

# HOUSING



# PURPOSE OF THE HOUSING PLAN

Magna offers housing that is more affordable relative to nearby municipalities and offers easy access to various regional transportation routes. However, as population along the Wasatch Front continues to grow, existing housing availability and affordability within Magna will decrease. Wasatch Front Regional Council projects Magna's population to increase from 28,024 residents in 2020 to 28,439 by 2030; 28,997 by 2040; and 29,793 by 2050. Additional housing will be needed to meet the future demand of Magna residents.

As of 2019, municipalities and counties over a certain size are required to have a Moderate-Income Housing Plan (MIH) in their General Plan. Moderate-income housing is defined by the U.S. Department of Housing and Urban Development (HUD) as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located [Also known as Area Median Income or AMI]." Magna's housing assessment, completed in fall of 2019 (Appendix A), addresses how Magna plans to:

1. "Meet the needs of people of various income levels living, working, or desiring to live or work in the community
2. Allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life
3. Provide a realistic opportunity for the development of the MIH within 5 years for cities and within the planning horizon for counties."

Residents voted on their top three preferred options based upon existing housing conditions and demographic and housing projections. These options directly reflect the Moderate Income Housing (MIH) element outlining Magna's goals for the future of housing: provide abundant and diverse housing options for a variety of needs and income levels to create places where all citizens are welcome to live.

## PLAN OVERVIEW

### CURRENT HOUSING TYPES

According to the 2019 Community MIH open house, Magna residents support the provision of sufficient housing that is safe and affordable for a range of income levels while preserving existing housing. Housing varies throughout the Municipality (Figure 4-1) with a mixture of detached single family, multifamily apartment, and multifamily condo buildings. The number of owner-occupied housing units decreased between 2010 and 2017 as more units become renter occupied. Single family detached residential is the fastest growing type of

housing in Magna growing by 103 percent between 2010 and 2017. Two-unit structures were the only multifamily housing to increase from 2010 to 2017. Most of the housing options in Magna are single family masonry structures. Despite an increase in single family detached units, owner-occupancy has increased at a slower rate than renter-occupancy.

Of the 8,430 dwelling units in Magna, 96 percent are occupied and 72 percent of all units are owner occupied. As seen in Table 4-1, the total number of units in Magna is projected to increase by 1.5 percent by 2023 for 9,228 units. Of the 798 new units projected in the six-year period, 70 percent are projected for owner occupancy.

FIGURE 4-1: OCCUPIED HOUSING TYPES IN MAGNA

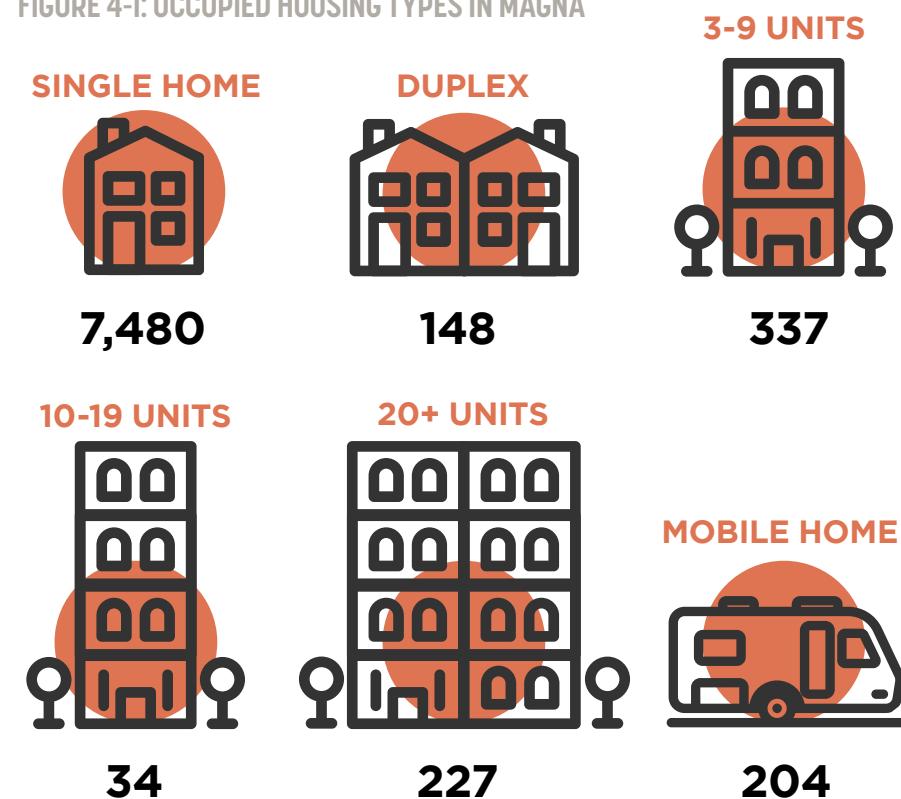


TABLE 4-1: HOUSING OCCUPANCY IN MAGNA, 2017 ESTIMATED & 2023 PROJECTED

| Occupancy    | 2017         | 2023         | Increase   | AARG        |
|--------------|--------------|--------------|------------|-------------|
| Owner        | 6,113        | 6,674        | 561        | 1.5%        |
| Renter       | 1,992        | 2,131        | 139        | 1.1%        |
| Vacant       | 325          | 423          | 98         | 4.5%        |
| <b>Total</b> | <b>8,430</b> | <b>9,228</b> | <b>798</b> | <b>1.5%</b> |

Source: Magna Metro Township 2019 Housing Plan

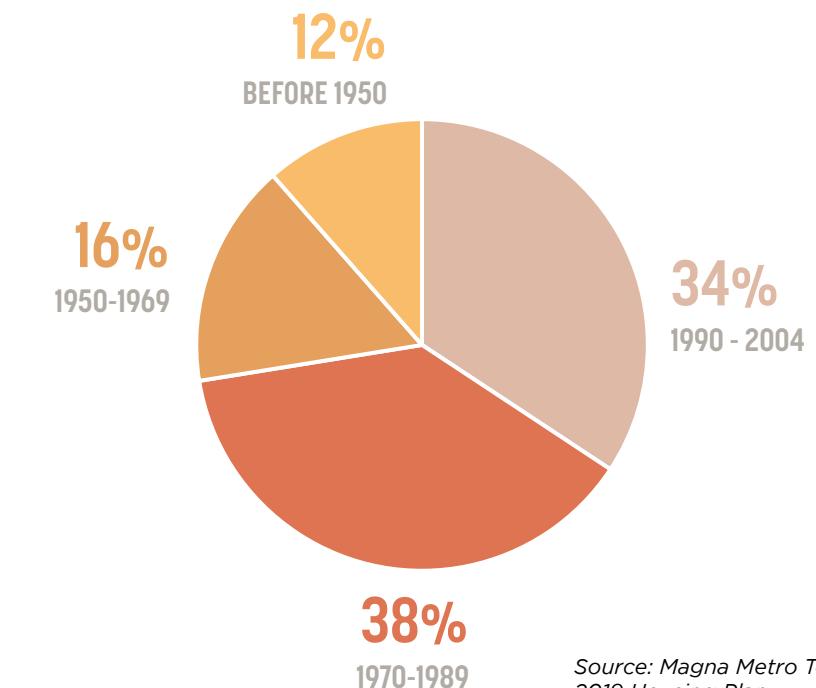
Limited space for future construction combined with a rapidly growing population will likely lead to compact infill residential development. Several large multifamily structures line major corridors in the Municipality. These units tend to be smaller than standard single-family housing options.

Residents in the 2019 open house expressed a desire to account for different resident needs within housing that fit the daily needs of families and seniors should be accounted for in a diversity of housing options that also consider proximity to transit, parks and open space, and activity centers.

### CURRENT HOUSING AGE AND CONDITION

Magna has been a community for over 100 years; many of its buildings on historic Magna Main Street and the surrounding neighborhoods qualify as historic structures. As seen in Figure 4-2, Magna experienced a significant housing boom in the 1970 and 1980s. Approximately 38 percent of all current dwelling units were built between 1970 and 1989. The highest growth decades in Magna have been the most recent, with 73 percent of all dwelling units built in the last 50 years, since 1970.

FIGURE 4-2: AGE OF HOUSING STOCK IN MAGNA



Source: Magna Metro Township 2019 Housing Plan

About 3,924 of the existing houses in Magna are over 50 years old, meaning that upkeep and repair costs may be high for homeowners. Due to the high number of unreinforced masonry structures built before 1975, potential earthquake damage may pose a significant risk to homeowners. More information on this can be found in the Hazards and Resiliency Element of this Plan.

Housing conditions in Magna are reportedly adequate, with over 99 percent of housing units having complete plumbing and kitchen facilities. However, absentee landlords pose an issue when evaluating housing conditions in the Municipality. This leads to dilapidated structures and poor living conditions for renters. Several funding options are available to property owners to make needed repairs and updates through the following programs:

- The Green and Health Homes Initiative
- The Utah Weatherization Initiative
- Salt Lake Habitat for Humanity
- Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place Programs

## HOUSING AFFORDABILITY

The Plan identified housing gaps in Magna by comparing the median income for the area to housing prices for renters and homeowners. Different income "brackets" (Table 4-2) identify residents making 30 percent, 50 percent, 80 percent and 100 percent of the median income for the area which are then

compared to the number of available units that are considered affordable (where the total housing cost remains below 30 percent of each bracket's income). Magna's AMI is \$58,137, significantly below the Salt Lake County median of \$67,922.

The 2019 Magna Moderate Income Housing Plan found that of the properties for sale in 2017, only households making 80 percent or more of AMI could afford to purchase property. Of the apartments listed for rent in August 2019, only renter households making 100 percent or more of the AMI could afford to rent in Magna. When looking at all rental types available, of the 224 households making between 30 and 50 percent of AMI, only 78 units are available at an affordable price. This leaves a deficit of 146 units, forcing those within the 30 to 50 percent bracket to live outside or below the means. For 721 households making over 125 percent of the AMI, only 195 units are available causing these households to live below their means and therefore filling housing options that other brackets may need.

The housing deficit in Magna increased by 79 percent from 2012 to 2019, providing insight to what the future housing market in Magna may continue to look like without strategic housing intervention. Magna offers several housing assistance programs and affordable housing complexes. Of all housing units in Magna, 164 are deed restricted for moderate-income households. Magna is also home to several government subsidized housing communities and a Habitat for Humanity community.

**TABLE 4-2: HOUSEHOLD MEDIAN INCOME AND HOUSING ALLOWANCE BY BRACKET**

| Percent of AMI | Magna AMI | Salt Lake County AMI | Magna Housing Allowance | Salt Lake County Housing Allowance |
|----------------|-----------|----------------------|-------------------------|------------------------------------|
| 30 (Very Low)  | \$17,441  | \$20,377             | \$436                   | \$509                              |
| 50 (Low)       | \$29,068  | \$33,961             | \$727                   | \$849                              |
| 80 (Moderate)  | \$46,510  | \$54,338             | \$1,163                 | \$1,358                            |
| 100 (Median)   | \$58,137  | \$67,922             | \$1,453                 | \$1,698                            |
| 125            | \$72,671  | \$84,903             | \$1,817                 | \$2,123                            |

Source: Magna Metro Township 2019 Housing Plan

**TABLE 4-3: SINGLE FAMILY DEMAND**

| Income Category                 | Age   | Unit Demand |
|---------------------------------|-------|-------------|
| New Homebuyers                  | 25-34 | 26          |
| Move-Up Market                  | 35-54 | 80          |
| Harnessing Mature Professionals | 55-64 | 20          |
| Seniors and Retirees            | 65+   | 36          |

Source: Magna Metro Township 2019 Housing Plan

## RESIDENTIAL DEMAND

A Residential Market Analysis was completed as a part of the general planning process. The full market demand analysis can be found in Appendix E. Based upon qualified income to home value proportions and owner tendencies by income category, there are an estimated 3,679 qualified new households expected annually. Turnover of existing owner and renter-occupied households will generate potential demand for nearly 16,250 new households.

To better understand, the single- and multi- family residential demand is broken down not only by income categories but also by age groups. Different age groups represent different preferences in home typologies and product type, emphasizing the need for differentiated home types. (Demand projections are based upon 30 percent AMI for unit affordability.)

## PROGRESS

Since the adoption of the Moderate Income Housing Plan in 2019 Magna has made several steps towards reaching the MIH goals. An ADU ordinance was drafted in October of 2020 with adoption in December 2020. Magna has also made progress towards preserving subsidized low to moderate- income units by increasing code enforcement efforts and through the conduction of this General Plan. Magna has also made progress towards creating a connective and accessible environment for all modal users by conducting a full sidewalk inventory which is found in the Transportation Masterplan, Appendix B.

**TABLE 4-4: MULTI -FAMILY DEMAND**

| Monthly Rental Rate | % AMI | ANNUAL DEMAND (IN UNITS PER YEAR) |            |            |          |
|---------------------|-------|-----------------------------------|------------|------------|----------|
|                     |       | Ages 25-34                        | Ages 35-54 | Ages 55-64 | Ages 65+ |
| \$500 - \$750       | 17%   | 3                                 | 4          | 1          | 5        |
| \$750 - \$1000      | 18%   | 4                                 | 5          | 1          | 4        |
| \$1000 - \$1500     | 16%   | 3                                 | 6          | 0          | 4        |
| \$1500 - \$2000     | 18%   | 4                                 | 6          | 2          | 4        |
| \$2000+             | 24%   | 5                                 | 21         | 3          | 6        |

Source: Magna Metro Township 2019 Housing Plan

# GOALS & STRATEGIES

## GOAL

Provide abundant and diverse housing options for a variety of needs and income levels to create places where all residents are welcome to live.

### MIH GOAL 1

Preserve current moderate-income housing on a long-term basis

#### STRATEGY 1:

Implement the strategies aiding towards the preservation of current moderate-income housing on a long term basis identified in the Moderate Income Housing Plan.

### MIH GOAL 2

Create more moderate-income housing options

#### STRATEGY 1:

Review zoning policy to support progress made during the adoption of the ADU Ordinance.

**ACTION:** Provide information and promote the ADU ordinance adopted in December 2020.

#### STRATEGY 2:

Promote creation of Accessory Dwelling Units

**ACTION:** Identify partners that help with construction and/or conversion costs

**ACTION:** Disseminate funding assistance information to residents

### MIH GOAL 3

Support measures and efforts that contribute to neighborhood stabilization

#### STRATEGY 1:

Identify and apply applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing

**ACTION:** Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvement

**ACTION:** Support applications and funding from Assist Utahs Emergency Home Repair, Accessibility Design, and Aging in Place Programs

#### STRATEGY 2:

Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones

**ACTION:** Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH

#### STRATEGY 3:

Identify infrastructure investments that would further facilitate MIH and the success of MIH families

**ACTION:** Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops

**ACTIVE:** Use the sidewalk inventory identified in the Transportation Master Plan to guide funding priorities and decision making for improved accessibility and connectivity.