

# Moderate Income Housing

## Smithfield Moderate Income Housing Plan

Smithfield City Moderate Income Housing Plan (MIHP) was updated as part of the General Plan Update with assistance from Bear River Association of Governments (BRAG). In accordance with state law (Utah Code, Sections 10-9-403), the plan includes the following (This plan can be found in *Appendix B*)

- » An estimate of the current supply of housing.
- » An estimate of the need for the development of additional moderate income housing within the city and a plan to review the need biennially.
- » Summary of affordability.
- » Population change and affordable housing demand.
- » Affordable housing policy statement

The Moderate Income Housing Plan is intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns. Moderate Income Housing can include a variety of housing types, including single family homes, townhomes, and apartments. Contrary to some views, affordable housing residences can be well designed, look like they belong in the community, and provide essential living accommodations for people in various life stages. For example, town homes and apartments, if well designed and properly managed, can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, young families and individuals attending college are able to live in communities like Smithfield if affordable housing is available.

Smithfield's MIHP will help guide them in developing and updating their city codes as well as understanding the needs in the future for moderate and low income housing opportunities. Based on population change, observed income levels, and existing vacancies, it is projected that Smithfield City will need an additional 628 housing units by 2020. Of those 628 units, 39 will need to be affordable to extremely low-income households, 60 will need to be affordable to low-income households, and 113 will need to be affordable to moderate-income households. Smithfield has always worked in conjunction with low to moderate income housing groups to help create quality affordable housing opportunities that strengthen and enhance the community.



# Moderate Income Housing

## Goals, Objectives & Actions

GOAL		
<p><b>MIH Goal:</b> Improve access to housing opportunities for low and moderate income residents.</p>		
OBJECTIVE		
<p>Support and utilize existing affordable housing resources.</p>		
ACTION	TIMING	RESPONSIBILITY
<p><b>Action A:</b> Continue support of Bear River Regional Housing Authority by attending meetings and understand the opportunities available to Smithfield residents.</p>	Ongoing	Staff/Planning/ Mayor/City Council
<p><b>Action B:</b> Support and promote First-time Homebuyer Program administered by BRAG.</p>	Ongoing	Staff/Planning/ City Council
<p><b>Action C:</b> Continue to work with and encourage future opportunities with for Low to Moderate Housing.</p>	Ongoing	Staff/Planning/ City Council