Assistance programs for at-risk populations. (Starting 2024)
Preserve existing moderate-income housing	Propose new Action item and Tasks	<ul style="list-style-type: none"> Research properties that have potential to be converted to MIH due to their need for rehabilitation. (Starting 2024) Reach out to property owners of properties that could be converted to MIH and establish relationships. (Starting 2024) Staff will track existing and new moderate-income housing quarterly. (Starting 2024)
Promote Housing Preservation and link to programs that will help residents maintain their homes and lower costs for maintaining their homes.	Propose Action Item and Task	<ul style="list-style-type: none"> Partner with organizations that promote programs that assist residents with maintaining their home and provide incentives to preserve their homes and lower costs for maintaining their homes. (Starting 2024)

STRATEGY L: Reduce, waive, or eliminate impact fees related to moderate income housing. §10-9a- 403(2)(b)(iii)(L)

Goal: 1, 2 and 3

Action Items	Progress/Proposal	Tasks
Park Impact Fees may be considered to be waived for proposed new developments, for new MIH housing units.	Proposed Tasks for this Action item	<ul style="list-style-type: none"> Review the RFP's for the General Plan and Spring Lane to evaluate how they will influence the impact study. (Starting 2024) Create a study committee to review previous and current RFP's that may impact MIH and how impact fees relate to MIH. (Starting 2025) Coordinate for completing an impact study. (Starting 2025)
Complete an impact study to revise the current fee analysis with intent to reduce current Impact Fees as they relate to MIH housing.	Proposed Task for this Action item	<ul style="list-style-type: none"> Coordinate the tasks to conduct and complete an impact study, with the intent to reduce impact fees related to MIH housing development. (Starting 2025)

STRATEGY 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 withing 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. §10-9a-403(2)(b)(iii)(O)

Goal: 1 and 3

Action Items	Progress/Proposal	Tasks
<p>Beginning June 2022 and Bi-yearly thereafter, a meeting shall be convened with the intent to seek out and apply for Salt Lake County incentive programs or partnership with other entities which apply for incentive programs offered by the Utah Housing Corporation, the Department of Workforce Services, or by an association of governments established by an interlocal agreement.</p>	<p>Propose additional Tasks for this Action</p>	<ul style="list-style-type: none"> • Partner with Royal Holladay Hills. A development agreement was executed (Completed) • Hire an Economic Development & Housing Manager with the intent to seek out partnerships and research programs that would further the goal of promoting/preserving moderate income housing in the city. (Completed 2023) • Develop a marketing plan for housing programs that can be provided by community-based partners. (Starting 2025) • Create an inventory of housing programs and make that information readily available to existing and new residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. (Starting 2024) • Maintain a close partnership with the Housing Authority of Salt Lake County to facilitate rental assistance or other eligible programs for residents, research their site quarterly for programs. (Started 2023) • Set up a meeting with TURN – they have a project at Holladay Duplex (focus on population with disabilities) to discuss their plans for the units after their expiration under the OWHLF program that their affordability expires in 2029. (Starting 2025)
<p>Apply for CDBG funding, and if awarded to create and offer housing programming to include Home Repair Grant program for moderate income residents.</p>	<p>Propose Action Item and Tasks</p>	<ul style="list-style-type: none"> • Contact CDBG representatives to establish a relationship and get registered for their workshops for application. (Starting 2024) • Apply for CDBG grant funding to fund these programs. (Starting 2024) • Monitor current partnerships and seek out new partnerships to support these housing programs for our moderate-income residents. (Starting 2024)
<p>Increase access to programs that relate to property resilience. Homes can have conditions that lead to building degradation and make them vulnerable to weatherization or other disasters. This action will connect residents with resources to keep their homes maintained and possibly mitigate potential health risks.</p>	<p>Propose Action Item and Tasks</p>	<ul style="list-style-type: none"> • Research and develop a plan that helps us partner with housing agencies to provide preservation opportunities and resources for our residents. (Starting 2024) • Educate residents and connect them to resources by posting links and information on our city website, on the programs where funding may be available to reduce conditions within a home that may be harmful to families like water leaks and ventilation issues. Revise quarterly or as needed. (Starting 2024)

STRATEGY 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. §10-9a-403(2)(b)(iii)(P)		
Goal: 1 and 3		
Action Items	Progress/Proposal	Tasks
We currently have housing funds generated by RDA projects with approximately a million dollars or more earmarked for affordable housing. More than 100 MIH units are currently on track to be established. new by 2028	Propose additional Tasks for this Action	<ul style="list-style-type: none"> Establish an RDA partnership (Started in 2022) Partner with the County on property within Holladay and coordinate annual conversations. (Started in 2023)
Conduct a process and policy establishment study by December 31, 2025 , designed to require new higher density developments to have a minimum percentage of the dwellings to be set aside for lower income households through the possibility of density bonuses and/or other tools.	Proposed Tasks for this Action	<ul style="list-style-type: none"> Create a study committee (including the County) to review mixed use properties and help develop a process and possible inclusionary policy. (Starting in 2025) Coordinate monthly meetings with the Study Committee to evaluate possible affordable housing opportunities and how we can best use our set-aside funds in new developments. (Starting in 2025)

STRATEGY 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. §10-9a-403(2)(b)(iii)(X)		
Goal: 1 and 3		
Collect and assess housing and demographic data to determine immediate and future housing needs and goals.	Propose Action Item and Tasks	<ul style="list-style-type: none"> Collect baseline data, evaluate and analyze and post results on the website on an annual basis. (Starting 2024)
Apply for CDBG funds to create a Housing Rehabilitation Program or Neighborhood Improvement Program if awarded.	Propose Action Item and Tasks	<ul style="list-style-type: none"> Annually Budget and apply for CDBG funding (Starting 2024) Create a Housing Rehabilitation Program with guidelines and application. (Starting 2025 if awarded grant) On an annual basis Identify areas that qualify as eligible census tracts for Moderate Income residents. (Starting 2024)
Promote Fair Housing	Propose Action Item and Tasks	<ul style="list-style-type: none"> Promote on our city's website fair housing practices by making available links and information on agencies that offer fair housing services. Revise annually or as information changes. (Starting 2024)
Promote Senior Housing Opportunities	Propose Action Item and Tasks	<ul style="list-style-type: none"> Research and build a list of senior housing services to assist our aging population with resources to find housing and services. (Starting 2024) Add a list of Senior housing opportunities to the City Website and continue to update annually. (Starting 2024)
Promote and Provide Water and Energy Conservation information to our residents.	Propose Action Item and Tasks	<ul style="list-style-type: none"> Research programs for residents on water, solar and other energy conservation improvement programs to assist and ease the stress of high housing costs. (Starting 2024) Promote these programs on the city's website and update biannually. (Starting 2024)

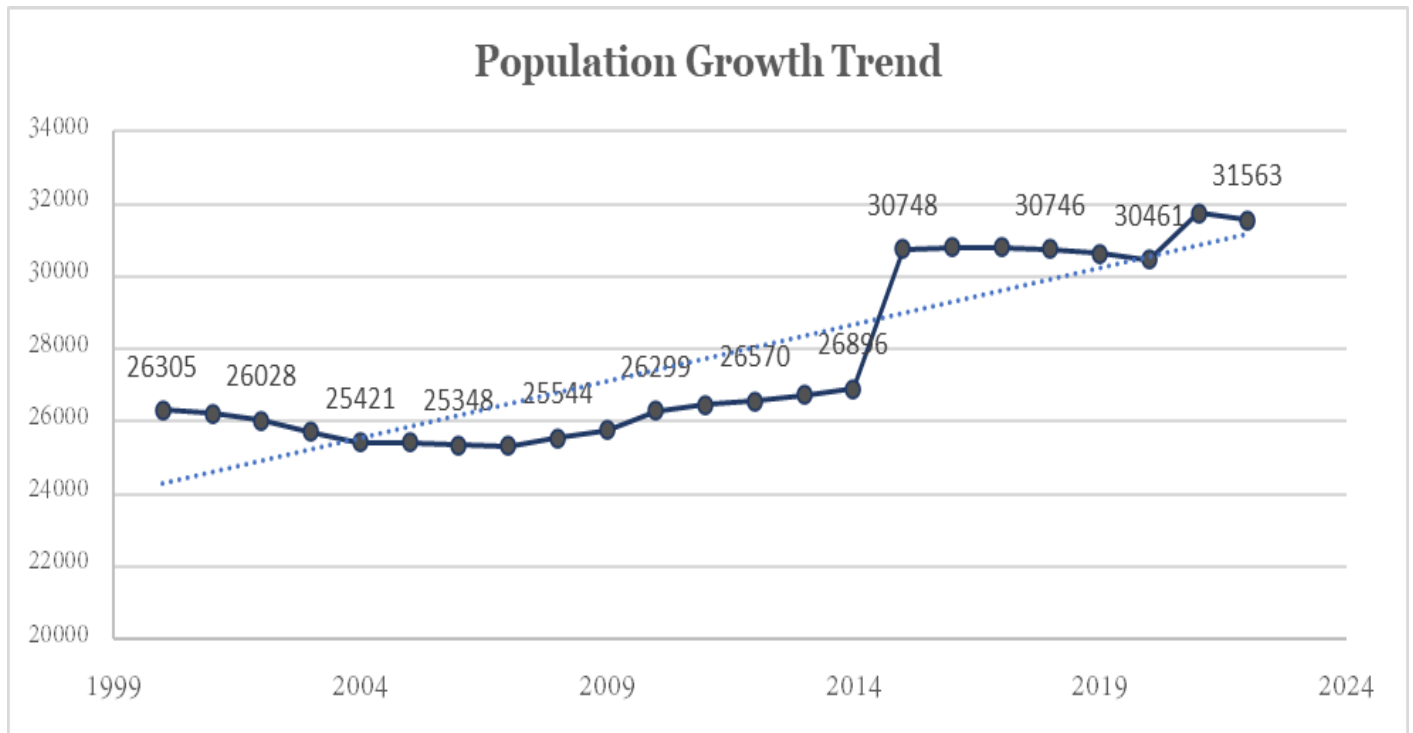
Provide residents with a list of apartments with various accommodations.	Propose Action Item and Task	<ul style="list-style-type: none"> Gather all city-wide apartments contact information and update annually on our city's website to assist residents in finding housing in Holladay. (Starting 2024)
Offer Rental Subsidies or Down Payment Assistance information to eligible residents.	Propose Action Item and Tasks	<ul style="list-style-type: none"> Provide opportunities to offset rising housing costs and promote reinvestment in existing single family residential areas to MIH residents. (Starting 2026)

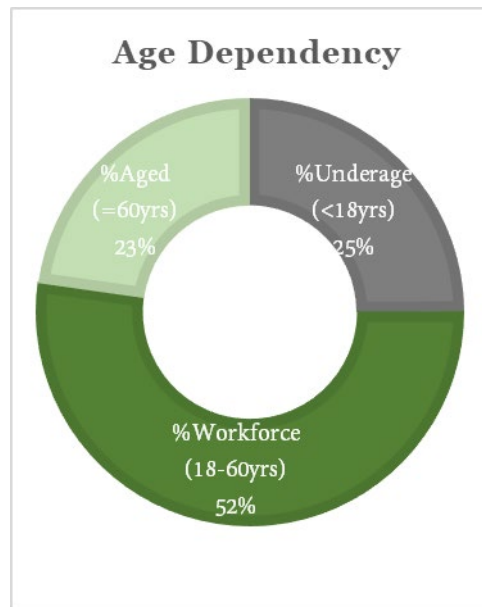
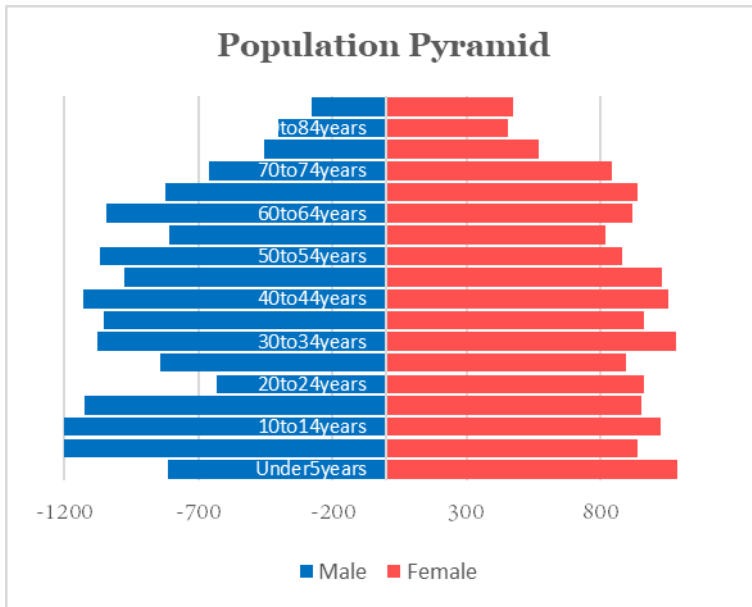
REQUIRED POPULATION AND HOUSING DATA UPDATE:

Population

Given the current estimates, the city has 25% of the population in the young dependent cohort (*i.e., under the age of 18 years*), 52% in the working force (*i.e., between 18 to 60 years*), and 23% in the aged group (*i.e., over 60 years*). Meanwhile, about 19.5% of the work force cohort are between the ages of 45 to 60 years. This suggests that Holladay city has an aging population with a dependency ratio that may rise in the next five to ten years.

This demographic profile has significant implications for community and economic development, particularly in terms of accommodating the increasing health and social infrastructure needs of an aging population. Advanced planning will be essential to address these needs, including considerations for hospitals, parks, open spaces, recreational facilities, and enhanced mobility options. To effectively respond to these demographic trends, Holladay may need to focus on strategies that promote age-friendly environments, accessible healthcare services, programs that lower housing costs in maintaining their homes, and supportive housing options for older residents. Additionally, investing in programs and services that cater to the needs of the moderate-income and aging population can contribute to the overall well-being and quality of life for all residents.

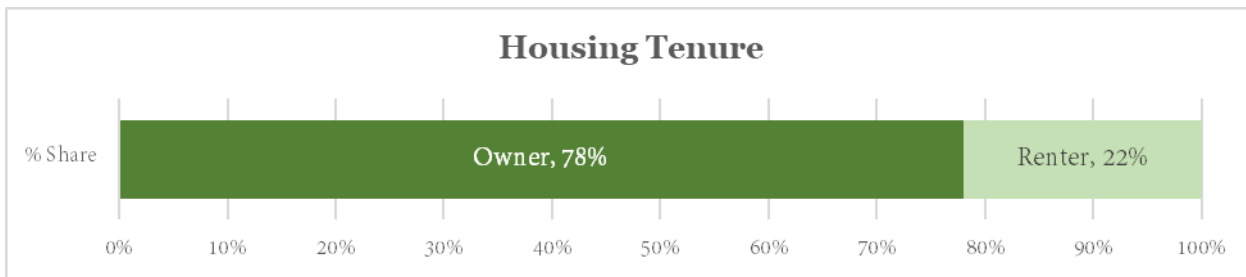


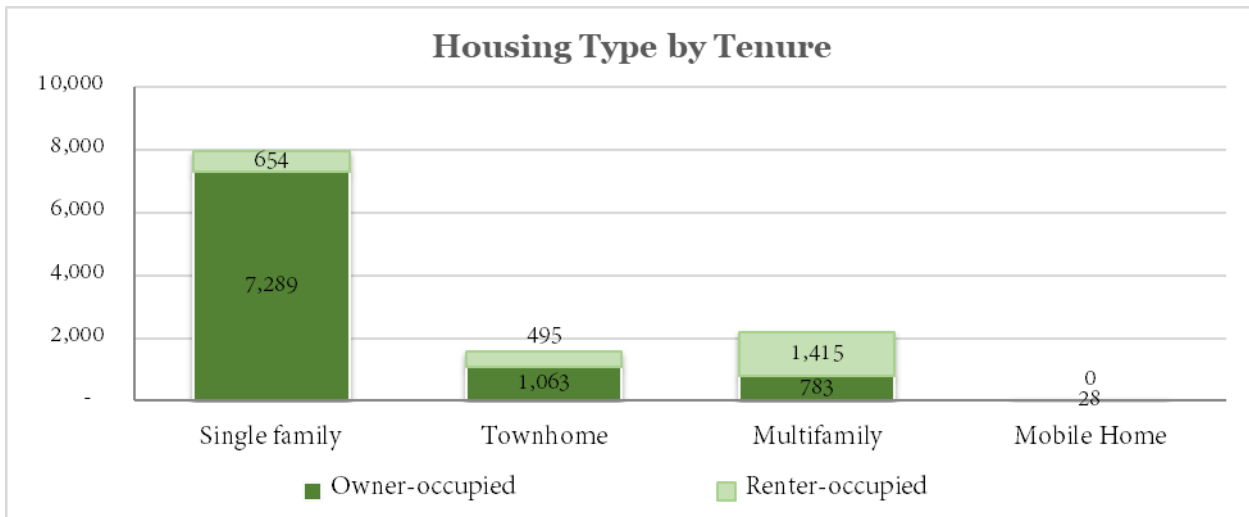


Housing, Tenure, and Affordability

With a total housing stock of 12,574, Holladay city has 11,727 occupied units and 847 vacant units – signifying a vacancy rate of 7%. The median home value in Holladay city is \$541,800. The city is primarily owner-occupied dominated (78%) versus the 22% of households who rent. The housing tenure dynamics takes semblance with that of the State – with a tenure share of 71% to 29% for owners and renters respectively. The city's housing stock can be categorized into four main types: single-family homes (67.7%), townhomes (13.3%), multifamily homes (18.7%), and mobile homes (0.2%). Notably, the majority of homes in the city are single-family dwellings, contributing to a low-density development pattern that characterizes the community.

These housing trends have several implications for the city’s overall growth and development. The high median home value suggests a relatively affluent residential market, which may impact affordability and housing accessibility for certain segments of the population. The mix of housing types, with a significant proportion of single-family homes, reflects a low-density development pattern that can influence land use planning, infrastructure needs, and the overall character of the community. We may need to consider strategies that balance the preservation of this low-density character with the potential for infill development or increased housing diversity to meet evolving demographic and market demands.





Average Household Size

Average Household Size (ACS Table B25010)			
	2009 American Community Survey	2017 American Community Survey	2022 American Community Survey
Average Household Size	2.61	2.71	2.68
Owner-Occupied HH Size	2.67	2.73	2.73
Renter-Occupied HH Size	2.42	2.62	2.48

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

Median Household Income

Median Household Income (ACS Table B25119)			
	2009 American Community Survey	2017 American Community Survey	2022 American Community Survey
Salt Lake County Median Household Income	\$63,384	\$81,409	\$106,099
Owner-Occupied Income (ACS Table B25119)	\$75,500	\$99,336	\$121,735
Renter-Occupied Income (ACS Table B25119)	\$42,743	\$45,203	\$65,513

Source: US Census Bureau. Table B25119 Median Household Income by Tenure.. American Community Survey.

Salt Lake County Area Median Income

Median Household Income - Table: B19019			
	2009 American Community Survey	2017 American Community Survey	2022 American Community Survey
Total:	\$0	\$67,922	\$106,099
1-person households	\$29,347	\$35,234	\$44,891
2-person households	\$60,515	\$70,072	\$100,349
3-person households	\$66,549	\$79,895	\$135,435
4-person households	\$72,043	\$88,785	\$202,778
5-person households	\$72,151	\$87,250	\$159,205
6-person households	\$79,716	\$92,268	\$250,000 +
7-or-more-person households	\$81,746	\$96,814	\$250,000 +

Median Family Income - Table B19119			
	2009 American Community Survey	2017 American Community Survey	2022 American Community Survey
Total:	\$66,413	\$78,828	\$133,137
2-person families	\$59,252	\$68,991	\$94,653
3-person families	\$63,983	\$78,081	\$141,058
4-person families	\$72,222	\$88,255	\$193,203
5-person families	\$73,345	\$87,065	\$161,458
6-person families	\$80,836	\$92,594	\$250,000 +
7-or-more-person families	\$85,906	\$95,705	\$250,000 +

Source: US Census Bureau. Tables B19019 Median Household Income and Table B19119 Median Family Income. American Community Survey.

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS - Universe: RENTER-OCCUPIED HOUSING UNITS	
	Estimate
Total:	2,564
Less than 10%	99
10 to 15%	419
15 to 20%	186
20 to 25%	451
25 to 30%	206
30 to 35%	314
35 to 40%	107
40 to 50%	83
50% or more	555
Not computed	144

Source: US Census Bureau. Tables B25070 Gross Rent as a Percentage of HH Income American Community Survey.

Housing Units By Structure Type

Housing Units by Structure Type (Tables: B25001 and B25032)			
	2009 American Community Survey	2017 American Community Survey	2022 American Community Survey
Total Housing Units (Table B25001)	10,333	12,021	12,574
Total Occupied Structures: (Table B25032)	9,593	11,297	11,727
Owner-occupied housing units:	7,062	8,759	9,163
1, detached	5,783	7,262	7,289
1, attached	763	751	1,063
2	71	119	28
3 or 4	137	166	133
5 to 9	104	285	252
10 to 19	93	881	278
20 to 49	66	33	63
50 or more	45	36	29
Mobile home	0	26	28
Boat, RV, van, etc.	0	0	0
Renter-occupied housing units:	2,531	2,538	2,564
1, detached	417	678	654
1, attached	333	398	495
2	434	369	173
3 or 4	222	251	86
5 to 9	193	269	537
10 to 19	491	214	317
20 to 49	347	293	190
50 or more	94	66	112
Mobile home	0	0	0
Boat, RV, van, etc.	0	0	0

Source: US Census Bureau. Tables B25001 and B25032 Housing Units by Structure Type. American Community Survey.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend [Holladay Ord. 13.07.020](#) as shown in section “Strategy, Implementation and Action Revision” section based on the following findings:

1. Compliance with Utah State Legislature passed [HB462](#) by establishing baselines of current housing stock. Based upon this data, the Land Use Authority shall adopt strategies within their general plan focused on moving the needle toward increasing numbers based upon population growth and development within the City of Holladay.
2. Compliance with the City’s Long Range Housing Goals in the General Plan Chapter 5 Moderate Income Housing Plan that was revised and passed in February 2023.
3. Compliance with the State’s reporting requirement stating that a municipality shall develop actionable and measurable implementation plans for each chosen strategy, adopt them in their General Plan and provide a yearly report to the state via the Department of Workforces Services on steps the city has accomplished making affordable housing more attainable and making meaningful progress towards that goal.

MOTION EXAMPLES

A motion to approve or deny:

“I ___ Motion to forward a recommendation to the City Council to (approve, deny) an amendment to the General Plan, Moderate Income Housing plan, Chapter 5, based upon the following findings”

A motion to continue:

“I ___ Motion to continue the application to amend Chapter 5 Moderate Income Housing plan to the next regularly scheduled meeting”