



**Murray City Annual Moderate-Income Housing Report, Attachment A:
November 30, 2021**

Responses to Reporting Form questions 1-5, "Strategies". All responses for each of the eight (8) strategies in Section 9 of Murray's General Plan are provided individually.

Strategy 1

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

Promote 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.

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

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

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

A resulting diversity of housing options in all areas of the city, including higher density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through residential infill development.

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

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives, and strategies. Planning Division staff makes periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Not applicable. Planning Staff supports projects that further these goals whenever possible.

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

Planning Division staff.

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

Staff must continue to allocate time for review of ordinances and continue to build support among the citizenry and public officials.

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

This strategy/goal is on-going, and deadlines are not relevant.

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

Not applicable. Planning Staff supports projects that further these goals whenever possible.

- 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?*

City officials and staff have supported and approved higher densities and varied housing styles through zoning and infill development wherever possible. The barriers encountered are most commonly public concerns related to density.

- 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?*

Murray City partners with Neighborworks to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation programs in older parts of the community wherever naturally occurring affordable housing is found.

Strategy 2

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

Ensure zoning of residential areas does not prohibit compatible types of housing.

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

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

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

The desired outcome is greater diversity of housing throughout residential zoning, resulting in more options, and more affordability.

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

Planning Division Staff makes periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Further review of residential zoning and subdivision codes for potential changes that will support more diverse and compatible housing types for residential infill.

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

Planning and Engineering staff.

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

In addition to staff time for review of the ordinances and subsequent research, a program of outreach and public review to promote strategic infill methods that make sense for Murray would be advisable. Public input and buy-in from citizenry and public officials will be critical, and funding for a study and/or community survey should be considered.

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

This strategy/goal is on-going, and deadlines are not relevant; however, the Community Development Department budget for 2021-2022 was approved to include funding to fill the vacant Senior Planner position, providing for the full planning staff in order to pursue goals and objectives of the General Plan, including those related to the moderate income housing plan.

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

In March 2020, twin homes were defined and specifically allowed in the R-N-B, Residential Neighborhood Business Zone along with duplexes. A subdivision of 26 twin-homes has now been completed as a direct result.

- 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?*

City officials and staff continue to support a greater diversity of housing styles, types, and densities through different zoning. The barriers encountered are most commonly public concerns related to density.

- 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?*

Murray City partners with Neighborworks Salt Lake to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray, in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community.

Strategy 3

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

Continue to support Accessory Dwelling Units (ADUs) in all residential zones.

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

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

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

Public support for ADUs, creation of "life-cycle" housing opportunities within existing neighborhoods, and broader application of the use of ADUs to achieve those goals throughout the city.

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

In August, 2021, Murray City adopted changes to the Accessory Dwelling Unit (ADU) ordinance to assure compliance with State mandates. These changes included making attached (internal) ADUs permitted uses, removing restrictions on the number of bedrooms, and removing restrictions on the overall size of the ADU. In addition to these changes the allowance for ADUs was extended beyond single-family zones to all zones where single-family dwellings are permitted.

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.*
- Review of the Land Use Ordinance for ADUs to consider additional allowances to accommodate greater utilization of ADUs, specifically for detached ADUs which have been far less common due to more restrictions.
 - Seek departmental and public input.
 - Propose additional changes / allowances and present to the Planning Commission and City Council.
- b. *Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.*
 Planning Division and other City Staff, Planning Commission, City Council.
- c. *Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.*
 Staff must continue to allocate time for review of ordinances, find ways to seek input from citizenry and other City Staff and build support for positive changes, and finally draft and present the of proposed changes.
- d. *Please state specific deadlines for completing the key tasks of each stage identified in item 5a.*
 Planning Division Staff has identified updating further allowances for ADUs as a goal to be accomplished by August, 2022.
- e. *Which of the tasks stated in item 5a have been completed so far, and what have been their results?*
 Senior Planning Staff has researched potential allowances for detached ADUs on smaller lots and ADUs over accessory structures. State mandated changes for attached (internal) ADUs were generally well received, but further changes will require more public outreach and education.
- 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?*
 The City continues to experience generally positive outcomes related to the implementation of ADUs. An eleven-year history of ADU approvals is shown by the table below:

Year	ADUs Approved
2010	5
2011	5
2012	4
2013	7
2014	4
2015	1
2016	4
2017	6
2018	13
2019	8
2020	7
2021	5

- 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?*

Not with relation to the use of ADUs.

Strategy 4

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

Continue to support the use of density bonuses for constructing affordable housing options.

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

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

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

Greater densities in multi-family projects and developments associated with high-quality units designated for occupation and use by moderate-income households.

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

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives, and strategies. No recent projects have utilized the density bonuses. In July, 2021, the City adopted changes the several mixed use zones and the creation of two more mixed use zones. All five mixed use zones now include additional residential density allowances which can be achieved by providing affordable housing in various ranges within the proposed project.

- 5. In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Review the density bonus for potential updates to achieve more widespread use. Adjustments to the prior existing density bonus language could be considered based upon the newly adopted language in the mixed use zones.

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

Planning Division staff, Public Works, and Engineering Staff.

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

Staff must allocate time for review of ordinances and seek input from public officials. Staff must also allocate time and expertise to determine availability of utilities for increased densities in areas outside those considered for mixed use zones.

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

There is no established deadline related to this goal or the identifiable tasks at this time.

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

Availability of utilities has been analyzed for additional residential density in mixed use areas, and utility plans have been updated accordingly.

- 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?*

Allowable densities in mixed use areas were adjusted by amendments to those zones in July 2021 based upon the limitations of public services and utilities. The broader, pre-existing residential density bonus for multi-family zones has not been recently utilized and should be similarly evaluated and updated.

- 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?*

Not in relation to the incentive density bonus.

Strategy 5

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

Maintain reduced residential parking requirements in the M CCD, Mixed-Use, and Transit Oriented Development zones.

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

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

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

- Support of true mixed-use development patterns and projects where they can be most effective.
- Support of the highest densities where they are most appropriate.
- Support of higher densities in identified "centers" and along corridors than would be allowed generally with simple multi-family zoning through the use and application of mixed-use design and planning principles.

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

Between February and July of 2021, the mixed-use zones (TOD, M CCD, and MU) were updated and modified significantly. Parking requirements in all cases were modified to better reflect a relationship between numbers of bedrooms and parking requirements; however, significant reductions from standard residential and commercial zoning were maintained in each of the zones.

Reports presented to the Planning Commission and City Council on specific projects and developments include references and findings related to the General Plan goals, objectives, and strategies, and incorporates analysis of the access of higher density residents to transit and services, which are essential to moderate-income households.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Not applicable.

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

Planning Division staff.

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

Not applicable.

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

This strategy/goal is on-going, and deadlines are not relevant.

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

Not applicable.

- 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?*

City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments in and around the transit stations.

- 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?*

Not with relation to reduced parking in transit-oriented mixed use zones.

Strategy 6

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

Implement transit-oriented development and/or mixed-use zoning for properties in and around transit stations.

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

(This strategy supports Objective 1 of Section 9-3 of the General Plan): Ensure housing affordability targets are achievable using a range of strategies.

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

The implementation of livable, higher density residential development in areas providing the best access to services and public transportation.

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

Mixed Use development requires approval by the Land Use Authority. Reports to the Planning Commission on projects and developments include references and findings related to the General Plan goals, objectives, and strategies. Planning Division staff makes periodic progress reports to the Planning Commission and City Council on the implementation of the General Plan's goals and objectives, including those for 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.*

- The Fashion Place West Small Area Plan was adopted in February, 2021.

- In 2019, Murray City adopted a Small Area Plan for the UTA Murray Central Station.
- In November 2019 the City updated the M-U, Mixed Use Zone in order to consider implementing M-U zoning in areas identified as centers or in transition by the General Plan.
- Utility Master Plans have been updated to accommodate greater residential densities in and around the transit stations and along the transportation corridors.

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

Planning Division staff, Public Works and Engineering Staff, Planning Commission, and City Council.

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

The resources needed for identified upgrades to various public services and utilities have been allocated in support of the potential residential densities. Those changes and upgrades will be implemented as new development related to the plans continues.

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

- The Fashion Place West Small Area Plan should be adopted during January 2021.
- The application for the Transportation and Land Use Connection (TLC) grant must be completed by December 29, 2020.
- The updated Transportation and Sewer Master Plans were completed during 2021.

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

Mixed Use Zones have been employed around the Murray North and Murray Central Stations, and there are many projects completed or in various stages of development. The Fashion Place West Small Area Plan supports the implementation of additional mixed-use zoning around that station area as well. A mixed use project on the property including 421 residential apartments and 21,000 square feet of related retail space is under construction. The City is currently processing building permits for an additional 516 units in two mixed use projects on vacant properties. A third mixed use project was recently entitled including 350 residential units. Other applications for mixed use developments are expected.

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?

City officials and staff have supported and approved higher densities and varied housing styles through zoning. In addition to public opposition, concerns about the adequacy of public infrastructure (sewer, water, transportation) emerged as the greatest barrier. Those concerns have been directly addressed through the updates of the Sewer and Transportation Master Plans mentioned above.

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?

These considerations are on a case-by-case basis and are typically brought forward by the developer.

Strategy 7

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

Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

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

(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.

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

A diversity of housing options in all areas of the city, including higher density in appropriately located areas (transit-adjacent, mixed-use, corridors and centers) and additional density where possible in traditionally lower density neighborhoods through infill development.

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

Reporting to the Planning Commission and City Council on specific projects and developments includes references and findings related to the General Plan goals, objectives, and strategies. Planning Division staff makes periodic progress reports to the City Council on the implementation of the General Plan's goals and objectives, including those for moderate income housing.

5. *In the boxes below, outline the following objectives associated with the goals(s) stated in item 2.*

- a. *Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.*

Funding for a housing affordability study has been allocated. City Staff is currently preparing a request for proposals.

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

Planning Division staff, Public Works, and Engineering Staff.

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

After the study is completed the City should allocate time and funds as needed to implement strategies and solutions suggested by the plan. Staff must also continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.

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

This strategy/goal is on-going, and deadlines are not relevant.

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

Fund allocation for the study has been completed, but no further results will be seen until after the study has been completed.

- 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?*

City officials and staff have supported and approved higher densities and varied housing styles through zoning. The barriers encountered are most commonly public concerns related to density.

- 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?*

Murray City partners with Neighborworks Salt Lake to preserve affordable housing stock by making funds available to rehabilitate aging housing, as well as providing housing improvement loans, low-cost mortgages, and down payment assistance. The Redevelopment Agency of Murray, in partnership with Neighborworks Salt Lake, utilizes the 20% housing set-aside funding to invest in residential infill and housing rehabilitation in older parts of the community and other areas where naturally occurring affordable housing can be found.

Strategy 8

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

Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

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

(This strategy supports Objective 2 of Section 9-3 of the General Plan): Provide the opportunity for affordable home ownership by offering a range of housing types for purchase, including attached dwellings.

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

To identify and propose any appropriate modifications to allowable housing types, lot size, setbacks and other factors that may be unnecessarily limiting the addition of residential density – and therefore diversity and affordability – through zoning.

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

Planning Division Staff reports periodically to City Officials on the implementation of the goals and objectives of the General Plan.

- 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.*

Review of the residential zoning and subdivision codes for possible changes. Funding for a housing affordability study has been allocated. City Staff is currently preparing a request for proposals.

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

Planning Division, Public Works, Engineering, Planning Commission, and City Council

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

After the study is completed the City should allocate time and funds as needed to implement strategies and solutions suggested by the plan. Staff must also continue to allocate time for review of ordinances and continue to seek buy-in from citizenry and public officials.

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

This strategy/goal is on-going, and deadlines have not been established.

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

Not applicable.

- 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?*

Not applicable.

- 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?*

Not applicable.