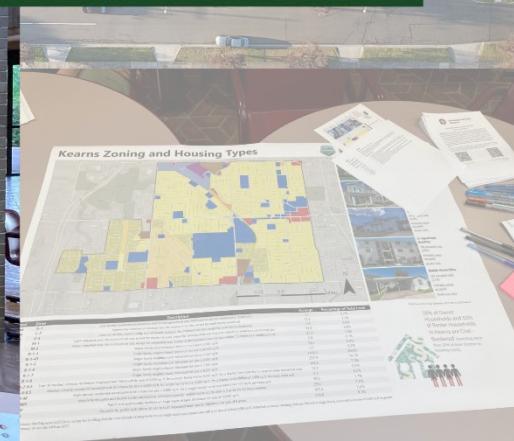




Kearns Moderate Income Housing Plan

An Element of the Kearns General Plan



Acknowledgments

Kearns Council: Kelly Bush (Mayor), Tina Snow (Deputy Mayor), Chrystal Butterfield, Al Peterson, and Patrick Schaeffer.

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Greater Salt Lake Municipal Services District Staff / Project Team: Trent Sorenson (Director of Planning and Development Services), Brian Tucker (Planning Manager), Kayla Mauldin (Senior Long Range Planner – Project Co-Lead), Bianca Paulino (Summer Intern – Project Co-Lead), Wendy Gurr (Planning Coordinator), Erin O’Kelley (Long Range Planner), Matt Starley (Long Range Planner), Hannah Kalantari (Summer Intern), and Lilian Taft (Summer Intern).

Legal Review: Nathan Bracken (Smith-Hartvigsen)

And a huge thank you to the residents who participated in our engagement efforts!

As amended – September 27th, 2022



G R E A T E R S A L T L A K E
**Municipal Services
District**

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Executive Summary

Purpose: The 2022 Kearns Moderate Income Housing Plan incorporates new requirements adopted by the State Legislature in 2022, through HB 462. The biggest changes between the Kearns' 2019 and 2022 Moderate Income Housing Plans are the modification of selected strategies and the addition of an implementation plan for each Moderate Income Housing (MIH) strategy.

Analysis: This Plan analyzes demographics and housing unit characteristics, housing supply and demand, affordability, and zoning. It also synthesizes community engagement data from the Kearns General Plan (2020), the 2019 Moderate Income Housing Plan, and 2022 Moderate Income Housing engagement efforts. Analysis by staff found that in 2020, 26.9% of Kearns households were cost-burdened (spending more than 30% of their monthly income on housing costs). When it comes to community vision and values related to housing, staff generally found that:

- Residents would prefer new development be focused in existing commercial centers or where infrastructure is already in place to minimize impacts.
- Kearns homeowners need additional support in maintaining their properties or making needed energy or accessibility retrofits.
- Neighborhood safety and beautification are highly valued by Kearns' residents.
- Community members generally support actions that would increase housing opportunities for residents, so long as those actions do not otherwise hinder quality of life.
- Residents are increasingly wary of land speculation and are interested in strategies that could preserve affordable housing in the long-term.

Selected Strategies: From the State's list of available Moderate Income Housing Strategies, Kearns selected the following:

- E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- 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;
- L. Reduce, waive, or eliminate impact fees related to moderate income housing;
- 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. . . [full text shown on pg.39]; and
- W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Next Steps: Following the adoption of the Moderate Income Housing Plan, staff will be required to submit a copy of the Plan to the Utah Department of Workforce Services, along with an annual report on implementation progress.

Introduction to the Moderate Income Housing Plan

What is Moderate Income Housing?

This Plan addresses Moderate Income Housing (MIH), which Utah defines as, "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the [municipality] is located." (State Code 10-9a-103).

In 2020, the Area Median Income (AMI) for Salt Lake County (SLCo) was estimated at **\$77,128**. A household that would qualify as 'moderate-income' would earn \$61,702 or less per year. **In Kearns, there were 4,146 out of 10,126 households (41%) that earned 80% or less of the AMI** (ACS S2503). While planning for Moderate Income Housing helps all residents, this Plan is focused specifically on meeting the needs of those households.

Why do we plan for housing?

State Code 10-9a-403, which was amended by House Bill 462 in 2022, requires Kearns to prepare a General Plan with the following elements:

- Land Use;
- Transportation;
- Water Use and Preservation; and
- Moderate Income Housing.

All of these elements, with the exception of the newest Water Use and Preservation Element requirement, have been addressed through Kearns' General Plan. However, the 2019 Moderate Income Housing Element needed to be updated in order to reflect the State's newest requirements which include modified strategies for addressing Moderate Income Housing and the addition of an implementation plan that outlines how Kearns will advance its selected strategies. This Plan is intended to replace the 2019 Moderate Income Housing Plan. It is the State Legislature's mandate that municipalities facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to:

- Meet the needs of people of various income levels living, working or desiring to live or work in the community; and
- Allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Required components of Kearns' Moderate Income Housing Plan are explained throughout the document.

Regardless of State requirements, Kearns has a vested interest in addressing housing affordability. Safe, stable, and accessible shelter is critical to all residents – it is a basic human need. In addition, housing availability and cost can impact the municipality's ability to attract and retain talented workers, friends, and family members. As problems of housing affordability rise (over half of Utah households could not afford a median-priced home in the State in 2022 according the Kem C. Gardner Policy Institute), every municipality and county has a role to play.

What is the scope of this plan?

Although housing affordability is a regional challenge, this plan addresses only Kearns and the strategies that staff, elected officials, and residents will pursue to meet their Moderate Income Housing needs. Plans related to land use, transportation, and more can be found in the following documents:

- [Kearns Resilience and Infrastructure Element \(2021\)](#): a supplementary element to the 2020 General Plan, which addresses social, digital, and brick-and-mortar infrastructure as well as the relationship of these infrastructure systems to community resilience.
- [Kearns General Plan \(2020\)](#): a visioning and advisory document for Kearns decision-makers. The General Plan addresses land use, transportation, and economic development.
- [Kearns Master Transportation Plan \(2020\)](#): an advisory document for decision-makers related to Kearns' transportation infrastructure needs and recommended projects.
- [Kearns Town Center Master Plan \(2019\)](#): a visioning document for the proposed Town Center area of Kearns, located north and south of 5400 S between 4015 W and 4320 W.
- [Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, Kearns Annex \(2019\)](#): a hazard mitigation plan tailored to the unique conditions of the Kearns community.

This Moderate Income Housing Plan looks at a five-year planning horizon. After five years, Kearns should review this Plan and evaluate whether it still fits the needs of residents. At that time, the implementation plan may need to be updated to reflect actions that Kearns will take to meet Moderate Income Housing needs after 2027.

How should this plan be used?

This Plan can be used by decision-makers to inform actions and policies related to housing in Kearns, by planning staff to meet State reporting requirements (explored in later sections), and by residents to learn about the vision for housing in their community. The rest of this document is divided into four (4) major sections:

1. [Kearns' Existing Housing Conditions](#): this section examines the supply and demand of Moderate Income Housing in Kearns, as well as considering other conditions that influence the community's housing market.

2. Kearns – Community Engagement and Housing Vision: the community engagement section outlines residents' vision for housing in their community. Resident input was drawn from a number of sources, including the recent General Plan effort.
3. Selected Strategies for Addressing Moderate Income Housing: this section explains the state requirements for addressing Moderate Income Housing and names the five (5) strategies that Kearns has selected to pursue to meet its requirements.
4. Moderate Income Housing Implementation Plan: the final section details how Kearns will implement the strategies it selected and provides an anticipated timeline for implementation.

Most important terminology is defined within the text of the Plan. However, additional definitions are provided for users in the Appendix.

Utah Fair Housing Act Acknowledgement

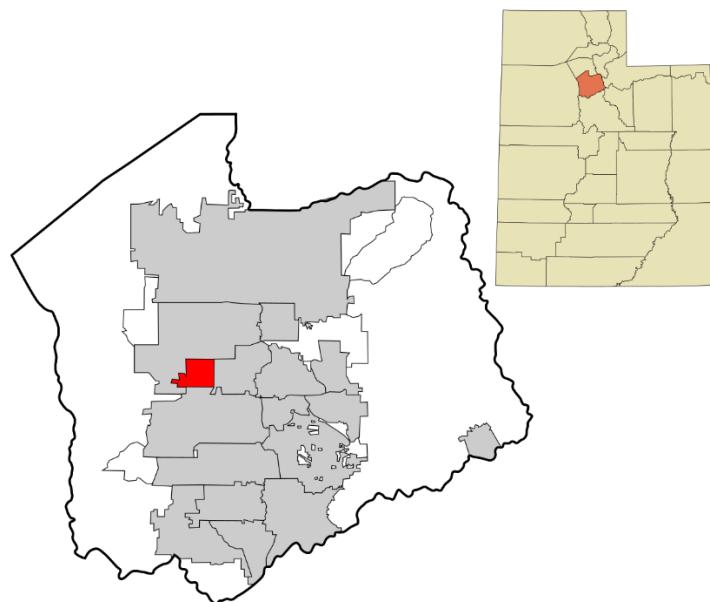
In accordance with State and Federal laws, Kearns exercises the authority to plan, zone, and regulate land-use within its jurisdiction in promoting the community's health, safety, and welfare. This Moderate Income Housing Plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Kearns' housing policies and plans strictly prohibit discrimination based on color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of Kearns to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of Kearns to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal of Kearns to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate-income households and its vulnerable populations regularly, and by proactively planning to meet their needs.

Kearns' Existing Housing Conditions

Introduction to Kearns

Kearns consists of 4.8 square miles of land-locked area, located in the west central portion of Salt Lake County (Figure 1). Kearns is surrounded by West Valley City to the north and west, West Jordan City to the south, and Taylorsville City to the east. In 2020, 36,457 people called Kearns home (U.S. Census, 2020). Kearns is one of the most diverse communities along the Wasatch Front ([CADCA](#), 2018). In 2020, almost half of the entire population identified as an ethnicity or race other than white and a third of the population spoke a language other than English at home (U.S. Census).

Figure 1: Boundaries of Kearns Metro Township.



Credit: Wikipedia, 2022.

In the 1940s, Kearns was home to "Camp Kearns", an Army Air Force Base that trained American troops for combat in World War II. After the closing of the base, land was converted to residential uses for returning veterans. In 2002, Salt Lake City hosted the Olympic Winter Games, and the official Olympic Oval for the events was built in Kearns. The U.S. Speed-Skating Team is still based there today.

Figure 2: Utah Olympic Oval in Kearns – “the Fastest Ice on Earth”.

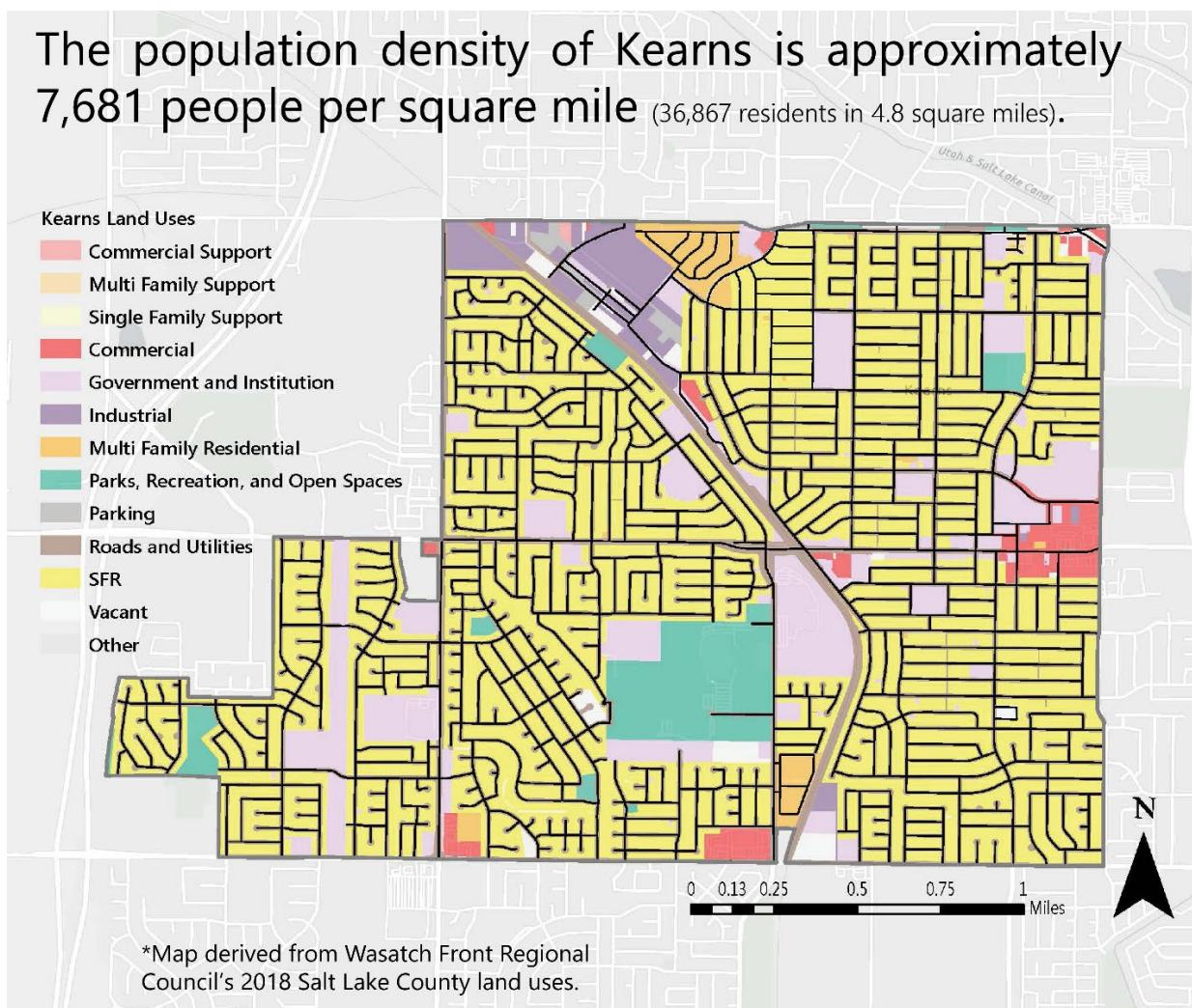


Credit: Visit Salt Lake, 2022.

Kearns is almost entirely built out, and the majority of its land is dedicated to residential uses, which places some constraints on its ability to incentivize moderate income housing. When it was incorporated in 2017, the community received very little in the way of commercial real estate. Residents proudly proclaim their identity as a “bedroom community”, commuting primarily to Salt Lake City or West Valley City for employment (Kearns General Plan, 2020). In recent years, however, the community has recognized the need to expand its access to jobs, food, shopping, and entertainment (Kearns General Plan, 2020). Programs like the Healthy Kearns Movement seek to improve community health by providing opportunities for food access and active transportation; the program was recently [awarded funding](#) to build Kearns’ first large-scale community garden. Because so little land is available in Kearns, few opportunities exist for new development. Only thirty-two (32) acres of land were vacant in 2020, and portions of that land south of Oquirrh Park have since been platted for development (Kearns General Plan, 2020). The community has opted to focus residential and infill development in its existing commercial clusters, where infrastructure exists to handle the impacts of development and where existing residents will not be displaced by new projects. Figure 3 shows land uses across Kearns.

Figure 3: Kearns Existing Land Uses, 2020.

The population density of Kearns is approximately 7,681 people per square mile (36,867 residents in 4.8 square miles).



Credit: MSD Long Range Planning, 2020.

Methodology

A variety of resources were used in the formation of this plan. Data were retrieved from the United States Census Bureau American Community Surveys, ESRI Community and Business Analyst Online, and Salt Lake County Geographic Information System. The Utah Department of Workforce Services, Housing, and Community Development Division provides a database of resources to assist municipalities in the creation of their moderate-income housing plans. The following resources were particularly critical in this assessment's development:

- ULCT and WFRC HB 462 Summary
- ULCT SB 34 and HB 462 Guidance
- DWS, ULCT, WFRC Moderate Income Housing Deep Dive of HB 462
- Updated 10-9a-403 General Plan Preparation

- Update 10-9a-409 Moderate Income Housing Report - Contents – Prioritization for fund or projects, ineligibility for funds after noncompliance - civil actions

Staff has also coordinated with multiple agencies and attended the Moderate Income Housing Deep Dive Workshop hosted in April 2022.

Other Housing Plans Reviewed:

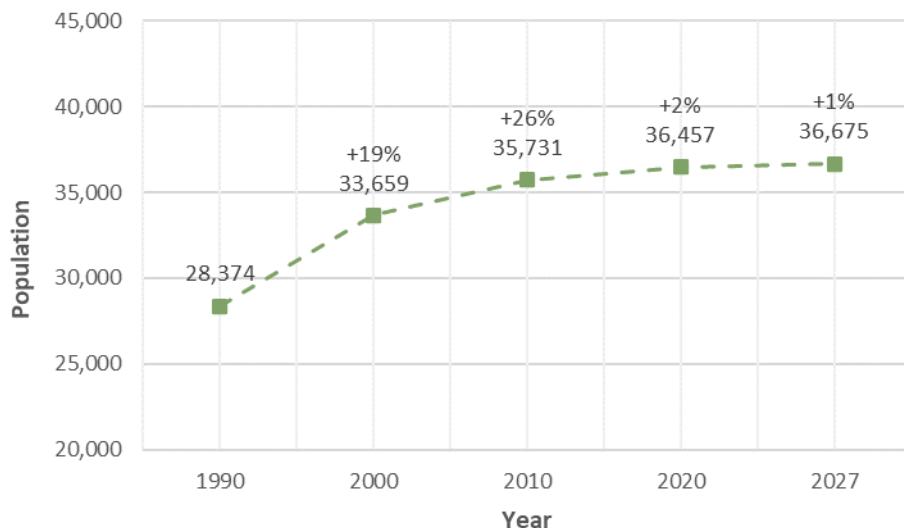
- Taylorsville MIH 2018
- West Valley City 2019
- Provo City 2019
- Draper City 2021
- Millcreek City 2021

Demographics and Housing Characteristics

Population

Population in 2020 numbered approximately **36,457**, a 2% increase from 2010's population of 35,731 (Figure 4). Population has remained steady in the last decade and is projected to grow by 1% between the 2020 – 2027 period, with a population estimate of 36,675 in 2027 (Esri Community Analyst).

Figure 4: Historic & Projected Population | 1990-2027



Credit: ACS DP01 & Esri Community Analyst "Demographic & Income Profile"

Household Size:

In 2020, the average household size in Kearns was 3.6 (ACS DP02), and household size is projected to remain steady through 2027 (Esri Community Analyst "Demographic & Income Profile"). Average household size has slightly decreased since 2017, when it was 3.8.

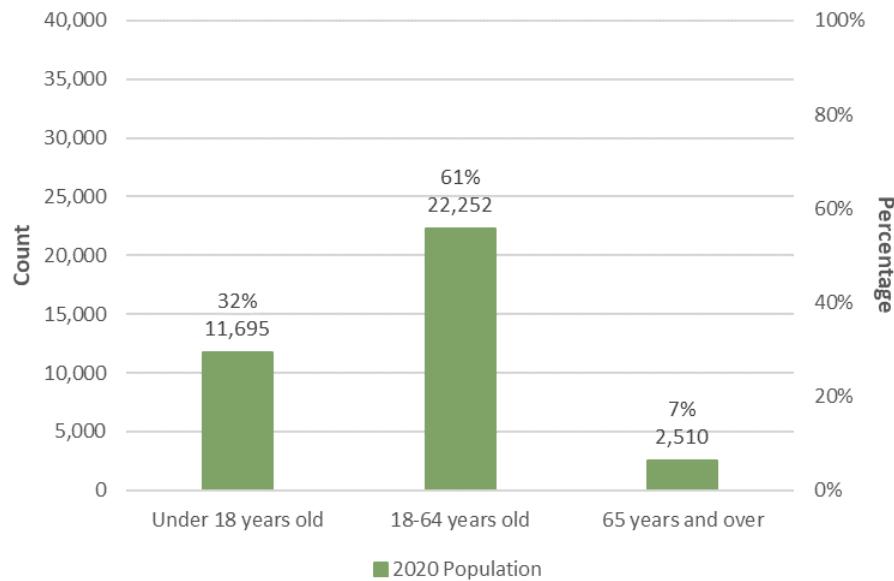
Age

The age distribution range of Kearns affects the housing needs of the municipality. The majority of Kearns's population falls within the 18 yrs. – 64 yrs. age category, making up 61% of the total population (Figure 5).

The community's population of people over the age 65 has steadily increased in recent years, in 2020, the 65 and older population made up 7% of the population. This was an increase from 2010 where the 65 and older population made up only 5% of the population. The 65 and older population is expected to increase to 9% of the total population by 2027 (Esri Community Analyst). An aging population could indicate the need for more senior housing or accessibility retrofits to meet the needs of a changing demographic.

In 2020, the under 18 population made up approximately 32% of the total population, higher than the under 18 population of Salt Lake County which was 27%. There was no increase in the median age between 2017 and 2020, and the median age is expected to increase from 29.6 to 30.8 by 2027 (Esri Community Analyst).

Figure 5: Age Distribution | 2020

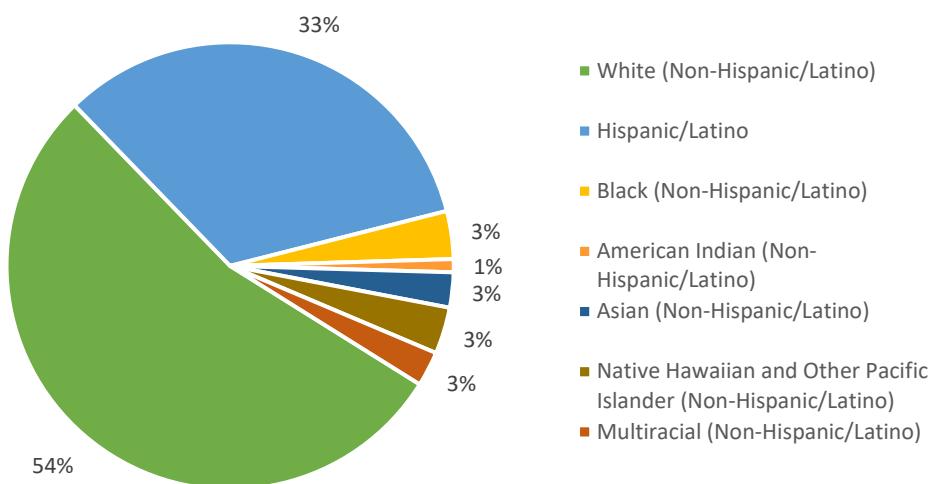


Credit: ACS DP01 & Esri Community Analyst "Demographic & Income Profile"

Race & Ethnicity

Kearns is a racially and ethnically diverse municipality where almost half (47%) of the entire population identifies as an ethnicity or race other than white (Figure 6). In 2020, 33% of residents of any race identified as Latino; this was 2% lower than in 2017 when Latino residents made up 35% of the population. The Native Hawaiian & Other Pacific Islander population made up 3% of the population. The White (non-Latino) population makes up 54% of the population and is projected to decrease by 2027 to 52% (Esri Community Analyst).

Figure 6: Race & Ethnicity Distribution | 2020

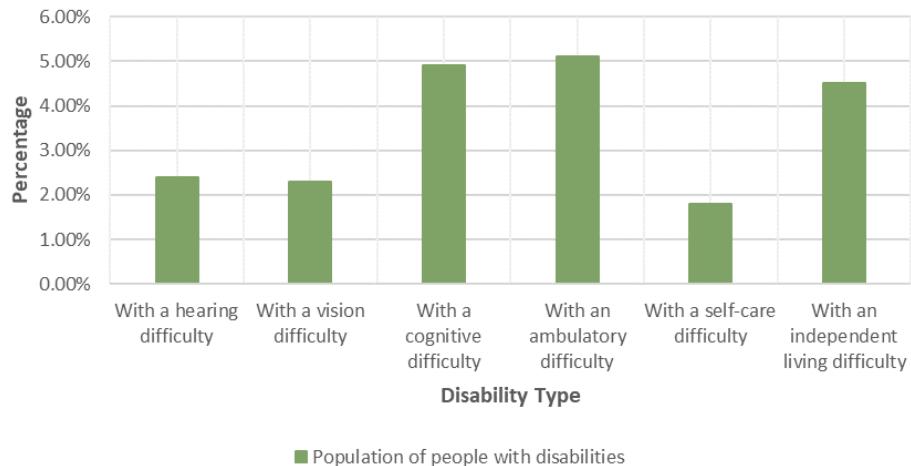


Credit: ACS DP05 & Esri Community Analyst "Demographic & Income Profile"

People with Disabilities

In 2020, approximately 11%, or 3,999 people, in Kearns had a disability and lived in a non-institutional setting (Figure 7). The table below indicates disability by type for people with disabilities living in an institutional setting and non-institutional setting, such as nursing homes, mental hospitals prisons, jails, and juvenile correctional facilities (Census Bureau).

Figure 7: Disability Type | 2020



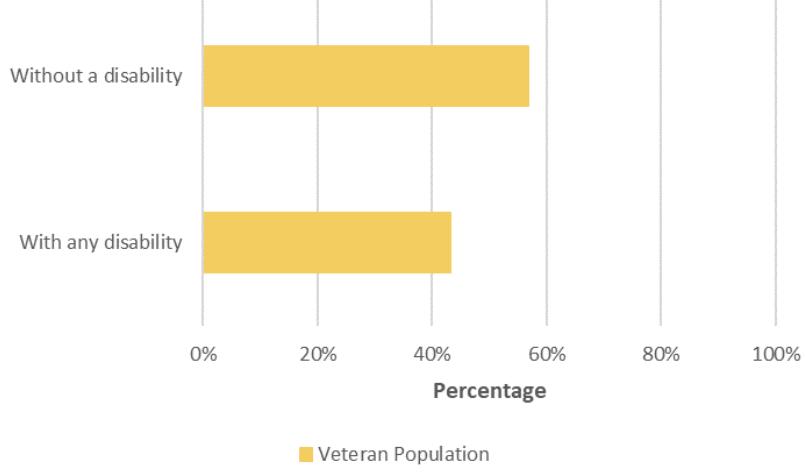
■ Population of people with disabilities

Credit: ACS S1810

Veterans

Kearns' veteran population in 2020 numbered approximately 1,188, making up 5% of the total population 18 years and over. Of this population of veterans, 513, or 43%, were living with a disability (Figure 8).

Figure 8: Veteran Population with a Disability | 2020



■ Veteran Population

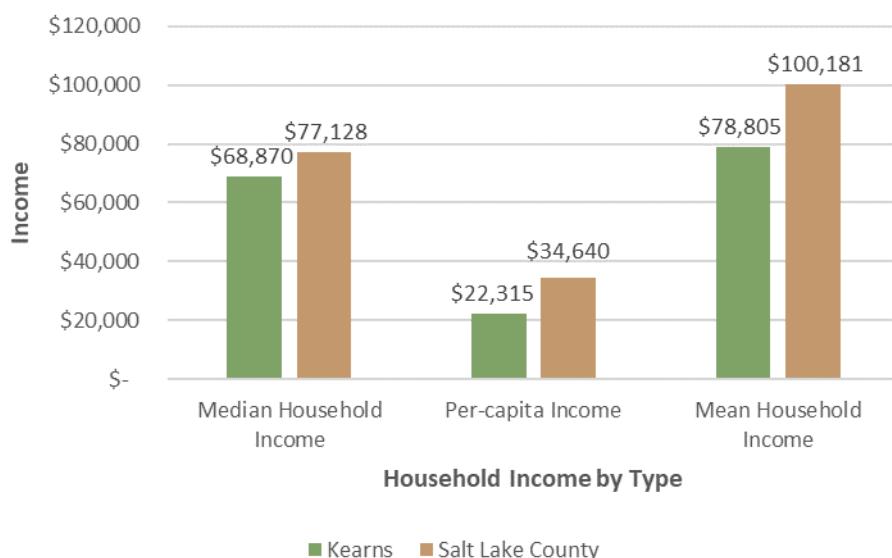
Credit: ACS S1810

Incomes and Housing Costs – Metrics on Affordability

Income

There are three main measures of household income: mean, per capita, and median. Mean household income averages the income of all households in an area of consideration. Kearns's 2020 mean household income was \$78,805. Per capita income is the total income divided by the total population; it conveys per person income assuming an even distribution. Kearns's 2020 per capita income was \$22,315. Median household income is the middle amount when listing all household incomes from low to high. Kearns's MHI in 2020 was **\$68,870**. Per State Code 10-9a-403, the AMI used in this study is based on the AMI for Salt Lake County. Salt Lake County's 2020 AMI was **\$77,128** (Figure 9).

Figure 9: Household Income by Type | 2020



Credit: ACS B25119 and S1903

It is important to note that the median income for Kearns is \$68,870 and significantly below that of Salt Lake County. Households of various types, such as renter households or single-female parent households, also have different median incomes (Figure 10).

Figure 10: Kearns Median Household Income | 2020

| Household Income by Type | Annual Income | Monthly Income |
|---|---------------|----------------|
| Area Median Household (SLCo) | \$77,128 | \$6,427 |
| Local Median Household (Kearns) | \$68,870 | \$5,739 |
| Area Median Homeowner Household (SLCo) | \$94,872 | \$7,906 |
| Local Median Homeowner Household (Kearns) | \$73,723 | \$6,144 |
| Area Median Renter Household (SLCo) | \$49,636 | \$4,136 |
| Local Median Renter Household (Kearns) | \$48,908 | \$4,076 |
| White Household | \$71,477 | \$5,956 |
| Black or African -American Household | \$23,875 | \$1,990 |
| Hispanic Household | \$58,391 | \$4,866 |
| Asian Household | \$72,227 | \$6,019 |
| Native Hawaiian and Other Pacific Islander | \$91,250 | \$7,604 |
| Some Other Race Household | \$57,931 | \$4,828 |
| Families with a single Female Householder | \$46,093 | \$3,841 |
| Families with a single Male Householder | \$59,628 | \$4,969 |
| Female Householder (Non-Family) | \$36,863 | \$3,072 |
| Male Householder (Non-Family) | \$60,707 | \$5,059 |
| Elderly Household | \$42,713 | \$3,559 |

Credit: ACS B25119 & S1903

Housing Value

In 2020, housing value in Kearns was concentrated in the range of \$100,000 to \$499,999 (Figure 11). Slightly over half (53.5%), or 4,463, of the 8,340 owner-occupied homes were valued between \$200,000 to \$299,999. The housing median value increased significantly from \$164,900 in 2017 to \$220,400 in 2020, a 34% increase in value.

Figure 11: Housing Values in Kearns | 2020

| Value | Count | Percentage |
|-----------------------------------|-----------|------------|
| <i>Total Owner-Occupied Units</i> | 8,340 | |
| Less than \$50,000 | 395 | 4.7% |
| \$50,000 to \$99,999 | 48 | 0.6% |
| \$100,000 to \$149,999 | 788 | 9.4% |
| \$150,000 to \$199,999 | 1,698 | 20.4% |
| \$200,000 to \$299,999 | 4,463 | 53.5% |
| \$300,000 to \$499,999 | 892 | 10.7% |
| \$500,000 to \$999,999 | 28 | 0.3% |
| \$1,000,000 or more | 28 | 0.3% |
| <i>Median Value</i> | \$220,400 | |

Credit: ACS DP04

Figure 12: Housing Values in Kearns | 2010 – 2027



Credit: ACS DP04 & Esri Community Analyst "Housing Profile"

Housing Types

Kearns held 10,126 occupied housing units in 2020 (Figure 13). The majority of units were detached single-family units (9,629 in total). The second most frequent type of unit was mobile homes; in 2020, there were 218 mobile home units. Most units have 6-8 rooms and 3-4 bedrooms (Figure 14).

Figure 13: Housing Types | 2017 - 2020

| Housing Type | 2017 | | 2020 | | Change 2017-2020 |
|-----------------------------|-------|---------|--------|---------|------------------|
| | Count | Percent | Count | Percent | |
| <i>Total Occupied Units</i> | 9,892 | 100% | 10,126 | 100% | 234 |
| 1-unit, detached | 9457 | 92.8% | 9,629 | 93.9% | 172 |
| 1-unit, attached | 100 | 1.0% | 128 | 1.2% | 28 |
| 2 units | 63 | 0.6% | 29 | 0.3% | -34 |
| 3 or 4 units | 26 | 0.3% | 0 | 0.0% | -26 |
| 5 to 9 units | 58 | 0.6% | 80 | 0.8% | 22 |
| 10 to 19 units | 185 | 1.8% | 92 | 0.9% | -93 |
| 20 or more units | 103 | 1.0% | 76 | 0.7% | -27 |
| Mobile home | 198 | 1.9% | 218 | 2.1% | 20 |
| Boat, RV, van, etc. | 0 | 0.0% | 0 | 0.0% | 0 |

Credit: ACS DP04

Figure 14: Number of Rooms and Bedrooms per Unit | 2020

| Bedrooms | Number | Percentage |
|--------------------|--------|------------|
| No bedroom | 13 | 0.1% |
| 1 bedroom | 49 | 0.5% |
| 2 bedrooms | 1148 | 11.2% |
| 3 bedrooms | 3634 | 35.4% |
| 4 bedrooms | 3738 | 36.5% |
| 5 or more bedrooms | 1670 | 16.3% |

Credit: ACS DP04

Housing Occupancy

There were 10,252 housing units in Kearns in 2020. Of these, were 10,126 occupied units and 126 were vacant units (Figure 15). There were 8,340 owner-occupied units and 1,786 renter-occupied units in 2020. It is projected that there will be a total of 10,178 occupied units in 2027, of which 8,372 will be owner-occupied and 1,807 renter-occupied.

Figure 15: Housing Occupancy in Kearns | 2020

| Year | Owner Units | Renter Units | Vacant Units | Total Occupied Units | Total Units |
|------|-------------|--------------|--------------|----------------------|-------------|
| 2000 | 7,607 | 1,036 | 210 | 9,191 | 9,401 |
| 2010 | 8,000 | 1,780 | 389 | 9,780 | 10,169 |
| 2017 | 8,102 | 1,790 | 298 | 9,892 | 10,190 |
| 2020 | 8,340 | 1,786 | 126 | 10,126 | 10,252 |
| 2027 | 8,372 | 1,806 | --- | 10,178 | --- |

Credit: ACS DP04 & Esri Community Analyst "Demographic & Income Profile"

Housing Year & Condition

The majority (59.4%, or 6,080 housing units) were built before 1980, with one-third of units (30.4% or 3,112 houses) built before 1960 (Figure 16). Given the age of the housing stock in Kearns, the community can expect upkeep and maintenance costs to be high. In addition, homes built prior to 1960 are at increased risk of unreinforced masonry and remnant lead paint.

Figure 16: Housing Age in Kearns | 2020

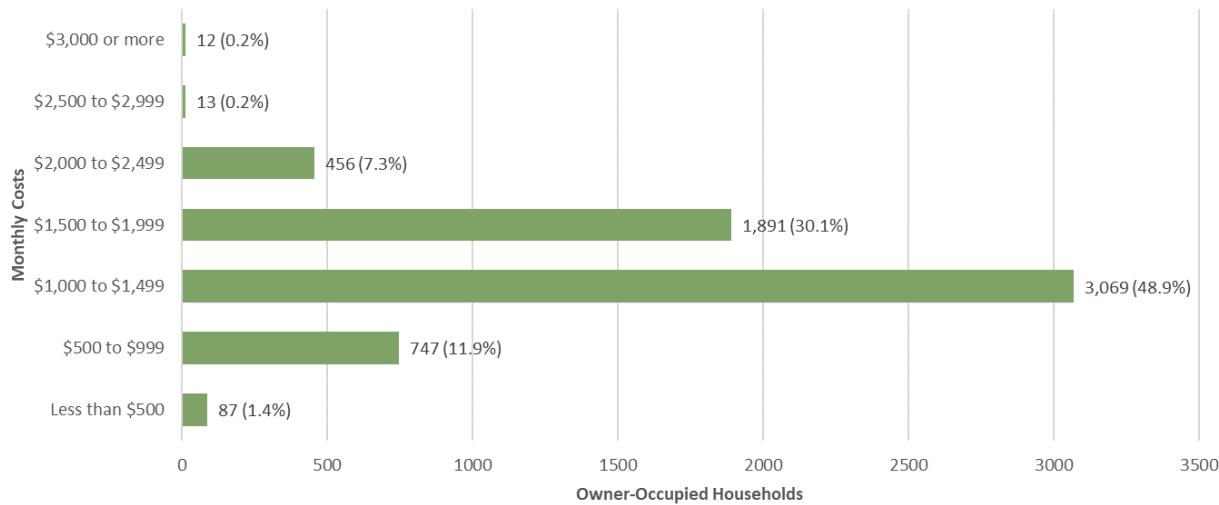
| Year Built | 2017 | | 2020 | |
|-----------------------|-------|---------|-------|---------|
| | Count | Percent | Count | Percent |
| Built Before 1980 | 6,516 | 64.0% | 6,080 | 59.4% |
| Built Before 1960 | 3,546 | 34.7% | 3,112 | 30.4% |
| Built 2014 or later | 8 | 0.1% | 60 | 0.6% |
| Built 2010 to 2013 | 13 | 0.1% | 8 | 0.1% |
| Built 2000 to 2009 | 579 | 5.7% | 745 | 7.3% |
| Built 1990 to 1999 | 1,572 | 15.4% | 1549 | 15.1% |
| Built 1980 to 1989 | 1,502 | 14.7% | 1810 | 17.7% |
| Built 1970 to 1979 | 2,633 | 25.8% | 2591 | 25.3% |
| Built 1960 to 1969 | 337 | 3.3% | 377 | 3.7% |
| Built 1950 to 1959 | 3,069 | 30.1% | 2901 | 28.3% |
| Built 1940 to 1949 | 306 | 3.0% | 120 | 1.2% |
| Built 1939 or earlier | 171 | 1.7% | 91 | 0.9% |

Credit: ACS DP04

Existing Housing Costs

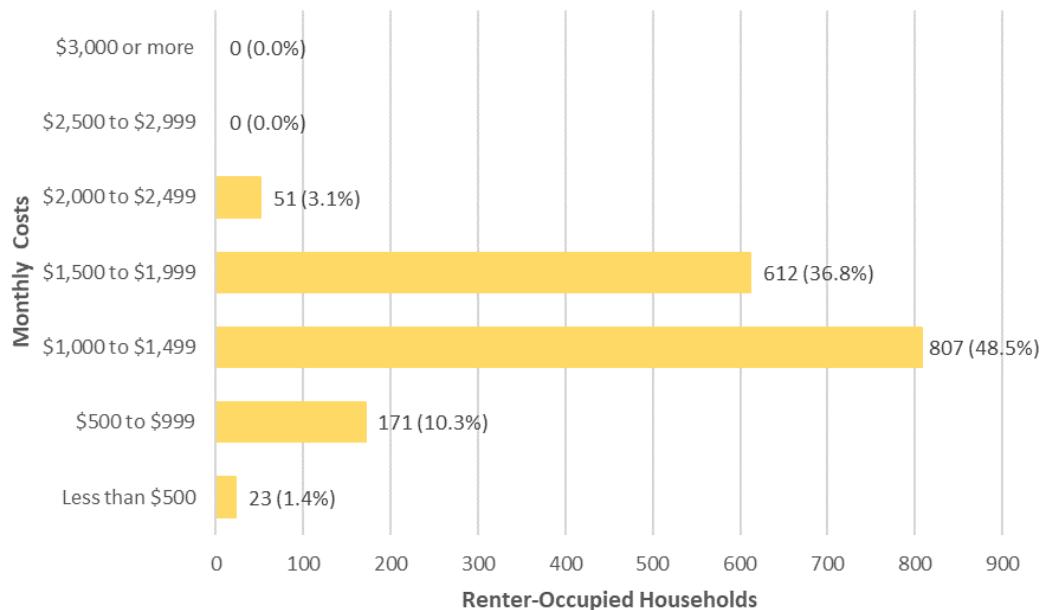
Nearly half (48%) of both renter and homeowner households paid between \$1,000 and \$1,499 every month on housing costs in 2020 (Figures 17 and 18). Additionally, over a third of both homeowner (37.8%) and renter (39.9%) households paid over \$1,500 in monthly housing costs. Homeowner and renter households paid similar monthly housing costs, while renter households had a significantly lower median household income than homeowner households.

Figure 17: Monthly Owner-Occupied Household Costs | 2020



Credit: ACS S2503

Figure 18: Monthly Renter-Occupied Household Costs | 2020



Credit: ACS S2503

Cost-Burdened Housing

HUD considers an affordable monthly housing payment for either an owner-occupied dwelling or rented unit to be *no greater than 30 percent of gross monthly income*. This includes utilities and other housing costs such as mortgage and hazard insurance. When monthly housing payments cost more than 30 percent of gross monthly income, that household is said to be *cost-burdened*. Households can be cost-burdened at any income level.

The table below shows the 2020 rate of cost-burdened households in Kearns (Figure 19). Almost a third (27.4%) of all households were cost-burdened, while another fourth (24.4%) of all households were at risk of being cost-burdened. Therefore, over half (51.8%) of all Kearns households were or were at risk of being burdened by housing costs in 2020. The most cost-burdened group were households with an income between \$20,000 to \$34,999 and \$50,000 to \$74,999 per year; a total of 1,621 households in these brackets were cost-burdened.

Between owners and renters, renters experience a greater housing cost-burden (Figure 20). Almost a half (48.4%) of renter households were cost-burdened, while a fourth (22.3%) of homeowner households were cost-burdened. Of particular concern is the second-lowest income bracket (\$20,000 to \$34,999) with almost a fourth of renters in this bracket being cost-burdened.

Figure 19: Percentage of Income going toward Housing Costs | 2020

| Income Range | Not Cost-burdened: <20% | | Cost-burden Risk: 20-29% | | Cost-burdened: >30% | |
|----------------------|-------------------------|------------|--------------------------|------------|---------------------|------------|
| | Count | Percentage | Count | Percentage | Count | Percentage |
| Less than \$20,000 | 9 | 0.1% | 32 | 0.3% | 419 | 4.2% |
| \$20,000 to \$34,999 | 165 | 1.7% | 99 | 1.0% | 588 | 5.9% |
| \$35,000 to \$49,999 | 440 | 4.4% | 332 | 3.3% | 794 | 8.0% |
| \$50,000 to \$74,999 | 577 | 5.8% | 1,095 | 11.0% | 827 | 8.3% |
| \$75,000 or more | 3,625 | 36.3% | 875 | 8.8% | 103 | 1.0% |
| Total | 4,816 | 48.3% | 2,433 | 24.4% | 2,731 | 27.4% |

Credit: ACS S2503

Figure 20: Income Ranges who are Cost-Burdened with Housing by Occupancy | 2020

| Income Range | Total Cost-Burdened Households | | Total Cost-Burdened Owner Households | | Total Cost-Burdened Renter Households | |
|----------------------|--------------------------------|------------|--------------------------------------|------------|---------------------------------------|------------|
| | Count | Percentage | Count | Percentage | Count | Percentage |
| Less than \$20,000 | 419 | 4.2% | 209 | 2.5% | 210 | 11.8% |
| \$20,000 to \$34,999 | 588 | 5.9% | 291 | 3.5% | 297 | 16.6% |
| \$35,000 to \$49,999 | 794 | 8.0% | 576 | 6.9% | 218 | 12.2% |
| \$50,000 to \$74,999 | 827 | 8.3% | 687 | 8.2% | 140 | 7.8% |
| \$75,000 or more | 103 | 1.0% | 103 | 1.2% | 0 | 0.0% |
| Total | 2,731 | 27.4% | 1,866 | 22.3% | 865 | 48.4% |

Credit: ACS S2503

Targeted Income Groups and Affordability Thresholds

Income levels at 30% of AMI are considered “very low-income,” while those at 50% are “low-income” and those at 80% are “moderate-income.” These 30, 50, and 80 percent groups are targeted income groups. In the following table, targeted income groups are calculated using both the area median income (Salt Lake County) value and the local median income (Kearns) value (Figure 21). Annual income was divided by twelve to give monthly household income. Monthly housing allowance represents total housing costs affordable at 30% of gross monthly income. This value is the upper limit that a household could pay without being housing cost-burdened.

Figure 21: 2020 Annual and Monthly Incomes and Housing Allowance

| Annual Median Household Income | | | | | |
|---|----------|---------------|----------------|-----------|----------------|
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$86,088 | \$68,870 | \$55,096 | \$34,435 | \$20,661 |
| Salt Lake County | \$96,410 | \$77,128 | \$61,702 | \$38,564 | \$23,138 |
| Monthly Household Income (Annual Income divided by 12) | | | | | |
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$7,174 | \$5,739 | \$4,591 | \$2,870 | \$1,722 |
| Salt Lake County | \$8,034 | \$6,427 | \$5,142 | \$3,214 | \$1,928 |
| Monthly Housing Allowance (30 Percent Monthly Income) | | | | | |
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$2,152 | \$1,722 | \$1,377 | \$861 | \$517 |
| Salt Lake County | \$2,410 | \$1,928 | \$1,543 | \$964 | \$578 |

Credit: ACS B25119

By using Salt Lake County's AMI, calculations for Kearns may overestimate the community's ability to afford housing. For example, as shown in Figure 21, 30% of Salt Lake County AMI is \$23,138, but 30% of Kearns's median income is \$20,661. Due to this discrepancy, this plan recommends that officials and decision-makers understand the calculations as conservative estimates and encourages communities to strive for making housing as affordable as possible.

The discrepancy is driven by differences in median household income: \$68,870 for Kearns while \$77,128 for Salt Lake (Figure 21). This discrepancy is seen even more when comparing renter and homeowner households, however, in all the target groups Salt Lake County's AMI is higher. Due to the difference between homeowner and renter households, targeted income groups were calculated separately for each (Figure 22 and Figure 23). To determine affordable rental rates, a household would subtract anticipated monthly utility costs from the total monthly housing allowance.

Figure 22: 2020 Annual and Monthly Incomes and Housing Allowance (Renter Household)

| Annual Median Household Income | | | | | |
|---|-------------|----------------------|-----------------------|------------------|-----------------------|
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$61,135 | \$48,908 | \$39,126 | \$24,454 | \$14,672 |
| Salt Lake County | \$62,045 | \$49,636 | \$39,709 | \$24,818 | \$14,891 |
| Monthly Household Income (Annual Income divided by 12) | | | | | |
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$5,095 | \$4,076 | \$3,261 | \$2,038 | \$1,223 |
| Salt Lake County | \$5,170 | \$4,136 | \$3,309 | \$2,068 | \$1,241 |
| Monthly Housing Allowance (30 Percent Monthly Income) | | | | | |
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$1,528 | \$1,223 | \$978 | \$611 | \$367 |
| Salt Lake County | \$1,551 | \$1,241 | \$993 | \$620 | \$372 |

Credit: ACS B25119

Figure 23: 2020 Annual and Monthly Incomes and Housing Allowance (Owner Household)

| Annual Median Household Income | | | | | |
|---|-------------|----------------------|-----------------------|------------------|-----------------------|
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$92,154 | \$73,723 | \$58,978 | \$36,862 | \$22,117 |
| Salt Lake County | \$118,590 | \$94,872 | \$75,898 | \$47,436 | \$28,462 |
| Monthly Household Income (Annual Income divided by 12) | | | | | |
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$7,679 | \$6,144 | \$4,915 | \$3,072 | \$1,843 |
| Salt Lake County | \$9,883 | \$7,906 | \$6,325 | \$3,953 | \$2,372 |
| Monthly Housing Allowance (30 Percent Monthly Income) | | | | | |
| | 125% | 100% (Median) | 80% (Moderate) | 50% (Low) | 30% (Very Low) |
| Kearns | \$2,304 | \$1,843 | \$1,474 | \$922 | \$553 |
| Salt Lake County | \$2,965 | \$2,372 | \$1,897 | \$1,186 | \$712 |

Credit: ACS B25119

Other Targeted Groups

When income is broken down according to demographic subsets, substantial differences among their median household incomes becomes visible. These annual income differences lead to monthly income differences and thus monthly housing allowance differences. This means that specific subsets of people have different affordability thresholds (Figure 24).

The discrepancies between median income of homeowners and renters, male and female householders, White and non-White households, elderly households, and others all translate into different thresholds for affordability. Six demographic subsets fall significantly below the Salt Lake County area median household income of \$77,128 (see Figure 10): renter householder (\$48,908), Black or African American householder (\$23,875), single female householder (\$46,093), female non-family householder (\$36,863), and elderly householder (\$42,713).

Figure 24: Other Targeted Groups – Monthly Incomes and Housing Allowance | 2020

| Household Income by Type | Monthly Income Levels | | | | | Monthly Housing Allowance | | | | |
|--|-----------------------|---------|---------|---------|---------|---------------------------|---------|---------|---------|---------|
| | 30% | 50% | 80% | 100% | 125% | 30% | 50% | 80% | 100% | 125% |
| Area Median Household (SLCo) | \$536 | \$3,214 | \$5,142 | \$6,427 | \$8,034 | \$161 | \$964 | \$1,543 | \$1,928 | \$2,410 |
| Local Median Household (Kearns) | \$478 | \$2,870 | \$4,591 | \$5,739 | \$7,174 | \$143 | \$861 | \$1,377 | \$1,722 | \$2,152 |
| Area Median Homeowner Household (SLCo) | \$659 | \$3,953 | \$6,325 | \$7,906 | \$9,883 | \$198 | \$1,186 | \$1,897 | \$2,372 | \$2,965 |
| Local Median Homeowner Household (Kearns) | \$512 | \$3,072 | \$4,915 | \$6,144 | \$7,679 | \$154 | \$922 | \$1,474 | \$1,843 | \$2,304 |
| Area Median Renter Household (SLCo) | \$345 | \$2,068 | \$3,309 | \$4,136 | \$5,170 | \$103 | \$620 | \$993 | \$1,241 | \$1,551 |
| Local Median Renter Household (Kearns) | \$340 | \$2,038 | \$3,261 | \$4,076 | \$5,095 | \$102 | \$611 | \$978 | \$1,223 | \$1,528 |
| White Household | \$496 | \$2,978 | \$4,765 | \$5,956 | \$7,446 | \$149 | \$893 | \$1,430 | \$1,787 | \$2,234 |
| Black or African-American Household | \$597 | \$995 | \$1,592 | \$1,990 | \$2,487 | \$179 | \$298 | \$478 | \$597 | \$746 |
| Hispanic Household | \$405 | \$2,433 | \$3,893 | \$4,866 | \$6,082 | \$122 | \$730 | \$1,168 | \$1,460 | \$1,825 |
| Asian Household | \$502 | \$3,009 | \$4,815 | \$6,019 | \$7,524 | \$150 | \$903 | \$1,445 | \$1,806 | \$2,257 |
| Some Other Race Household | \$402 | \$2,414 | \$3,862 | \$4,828 | \$6,034 | \$121 | \$724 | \$1,159 | \$1,448 | \$1,810 |
| Native Hawaiian and Other Pacific Islander | \$634 | \$3,802 | \$6,083 | \$7,604 | \$9,505 | \$190 | \$1,141 | \$1,825 | \$2,281 | \$2,852 |
| Families with a single Female Householder | \$320 | \$1,921 | \$3,073 | \$3,841 | \$4,801 | \$96 | \$576 | \$922 | \$1,152 | \$1,440 |
| Families with a single Male Householder | \$414 | \$2,485 | \$3,975 | \$4,969 | \$6,211 | \$124 | \$745 | \$1,193 | \$1,491 | \$1,863 |
| Female Householder (Non-Family) | \$256 | \$1,536 | \$2,458 | \$3,072 | \$3,840 | \$77 | \$461 | \$737 | \$922 | \$1,152 |
| Male Householder (Non-Family) | \$422 | \$2,529 | \$4,047 | \$5,059 | \$6,324 | \$126 | \$759 | \$1,214 | \$1,518 | \$1,897 |
| Elderly Household | \$297 | \$1,780 | \$2,848 | \$3,559 | \$4,449 | \$89 | \$534 | \$854 | \$1,068 | \$1,335 |

Credit: ACS B25119 and S1903

Availability of Housing Units

Using Salt Lake County's AMI, there is a deficit in owner units available for the income range \$96,410 of 2034 units. The reasoning for this could be households earning this amount are spending significantly less than 30% of their income, living in housing units that are more affordable. This limits the amount of affordable housing units for lower income ranges. There is a similar situation for rental units, however, our calculation demonstrates a deficit for rental housing units for the income ranges of less than 30% AMI (\$23,138) and 30-50% AMI (\$23,138-\$38,564).

Figure 25: Availability and Need of Existing Owner Housing, using SLCo AMI | 2020

| Income Range | Maximum Affordable Monthly Housing Allowance | Maximum Affordable Monthly Housing Costs (Housing cost minus utilities) | # of Owner Households | # of Owner Units Available at that Price | Surplus/Deficit of Units Available |
|------------------------------------|--|---|-----------------------|--|------------------------------------|
| Less than 30% AMHI (<\$23,138) | \$578 | \$310 | 346 | 487 | 141 |
| 30%-50% AMHI (\$23,138-\$38,564) | \$964 | \$696 | 735 | 1655 | 920 |
| 50%-80% AMHI (\$38,564-\$61,702) | \$1,543 | \$1,275 | 1970 | 2413 | 442 |
| 80%-100% AMHI (\$61,702-\$77,128) | \$1,928 | \$1,660 | 1313 | 2019 | 706 |
| 100%-125% AMHI (\$77,128-\$96,410) | \$2,410 | \$2,142 | 1590 | 1414 | -176 |
| >125% AMHI (> \$96,410) | >\$2,410 | >\$2,142 | 2385 | 351 | -2034 |

Credit: ACS B25118, B25119, B25056, S250

Figure 26: Availability and Need of Existing Renter Housing, using SLCo AMI | 2020

| Income Range | Maximum Affordable Monthly Housing Allowance | Maximum Affordable Monthly Housing Costs (Housing cost minus utilities) | # of Renter Households | # of Renter Units Available at that Price | Surplus/Deficit of Units Available |
|-------------------------------------|--|---|------------------------|---|------------------------------------|
| Less than 30% AMHI (<\$23,138) | \$578 | \$310 | 404 | 136 | -268 |
| 30%-50% AMHI (\$23,138- \$38,564) | \$964 | \$696 | 292 | 119 | -173 |
| 50%-80% AMHI (\$38,564- \$61,702) | \$1,543 | \$1,275 | 397 | 505 | 108 |
| 80%-100% AMHI (\$61,702- \$77,128) | \$1,928 | \$1,660 | 187 | 558 | 371 |
| 100%-125% AMHI (\$77,128- \$96,410) | \$2,410 | \$2,142 | 196 | 430 | 234 |
| >125% AMHI (> \$96,410) | >\$2,410 | >\$2,142 | 309 | 36 | -273 |

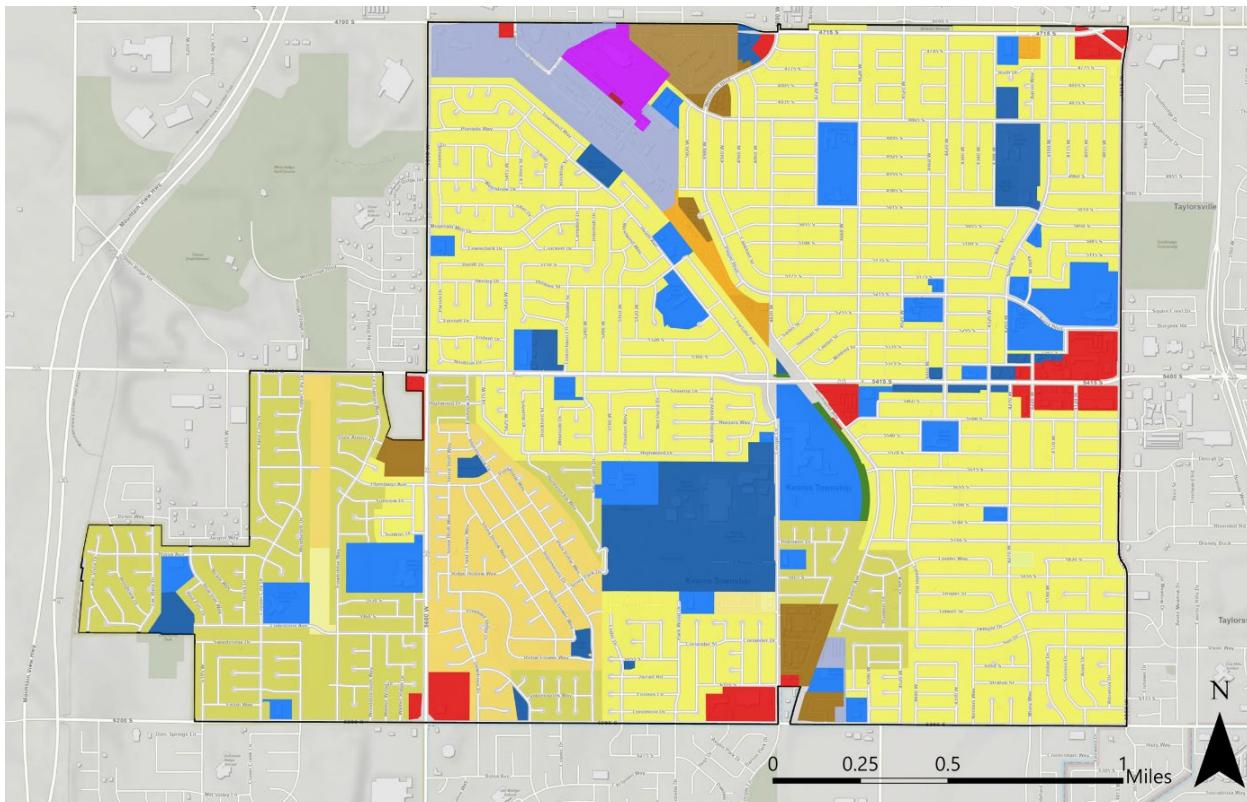
Credit: ACS B25118, B25119, B25056, S250

Zoning and Housing Choice

Figures 27 and 28 show Kearns' zoning patterns and housing choices available in each zone. The majority of Kearns is zoned for single-family residential, although there are opportunities for multi-family development spread throughout the community. Most of the sites zoned RM have already been developed for multi-family residential uses. Kearns allows internal accessory dwelling units (iADUs) to occupy the building footprint of an already existing home in any single-family residential zone with a lot size of at least 6,000 sq. ft. Detached accessory dwelling units are allowed in single family zones with a lot size of 5,000 sq. ft. or greater. Kearns requires owner-occupancy on any site that has an accessory dwelling unit.

In the north central portion of Kearns, there is an existing mobile home park that provides additional opportunities for low- and moderate-income housing. During the 2020 General Plan process, residents were clear that they wanted the mobile home park use preserved in order to maintain diverse opportunities for community residents.

Figure 27: Kearns Zoning Map.



Credit: MSD Long Range Planning, 2022.

Figure 28: Kearns Zoning Description.

| Symbol | Zone | Description | Acreage | Percentage of Total Land |
|---|----------------|--|---------|--------------------------|
|  | A-1 | Low-density residential development and limited agricultural uses. Minimum lot size for residential is 10,000 sq ft. | 5.2 | 0.2% |
|  | C-2 | Community commercial development. No minimum lot size, except for multi-family residential. | 72.2 | 3.1% |
|  | C-3 | Commercial uses, warehousing, and wholesale business. No minimum lot size, except for multi-family residential. | 0.4 | 0.0% |
|  | M-1 | Light-industrial uses. No minimum lot size, except for residential uses. Industrial development over one acre subject to review as a conditional use. | 91.3 | 3.9% |
|  | M-2 | Heavy-industrial uses. No minimum lot size, except for residential uses. Industrial development over one acre subject to review as a conditional use. | 27.3 | 1.2% |
|  | R-1-3 | Single-family neighborhood. Minimum lot size is 3,000 sq ft. | 2.0 | 0.1% |
|  | R-1-43 | Single-family neighborhood. Minimum lot size is 43,560 sq ft. | 10.3 | 0.4% |
|  | R-1-5 | Single-family neighborhood. Minimum lot size is 5,000 sq ft. | 5.7 | 0.2% |
|  | R-1-6 | Single-family neighborhood. Minimum lot size is 6,000 sq ft. | 1148.9 | 49.6% |
|  | R-1-7 | Single-family neighborhood. Minimum lot size is 7,000 sq ft. | 327.9 | 14.1% |
|  | R-1-8 | Single-family neighborhood. Minimum lot size is 8,000 sq ft. | 163.6 | 7.1% |
|  | R-2-6.5 | Low- to medium-density residential neighborhood. Minimum lot size of 6,000 sq ft. for a single-family home; 6,500 sq ft. for a duplex. See Code for lot sizes of other residential uses. | 12.1 | 0.5% |
|  | R-4-8.5 | Medium-density residential development. Minimum lot size is 6,000 sq ft. for single-family home; 6,500 sq ft. for a duplex; and additional 1,000 sq ft. for every extra unit. | 5.1 | 0.2% |
|  | R-M | High-density residential development. Minimum lot size is 5,000 sq ft. for a single-family home and additional 750 sq ft. per extra unit. | 39.2 | 1.7% |
|  | RMH | Mobile home parks and mobile home subdivisions. Minimum area for mobile home subdivision is 5 acres; no lot requirements. | 29.2 | 1.3% |
|  | PF | Public and quasi-public facilities on large tracts of land. Minimum lot size of 10,000 sq ft. | 167.4 | 7.2% |
|  | PI | Set aside for public institutions to use to host organized team sports. Minimum lot size of 5 acres. | 210.8 | 9.1% |

Credit: MSD Long Range Planning, 2022.

What has Kearns done to address Moderate Income Housing?

Kearns adopted its first Moderate Income Housing Plan in 2019. The vision of that Plan is described more in following sections. Since the adoption of the 2019 Plan, Kearns made several significant accomplishments in addressing housing:

Adoption of the 2020 General Plan: the 2020 General Plan was the first General Plan for Kearns since its incorporation as a municipality. The Plan's Land Use Chapter identified several areas of the community where additional housing options were feasible and desired by residents. Future land uses were grouped into "Character Areas" which are described in greater detail throughout this Plan. The Neighborhood Mixed-Use, Moderate Income Housing Opportunities, and Town Center Character Areas all envision the influx of additional housing opportunities – namely through small-scale mixed-use, live-work units, and duplexes and quadplexes. Figure 29 displays the Character Area Map for Kearns.

Figure 29: Kearns Character Area Map, Adopted in 2020.



Credit: MSD Long Range Planning, 2020.

Adoption of an Accessory Dwelling Unit Ordinance: prior to 2020, accessory dwelling units (ADUs) were prohibited in Kearns. In keeping with the community's 2019 Moderate Income Housing Strategy to 'create or allow for ADUs', Kearns adopted an ordinance permitting both internal and detached accessory dwelling units by right, when specified standards are met. ADUs are permitted in most of Kearns' residential zones, but require that owner-occupancy of either the primary building or ADU be maintained as a condition of the permit.

Kearns – Community Engagement and Housing Vision

Although the State-mandated timeline for making the required changes to the Moderate Income Housing Plan was limited, planning staff recognized the importance of seeking and synthesizing resident input on housing. Residents had the opportunity to engage through two in-person events and one online survey during the Summer of 2022. Staff also relied on engagement results from past planning efforts, including the 2019 Moderate Income Housing Plan and the 2020 General Plan.

The 2019 Moderate Income Housing Plan

During the 2019 Moderate Income Housing planning process, Kearns residents had the opportunity to engage with staff and regional partners at an in-person workshop. Participants were provided with an overview of the moderate income housing requirements and a list of the available strategies for addressing housing. From the options that were available at that time, Kearns selected six strategies that they were interested in pursuing:

- B) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH;
- C) Facilitate the rehabilitation of existing uninhabitable housing stock into MIH;
- E) Create or allow for, and reduce regulations related to, accessory dwelling units (ADUs) in residential zones;
- F) Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
- G) Encourage higher density or moderate income residential development near major transit investment corridors; and
- L) Preserve existing MIH.

At the time the Plan was adopted, accessory dwelling units were not permitted in Kearns; Since then, Kearns authorized both internal and external ADUs as permitted uses in most residential zones. The intent of selecting Strategy G was to examine bus routes in Kearns and focus development near major stops; however, since the adoption of the 2019 Plan, the 2020 General Plan was completed and provides an outline for future land uses, including where density would be supported by residents. Strategy L, 'preserve existing MIH', encouraged Kearns to partner with the County's Green and Healthy Homes Program to assist residents in making needed repairs and retrofits.

Note that the strategies listed above vary slightly from the language of the strategies now available to Kearns. The State Legislature updated its strategy requirement language in 2022.

Housing in the 2020 General Plan

Kearns' vision statement was adopted in 2020 and serves as the guiding principle for planning and decision-making. The statement recognizes Kearns' diversity and emphasizes resident participation in planning and decision-making processes:

Kearns is a community of diverse individuals and families dedicated to health, safety, quality education, economic opportunity, environmental sustainability, sincere friendship, service to others, pursuit of happiness, and finding pleasure in activities for all ages. The Kearns community celebrates its military and Olympic history and takes responsibility for the future by fostering a strong sense of shared identity. To support a high quality of life for all residents, Kearns promotes shared decision-making regarding housing, transportation, environment and economic growth. (Kearns General Plan, 2020)

The 2020 General Plan referred to the Moderate Income Housing Plan for its housing element. However, there were several recommended action items in the Plan's Land Use Chapter that relate to housing. Recommendations included:

- Adjust zoning policies to allow for diverse housing types, including attached single-family housing, triplexes and fourplexes, courtyard apartments, and other 'missing middle housing types' in the Moderate Income Housing Opportunities Character Area.
- Establish a working group with the goal of assisting low-income homeowners with ADU construction through funding or other resources.
- Adjust zoning ordinance to allow for mixed-use residential development in the Kearns Town Center.

The 2021 supplementary amendment to the General Plan, the *Resilience and Infrastructure Element*, also included recommendations related to housing:

- Connect residents to resources for home repair and maintenance, including energy-saving retrofits.
- Educate residents on the risk of lead paint, lead plumbing, and radon in homes, and how to monitor and mitigate.

Significant resident engagement shaped the General Plan, and Kearns' leadership rely on its vision to guide planning and decision-making for the community.

2022 Community Engagement Results

Workshops: Community members in Kearns had the opportunity to participate in two in-person public workshops – on June 29th and July 13th, 2022 at the Salt Lake County Government Center. These events were advertised on the MSD Website, MSD Social Media (K-Town Facebook Group), through the MSD newsletter, and also by email invite to Kearns Planning Commission and Council members. Flyers were also distributed at the Kearns Library, and announcements were given at library events. Two Kearns' representatives attended the first event, where staff gave an overview of recent Moderate Income Housing legislation and introduced and received feedback on the available strategies. At the second event, six Kearns residents were in attendance, and staff facilitated more in-depth conversations around desired moderate income housing strategies and potential actions for implementation.

Focus Group: On July 28th, staff facilitated a focus group with three Spanish-speaking residents in Kearns. Two of these community members are renters and one is a homeowner. Their responses were translated and analyzed, the following are themes that emerged from the discussion:

- *Housing/Land Speculation:* Community members shared concerns about investors and developers buying and flipping homes/properties which makes it unaffordable for current community members, specifically renter households. This same concern was brought up by community members during the public workshops.

"Investors don't know what the community needs, like what is affordable or what we need." (2022 Focus Group Participant)

"My rent has doubled, I never know when my landlord will choose not to renew my lease so it feels unstable." (2022 Focus Group Participant)

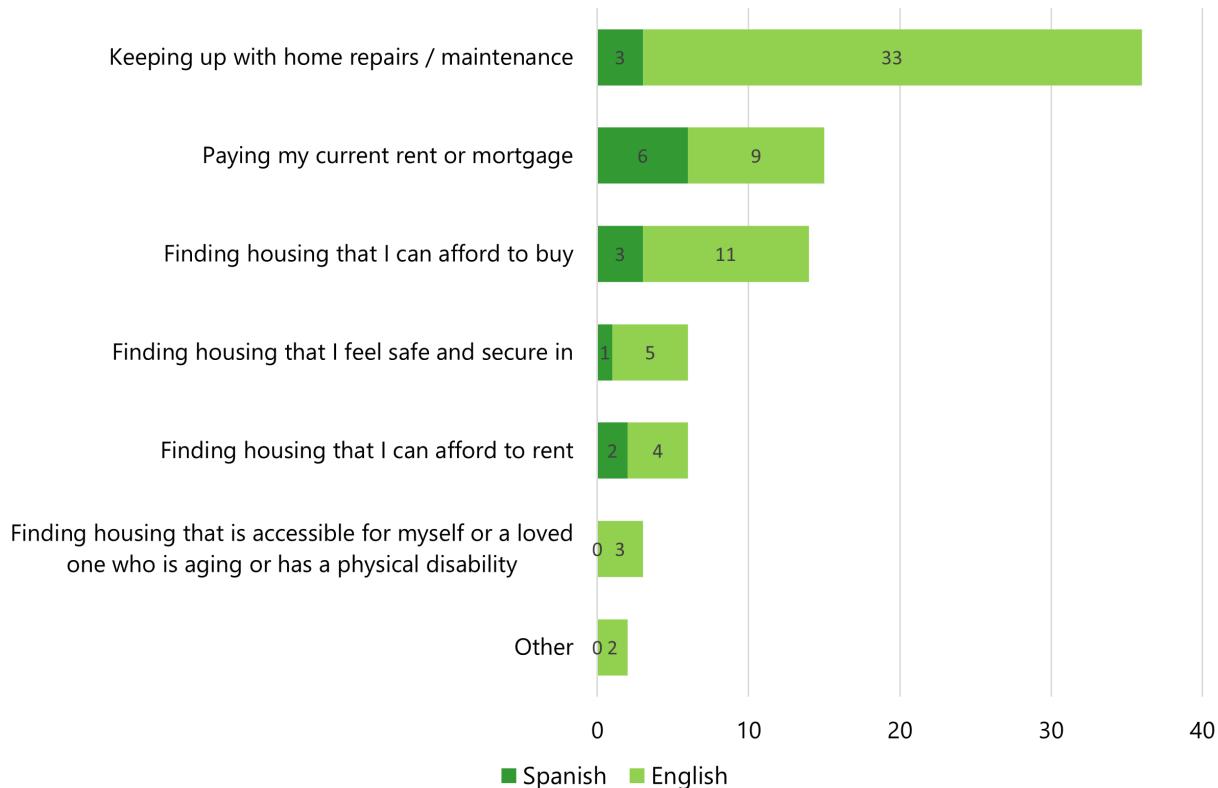
- *Displacement:* Kearns residents have observed community members no longer being able to afford living in Kearns and having to move out of the community.

"I have two friends who had to move out because it got too expensive living here and they were renting."

Survey: In addition to the in-person events, community members were invited to share input through an online and paper survey. The survey was available in English or Spanish and was advertised through MSD communications and at the Kearns Library, including through various Library-based programs and classes. Sixty-seven (67) Kearns residents submitted responses to the English version of the survey, and sixteen (16) Kearns residents took the Spanish version.

When asked what their *most significant housing challenge* was, the majority of residents answered, "Keeping up with home repairs / maintenance" (see Figure 30). After home repairs, affordability (including buying a home or making current payments) was the most frequently cited challenge. Responses to this question should be used by the municipality to better understand the moderate-income housing needs of existing residents. Even for those already in housing, it can be difficult to make payments or keep up with needed maintenance.

Figure 30: 2022 Most Significant Housing Challenges Among Kearns Residents.



Credit: MSD Long Range Planning, 2022.

The survey also asked respondents if they would support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use in their community if it helped with housing choice and affordability. Residents open-ended responses were analyzed and are presented in Figure 31. The majority of respondents (60%) said that they would support the addition of these housing types, although certain criteria were often included in responses. For example, some respondents would only support townhomes or only support mixed-use. Others still would support diverse housing types, but only if those units were made affordable and held affordable for the long-term.

For respondents who said that they would not support the listed housing types, the most frequently cited reason was anticipated negative impacts on infrastructure and services. Others felt that the community should focus on fixing up its existing buildings before building anything new (Figure 31).

Figure 31: Resident Responses to the Question: Would You Support the Addition of ADUs, Townhomes, Courtyard Housing, or Mixed-Use in Your Community?

| Response Theme | Representative Comment | Count |
|--|--|-------|
| No, because of impacts on infrastructure or services. | "No, it adds too much traffic and crime." | 14 |
| No, we should just fix what we have. | "No, we don't need more building, we have enough housing in our community we just need to be able to afford and fix the ones we have!" | 5 |
| No, because those units are not truly affordable. | "No, these are designed only for the owner to make lots of money on rent. Will do nothing to improve my neighborhood." | 4 |
| No, we don't want those housing types. | "No because then there's less places for houses. No one want more apartments." | 3 |
| Total No: 26 | | |
| Yes, in general. | "Yes because it will address the housing challenge." | 15 |
| Yes, if it's truly affordable and helping the housing situation. | "If they made it affordable for single parents or low income families, then yes." | 11 |
| Yes, if focused on infill or the rehab of existing buildings. | "Yes, but not if it displaces people. Maybe infill?" | 2 |
| Yes, if adequate infrastructure and services are in place. | "Absolutely, but only if our traffic flow can handle it!" | 4 |
| Yes, if the development is high-quality. | "Sure as long as the construction was done well enough that you couldn't hear every word from your neighbors through the walls" (continued. . .) | 1 |
| Yes, but only mixed-use. | "Mixed-use housing only. We really really need more stores in our community." | 3 |
| Yes, but only townhomes. | "Townhomes I could handle, but absolutely no any mixed-use." (continued. . .) | 2 |
| Yes, but only ADUs. | "Accessory housing." | 1 |
| Total Yes: 39 | | |

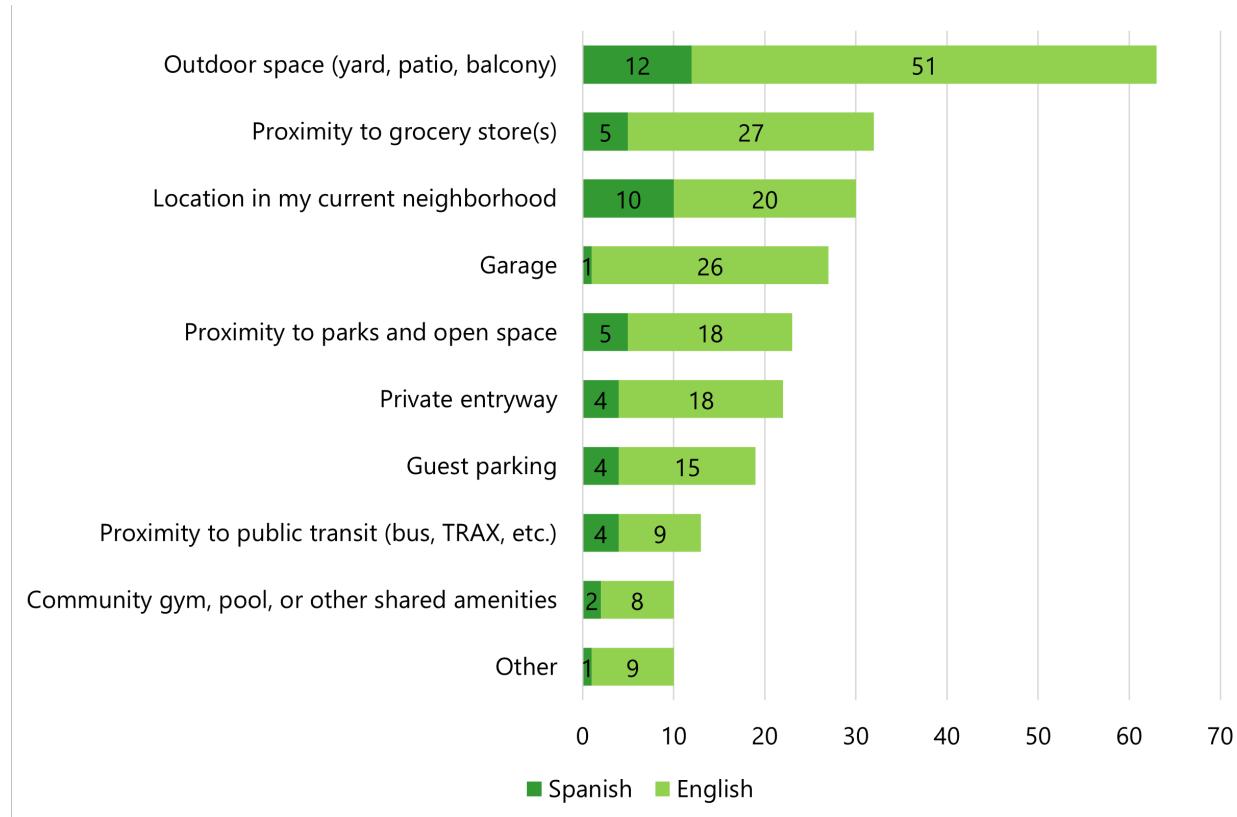
Credit: MSD Long Range Planning, 2022.

When asked which housing features were *most important* to them, the top five features selected by residents were:

1. Outdoor space (yard, patio, balcony);
2. Proximity to grocery store(s);
3. Location in their current neighborhood;
4. Garage; and
5. Proximity to parks and open space.

These results show a preference toward open space, proximity to needed goods and services, and preservation of social ties (location in current neighborhood). The results could be used by the municipality to influence zoning standards related to new housing construction, to ensure new development in Kearns is of a high-quality and meets resident needs and wants.

Figure 32: Housing Features Most Important to Kearns Residents.



Credit: MSD Long Range Planning, 2022.

The final question in the 2022 Moderate Income Housing Survey asked the following: "What is one reasonable action you think your community could take in the next year to improve housing conditions and options?" Fifty-seven (57) residents responded to this question, and their comments are grouped into policies, programs, and projects (Figure 33).

Many responses were related to code enforcement and other general activities to improve neighborhood quality of life (Figure 33). A few responses related to zoning changes, such as new provisions for ADUs, mixed-use zoning districts, and zoning for diverse housing types. Residents were also interested in any policies that may be able to address land speculation.

Funding programs were also a top recommendation by respondents, who were particularly interested in resources for the rehabilitation of homes or home maintenance.

Figure 33: Respondent Recommended Actions for Addressing Housing Conditions and Opportunities.

| Response Theme | Representative Comment | Count |
|---|---|-------|
| <u>POLICIES</u> | | |
| Provisions related to ADUs | "Provision for ADUs" | 1 |
| Lower taxes | "Lower taxes" | 2 |
| Policy to prevent land speculation | "Outlaw corporate owned houses that raise prices and are often just rentals or Airbnb only homes." | 3 |
| Stop building until adequate infrastructure is in place | "Stop building until [the roads] are better or they reconfigure lights so neighborhoods aren't cut off." | 2 |
| Create an ordinance for mixed-use | "There's empty fields that can be used for the mixed housing off of 56th W near Holiday. Zone that long strip of land for mixed community use. Use it for affordable senior or disabled housing." | 2 |
| Put rent control in place | "Rent control" | 2 |
| Zone for housing diversity | "Change in zoning to allow more housing options such as multi-unit buildings, townhomes, multi-use/mixed-use buildings." (continued...) | 2 |
| Comments Related to Policy: 14 | | |
| <u>PROGRAMS</u> | | |
| Funding and resources for rehabilitation of homes or home | "Fund and or support repairs and improvements to existing houses." | 6 |
| Funding, in general | "Funding opportunities" | 8 |
| Mortgage and downpayment assistance, including programs for lower interest rates | "Lower the interest rates on houses so that more people have the opportunity to get a house." | 2 |
| Funding specifically for the construction of ADUs | "Funding to add accessory house to my property." | 1 |
| Comments Related to Programs: 17 | | |
| <u>PROJECTS</u> | | |
| Re-utilize existing vacant buildings | "Convert the warehouse on 47th and 56th into mixed used housing. Improves the housing and the availability of new stores." | 4 |
| Build new housing supply and subsidized / affordable units | "High capacity low income housing." | 5 |
| Increase code enforcement and make other improvements related to neighborhood quality of life | "Enforcing the laws regarding parking. Too many people park on the streets and it makes it difficult to even drive down the street." | 16 |
| Stop building luxury or other unaffordable units | "Stop building expensive [...] apartments no one can afford and driving up the price of rent!" | 1 |
| Comments Related to Projects: 26 | | |

Credit: MSD Long Range Planning, 2022.

Emergent Themes from Engagement Analysis

Across previous planning efforts and in the 2022 engagement results, resident values and opinions related to housing generally align:

1. Residents prefer that any new housing development occur near commercial centers, in underutilized spaces (such as vacant buildings), and in places where the infrastructure is already available to support development. Residents are particularly concerned about traffic impacts, crime, and displacement.
2. Many Kearns residents already own their homes and need additional support in maintaining them or making needed energy or accessibility retrofits.
3. Residents value safety and beautification in their residential neighborhoods and expect any new development to contribute its fair share to quality of life.
4. Kearns residents recognize that their community is home to a racially and economically diverse population with different housing needs and support taking actions that would increase housing opportunities for residents, while enhancing quality of life.
5. Residents are increasingly concerned about land speculation and are looking for ways to preserve moderate income housing and market rate affordable housing on a long-term basis.

Selected Strategies for Addressing Moderate Income Housing

The State-Offered Strategies

House Bill 462 (2022) amended the list of strategies that municipalities could choose from in addressing Moderate Income Housing. The twenty-three (23) strategies have been re-worded to become more actionable. For example, Strategy C – Facilitate the rehabilitation of existing uninhabitable housing stock into MIH – became, “demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing”. This places a higher burden of proof on municipalities to show that they are taking steps to rehabilitate MIH units.

In addition to changing strategy language, HB462 added new provisions related to the number of strategies municipalities must select and report on. The minimum number of strategies a municipality can choose is still three (3). However, a municipality must choose five (5) in order to receive priority consideration for important funding sources including those from the State Transportation Commission and Governor’s Office of Planning and Budget (COVID-19 Local Assistance Matching Grants). Grant funding is essential to the upkeep of infrastructure and services. Thus, five strategies are included in this Moderate Income Housing Plan.

From the list of available state strategies (see Figure 34), Kearns plans to implement the following:

- “E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;**
- 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;**
- L. Reduce, waive, or eliminate impact fees related to moderate income housing;**
- 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 within 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; and**

**Note: Throughout the remainder of the Plan, this strategy may be shortened for readability purposes. However, it is the full intent of Kearns to adopt and work toward implementing Strategy O as described in State Code 10-9a-403.*

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.”

Alternatives:

There were two additional strategies that were supported based on survey results and in-person engagement at the Moderate Income Housing Workshops. Kearns may work toward these strategies in the future, but existing resource and capacity limitations make it impossible to identify a timeline for implementation.

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

M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing;

Figure 34: Available State Strategies and Applicability to Kearns.

| STRATEGY | APPLICABILITY |
|--|---|
| (A) rezone for densities necessary to facilitate the production of moderate income housing | See Strategies F and W. |
| (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing | Limited funding sources available. |
| (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing | Low frequency of uninhabitable housing. |
| (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed for the construction or rehabilitation (continued .) | Limited revenue sources available. |
| (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones | SELECTED |
| (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 | SELECTED |
| (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors | See Strategy F. |
| (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle (continued . . .) | Low resident support for reducing parking. |
| (I) amend land use regulations to allow for single room occupancy developments | Limited market demand in Kearns. |
| (J) implement zoning incentives for moderate income units in new developments | Few tools available for incentives. |
| (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 (continued . . .) | ALTERNATIVE |
| (L) reduce, waive, or eliminate impact fees related to moderate income housing | SELECTED |
| (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing | ALTERNATIVE |
| (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services for the municipality, or any other public employer (continued . . .) | Limited funding available for such program. |
| (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 (continued . . .) | SELECTED |
| (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 (continued . . .) | Limited sites available for new construction. |
| (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act | NA. No BRT/TRAX stops in Unincorporated. |
| (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530 | See Strategy L. |
| (S) create a program to transfer development rights for moderate income housing | Low resident support. |
| (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing | Limited funding available for acquisition. |
| (U) develop a moderate income housing project for residents who are disabled or 55 years old or older | Limited funding available. |
| (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1 | No station areas present in Kearns. |
| (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable (continued . . .) | SELECTED |
| (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 (continued . . .) | Not needed – five other strategies selected. |

Credit: MSD Long Range Planning, 2022 – strategies from State Code 10-9a-403.

Kearns' Preferred Strategies

This section explores Kearns' selected strategies and provides broad guidance on how each may be implemented by the community.

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

When asked what action Kearns could take to improve housing conditions and options, one resident answered:

"Provision for ADUs" (Resident Response, 2022 Moderate Income Housing Survey).

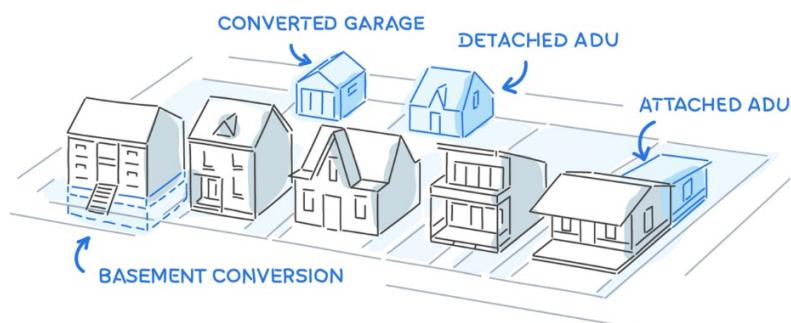
Another resident stated:

"Funding to add [an] accessory house to my property" (Resident Response, 2022 Moderate Income Housing Survey).

Accessory dwelling units (ADUs) are habitable dwelling units added to, created within, or detached from a primary residential dwelling and contained on a single lot. They differ from duplexes, which are typically established on two separate but adjoining lots. ADUs come in many different shapes and sizes, as demonstrated in Figure 35. These types of units contribute to the housing market in two ways:

1. Providing homeowners who choose to add an ADU to their property with secondary income that can help them afford mortgage payments or make necessary home repairs; and
2. Adding additional housing stock to neighborhoods (through the ADU itself).

Figure 35: Examples of Accessory Dwelling Units.



Credit: Housable, 2022.

Kearns adopted an accessory dwelling unit (ADU) ordinance in 2021, which authorized both internal and external ADUs. However, since that time, few ADUs have been constructed. This is despite feedback from homeowners that they are interested in adding ADUs to their existing properties. Staff have noted regulatory hurdles, including setback requirements and other non-life-threatening standards that limit the feasibility of ADU construction. Research into these and other barriers to ADU construction are needed so that Kearns can better facilitate ADU development, where appropriate, in the community. It should be noted that the State requires the municipality to allow internal accessory dwelling units (iADUs) in most residential neighborhoods. Kearns' efforts toward this strategy would be targeted at improving the feasibility of adding an ADU to existing sites and connecting residents with needed resources for navigating the permitting process.

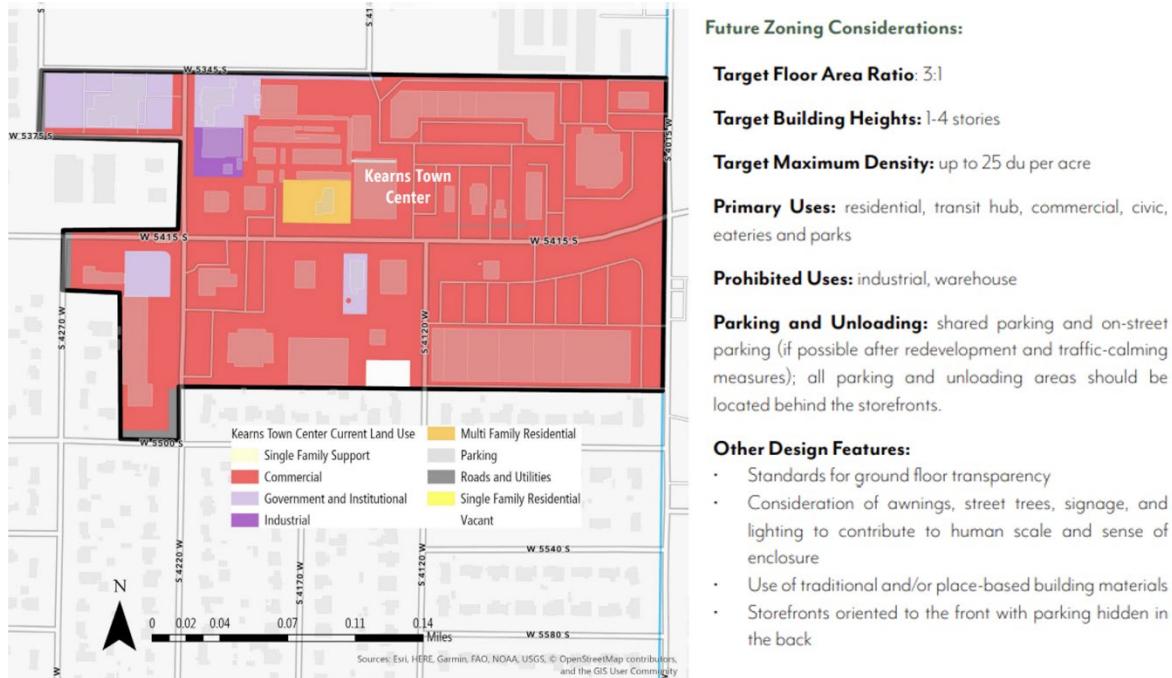
F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

When asked what action Kearns could take to improve housing conditions and opportunity, one resident said:

"Form-based zoning and human scaled mid-density housing along 5400 S"
(Resident Response, 2022 Moderate Income Housing Survey)

Kearns' adopted General Plan proposes mixed-use development in an area referred to as the Kearns Town Center (see Figure 36). This area is located on 5400 South (a major transit investment corridor) and near several commercial amenities as well as the Kearns Library. Since the adoption of the General Plan, the C-2 Zone, in which most of the Town Center lies, has not undergone extensive review and updating. Aligning the zoning more thoroughly with the General Plan will help Kearns to make progress toward Strategy F.

Figure 36: Location of the Kearns Town Center and Future Zoning Considerations.



Credit: Kearns General Plan, 2020.

The Town Center is one of the only areas of Kearns that can support additional residential development because most of Kearns is built-out. Although the primary intent of the Town Center is to become a hub for business and a community gathering place, the integration of some residential uses can be effective in providing a customer base for nearby commercial development. The area poses an additional opportunity to develop housing types not currently present in Kearns, such as live-work units, which add housing supply and expand housing choice. Local businesses and residents have expressed concerns regarding displacement if the Town Center were rezoned and local businesses were no longer able to afford renting the space. Kearns may need to consider programs or policies to prevent displacement so that new development does not negatively impact this area, its residents, or its business owners.

L. Reduce, waive, or eliminate impact fees related to moderate income housing.

When asked if they would support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use in Kearns, one resident answered:

"Only if they fix the infrastructure. Right now, it can take me more than 15 minutes at certain times of the day to get out of my neighborhood because of traffic. Adding more housing without planning a way for people to get in and out is insane." (Resident Response, 2022 Moderate Income Housing Survey)

Kearns is a relatively young municipality, having incorporated in 2017. Prior to incorporation, Kearns was an unincorporated township of Salt Lake County. The County did not charge any impact fees for development, and thus Kearns did not inherit any fee system that could help it pay for the infrastructure and service costs of new development. In some cases, this has led to frustration among residents who feel that new development is causing impacts which aren't being addressed or funded by the developers (see above example). In recent years, Kearns has been exploring its options related to impact fees and anticipates changes to its fee structure in coming years.

However, the community recognizes residents' desire for moderate-income housing units. Eighteen percent (18%) of survey respondents identified their most significant housing challenge as keeping up with their existing rent or mortgage payments (Moderate Income Housing Survey, 2022). And several residents expressed to staff that they worry about whether future generations, including their own children, will be able to afford to live in Kearns. The community can commit to not imposing impact fees on moderate income housing in the future, as a way to encourage residential development that is more affordable to residents.

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 within 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.

"We don't need more buildings and housing[.] We need the ability to afford & maintain the houses we do have." (Resident Response, 2022 Moderate Income Housing Survey)

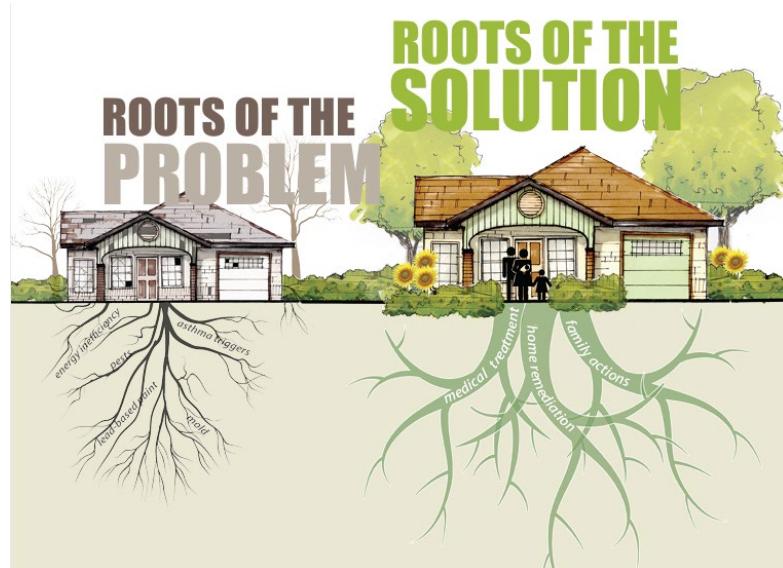
In the 2022 Moderate Income Survey, 36 out of 82 Kearns residents identified their biggest housing challenge as keeping up with home repairs. Many residents of Kearns have owned their homes for a long period of time and are not cost-burdened. However, challenges of home maintenance, needed energy retrofits, and adaptations for aging populations or those with disabilities can threaten housing stability and financial health. Connecting residents with funding for home repairs and emergency retrofits can help ensure housing remains affordable to residents and reduce housing turnover and speculation that could lead to increased costs.

Kearns is fortunate to participate in programs through Salt Lake County Housing and Community Development, including:

Green and Healthy Homes – The Green and Healthy Homes program is open to all households in Salt Lake County that earn eighty percent (80%) or less of the Area Median Income (AMI). Households are provided with a free home assessment and a report of deficiencies. Then, program staff work with the homeowners to address the critical needs related to health and safety. Repairs and retrofits covered under the Green and Healthy Homes program include lead and radon abatement, energy-efficient upgrades, critical repairs (windows, roofing, electrical, plumbing), and accessibility or ageing-in-place upgrades.

Partners involved in the Green and Healthy Homes program include Community Development Corporation of Utah, University of Utah Health Plans, Utah Community Action Weatherization Program, State of Utah Health Department Asthma program, Utah Physicians for Healthy Environment, Green & Healthy Homes Initiative, Utah State Radon Coalition, and the Salt Lake County Health Department Asthma program.

Figure 37: Salt Lake County Green and Healthy Homes Challenge Book – Roots of the Problem v. Roots of the Solution.



Credit: Salt Lake County – Housing and Community Development, n.d. Read the [full guidebook here](#).

HOME Investment Partnerships Program - The HOME Investment Partnerships Program provides 0-3% loans to help finance the cost of development and construction of rental housing and the cost of purchase and rehabilitation of existing rental housing projects. In 2021, \$3,038,634 was expended county-wide from the HOME Program. These funds were often paired with Low Income Housing Tax Credits (LIHTC) to help resources go further.

HOME funds may also be used for down-payment assistance, mortgage assistance, housing rehabilitation, and new construction of single-family homes for households earning eighty percent (80%) or less of area median income.

In the future, Kearns may want to strengthen coordination with Salt Lake County Housing and Community Development to ensure that residents are aware of and benefitting from the available programs.

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

When asked what action Kearns could take to improve housing conditions and options, one resident said:

"Change in zoning to allow more housing options such as multi-unit buildings, townhomes, multi-use/mixed-use buildings. Creation of urban centers that can germinate an arts culture. Performing arts spaces. Spaces for theatre. Greater walkability. Multi-modal infrastructure. Greenways that allow safe bike transit. Reduction of parking lots that become heat centers." (Resident Response, 2022 Moderate Income Housing Survey)

In 2022, the Utah Foundation conducted a survey of Utah residents to understand housing preferences, particularly as they relate to Missing Middle Housing types ("house-scale buildings, with multiple units, in walkable neighborhoods" – see also Figure 38). The Foundation's survey found that residents still prefer the single-family housing over other housing types ([Utah Foundation, 2022](#)). However, respondents offered positive reactions to multi-family development (particularly duplexes and triplexes) that shared the same scale and design as single-family homes (*ibid*).

Figure 38: Missing Middle Housing Types.



Credit: Opticos, 2020.

Kearns planned for Missing Middle Housing in two of its General Plan “character areas” (categorized future land uses based around centers or unique community qualities). The Moderate Income Housing Opportunities Character Area seeks to integrate Missing Middle Housing types into an existing multi-family area near the intersection of 6200 South and Cougar Lane (see Figure 39). This area is served by a fixed-route bus and experiences close proximity to a number of goods and services, including Harmon’s Grocery Store. Although Kearns does not want to see additional mid-rise or blocky apartment buildings, the community may be open to housing that fits the scale and character its current built-out environment, which largely consists of single-family homes.

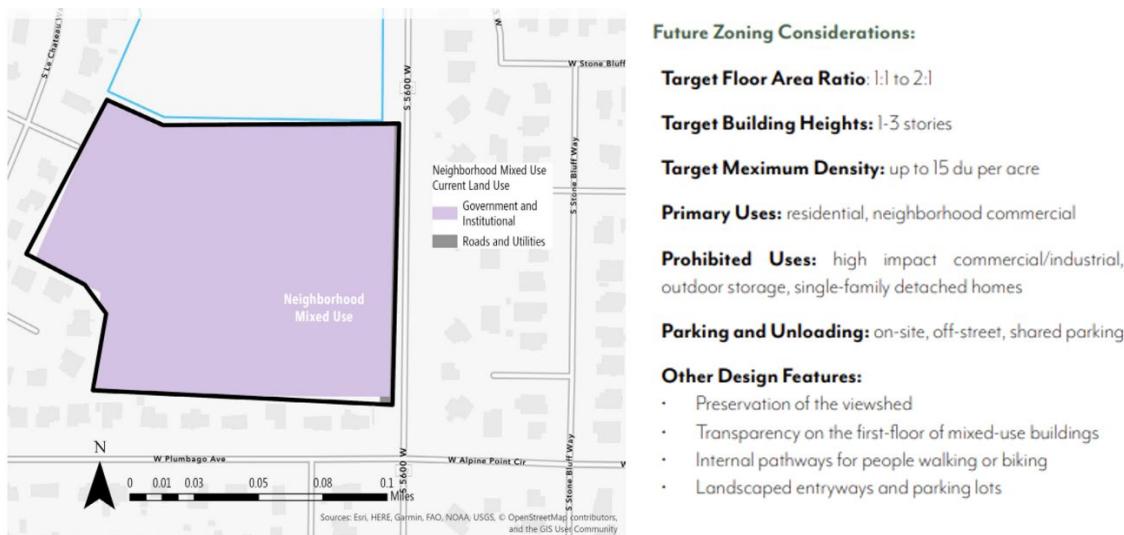
Figure 39: Kearns’ Moderate Income Housing Opportunities Character Area.



Credit: Kearns General Plan, 2020.

One other Character Area creates significant opportunities for integrating multi-family housing at the scale and character of single-family housing. The Neighborhood Mixed-Use Character Area (Figure 40) envisions a mix of commercial, townhome, and live-work unit development that maintains Kearns' viewshed while promoting residential access to needed goods and services. Updates to Kearns' zoning ordinance can help ensure compatibility with the adopted General Plan while also promoting Moderate Income Housing strategies.

Figure40: Kearns' Neighborhood Mixed-Use Character Area.



Credit: Kearns General Plan, 2020.

[Alternative 1] 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.

Strategy K is included in this Plan as an alternative strategy. This item was of interest to community members because it could address concerns with housing and land speculation by ensuring that the existing and future moderate income housing units or market-rate affordable housing are held affordable in perpetuity. Kearns residents shared support for deed restrictions when purchasing housing or receiving funding for repairs and supported conditions on new development. Types of deed restrictions include:

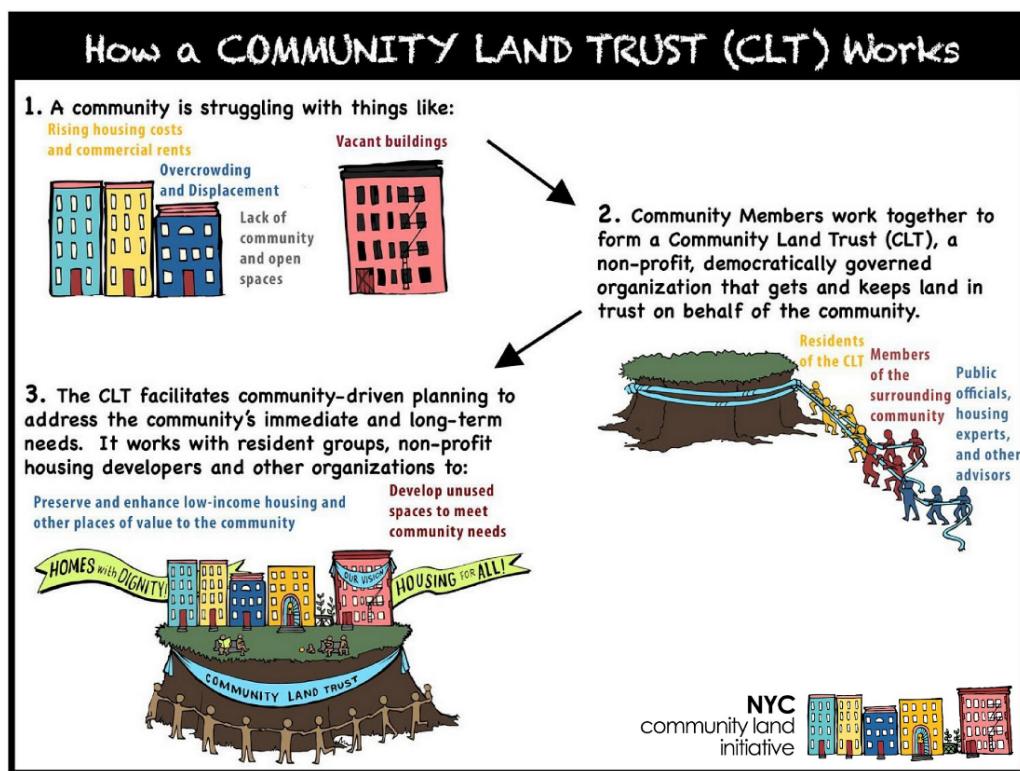
- Limiting the resale price by specifying a percentage increase limit regardless of the existing market.
 - Example: resale price = original price + specified increase limit or sale price tied to the area median income (AMI).
- Specifying which households are eligible to purchase the home based on AMI.

- Example: an eligible household would qualify if their household income was up to 80% of the AMI.
- Restricting purchasers to owner-occupancy for a required amount of time.
 - Example: A new homeowner must live in the property full-time as their primary residence for a certain number of years.

Although desirable by residents, this strategy is listed as an alternative because the feasibility of implementation is unclear. Kearns would require a grant or outside funding to be able to administer a program that incentivized owners to enter into a deed restriction. This strategy has also been difficult for other, similar communities to implement because of pushback from developers.

[Alternative 2] M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing.

Figure 41: Guidance for Community Land Trust Programs.



Credit: NYC Community Land Initiative, 2022.

Strategy M is included in this Plan as Alternative 2. Kearns residents shared interest and support for Strategy M to create a community land trust to build and preserve moderate income housing. During the July 13th workshop, residents brainstormed ideas on how a community land trust (CLT) program would be created, funded, and how it could acquire properties. Some ideas included partnering with a local housing non-profit such as NeighborWorks, who currently runs a CLT

program, to apply for funding and create the CLT with the Kearns Council and Kearns residents. Another idea was rehabilitating uninhabitable housing through community groups or a nonprofit which would improve vacant or older homes without significantly raising their value and cost; the CLT would acquire the land, while the home itself would belong to the homeowner. This prevents the owner from cashing in on appreciated land value, keeping the residential property below market rates in the long-term.

Kearns community members support and would like to work toward implementing this strategy. The community recognizes that this action, which requires significant funding and personnel resources, may take longer than five years to implement. Thus, five other strategies were selected for reporting purposes, and this strategy is held as a desired alternative for the community to work toward.

Moderate Income Housing Implementation Plan

HB 462 expanded on the Moderate Income Housing Plan requirements, specifying that municipalities must adopt an implementation plan which identifies anticipated steps, timelines, and benchmarks for implementing the selected strategies. The municipality is allowed some flexibility in implementation but should be actively working toward each of the five Moderate Income Housing strategies to receive priority funding consideration.

Implementation Steps

Broadly, implementation of each strategy will occur in three parts:

1. Research: in this phase, staff assigned to the strategy will research potential programs, policies, and projects that could facilitate implementation. Staff should also search for case studies, available funding sources, and other resources that can support implementation. Data should be collected to facilitate the needed program, policy, or project – whether that be demographics, market conditions, community input, or some other source.
2. Coordination: in the second part, staff should start reaching out to anticipated partners and team members. A team should be assembled to begin planning for the program, policy, or project, and important partners should be included in discussions about funding, ongoing maintenance, and measures of success.
3. Action: in this stage, the program, policy, or project is carried out. This may look like drafting a land use ordinance and bringing it through the adoption process, applying for a grant for needed support infrastructure, or launching a home maintenance program.

The timeline for each strategy's three phases of implementation is discussed in the next section. More specific action items related to each strategy are included in the Moderate Income Housing Work Program on pg.55.

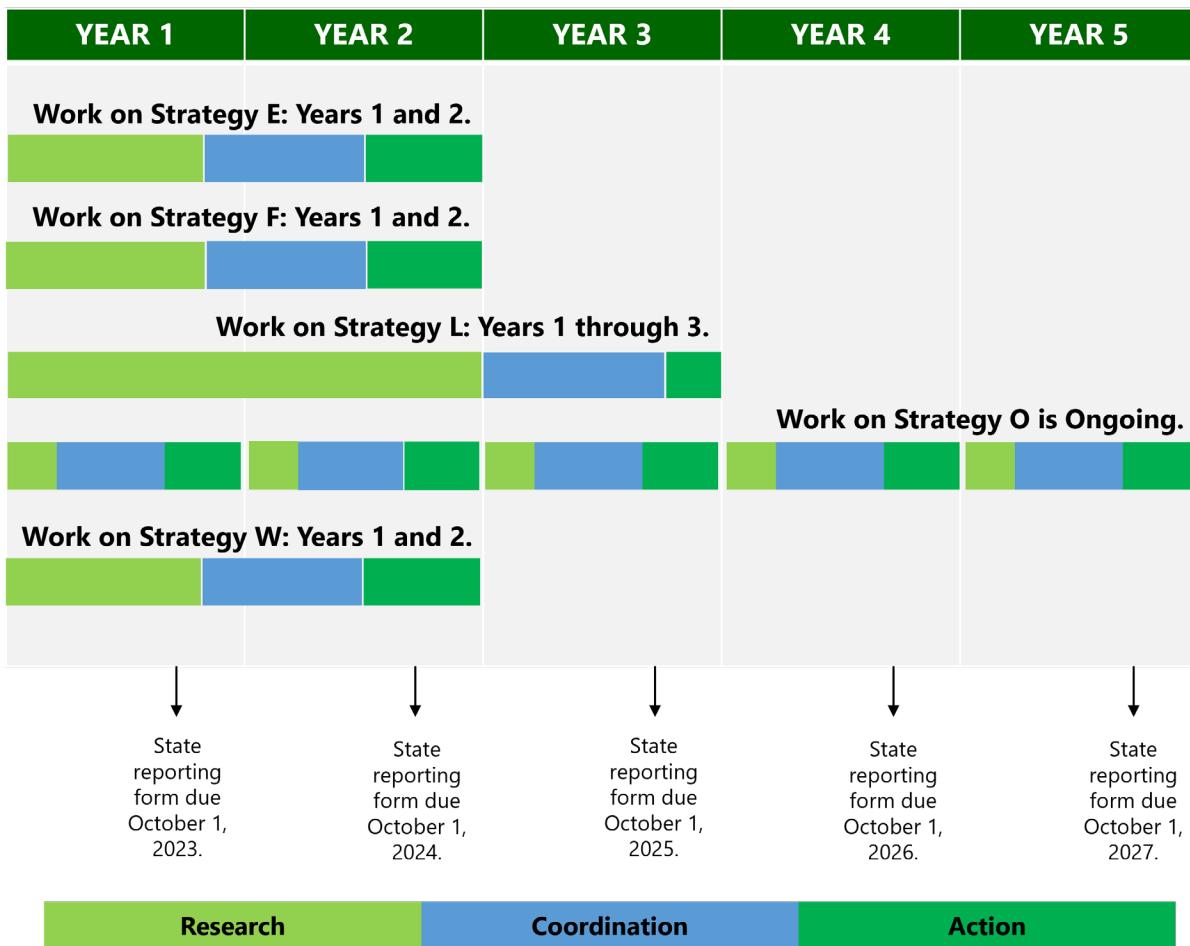
Proposed Timeline for Implementation

It is anticipated that work on the five strategies will be staggered over the upcoming years. A proposed timeline is presented in Figure 42. Strategy O is the only strategy that requires ongoing work. Staff anticipates that resources from the Green and Healthy Homes Program and HOME Investment Partnership Program will need to be advertised to residents on an annual basis; in addition, staff may need to provide data to support County grant applications and provide other assistance to ensure ongoing funding of the programs.

In the next two years, Kearns anticipates making comprehensive revisions to its land use ordinances. This provides an opportunity to address Strategies E, F, and W, which all pertain to zoning and facilitation of the permitting process.

While staff will likely start researching fee systems starting in 2023, the community is not expected to take definitive action regarding Strategy L until future years.

Figure 42: Proposed Timeline for Strategy Implementation.



- A description of each land use regulation or land use decision made by the municipality during the previous fiscal year to implement the municipality's MIH strategies, including an explanation of how the land use regulation or land use decision supports the municipality's implementation efforts;
- A description of any barriers encountered by the municipality in the previous fiscal year while implementing its MIH strategies;
- Information regarding the number of internal and external / detached accessory dwelling units for which the municipality issued a building permit to construct or issued a business license to rent;
- A description of how the market has responded to the selected MIH strategies, including the number of entitled MIH units or other relevant data; and
- Any recommendations on how the state can support the municipality in implementing the MIH strategies.

All of the metrics defined above will be tracked by MSD Planning and Development Services, who issues building permits and processes land use applications for Kearns. In addition, staff will track progress with their own internal metrics and measures of success, as outlined in the work program.

What if a strategy is found to be ineffective? Research is the first step in implementing each of the proposed Moderate Income Housing strategies. If staff begins work on a strategy and finds that it cannot be implemented for any reason (lack of political will, unsubstantial funding, lack of staff capacity, or regulatory barriers), it may be necessary to evaluate other options. State law allows for flexibility if the community finds that a strategy does not work. However, it may be necessary to replace that strategy in future years to ensure that Kearns continues working on five strategies and can keep its priority funding status.

The Moderate Income Housing Plan Work Program

The following work program identifies the key steps that will help planners and decision-makers implement each Moderate Income Housing Strategy. The work program relies on several departments and partner organizations to carry it forward. That is because planning for housing is a collaborative effort that requires diverse agencies to work toward a collective vision.

This work program is intended to be used by staff and decision-makers to help them organize and report on their implementation efforts. The tables can easily be translated to a progress report to be sent to the State's Department of Workforce Services - Housing and Community Development Division as a part of the annual reporting requirements.

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

| <u>Actions</u> | <u>Potential Leads and Partners</u> | <u>Expected Funding Source</u> | <u>Metric for Measuring Success</u> | <u>Resources</u> |
|---|--|---|---|---|
| E1. Staff conducts research with residents to understand what barriers to ADU construction exist. | MSD PDS; Residents | Staff Time | Staff engages with residents and can identify the top barriers to ADU construction in Kearns. | Portland Study of ADU-Owners |
| E2. Staff studies case studies related to top barriers identified in E1. | MSD PDS | Staff Time | Staff prepares a study of pertinent case studies and potential paths forward. | HUD Article on U.S. Efforts to Encourage ADU Production |
| E3. Staff presents findings to the Kearns Planning Commission and Council and seeks direction on policies, programs, and projects to address barriers. | MSD PDS; Kearns PC; Kearns Council | Staff Time | Staff presents findings and receives direction from leadership regarding which strategies to pursue to facilitate ADU construction. | Salt Lake City ADU Report 2021 |
| E4. Staff implements the selected strategy as directed. | MSD PDS; Kearns PC; Kearns Council; MSD Communications Manager | Staff Time; CDBG Funding; Fee Waivers as Applicable | Success may look like a program to bring pre-existing ADUs into compliance, guides to assist residents with construction, or relaxed regulations for ADUs on owner-occupied properties. | North Salt Lake Waived Fee for Pre-Existing ADUs |

F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers.

| <u>Actions</u> | <u>Potential Leads and Partners</u> | <u>Expected Funding Source</u> | <u>Metric for Measuring Success</u> | <u>Resources</u> |
|---|-------------------------------------|--------------------------------|--|--|
| F1. Staff audits existing ordinances and looks for incongruities with the Town Center Master Plan and General Plan's Town Center Character Area. | MSD PDS | Staff Time | Staff identifies sections of the code that do not align with the Town Center Character Area. | Kearns Long Range Planning Hub Site |
| F2. Staff refers to the General Plan and Town Center Master Plan when drafting potential amendments to underlying ordinance. | MSD PDS | Staff Time | Staff prepares draft revisions to the Zoning Ordinance, as applicable, to move toward conformity with the General Plan. | Case Study: Holladay Village Zone |
| F3. Staff seeks direction from the Planning Commission and Council regarding drafted amendments. | MSD PDS; Kearns PC; Kearns Council | Staff Time | Staff presents findings and draft language to leadership, seeking input on revisions. | Utah State Code on Preparation and Adoption of Land Use Ordinances |
| F4. Staff leads updated ordinances through the adoption process as directed. | MSD PDS; Kearns PC; Kearns Council | Staff Time | The Zoning Ordinance is amended to better reflect the vision of the Town Center as presented in the General Plan and Town Center Master Plan, and to meet the community's MIH needs. | Zoning Considerations for Live/Work Units |

L. Reduce, waive, or eliminate impact fees related to moderate income housing.

| <u>Actions</u> | <u>Potential Leads and Partners</u> | <u>Expected Funding Source</u> | <u>Metric for Measuring Success</u> | <u>Resources</u> |
|--|--|---------------------------------------|--|---|
| L1. Staff works with the Planning Commission, Council, and legal team to understand what revenue sources and fee structures are available. | MSD PDS, MSD Administration, Kearns PC, Kearns Council, Legal Team | Staff Time | Staff gains understanding of financial tools and educates PC and Council on tools other communities are using. | Revised Impact Fee Structures |
| L2. With guidance from the Planning Commission, Council, and legal team, staff drafts a resolution that Kearns will not impose impact fees on moderate income housing developments. | MSD PDS; MSD Administration; Kearns PC; Kearns Council; Legal Team | Staff Time | Staff prepares a draft resolution and presents it to the Council. | NA |
| L3. Staff works with the Council and legal team to get the resolution officially adopted by the community. | MSD PDS; Kearns Council; Legal Team | Staff Time | The resolution is adopted and advertised through Kearns media. Kearns commits to waiving any impact fees related to moderate income housing development. | Local Housing Solutions: Reduced or Waived Fees for Qualifying Projects |

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, [...] or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

| <u>Actions</u> | <u>Potential Leads and Partners</u> | <u>Expected Funding Source</u> | <u>Metric for Measuring Success</u> | <u>Resources</u> |
|---|---|---------------------------------------|--|---|
| O1. Staff researches Kearns' MIH needs related to the Green and Healthy Homes and HOME Investment Partnerships Programs, and looks for ways to get residents involved. | MSD PDS, SLCo Housing and Community Development | Staff Time | Staff learns about programs related to Kearns' MIH needs and shares information with residents. | About the National Green and Healthy Homes Initiative |
| O2. Staff works with SLCo Housing and Community Development to identify potential opportunities for partnership and expansion of programs in Kearns. | MSD PDS; SLCo Housing and Community Development | Staff Time | Potential partnership opportunities and program expansions are identified. | HOME Investment Partnerships Program |
| O3. Staff presents identified opportunities to the Commission and Council, seeking direction on which opportunities to pursue. | MSD PDS; Kearns Planning Commission; Kearns Council; Legal Team | Staff Time | Staff presents to Kearns leadership and receives direction on next steps. | NA |
| O4. Staff applies for grants, provides technical support, or conducts education and outreach with residents as directed by the Commission and/or Council. | MSD PDS; Kearns Planning Commission; Kearns Council; SLCo Housing and Community Development | Staff Time; Possible Grant Funding | Success looks like forming a stronger partnership / relationship with SLCo Housing and Community Development and connecting residents with needed resources. | SLCo CDBG Funds |

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

| <u>Actions</u> | <u>Potential Leads and Partners</u> | <u>Expected Funding Source</u> | <u>Metric for Measuring Success</u> | <u>Resources</u> |
|---|--|---------------------------------------|---|---|
| W1. Staff audits existing ordinances and looks for incongruities with the General Plan's Neighborhood Mixed-Use and MIH Opportunities Character Areas. | MSD PDS | Staff Time | Staff identifies sections of ordinance that do not align with the Character Areas as adopted. | Case Study: Kalamazoo, MI – Residential Mixed-Use Zone |
| W2. Staff refers to the General Plan when drafting amendments to ordinances identified in W1. | MSD PDS | Staff Time | Staff prepares draft amendments to the Zoning Ordinance, as applicable, to move toward alignment with the General Plan. | Case Study: Portland, OR – RM1 Zone |
| W3. Staff seeks direction from the Planning Commission and Council regarding drafted amendments. | MSD PDS; Kearns PC; Kearns Council | Staff Time | Staff presents findings and draft language to leadership and obtains input on revisions. | Utah Foundation Report on Missing Middle Survey Responses |
| W4. Staff leads updated ordinances through the adoption process as directed. | MSD PDS; Kearns PC; Kearns Council | Staff Time | The Zoning Ordinance is amended to better reflect the vision of the General Plan and to meet the community's MIH needs related to Strategy W. | What is Missing Middle Housing? |

Appendix

Definitions

The following definitions are derived from the 2019 Moderate Income Housing Plan for Kearns.

Accessory Dwelling Unit (ADU): This is a term used to define small, self-contained residential units located on the same lot as an existing, single-family home. These can be attached or detached units. Common terms are granny units, lockouts, accessory apartments, mother-in-law apartments, or tiny homes.

Affordable Housing: Affordability can be understood as a relationship between a household's income and its housing costs. It means in general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

This is a term created by the federal government (Department of Housing and Urban Development, HUD) and is a definition that is intended solely as an approximate guideline. Some jurisdictions may define affordable housing based on other, locally determined criteria. Housing developments that use federal funds are targeted toward residents of a certain income bracket to receive funding. Units produced through these programs generally serve people at 95% or below of the region's Area Median Income (see AMI) depending on the region and the program. The federal government uses this percentage benchmark when awarding funds to states and in setting federal housing policies. HUD defines moderate-income as income that does not exceed 95% of AMI, low income as income that does not exceed 80% of Area Median Income (AMI), very low income as income that does not exceed 50% of AMI, and extremely low income as income that does not exceed 30% of AMI.

AMHI: The Area Median Household Income (AMHI) is the midpoint of a certain area's income distribution. Half of the households in a given area earn more than the median and half earn less.

AMI: Area Median Income (AMI) is the median family income level for an area (in this report, Salt Lake County) as determined by the Federal Department of Housing and Urban Development, based on U.S. Census data. The median divides the income distribution into two equal parts: one-half of the cases fall below the median income and one-half above it. HUD uses the median income to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area and adjusts that amount for different family sizes.

Community Development Block Grant (CDBG): Housed within HUD, CDBG is a program that provides communities with resources to address a wide range of unique community needs. The CDBG program provides annual grants on a formula basis to cities of 50,000+ residents.

Density: Density is a number of units in a given land area (project area, subdivision, parcel). In mixed use projects, density is the number of housing units divided by the land area of the mixed-use development (that includes area used for non-residential uses such as office or retail space).

Fair Market Rent (FMR): This is a rate of rent that is set by the Department of Housing and Urban Development (HUD) with a primary function to control costs. These rent rates are used in their programs when they award funds. Unless a municipality has rent control provisions or owns the land and the development, then they do not get involved in setting rents at the market level. Fair market rents vary by state and county.

Housing Cost Burden: This is a term or data point that communities can use to see the need in their area. 30% or more of a household's income is recommended to be spent on housing costs. When more than 50% of a household's income is spent on housing costs, it is considered a severe cost burden.

Housing Gap: the difference between the number of housing units available at 30, 50, 80, and 100 percent AMI and the number of households at those income levels. If there are more households than available housing units, then households are forced to pay above or below their means for their housing.

Housing - Severe Housing Cost Burden: This is a Federal term used to describe when more than 50% of a household's income is spent on housing costs. It is considered a severe cost burden on an individual or family and it is a real problem for livability.

Impact Fees: Impact fees are imposed by a local government. They are one-time charges on new development to help raise revenue for expansion of public infrastructure and facilities necessitated because of the development in order to maintain the existing level of public services in the community. For example, impact fees can cover the costs of water systems, water rights, wastewater systems, storm water control systems, roads, municipal power facilities, and public safety facilities. These fees are regulated by the Utah State Legislature and require local government to ensure their proper implementation with a detailed fee study. "Impact fee" does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.

Low Income Housing Tax Credit Program (LIHTC): The LIHTC program was created in the Federal Tax Reform Act of 1986. Developer-owners of LIHTC properties can claim credits against their federal income tax liability. It can be used as an incentive for developers to invest in affordable housing projects. There are also state run LIHTC programs and the concept is the same just run at the state not federal level. The Utah Housing Corporation (UHC) was created in 1975 by Utah legislation to serve a public purpose in creating an adequate supply of money with which mortgage loans at reasonable interest rates could be made to help provide affordable housing for low and moderate-income persons.

Market Rate Housing: This is housing offered by developers and owners at market prices, and there are no rent restrictions on the unit. This housing rents or sells at market rate and is developed and owned by for-profit individuals, partnerships or corporations. Most housing in Utah is privately developed.

Missing Middle Housing: "Missing middle" housing is a term used to describe small-scale, multi-unit or clustered housing units in livable, walkable, urban communities. It can include anything from duplexes, tri- and fourplexes, to courtyard housing and apartments.

Mixed Use Development: This type of development is characterized as pedestrian friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. A mixed-use development may include retail space on the bottom floor of a high rise, with offices and multi-family housing on the middle and top floors. Mixed use development can bring a number of benefits to a city, including minimized infrastructure costs, increased sales tax revenue, and increased property values.

Moderate Income Housing (MIH): means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the municipality in which the housing is located (10-9a-103(40)).

Monthly Housing Allowance: the maximum amount a household can spend on housing costs per month, including utilities and other fees. The monthly housing allowance represents the total housing costs affordable at 30 percent of gross income. (Definition from ULCT "Housing Policy in Utah" 2018).

Olene Walker Housing Loan Fund (OWHLF): Created in 1987 by the State of Utah, the OWHLF supports quality affordable housing options that meet the needs of Utah's individuals and families. The fund partners with public and private organizations to develop housing that is affordable for moderate-income, low-income, and very low-income, and persons as defined by HUD.

Owner-occupied: A housing unit that is occupied by the owner of the unit.

Renter-occupied: A housing unit that is occupied by someone other than the owner of the unit.

State of Utah Land Use, Development, and Management Act (LUDMA): LUDMA authorizes and governs land use and zoning regulation by cities and counties (CLUDMA) and establishes mandatory requirements that local governments must follow. LUDMA establishes the legal framework for each locality to make zoning decisions, enact ordinances, and implement plans.

Utah Department of Workforce Services (DWS): the state agency that consolidates employment and public assistance programs to help people find jobs, to assist businesses in finding workforces, and to support housing needs.

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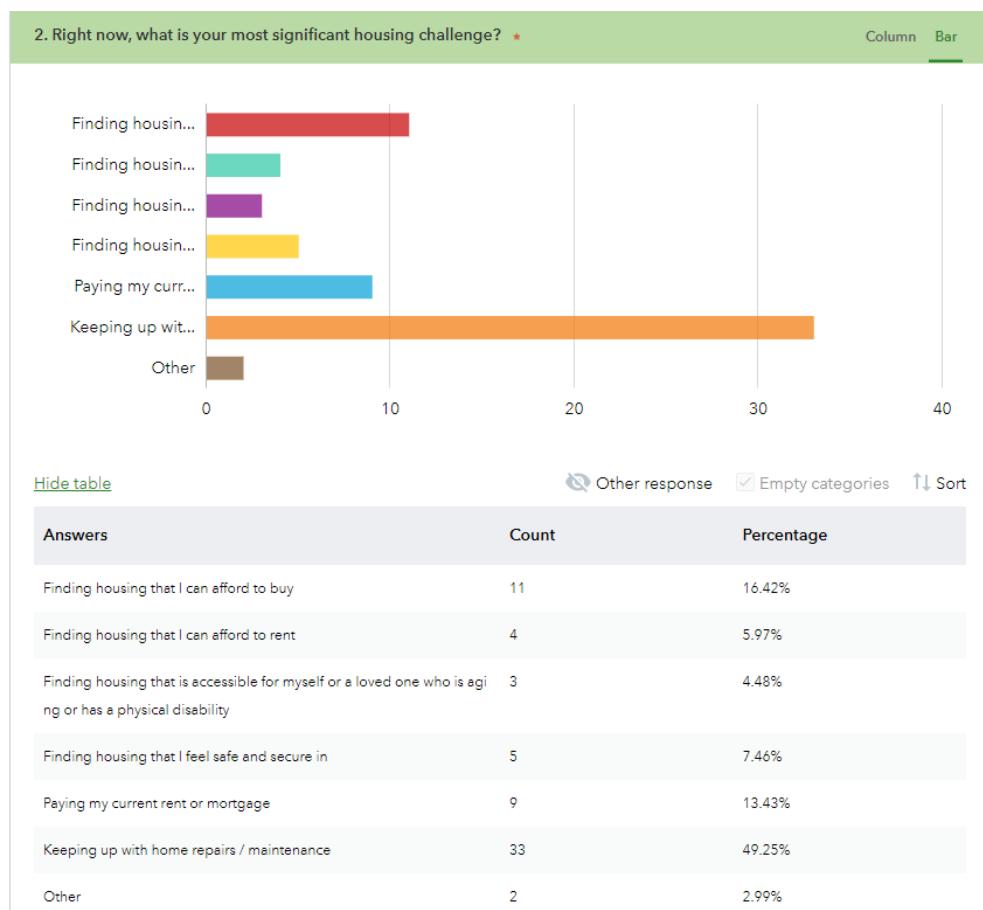
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Raw Survey Results (2022)

1. Right now, what is your most significant housing challenge? (En este momento, ¿cuál es su desafío de vivienda más importante?)





2. **Would you support the addition of accessory dwelling units, townhomes, courtyard housing, or mixed-use (apartments above storefronts) in your community if it helped address housing choice and affordability? Why or why not? (¿Apoyaría la adición de unidades de vivienda accesorias, casas adosadas (townhomes), viviendas con patio central o de uso mixto (apartamentos sobre tiendas) en su comunidad si ayudará la selección de vivienda y la asequibilidad? ¿Por qué o por qué no?)**

*The number following the comment indicates the number of times that comment was written.

Yes 3

Yes. The current housing market is unsustainable. While some may complain about lower property values, the current focus on single-unit housing creates deeper socio-economic divisions throughout communities. Kearns should be open to multi-unit and affordable housing to absorb the exodus of young creative talents from around the valley as they search for affordable housing. This could make Kearns a hub of creativity, innovation and ideas. While single-family housing was the ideal in previous decades, the model is unsustainable, resulting

in spaced-out communities. Using Daybreak as a model, which thrives on multi-unit townhomes, you can clearly note the walkability and accessibility of the community. It is vibrant and active and a magnet to young creative families. I would love to have arts and music festivals in Kearns. In essence, denser housing will generate a more vibrant community that would become a destination for residents of the valley and beyond. 1

Yes. We need more affordable housing and not everyone can live in a single family home. 1

Yes. We are growing population, we need someplace for to house them all 1

Yes, we need more affordable housing options. 1

Yes, in moderation a mixed use neighborhood. 1

Yes, if it will help keep my mortgage down. 1

Yes, because it would grow our community. More taxes coming to us and building a decent shopping center and restaurants plaza. We have to go to outside our boundaries to get the basics. 1

Yes, as long as not to many apartments. Traffic is crazy as it is. 1

Yes! So long as it's affordable and the stores aren't price gouging too. The mixed use buildings are necessary for those that don't drive. 1

Yes people need homes they can afford 1

Yes I would. I believe everyone needs to be able to have a space of their own to live. Even if it is small. People on SSI cannot pay their rent. It's impossible for them to survive without help. We need affordable housing. Newlyweds just starting out or singles just wanting their first home. Shouldn't need 2 roomates to pay for a little studio apartment. I understand the burdens on schools etc but we need to find a way so they don't get shoved out on the streets.

1

Yes but not if it displaces people. Maybe infill? 1

Yes because it will address the housing challenge. 1

Yes as it would provide additional housing, however no as I feel that those types of communities bring competition in housing rates driving prices to increase. 1

Well i guess i would be for it if it helps those like me that need help to Afford to rent somewhere to live 1

Townhomes I could handle, but absolutely no any mixed-use. I feel they would make the community trashy.1

Sure. Housing is crazy expensive, and it's hard for anyone to get a house unless they have tons of family members move in with them. 1

Sure if they have done something with all the empty buildings we have standing noe 1

Sure if it will help people not be homeless 1

Sure as long as the construction was done well enough that you couldn't hear every word from your neighbors through the walls. That's the biggest reason no one wants townhouse, etc. Also, does you no good if your base prices are still 400k and up. 1

Only if they fix the infrastructure. Right now it can take me more than 15 minutes at certain times of the day to get out of my neighborhood because of traffic. Adding more housing without planning a way for people to get in and out is insane 1

Only if it's low income housing. We are sick of blood sucking landlords and corporate owned housing. 1

ONLY if it was low income housing with a reasonable rent cap. And i don't mean "market rate" 1

Only if it cleaned up some of the areas that have gone to hell in a hand basket here. The yards and houses are so not well kept in mostly all neighborhoods...and the shopping centers don't look any better! 1

Not really without updating infrastructure. Power and internet services come to my ind as we have many outages as it is. 1

No. Would rather something community based. 1

No. We need to take care of the existing homes. Help fix up the homes we have and make homes affordable for people to buy/rent 1

No. Way to much traffic. If rentals you get trouble. 1

No. UT needs to stop building all of these unaffordable housing. It's a waste of time and money. We pay outrageous property taxes for crap services. Don't need more added to my taxes to offset the new buildings. 1

No. Traffic is awful enough. 1

No, we don't need more building, we have enough housing in our community we just need to be able to afford and fix the ones we have! 1

No, the spots they are trying to put them are NOT reasonable with the flow of how busy traffic is. 1

No, it adds too much traffic and crime. 1

No, I do not support more housing. We do not have enough roads to support the traffic we already have. When are you going to address that issue? 1

No! There is too much traffic congestion in Kearns already! 1

no! no parking. traffic flow is a mess. poor enforcement of ordinance and law. too many failing or struggling businesses now. non-existant public transportation. kearns is a DUMP and many don't care about taking care of yards or property. taxes are going up to fund stuff we don't need. parks on 4700 and 5400 are a JOKE. try having a family picnic along 5400. it's poorly maintained and unsafe next to a raceway road. 1

No I would not. We don't need more buildings and housing we need the ability to afford & maintain the houses we do have. 1

No because then there's less places for houses. No one want more apartments. 1

No ,these are designed only for the owner to make lots of money on rent. Will do nothing to improve my neighborhood. 1

NO - Rentals have destroyed our neighborhood. 1

Mixed-use. We need more storefronts. 1

Mixed-use housing only. We really really need more stores in our community. 1

In the quickest sense, higher populated areas correlate with higher crime rates. Increasing density by putting people into smaller spaces does not have a positive trend when it comes to safety and true quality. 1

If they made it affordable for single parents or low income families then yes 1

If they are affordable. Like under 1400 a month for a 2 or 3 bedroom sure why not. But any more than that is more housing nobody can afford 1

If it was under \$1k1

I would support the idea if it was low income not listed as affordable. Also if plan was thought through about the extra traffic and if it would bring more crime to my community. 1

I would if it helps lower rent and mortgage payments and is done tastefully. 1

I would hope that we could just afford to buy the homes that are already for sell here in Kearns. 1

I would have to see infrastructure impact on specific plans. 1

I would be fine with it since it would bring in more tax revenue for our township while helping out the housing. However rent needs to be controlled because it is ridiculously high for thise that weren't lucky enough to buy when houses were still affordable. 1

I don't want to say no but I feel like Kearns really needs to worry about getting resources to the community that it already has first. For instance we are so worried about ordinance yet we don't provide the tools such a genuine bulk day every month or dumpsters more than a split second. Our streets still aren't lit up. We should be worrying about taking care of these simple issues that are automatic to other cities. Also I believe Kearns has a right to get back all the real estate that has been taken from bordering cities so we can use that funding to give back to Kearns. For the most part anywhere there is commercial it's not Kearns anymore... We are the most dense populated per demographic, yet we have very little commercial. So to go back my answer is a yes and no. 1

Even when they say it's affordable housing it really is not. They make it difficult to get into and raise your rent. 1

Accessory housing1

Absolutely, but only if our traffic flow can handle it! 1

Townhomes. 1

Si. 1

Porque no tiene uno privacidad, por los problemas de los vecinos. 1

Porque no hay suficiente privacidad y esto puede ocasionar problemas. 1

Para apoyar a las personas de bajos recursos o madres solteras. 1

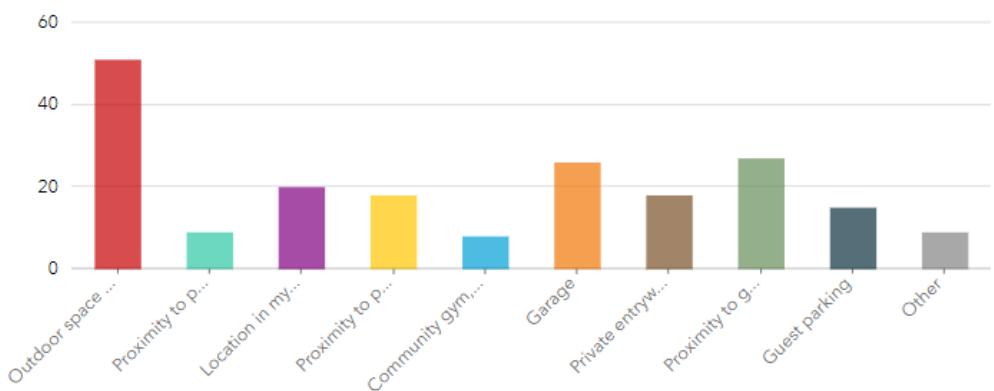
Los apoyaría si no fueran los desarrolladores los que aumentan los alquileres y que los residentes no pueden pagar. 1

Claro que sí y la razón es por que pueden ser más económicos.1

3. What housing features are most important to you? (¿Qué características de la vivienda son más importantes para usted?)

4. What housing features are most important to you? *

Column Bar



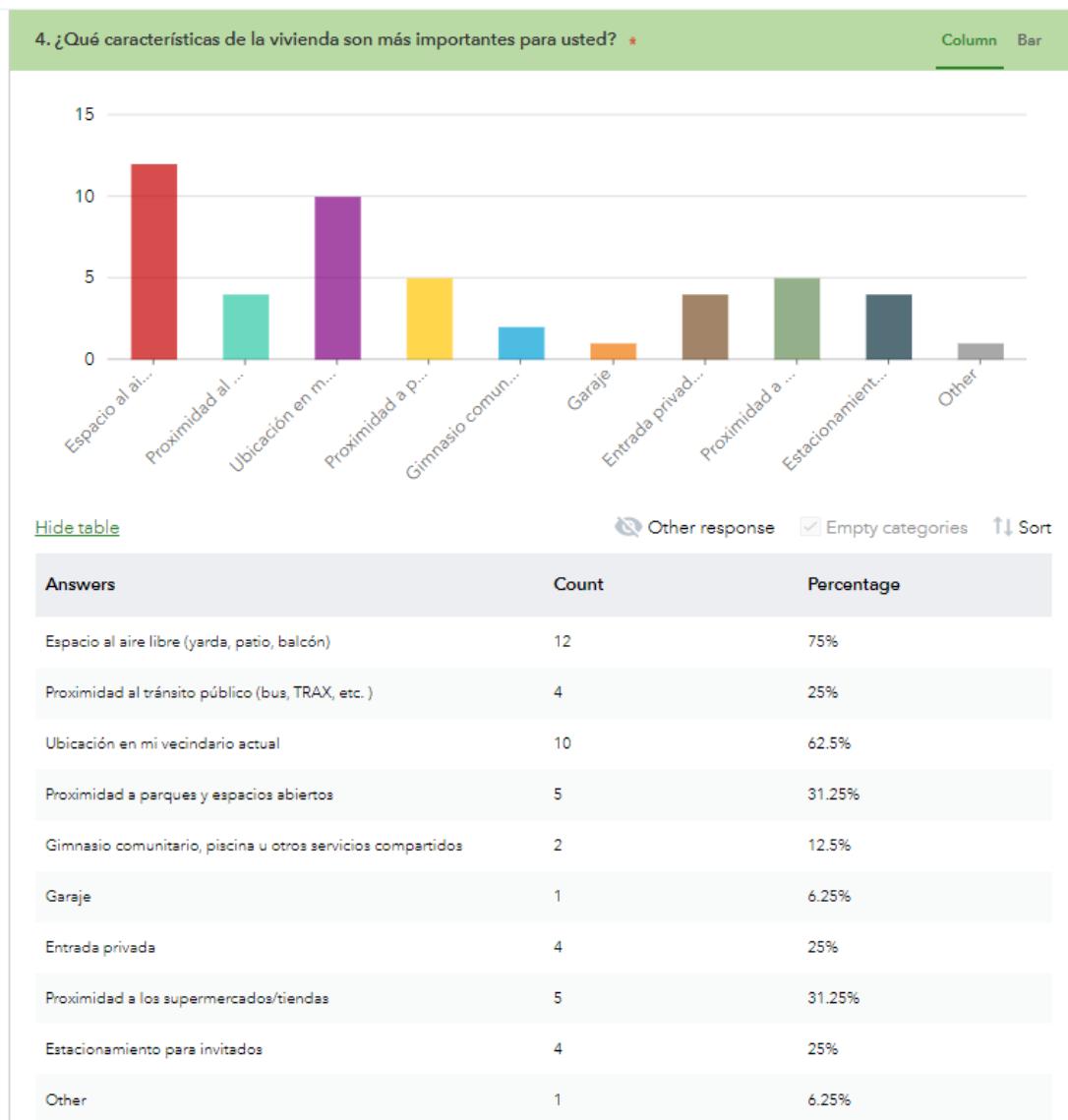
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Other response

Empty categories

Sort

| Answers | Count | Percentage |
|--|-------|------------|
| Outdoor space (yard, patio, balcony) | 51 | 76.12% |
| Proximity to public transit (bus, TRAX, etc.) | 9 | 13.43% |
| Location in my current neighborhood | 20 | 29.85% |
| Proximity to parks and open space | 18 | 26.87% |
| Community gym, pool, or other shared amenities | 8 | 11.94% |
| Garage | 26 | 38.81% |
| Private entryway | 18 | 26.87% |
| Proximity to grocery store(s) | 27 | 40.3% |
| Guest parking | 15 | 22.39% |
| Other | 9 | 13.43% |



4. What is one reasonable action you think your community could take in the next year to improve housing conditions and options? (¿Cuál es una acción razonable que cree que su comunidad podría tomar en el próximo año para mejorar las condiciones y opciones de vivienda?)

*The number following the comment indicates the number of times that comment was written.

Zoning changes to turn empty businesses into housing, improved construction to make them actually appealing. 1

Why do you force 3 answers for section 4 when my answer to section 3 was NO?? You need to address the current issues before you go and add more problems in the mix. 1

Well lit wider streets. More police presence. 1

We need more single family housing and clearing out unused space. Townhomes, condos, and single family houses that are affordable for the area we live in. We don't have a whole lot of restaurants or shopping IN Kearns. We have to travel outside of Kearns boundaries to shop and eat. 1

We need more community involvement and presence from police. They need to be present and visible more often. The game of gunshot or fireworks is old. There's empty fields that can be used for the mixed housing off of 56th W near Holiday. Zone that long strip of land for mixed community use. Use it for affordable senior or disabled housing. The one near Walgreens is NOT affordable. 1

True affordable housing. I have never seen my rent go up so much. Every year now it goes up. My rent is more than my paycheck and I work full-time for the state of Utah. They raise my rent and my house is trash. Broken windows, missing windows, no AC, old water heater, walls falling apart, etc etc and nothing is being done. 1

Taking care of yards. Not letting people use their homes as a construction business are. There are several around Kearns. 1

Stop increasing property taxes for stuff that doesn't benefit the home owners. Enforce no street parking, during winter. 1

Stop building expensive ass apartments no one can afford and driving up the price of rent!

1

Safety 1

Rules not to allow selling stuff on sidewalks or in public parks, rules on living in campers or cars on streets in neighborhoods. 1

Rent control 1

Provision for ADUs 1

Pet freindly 1

People cleaning up their yard and improve the look and safety of Kearns. 1

Outlaw corporate owned houses that raise prices and are often just rentals or Airbnb only homes. 1

Offer help buying a home. 1

Obtain more funding to address the housing problems, not only in Kearns, but anywhere in Utah. 1

Not sure, maybe stop developers and flippers buy homes up and let the market make them affordable. 1

Making our current neighborhood clean and upkeep is important To attract home buyers with same ambitions. 1

Making home we already have here that are run down and for sale affordable for someone to buy and fix up 1

Make rental homeowners keep up their yards and property 1

Lower taxes 1

Less government and coding enforcement involvement, things are tough for people as is. Provide access to materials for people to do upkeep on their home and yards 1

Less government and code enforcement and more access to funding to help with repairs and maintenance. 1

Insure development has infrastructure including off street parking. 1

I don't think the community has any control over roads. Stop building until there are better or they reconfigure lights so neighborhoods aren't cut off 1

High capacity low income housing. 1

Helping those in older homes with upgrades to maintain their homes by providing resources in where to get help. 1

Giving help to single parent families or low income housing parents.give help when needed to these types of at least making it affordable housing without taking corners and make the places look like trashy places 1

Give the community more resources when it comes to ordinance (giving out free vouchers to take trash to the dump isn't enough). As well as lighting up our neighborhoods with the new Street lamps, not just new bulbs.. new Street posts! This is a start. 1

Get some enforcement on parking! There are so many cars parked on the streets, it is hard to see when you are at stop signs! 1

Funding to add accessory house to my property. 1

Funding opportunities. 1

Funding opportunities, off street parking for neighbors 1

Funding opportunities to upgrade the current homes that are older in the area. 1

Funding opportunity 1

Fund and or support repairs and improvements to existing houses. 1

Frustrated that planning commission waited so long to do anything on 4715 South. Now everyone wants to move and can't afford to. Before they were taking the houses now their not. People are racing down the street and running the lights it's going to be very dangerous for the bicyclists which it was supposed why we were doing it in the first place. Then we can't park on the street anymore some people further east from us have no where else to park. It doesn't make sense. The project committee didn't listen to us they had already made up their minds.

1

Form-based zoning and human scaled mid-density housing along 5400S 1

Find a way to build affordable cost efficient housing that can accommodate the housing demands without affecting price per unit 1

Enforcing the laws regarding parking. Too many people park on the streets and it makes it difficult to even drive down the street. People need to quit doing their "garage car repairs" out in the street. Enforce yard cleanup. 1

Do something with those empty buildings they are just sitting there going to rot 1

Convert the warehouse on 47th and 56th into mixed used housing. Improves the housing and the availability of new stores. Keep taxes low and keep it affordable. 1

clean up the garbage. kearns is a dump. 1

Change in zoning to allow more housing options such as multi-unit buildings, townhomes, multi-use/mixed-use buildings. Creation of urban centers that can germinate an arts culture. Performing arts spaces. Spaces for theatre. Greater walkability. Multi-modal infrastructure. Greenways that allow safe bike transit. Reduction of parking lots that become heat centers.

1

Building new units would certainly help 1

Build smaller homes to make it affordable for more to own/rent a home 1

Better public transportation from suburbs to downtown. 1

Better assistance with things like "Flip your strip" incentives. Other incentives to repave sidewalks, etc... Code enforcement I believe is a heavy priority. Kearns as of right now does not have enough officers to respond to anything lower than moderately dangerous calls how can they help enforce any of the rules, or codes put forth if they don't have time to respond to current code violations? 1

Anything that will help with affordable housing. My husband and I make pretty good money and can't afford to rent a house or an apartment. A lot of the ones that are reasonably prices have income restrictions. So most people do not qualify. 1

? 1

Oportunidades de financiamiento. 2

Mejorar en el aspecto del area, que sea mas limpio y ordenado. Muchos carros en la calle de la ciudad estacionados. 1

Creo que deberia haber una ley que impida a las empresas comprar casas y venderlas para alquilarlas. O una ley que impida que la renta suba demasiado. 1

Bajar los intereses de las casas para que mas personas tengan oportunidad de agarrar casa.

1

Ayuda financiera 1