



# HOUSING AFFORDABILITY & NEIGHBORHOOD PARTNERSHIP INITIATIVE



Prepared by the Orem City Planning Division and Community Services Department

Housing is “affordable” if a household can attain it (including rent, mortgage payment, taxes, property taxes, and utilities) with **no more than 30%** of that household’s gross income.



Affordable housing doesn't necessarily mean large, multi-family complexes. It can be medium-density townhomes, small duplexes and triplexes, accessory apartments, or even single family homes.



*Example of affordable housing in Park City. This project consists of single family homes that range from \$192k to \$280k, which is 80% less than comparable dwellings in the area.*

# Affordable housing matters because...

- High housing costs reduce disposable income, which means that families with modest incomes have less money to pay bills, buy groceries, health care, and purchase other necessities.
- High housing costs also prevent people from spending money at local restaurants and shops, so the economy is not as vibrant as it could be.
- High housing costs can push families into homelessness.



# Affordable housing matters because...

- Studies show that children in stable housing do better in school and are less likely to experience disruption in their education due to unwanted moves.
- Decent, affordable housing reduces stress, toxins, and infectious disease, which leads to improvement in both physical and mental health.
- Affordable homes can attract and retain employees to your community.
- Affordable homes also support the local workforce so they can live close to their jobs..
- In revitalizing communities, the construction of affordable homes can also help to stimulate economic growth.
- A healthy mix of housing options, from market- rate and affordable rental housing, single- family homes, duplexes, as well as developments for seniors, ensures opportunities for all individuals to improve their economic situation and contribute to their communities.



Many important professions are significantly impacted by the lack of affordable housing



## HUD uses the following categories to quantify median household incomes:

### Households below the poverty level

Individuals making **less than \$12,490 per year**. This category accounts for approximately 6% of Orem's population.

### Low wage workers

Households making **less than \$29,039 per year**, or less than 50% of the area median household income. This category accounts for approximately 12% of Orem's population.

### Low-income households

Households making **less than \$46,462 per year**, or less than 80% of the area median household income. This category accounts for approximately 24% of Orem's population.

### Moderate-income households

Households making **less than \$69,692 per year**, or between 80 – 120% of the area median household income. This category accounts for approximately 22% of Orem's population.

**Households below  
the poverty level**

*Housing that is affordable for those below the poverty level must be less than **\$312/month**.*

**Low wage workers**

*Housing that is affordable for low wage workers must be less than **\$726/month**.*

**Low-income  
households**

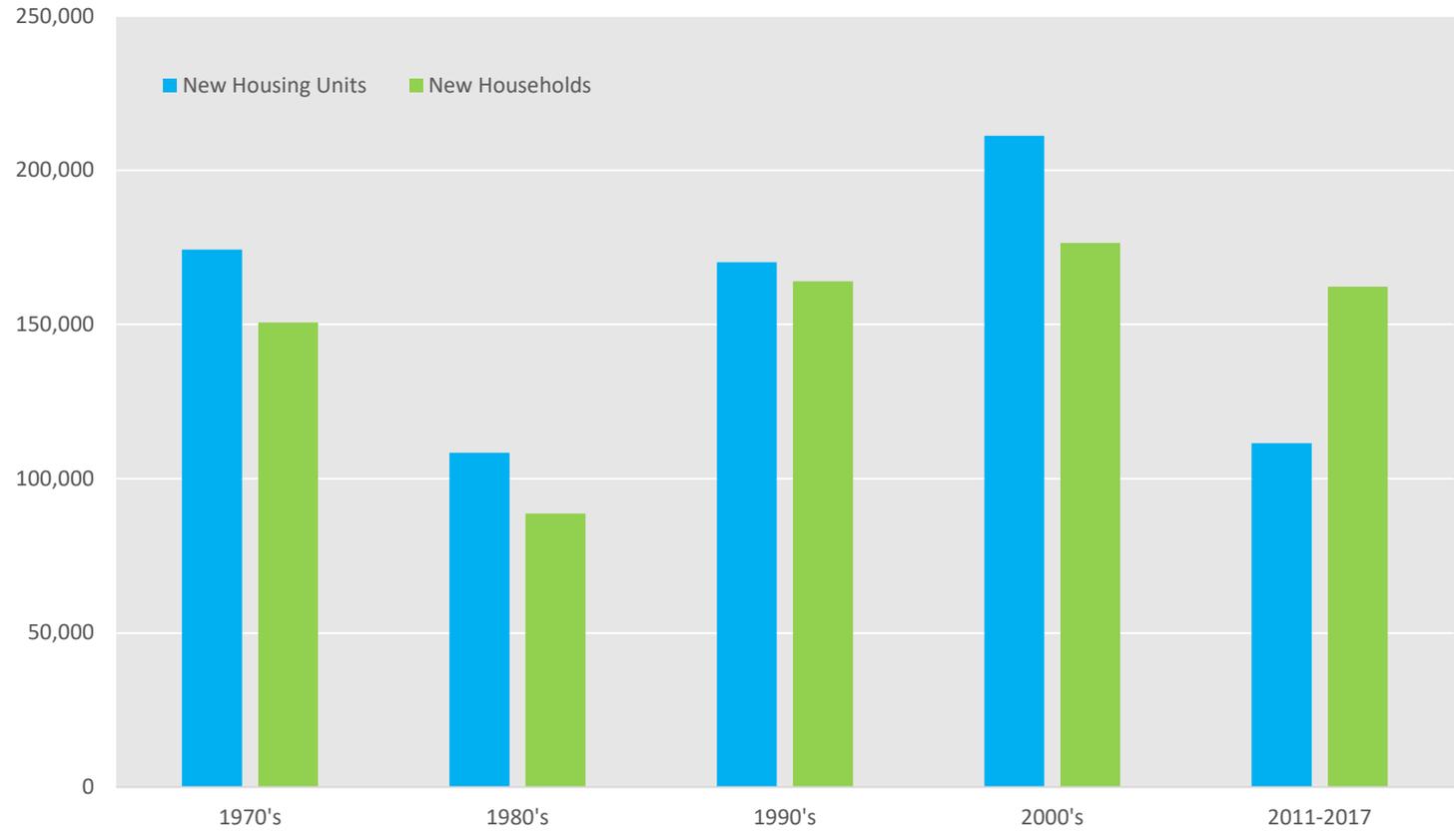
*Housing that is affordable for low-income families must be less than **\$1162/month**.*

**Moderate-income  
households**

*Housing that is affordable for moderate-income families must be less than **\$1742/month**.*

The number of new housing units does not meet the number of new households

New Housing Units vs. New Households in Utah, 1970 to 2017



Source: U.S. Census Bureau and Ivory-Boyer Construction Database

This has caused housing costs to increase due to high demand and lack of supply.

As of 2018, 24.6% of moderate to low income households in Orem were paying more than 30% of their monthly income towards housing costs. This corresponds to **6,769 households living in unaffordable housing.**

# Common impediments to affordable housing

- Lack of funding
- Supply of rental units for large families
- Limited land for development
- Construction and land costs
- Current zoning
- Neighborhood resistance (NIMBY-ism)
- Continued high housing costs
- Belief that low-income housing is a detriment to economic development
- High mortgage application denials for Hispanics and other minorities



# What has Orem done to promote housing affordability?

- Student housing developments
- Multi-family developments
- Accessory apartments
- Senior overlay zone
- The State Street mixed-use districts
- Affordable Housing Summit & Charrette
- Provided CDBG funding to Habitat for Humanity of Utah County to build two affordable housing projects
- The City has partnered with the Utah Valley Consortium to offer a loan to own program for area individuals and families looking to purchase a home for their first time
- Currently looking to partner with local affordable housing developer on a senior apartment project and a pocket neighborhood concept project

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S.B. 34

1                   **AFFORDABLE HOUSING MODIFICATIONS**

2                   2019 GENERAL SESSION

3                   STATE OF UTAH

4                   **Chief Sponsor: Jacob L. Anderegg**

5                   House Sponsor: Val K. Potter

6 \_\_\_\_\_  
7 **LONG TITLE**

8 **General Description:**

9           This bill modifies provisions related to a municipality's and a county's general plan  
10 related to moderate income housing.

11 **Highlighted Provisions:**

12       This bill:

13       ▸ defines terms;

14       ▸ modifies the requirements of certain municipalities and counties related to the  
15 moderate income housing plan element of their general plan;

16       ▸ modifies the reporting requirements of certain municipalities and counties related to  
17 the moderate income housing plan element of their general plan;

18       ▸ modifies provisions related to the use of Transportation Investment Fund money;

19       ▸ modifies provisions related to the Olene Walker Housing Loan Fund Board; and

20       ▸ makes technical changes.

21 **Money Appropriated in this Bill:**

22       None

23 **Other Special Clauses:**

24       None

25 **Utah Code Sections Affected:**

26 **AMENDS:**

27       10-9a-103, as last amended by Laws of Utah 2018, Chapters 339 and 415

28       10-9a-401, as last amended by Laws of Utah 2018, Chapter 218

29       10-9a-403, as last amended by Laws of Utah 2018, Chapter 218

Utah law now mandates cities to take the biennial plan further by requiring cities to produce:

- An updated moderate-income housing plan that ensures adequate housing opportunities for people of various income levels by December 1<sup>st</sup>, 2019
- A recommendation to implement 3 or more moderate-income strategies from the State's "menu" of planning tools
- Annual reports on the implementation of moderate-income housing strategies, due yearly starting on December 1<sup>st</sup>, 2020

# Orem's Biennial Plan

- Examines the current challenges in the housing market
- Explores the options available to provide a reasonable opportunity for a variety of housing, including moderate income housing
- Recommends strategies to encourage affordable housing in Orem
- Provides the basis for ongoing conversations to develop a moderate-income housing plan and ensure that Orem remains a City where everyone is welcome



# Recommendations

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- Update and adopt the Orem Moderate-Income Housing Plan
- Consider inclusionary zoning
- Partner with other public and private agencies
- Fast track affordable housing projects
- Reduce lot size and housing unit size minimums
- Explore a community land trust
- Focus on the missing middle housing
- Re-invest in Orem's older neighborhoods



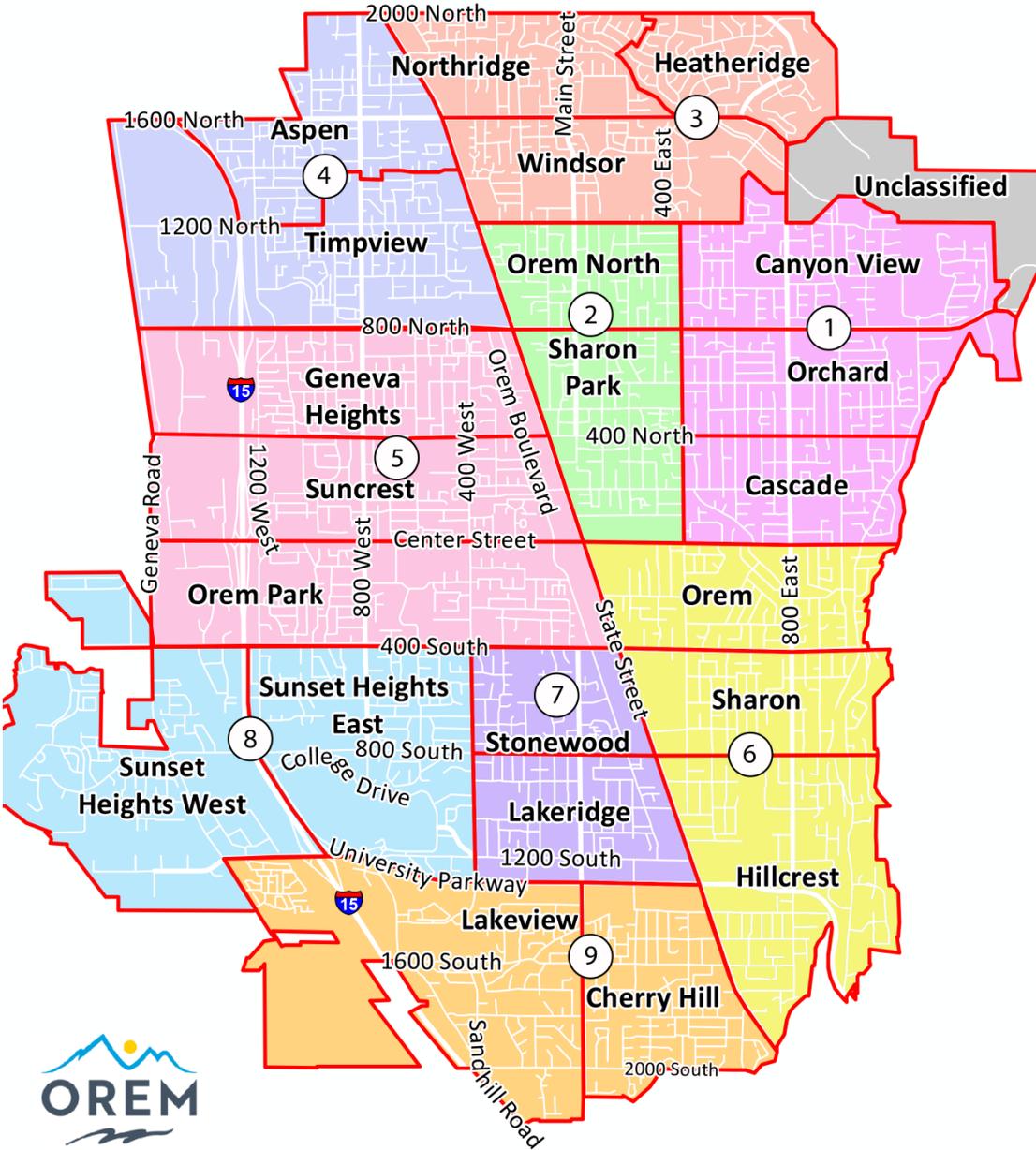


# Neighborhood Partnership Initiative

- The previous 22 neighborhoods have been combined into nine. These neighborhoods are based on the Development Services neighborhood planning groups and will be used for planning and communication purposes only.

# Orem Neighborhoods

## Neighborhood Plan Groups



# Neighborhood Partnership Initiative

- There are no more leadership positions. Previous chairs have been invited to participate in neighborhood plans, trainings, etc.
- Communication to neighborhood residents will be done through targeted emails, mailings, social media, utility bills, newsletters, schools, and the utilization of a network of community leaders that are connected with the people of a given neighborhood or area.

# City Neighborhood Resources



# Website Page



<https://orem.org/neighborhoods/>

# Spring and Fall Clean-Ups



## OREM FALL CLEAN-UP

2019

Dumpster Location	Dates
Palisade Park   1301 E 850 N	Sept. 9 - 14
Nielsen's Grove Park   278 W 2000 S	Sept. 16 - 21

Please do not dump after hours. After hours & illegal dumping results in thousands of dollars of expense for Orem taxpayers and possible discontinuance of the program.

Orem residents can take **GREEN WASTE** directly to the transfer station for FREE at any time.  
The North Pointe Transfer Station is located at 2000 W 200 S | Lindon, UT

### PROGRAM INFO

- Residents will have access to the dumpsters from **8 am to 7 pm** during scheduled dates.
- Regular trash, green waste, and metal recycling bins will be available.
- Residents can use any dumpster, either week, at any location regardless of home address.
- Bins will be monitored to help prevent cross-contamination.
- Oils and glass can be taken to Orem Public Works (1450 W 550 N).

### NOT ACCEPTED AT DUMPSTERS

*(but here's where you can take them)*

**Tires** - Not directly to North Pointe Transfer Station (2000 W 200 S) - \$5 per tire

**Auto Parts & Batteries** - drop off at MCR Recycling (350 N. Geneva Rd)

**Electronics** - North Pointe Transfer Station (2000 W 200 S) - \$10 per electronic

**Fluorescent Bulbs** - North Pointe Transfer Station (2000 W 200 S) \$0.20 per foot

**Appliances** - North Pointe Transfer Station (2000 W 200 S) or MCR Recycling (350 N. Geneva Rd)

**Concrete** - North Pointe Transfer Station (2000 W 200 S) \$10 per pick-up load

**Paint** - must be dried out prior to disposal. City filter or saw dust can be added to help dry out paint faster.





BUILDING A BETTER OREM

orem.org/cleanup

UNIVERSITY MICROFILMS INTERNATIONAL  
SERIALS ACQUISITION  
300 N ZEEB STREET  
ANN ARBOR MI 48106

OREM RESIDENT

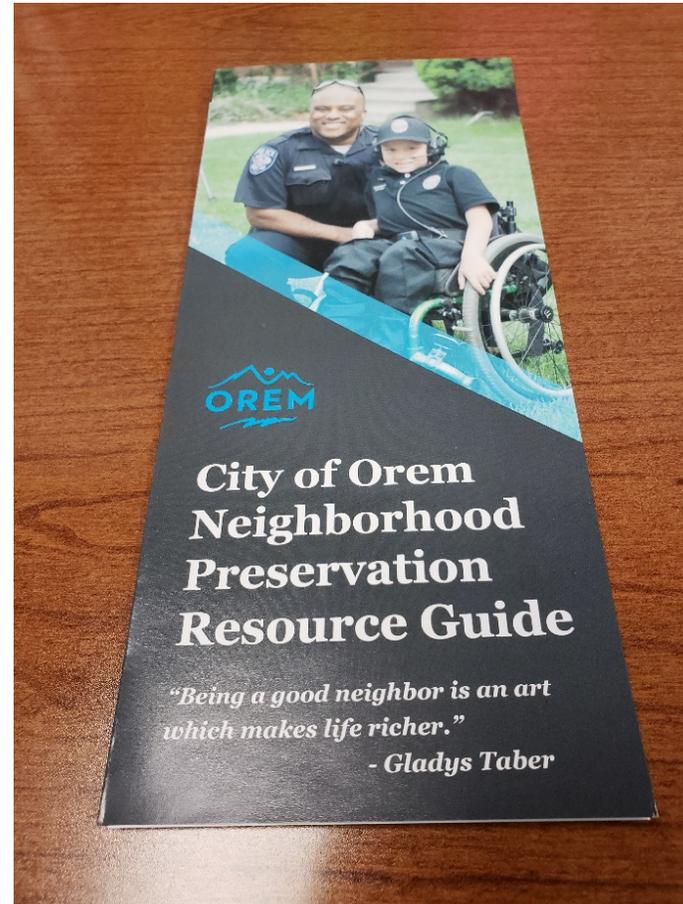
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FIRST STEP  
U.S. POSTAGE  
PAID  
OREM, UT  
PERMIT NO. 4  
ECS2555

# Critical Home Repair and Home Rehabilitation Program



# Neighborhood Preservation Resource Guide in English and Spanish



# Good Neighbor Brochure in English and Spanish





Questions?