



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: April 30, 2022
Re: Consideration of a Workforce Housing Zone

Executive Summary

The Commission has identified the need to address workforce housing as a priority work issue (both during the Commission's priority setting meeting in January and in informal discussions in recent meetings). Commissioner Kenaston, in conjunction with the Town's housing work group, has conducted extensive research into options to address housing. The Commission has discussed several of these options in the past (deed restricted housing, TDR programs, etc.). Commissioner Kenaston has identified a new tool the Commission may wish to discuss as a housing option: a workforce housing zone.

Workforce Housing Zone

The Town completed a housing study in 2020. That study suggested a number of strategies to help address workforce housing. One of the recommended strategies is a multi-family housing zone. The idea behind such a strategy is that increasing housing supply will help reduce demand. However, as has been recently demonstrated with other housing strategies the Town has implemented, increasing housing supply does not necessarily result in more housing affordability. Without guarantees of affordable sales prices and resultant affordable rental rates it is impossible to ensure housing will be attainable for Springdale workers.

The Town Code already has a Moderate Income Housing Development Overlay zone. This zone allows higher housing density, and also requires the resultant housing to remain affordable through development agreement and deed restriction mechanisms. The Red Hawk subdivision is a successful example of how this tool can be used. However, because it requires considerable bureaucracy and administrative overhead the MIHD is a difficult and complex strategy to use.

A workforce housing zone could be a good compromise solution between the unregulated higher density of a multi-family zone and the bureaucratic burden of the MIHD.

The City of Moab recently adopted a workforce housing zone that could serve as a good model for Springdale. The Moab ordinance requires at least 42.5% of the units in high density residential zones to be occupied by residents who are actively employed in the community. There is no income verification or limitation on sales prices or rental rates. The only requirement is for the occupants of the housing to be employed in the community.

Details regarding the Moab ordinance can be found [here](#).

Commissioner Kenaston and staff propose the Commission investigate revisions to the Moderate Income Housing Development Overlay zone that would allow for the kind of workforce housing development the Moab ordinance allows. The Commission should discuss this proposal and give Commissioner Kenaston and staff direction on how to proceed.