MILD INCOME HOUSING
ANNUAL REPORT

2020
City of St. George

St.George
THE BRIGHTER SIDE
Under the Utah Code, Municipal legislative bodies must annually:
- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality’s website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:
- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; AND
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 BUT is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:
https://jobs.utah.gov/housing/affordable/moderate/reporting/

For additional moderate-income housing planning resources:

MUNICIPAL GOVERNMENT INFORMATION:
Municipal Government: City of St. George
Reporting Date: November 30, 2020

MUNICIPAL GOVERNMENT CONTACT INFORMATION:
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Mayor’s First and Last Name: Jon Pike
Mayor’s Email Address: jon.pike@sgcity.org

PREPAREER CONTACT INFORMATION:
Preparer’s First and Last Name: Shirlayne Quayle
Preparer’s Title: Director, Economic Development and Housing
Preparer’s Email Address: shirlayne.quayle@sgcity.org
Preparer’s Telephone: 435-627-4135 Extension: n/a

When did the municipality last adopt moderate-income housing element of their general plan?
November 7, 2019
UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

*** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. ***

1. State strategy municipality included in the moderate-income housing element of its general plan below.
   A: Rezone for densities necessary to assure the production of moderate-income housing.

2. Please state the municipality's goal(s) associated with the strategy
   Goal 2: Increase affordable housing opportunities for low to moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?
   To see mixed-income, attainable housing developments built in locations throughout the city.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
   Attainable housing projects are tracked through the economic development and housing office.

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.
      a) Educate community about the need for attainable housing; b) Work with developers and builders; c) obtain Planning Commission and City Council approval

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
      a) The Housing Action Coalition (HAC), co-chaired by the City and County; b) Staff, c) 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.

Staff time and expertise. This is an ongoing process.

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

Staff time and expertise. This is an ongoing process.

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

All tasks are ongoing. Riverwalk Village was completed in 2020 bringing 46 low and moderate income units online for St. George City residents.

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?

Working with developers to make attainable housing projects pencil is a major challenge. The City is exploring the creation of an Attainable Housing zone to outline strategies and incentives.

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.

Yes, we have used this set aside in the past. Unfortunately, the two districts with a housing set aside have expired or are about to expire.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(i): (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income 1615
  - 50% of the county's adjusted median family income 3230
  - 30% of the county's adjusted median family income 1211
UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)
- An updated projection of 5-year affordable housing needs, which includes:
  - Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs
  - Projected median household income

To complete the annual reporting requirements above, please download the state’s FIVE YEAR HOUSING PROJECTION CALCULATOR: https://jobs.utah.gov/housing/affordable/moderate/

Submission Guidelines:
1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
   - An updated estimate of the municipality's 5-year moderate-income housing needs
   - A findings report of the annual moderate-income housing element review
   - The most current version of the moderate-income housing element of the municipality's general plan
     - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
   (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov

AOG Contact Information:

<table>
<thead>
<tr>
<th>Bear River AOG</th>
<th>Six County AOG</th>
<th>Uintah Basin AOG</th>
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<tbody>
<tr>
<td>170 N Main, Logan, Utah 84321</td>
<td>250 North Main Street, Richfield, Utah</td>
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<td>Phone: 801-229-3800</td>
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The City of St. George included six strategies from the S.B. 34 list in its 2019 Moderate Income Housing Plan. Strategy A is reported on the Moderate Income Housing Report Form. The other five strategies are reported below.

STRATEGY E

1. State strategy municipality included in the moderate-income housing element of its general plan below. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

2. Please state the municipality’s goal(s) associated with the strategy
Goal 2: Increase affordable housing opportunities for low to moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?
   a) Increase the number of attainably-priced rentals; b) Allow homeowners to subsidize their mortgage, reducing overall housing costs.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
The ADU ordinance was adopted in Fall 2019. Permits are tracked – there have been 50 granted in 2020 - and we would like to map addresses and possibly develop a mechanism to help us understand how many ADUs are being turned into long-term rentals.

5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
The ordinance has been approved and permits are tracked. We would need to engage GIS in ADU mapping, and a mechanism to track the number of units rented would need to be created.

5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
Community Development staff, GIS staff, and Economic Development and Housing staff.

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

5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
The ordinance has been approved and permits are tracked. The usefulness of GIS mapping will be considered and a mechanism to track the number of units rented will be explored in 2021.

5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
The ordinance has been approved and permits are tracked. 50 ADU permits have been granted since the ordinance was approved in Fall 2019.
5f. 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?
To boost the number of ADUs built for rentals, we plan to increase marketing efforts to the public in 2021. Financing for initial build is one barrier that has been encountered; solutions can be explored.

STRATEGY F

1. State strategy municipality included in the moderate-income housing element of its general plan below. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.

2. Please state the municipality’s goal(s) associated with the strategy
Goal 2: Increase affordable housing opportunities for low to moderate income households.

3. What are the specific outcomes that the strategy intends to accomplish?
Develop mixed-income projects near services, transit, and employment opportunities.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
Projects are currently tracked on a case-by-case basis.

5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in Item 2.
Work with and encourage developers to build mixed-income housing in appropriate areas. Planning Commission recommendation with approval by City Council. In addition, utilizing a consultant if needed.

5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
Staff, Planning Commission, and City Council.

5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
Willing property owners and developers, staff time, and funding if a consultant is needed.

5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
Deadlines align with planning commission and city council timeline.

5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
We have approved three mixed use projects with density ranging from 30 to 50 du/ac. Additionally, we are working with a consultant to begin a Master Plan for the downtown area, which will help address this goal.

5f. 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?
Interest from developers in higher density and moderate-income residential development is high. Identifying a location that meets Goal 2 and aligns with the developer’s goals can sometimes be challenging. The Downtown Master Plan will assist with this.
STRATEGY H

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

2. Please state the municipality's goal(s) associated with the strategy
   Goal 1: Encourage sustainable housing.

3. What are the specific outcomes that the strategy intends to accomplish?
   Optimize space and design to reduce project costs. Leverage public transit and other non-personal vehicle related forms of transportation.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
   Parking reductions are currently monitored on a project-by-project basis. University student housing, downtown multi-family, and assisted living facilities are examples.

5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
   Recommendation from Planning Commission with approval by City Council for individual projects. This is also a specific strategy that will be addressed in the downtown Master Plan.

5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
   Staff, Planning Commission, and City Council.

5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
   Staff time, planning commission, city council, and funding if a consultant is appropriate.

5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
   This is a specific strategy that will be addressed in the downtown Master Plan. Staff will need to address these opportunities for remaining areas in the city.

5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
   The consultant has been awarded the contract for the Downtown Master Plan and will begin soon. It is anticipated that this will be completed in one year.

5f. 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?
   Parking has spilled out to the street in some areas where higher density projects have been approved, even when near transit and active transportation routes. The Downtown Master Plan will aid in developing better design and zoning options for reduced parking.
STRATEGY K

1. State strategy municipality included in the moderate-income housing element of its general plan below. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.

2. Please state the municipality’s goal(s) associated with the strategy
   Goal 3: Rehabilitate and preserve housing to increase rental properties, homeownership, and reinvestment in the City of St. George.

3. What are the specific outcomes that the strategy intends to accomplish?
   Incentivize appropriate rehabilitation and or development of properties that agree to have long-term deed restrictions implemented to preserve attainable housing.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
   Currently projects are monitored on a case by case basis. Covid-19 slowed rehabilitation and preservation-related program exploration in 2020. This may begin in 2021.

5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
   If a program were to be explored: draft eligibility criteria, gather public input, identify properties ripe for reinvestment, connect interested developers with owners where appropriate. Consider funding as an incentive for homeowners and owner-rehab projects. Possible rehabilitation properties may be identified as part of the Downtown Master Plan.

5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
   Staff, with recommendation by Planning Commission and approval by City Council.

5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
   Staff time and funding if rehabilitation support is approved.

5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
   Covid-19 halted activities. No specific deadlines outside of the Downtown Master Plan have been set.

5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
   The City donated the land and additional funding for the new 55-unit mixed-income housing project, Riverwalk Village, which has a long-term deed restriction in place.

5f. 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?
   Covid-19 halted activities. Future progress will depend heavily on the long-term impacts of the pandemic.
STRATEGY T

1. State strategy municipality included in the moderate-income housing element of its general plan below. Apply for or partner with an entity that applies for services provided by a public housing authority.

2. Please state the municipality’s goal(s) associated with the strategy
   Goal 1: Encourage sustainable housing.

3. What are the specific outcomes that the strategy intends to accomplish?
   Increase the number of attainable housing units.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
   Monitored on a project-by-project basis.

5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
    Identify a partner and support their efforts with funding and other resources.

5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
    Staff with approval by city council.

5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
    Staff time, funding and other resources as deemed appropriate.

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

5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
    The city partnered with Friends of Switchpoint by donating land and additional funding for the new 55-unit mixed-income housing project, Riverwalk Village, which has a long-term deed restriction in place.

5f. 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?
    To date, the desired results have been met.