



WEST POINT CITY

MODERATE INCOME. HOUSING PLAN

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MODERATE INCOME HOUSING PLAN

I. INTRODUCTION

In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable if a household spends no more than 30% of their gross monthly income on housing expenses, including utilities. In this plan, housing needs are considered for moderate-income households within the following income brackets: 1) Low-income [50-80% Area Medium Income (AMI)], 2) Very low-income [30-50% Area Medium Income (AMI)], and 3) Extremely low-income [\leq 30% Area Medium Income (AMI)].

The intent of this affordable housing plan is to ensure that West Point City provides a reasonable opportunity for a variety of housing, to meet the needs of the population desiring to live in the City. A variety of housing should be encouraged to allow people earning a moderate income or less to fully participate in and benefit from all aspects of neighborhood and community life.

II. COMMUNITY DATA

1. Brief History

West Point was settled in the 1860s. James Hale was the first permanent settler. It was originally known as South Hooper. Later on, the city was renamed Muskrat Springs. West Point adopted its present name on May 29, 1910. The city was incorporated on October 14, 1935.

2. Community & Demographics

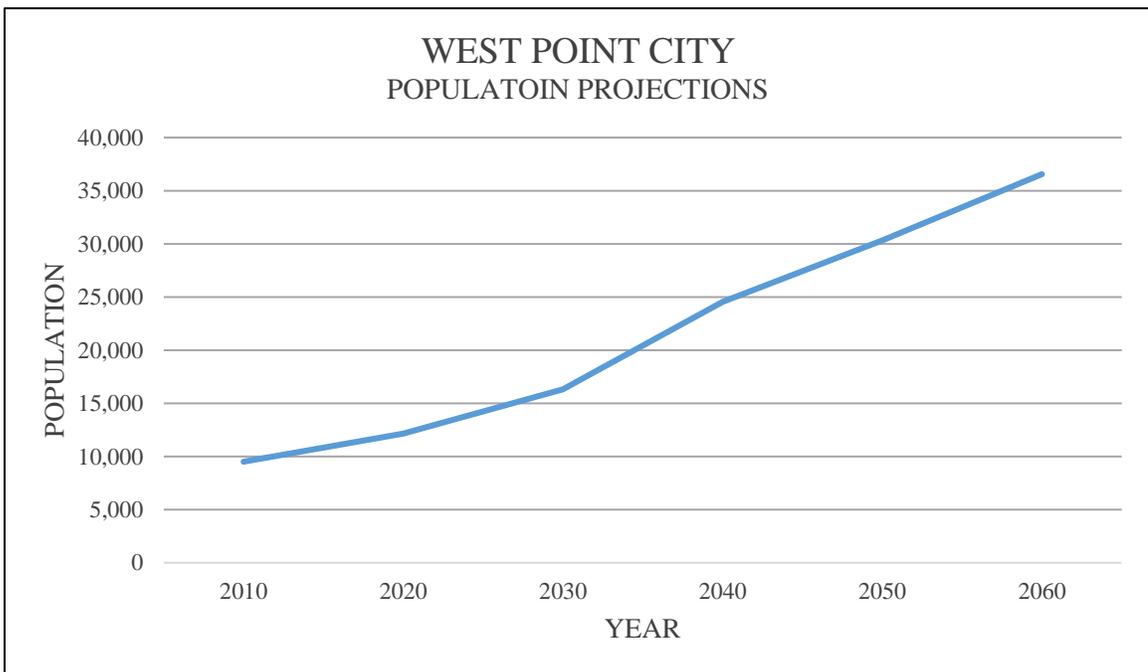
West Point City is a growing community comprised of 7.30 square miles in Davis County, UT. West Point City is bordered by the Great Salt Lake to the west, Hooper City to the north, Clinton City and Clearfield City to the east and Syracuse City to the south.

West Point is considered a family bedroom community that offers a wide variety of opportunities for recreation in the forms of Loy F. Blake Park, Arnold T. Bingham Memorial Park, and East Park. The Old Emigration Trail is a 7.7-mile paved path connecting the cities of West Point and Syracuse with spurs connecting to a large network of trails that span from Ogden to Provo. The Willard Bay State Park, Antelope Island State Park, and Great Salt Lake State Park are less than an hour's drive away. History buffs should visit the Ogden Union Station Museums, Fort Douglas, and Pioneer Village. In addition, the City hosts several family-friendly recreational events and programs throughout the year.

General Demographic Information	
Population & Age	
Total Population	10,548
Male Population	51.6%
Female Population	48.4%
Senior Citizens	7.6%
Average Age of Population	30
Race	

White	87.5%
Hispanic	7.2%
Asian	2.9%
Other	2.4%
Families	
Households	2,686
Persons per Household	3.00
Income & Poverty	
Median Household Income	\$75,269
Persons in Poverty	5.9%

Source: US Census 2017 population estimates



Source: 2012 Baseline Projections-Utah Governor's Office of Management and Budget

3. Housing Demand & Supply

The population of West Point City is expected to increase from 9,511 in 2010 to 12,162 by 2020 and 16,326 by 2030. The current average household size for the city is 3.0, so these additional residents amount to an additional 538 households from 2010 to 2020 and additional 1,388 households by 2030 (from 2010).

Out of the nearly 2,800 total housing units in West Point City, approximately 2% of them are vacant. West Point City housing stock is primarily single family homes, with some town home developments and duplexes. Owner-occupied units make up 91% of the available units while 9% consist of renter-occupied units.

Based on population change, observed income levels, and existing vacancies, it is projected that

West Point will need 538 more housing units by 2020 than existed in 2010, amounting to approximately 53 additional units per year in this decade. Of those 538 units, 8 should be affordable to extremely low-income ($\leq 30\%$ AMI) households, 54 should be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 161 should be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

4. Housing Affordability

The median household income in West Point is \$75,269, which is \$4,157 above the area median income (AMI) for Davis County (\$71,112). Given –the median households income figures, and American Fact Finder Census Data 1.5% of the households in West Point City earns less than or equal to 30 percent of AMI, 11% earn between 30% and 50 % of AMI, 31% earn between 51% and 80% of AMI, 24% earn between 81% and 100% of AMI, and 32.5% earn more than 100% of AMI. Households that earn a moderate income (80% of AMI) or less make up 43.5% of West Point’s population.

	Current Household	Affordable Monthly Limit	Rentals Available	Owner Available	Total	Current Deficit
Low Income	829	\$723 - \$1,157	185	493 estimated	678	151
Very Low Income	295	\$434 - \$723	40	N/A	40	255
Extremely Low	40	\$0 - \$434	10	-	10	30
TOTALS	1164				738	436

Using County data for the market rate value of our single family homes, we can see from the table above that West Point has approximately 829 single family homes within the “moderately affordable income” bracket, between 50% and 80% AMI. This data is based on County assessed value of the home, which is typically lower than what it would appear on the market today, so the number of units may, in reality, be less than determined by this data.

Measuring Progress by Issuance of Building Permits

Within the past two years (2016 and 2017), West Point issued Building Permits for 80 housing units. Of these, 55 of these were for single family homes. In addition, 25 townhomes were built, all of which were in the range of being affordable to moderate income households. Therefore, 31% of Building Permit issues in 2016 and 2017 were for moderately affordable housing units.

5. Zoning Regulatory Environment

The majority of West Point is zoned for single family dwellings as an R-1, R-2 or R-3 zone. Currently, there are two zones that allow duplex, townhomes, or multifamily: R-4 Residential and R-5 residential. Within the past couple of years West Point City created a new higher density zone called R-5 residential zone which allows up to 20 units per acre. While the majority of the

city zoning codes do not prohibit the development of affordable housing for moderate income levels, there is room for improvement. Currently only single family lots are allowed in R-1, R-2 and R-3 zones. However, recent changes made to city code allows for accessory apartments to be located in these zones but currently limits those who live there to be family, clergy or disabled persons.

III. GOALS & STRATEGIES

1. Evaluation of Previous Goals

West Point plans to recommit to the analysis that was laid out in the revised 2007 General Plan, which outlines three areas in which West Point City can significantly affect the cost of housing in the city. These areas include:

- 1) *Lot Size Requirements*: The cost of land is one of the major factors affecting cost of housing. Land prices along the Wasatch Front have increased dramatically in recent years with the resulting increase in housing costs. It is also true that costs of large lot developments are high due to the extensive infrastructure that must be installed to serve it. Therefore, the size of lots required by the City must have some effect on the cost of housing. Requiring large lots in all developments would certainly make it less likely that moderate income housing would be developed within the City confines. Allowing all small lots and high density residential development, however, goes contrary to the general plan.

The City has chosen to allow clustering of housing into smaller areas that would otherwise be allowed by the zone in order to address this problem. That is to say, through development of planned residential unit developments lot sizes can be reduced and lots clustered together. This has the effect of reducing development costs while maintaining an overall density that is more compatible with rural character goals of the community.

- 2) *Zoning*: West Point City's Zoning Ordinance is density driven and gives developers a bonus density in the PRUD overlay zone. West Point has identified on the general plan areas in the center of the City where high density dwelling units per gross acre could be developed. Moreover, most areas adjacent to commercial developments are zoned for a transition of high density per gross acre.
- 3) *Impact Fees*: The imposition of impact fees is another cost of building over which the City has control. These fees, however, exist as a direct result of the impacts that development has on certain vital systems that the City is responsible to maintain in a state of efficiency. These systems, such as the water system, storm drainage, sewer systems, road, and parks are just as necessary for residents living in moderate income housing as for those in more expensive housing. Furthermore, the impacts of a moderate income house on these systems is often comparable to those impacts of more expensive housing.

2. New Strategies

West Point City is committed to the following goals, strategies and actions in order to accommodate moderate income housing needs in the city. The selected strategies include implementation plans and specific actions to accomplish each strategy. The following strategies are identified with a letter that is referenced directly to the specific strategy listed in Utah State Code 10-9a-403(2)(b)(iii).

Strategy 1 (A): *Rezone for densities necessary to facilitate the production of moderate income housing.*

Implementation Plan

- The City will facilitate a land swap at 900 South 4500 West between a private property owner and the Davis School District with the property located at 1800 North 4500 West. This swap of land will place the future Jr. High School in a more appropriate location while freeing up land around the future interchange to provide higher density housing. (Year 1-2)
- The City will rezone property located at 4500 W 1800 N to R-4 which will allow for higher density housing. (Year 1-2)
- Update the General Plan and identify areas in the city that would provide greater flexibility for higher density housing. (Year 2-3)

Strategy 2 (B): *Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.*

Implementation Plan

- Invest in the design and construction to expand the sewer along SR-193 and the future area that includes a mixed use of housing types including higher density housing. (Years 1-2)
- Apply for grant funding for the design of the expansion of sewer into areas of the city where only septic systems are used. Septic systems require lots ranging from half-acre to full acre lots. By expanding the sewer in this area, a variety of lot sizes including higher density housing could be made available. (Years 2-5)

Strategy 3 (E): *Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.*

Implementation Plan

- To educate the public on ADU opportunities, the city will provide information through city newsletters and create a dedicated page on the West Point City website. (Year 1)
- Research and determine what city regulations create barriers for ADU's while keeping with the goals and objectives of single-family zoning. This might include height limitations, setbacks and maximum livable space. (Years 1-5)

- Draft and present a text amendment to the Planning Commission, and seek approval from the City Council, to reduce or eliminate at least one item in the code determined to be a barrier to ADUs. (Years 1-5)

Strategy 4 (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.

Implementation Plan

- In cooperation with a consultant, the city is conducting a market study analysis of the future interchange of new West Davis Corridor and SR-193 expansion. The purpose would be to identify potential commercial and housing opportunities within this area. (Years 1-2)
- The City is purchasing property around the newly constructed interchange between the West Davis Corridor and the SR-193 expansion. This area is expected to have moderate income housing components. (Years 2-5)

Strategy 5 (R): Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Implementation Plan

- The City will study this issue during the next few budgetary cycles and analyze the cost benefits and potential impacts. (Year 2-4)

Draft and present an ordinance to the City Council to eliminate some or all city impact fees for ADU's. (Year 2-4)

IV. CONCLUSION

As with the entire state of Utah, West Point City is growing. Although West Point City is small and has geographical limitations, the City recognizes its need to grow and accommodate other types of housing needs by doing what it can, where it can. West Point City will commit to its goals to find solutions to these complex housing problems while maintaining the sense of community it values so much. Re-examining accessory dwelling units and flexibility on zoning throughout the City are strategies that can be implemented immediately in order to make progress on these issues. West Point City can grow in a sustainable way that makes room for a variety of needs and backgrounds, while maintaining its core values.