

# MODERATE INCOME HOUSING



## PURPOSE

The Moderate-Income Housing Element is intended to accomplish the following:

- Comply with Utah State Code;
- Identify goals and policies to address Alpine City housing needs.
- Summarize Alpine City’s population, income levels, and housing values.
- Discuss constraints and opportunities for the provision of moderate-income housing; and

## DEFINITION

Moderate income housing is defined by the state as *“housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median income for households of the same size in the county in which the city is located”* (Utah Code 10-9a Part 1).

For the purposes of this element, this definition is further refined to include the following income categories:

- A. Moderate Income: 51% – 80% of the county median income
- B. Low Income: 31% - 50% of the county median income
- C. Very Low: 30% or less of the county median income

## STATE LAW AND LOCAL PLANNING

Utah Municipal Code Chapter 10-9a-403 requires each city to: 1) provide an estimate of the need for the development of additional moderate-income housing within the city, and 2) to provide a plan to provide a realistic opportunity to meet estimated needs for additional moderate-income housing if long-term projections for land use and development occur.

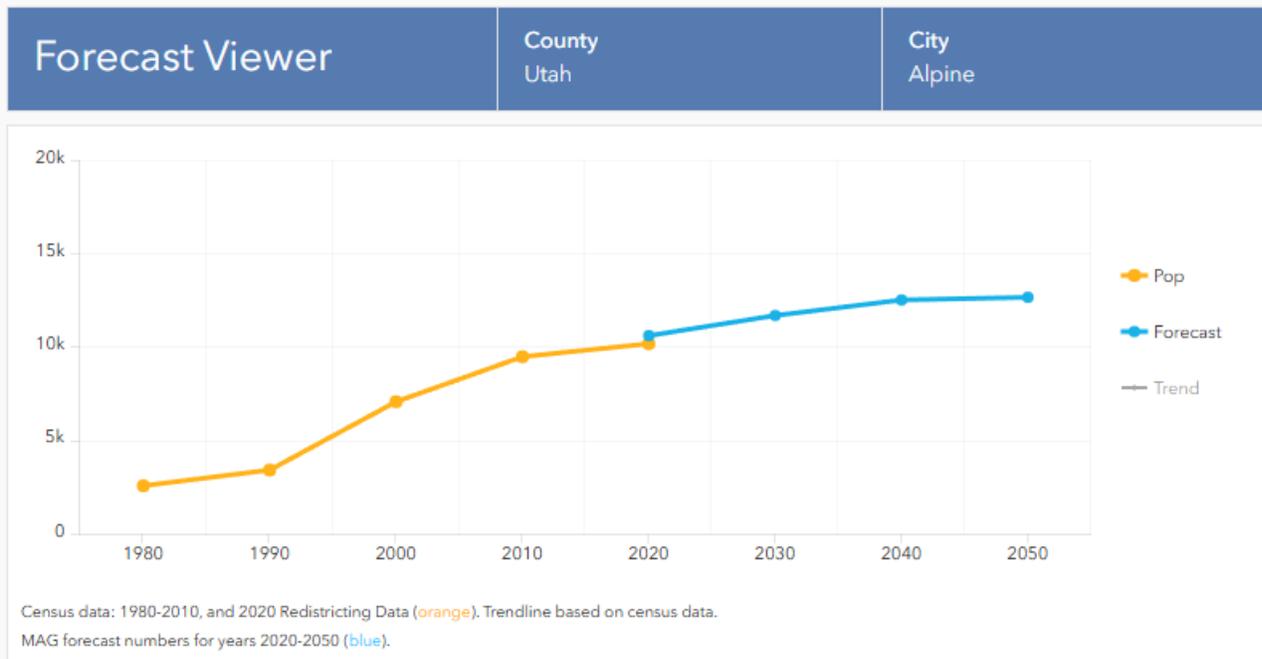
State law requires each city to:

- Consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate-income housing;
- Meet the needs of people desiring to live there; and
- Allow people with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

## CURRENT AND FUTURE PROJECTIONS

### POPULATION ESTIMATE

According to the U.S. Census Bureau, and the Mountain Land Association of Governments (MAG) the population estimate for Alpine City in 2024 was 10,298. The projected population for 2030 is 11,761. This projection leads to a growth of 1,463 additional residents. This would lead to an increase of roughly 426.5 additional homes with the average household size being 3.43 persons per household.



### TOTAL HOUSEHOLD UNITS

As of 2025, Alpine City has 2,918 total housing units within city limits. Data taken from The U.S. Census Bureau reports the following:

- 87% of those housing units are owner-occupied.
- The median monthly owner costs of those with a mortgage are estimated to be \$2,899.
- The median value of owner-occupied housing units is \$893,400.

The median rent is currently estimated to be \$2,786 per month. The Alpine City Building Department reports that from 2021-2024 the city has seen an increase of on average 41 new homes per year.

**EXISTING MODERATE-INCOME HOUSING**

Alpine City’s existing moderate-income housing is a mix of twin homes, apartments, accessory apartments, duplexes, fourplexes, and cottages (senior housing). According to City records, as of November 2020, there are 270 moderate-income housing units in Alpine.

**HOUSEHOLD SIZE**

Household size, unlike population, is projected to continue to drop in the next 5 years. A possible indicator of an aging population as roughly 16% of Alpine residents are 65 years old or older.

Average Household Size	
2009	4.3
2017	3.87
2023	3.43

**ALPINE CITY MEDIAN HOUSEHOLD INCOME**

Median household income is projected to decrease over the next 5 years, which may be related to the projected decrease in household size.

**UTAH COUNTY AREA MEDIAN INCOME**

According to the U.S. Census Bureau American Community Survey, the Utah County area median income is currently \$100,617, this has been an increase from \$70,461 reported in 2017 and \$86,597 in 2021. It is anticipated this trend will increase of the area median income continuing to increase.

## GOAL

Promote moderate-income housing based on State guidelines.

## POLICIES AND IMPLEMENTATION

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

Goal: Allow accessory apartments within owner-occupied dwellings throughout the City.

Key tasks: Identify regulations related to accessory dwelling units (ADUs).

Implementation plan: The City will permit internal accessory dwelling unit in all zones of the City. Internal accessory dwelling units will be required to be registered with the City for tracking purposes. On a yearly basis, the city will update their registry of accessory dwelling units and identify barriers to implementing ADUs where appropriate.

### **2 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 establishing a housing loss mitigation fund.**

Goal: Preserve existing moderate-income housing.

Key tasks: Reach out to property owners of MIH and establish relationships. Identify and draft a landlord incentive program.

Implementation plan: The City will register and track existing and new moderate-income housing. The City will provide specific incentives to landlords and track incentives over time. This landlord incentive program will be studied and detailed further, which was initiated in 2023.

### **3 Reduce, waive, or eliminate impact fees related to moderate-income housing**

Goal: Reduce financial stressors/barriers related to moderate-income housing units.

Key tasks: Identify impact fees that can be reduced or waived. Identify funds that can be used to reduce impact fees for moderate-income housing.

Implementation plan: City staff will continue to make recommendation to the city council for reducing impact fees related to moderate-income housing. The council will review city staff recommendations for reducing impact fees and consider the reductions for adoption. The city will track, as a benchmark, the impact reduction in impact fees will have on helping to create moderate-income housing in Alpine.