



Nibley City Moderate Income Housing Plan

2022



Adopted by Nibley City Council on September 22, 2022

INTRODUCTION AND OVERVIEW

Nibley City is located in southern Cache County, close to major employment areas in Logan City, and is adjacent to Highway 89/91, which serves as the primary transportation corridor to the Wasatch Front. Nibley City is also home to a young and growing population, with a median age of 26.5, and with 44.3% of its population 19 years old or younger (Census Bureau, ACS 5-year estimates- 2020). Nibley City is a bedroom community with almost all of Nibley City residents traveling outside the City for employment, and most land uses in the City contain residential homes or agricultural use. Only a few areas within the City include industrial or commercial business and activities.

The City's demographics provide opportunities and some challenges for economic growth, smart housing growth, and maintaining Nibley's agricultural heritage. This plan will highlight Nibley's growing population, discuss Nibley's current housing stock, and plan for future growth, including ways to allow for the building of moderate income housing. The primary sources of data were gathered from United States Census Bureau, the Utah Department of Workforce Services, and Cache County and Nibley City GIS and land use data.

In the Spring of 2019, the Utah State Legislature passed S.B. 34 Affordable Housing Modifications. This bill requires most cities in Utah to adopt a Moderate Income Housing Plan as Part of the General Plan by December 1, 2019 and includes specific guidance regarding strategies that cities must select from for implementation. These required strategies were further refined in 2022, as part of H.B. 462. This Bill also requires that cities adopt an implementation plan as part of the moderate income housing plan. The implementation plan is included at the conclusion of this document.

This plan's conclusion includes seven strategies, including an implementation plan for each of the following:

1. Reduce regulations related to internal or detached accessory dwelling units in residential zones
2. Eliminate impact fees for any detached accessory dwelling unit
3. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near commercial centers, or employment centers
4. Rezone for densities necessary to facilitate the production of moderate income housing
5. Implement zoning incentives for moderate income units in new developments
6. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency to create or subsidize moderate income housing
7. Partner with Bear River Association of Governments (BRAG) and Neighborhood Non-profit Housing Corporation for programs or services that promote the construction or preservation of moderate income housing

POPULATION AND FUTURE GROWTH

Nibley City's population, as of the 2020 Census, was estimated at 7,328 people, which is a 34% increase from the 2010 population of 5,466 (Census Bureau, 2020). Assuming that the City continues to grow at the same growth rate, the City's population is expected to triple in the next 40 years.

Census	Projections					Absolute Change 2020-2060	Percent Change 2020-2060
2010	2020	2030	2040	2050	2060		
5,438	7,328	9,875	13,307	17,931	24,164	16,836	330%

Nibley City will continue to attract residents and businesses because of its proximity to Logan and the Highway 89/91 transportation corridor. In addition, the city has a large area proposed for future annexation in its annexation plan, around 4,000 acres, which will allow for future land development. According to Cache County Assessor's Data, Nibley City currently contains more than 150 acres of undeveloped property within Nibley City boundaries, most of which is in agricultural use. Growth will likely take place next to existing developments first, and then will continue to fill the undeveloped parcels within Nibley City and Nibley City's future annexation area.

Cache County and the cities surrounding Nibley are also anticipating substantial growth over the same time period. Cache County's population is expected to grow by 69% in the next 40 years.

County	2020	2030	2040	2050	2060	Absolute Change 20-20-2060	Perce nt Chan ge 2020- 2060
Cache	133,743	163,344	185,948	207,094	226,084	92,341	69%

(Kem C. Gardner Policy Institute, The University of Utah, January 2022)

Every County in Utah is anticipated to experience some level of growth over the next 40 years. The four primary components of this population growth are:

- *Utah's total fertility rate (average number of children born to a Utah woman in her lifetime) is projected to continue the existing trend of a slow decline. From 2015-2065, rates are projected to decline from 2.32 to 2.29. These rates are projected to remain higher than national rates that move from 1.87 to 1.86 over a similar period.*
- *In 2065, life expectancy in Utah is projected to be 86.3 for women and 85.2 for men. This is an increase of approximately 4 years for women and 6 years for men. The sharper increase for men narrows the life expectancy gap traditionally seen between the sexes.*
- *Natural increase (births minus deaths) is projected to remain positive and account for two-thirds of the cumulative population increase to 2065. However, given increased life expectancy and declining fertility, the rate and amount of natural increase are projected to slowly decline over time.*
- *Net migration accounts for one-third of the cumulative population increase to 2065. Projections show the contributions of natural increase and net migration converging over time.*

(Kem C. Gardner Policy Institute, The University of Utah, July 2017)

These anticipated factors are apparent in Cache County and will have a direct impact on projected population growth in Nibley City.

CURRENT LAND USE AND HOUSING

With the increase in population, it is essential to evaluate Nibley City's existing housing supply. The table below shows Nibley City's 2022 Housing numbers for different types of housing units. The following information and table shows the acres and percentage of Land Use within Nibley City for Agriculture and Vacant Land, Residential Land, and Commercial:

- Residential land use had the most properties and acres of land
 - 83.4% of properties were residential
 - 60.5% of total acres were residential
- Greenbelt areas were large properties
 - 0.8% of properties were greenbelt but totaled 9.8% of total acres

- There is still vacant land available for development, conservation or both
 - 9.6% of total acres were vacant
- Single family residential used the most land in residential development
 - 99.4% of residential land use was single family
- Townhomes were the second most common residential property type but uses the third least amount of land
 - 5.4% of properties were townhomes
 - Only 0.2% of residential areas are townhomes

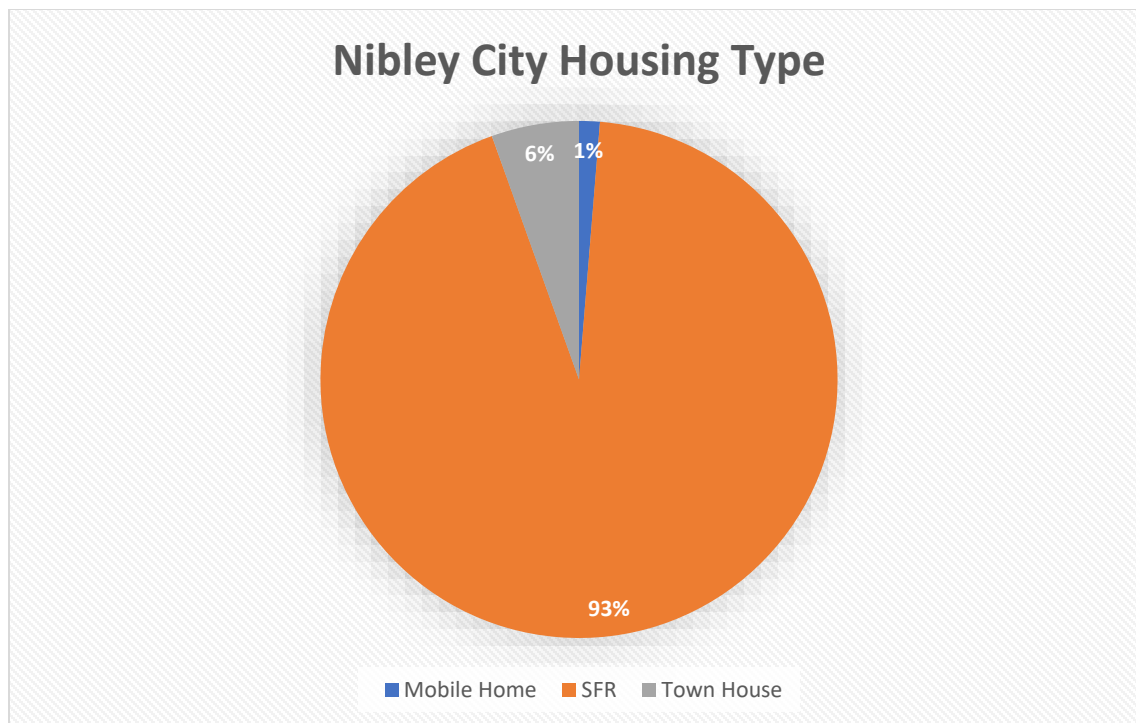
A significant portion of Nibley was residential, but there was still a considerable portion that was available for development, such as agriculture, greenbelt, and vacant properties. Although Nibley has much room to grow, social as well as environmental impacts of developing should be considered in the context of its impact on Nibley, adjacent communities, and Cache Valley.

Land Use Type	Properties		Acres	
	#	%	#	%
Agriculture	21	2.2%	141	9.0%
Commercial	49	1.6%	104	6.7%
Greenbelt	88	0.8%	154	9.8%
Residential	1,907	83.4%	951	60.5%
Secondary	6	0.6%	7	0.4%
Vacant*	196	10.1%	150	9.6%
Not classified	31	1.3%	63	4.0%
Total	2,378	-	1,571	-

2022 Cache County Parcel Data

The following table and graph show the type of housing that is currently within Nibley City.

Housing Type	Number of Units in 2022
Single Family Homes	1,943
Townhomes	114
Mobile Homes	27



2022 Cache County Parcel Data

As shown in the table and graph above, 93% of homes within Nibley City are single-family homes. Single-family homes make up the majority of developed land uses within Nibley City, and these developments range from .11 acre lots to five-acre lots. However, most single-family homes are located on one-third to one-half acre lots, with the majority of residential zoning on undeveloped parcels zoned for half-acre minimum lots.

Nibley City Residential Lots Sizes	
Average	.993 Acres
Mode	.28 Acres
Median	.38 Acres

Cache County Recorder's Office, July 2, 2019

Nibley City currently has five approved housing developments that are not made up entirely of traditional single-family homes.

SPRING CREEK CROSSING PUD: TOWNHOMES



Spring Creek Crossing townhomes first started to be developed in 2007 and contains 124 units. The development is located on Nibley Park Ave. in the northwest corner of town. The subdivision was approved as a Planned Unit Development.

NIBLEY MOBILE HOME PARK



This trailer park contains 28 units and is located on 2600 S at 100 W. The park is fully developed and is currently listed as a nonconforming use within Nibley City. The City does not anticipate any further expansion of the park.

RIDGELINE PARK R-PUD

Ridgeline Park is a Residential-Planned Unit Development mixed-use subdivision currently under construction, which includes a mix of

traditional single-family, active adult single-family, townhome, condominium units, with neighborhood commercial space. The development has been approved for 460 residential units. At the time of this writing, approximately 60 of the units are occupied or under construction.

FIREFLY ESTATES R-PUD

Ridgeline Park is a Residential-Planned Unit Development mixed residential subdivision currently under construction, which includes a mix of traditional single-family and townhome units. The development has been approved for 141 units. At the time of this writing approximately 42 units are under construction.

NIBLEY MEADOWS R-PUD

Nibley Meadows is a Residential-Planned Unit Development mixed residential subdivision. The overall development has been approved but has not began construction. The approved development includes a mix of traditional single-family and townhome units. The development has been approved for 273 units.

HOUSING AGE

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Nibley, 3.4% of residential structures were built in 1959 or earlier, 13% percent were built between 1960 and 1979, and 22.6% were built between 1980 and 1999, and 61% were built in the year 2000 or later. The above numbers suggest that the majority of homes in Nibley City are relatively new and generally in good condition.

ESTIMATE OF THE EXISTING SUPPLY OF MODERATE INCOME HOUSING

Housing is considered affordable when households, regardless of their income, spend no more than 30% of their monthly income on housing expenses. Therefore, a cost-burdened household is that household whose housing expenses exceed 30% of their monthly income. Nibley City's Median Household income in the 2020 American Community Survey was at \$90,650, compared to Cache County's Area Median Income (AMI) which was at \$71,000. According to projections of the Utah Housing and Community Development Five-Year Calculator, Nibley's Medium Household Income is expected to increase to \$95,979 by 2027. When planning for Moderate

Income and Affordable Housing, it is essential to use the AMI instead of the City's Median Household Income, since AMI is a more accurate picture of the needs of housing for the whole area.

Definitions:

- **Affordable:** housing costs are equal to or less than 30% of a household's gross monthly income
- **Available:** a housing unit that is vacant
- **Affordable and Available:** a housing unit that is both affordable and vacant, or is currently occupied by a household at or below the defined income threshold

Renter Occupied Housing					
AMI Level	Households	Affordable Units	Affordable Units-Renter Households	Available Units	Available Units – Renter Households
≤ 30%	74	78	+4	0	-74
≤ 50%	214	255	+41	42	-172
≤ 80%	584	555	-29	402	-74

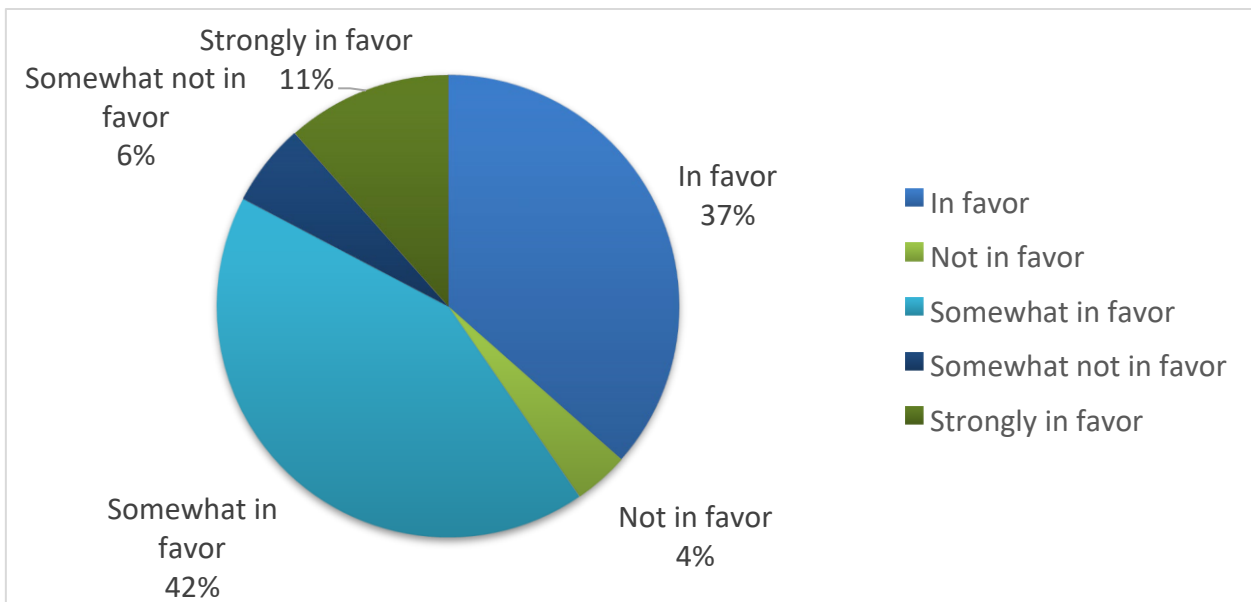
Source: Utah Division of Housing and Community Development 5-year Housing Projection Calculator

PUBLIC INPUT

Nibley City, in the summer of 2018, conducted a survey about future land use within Nibley City. This data was used to help Nibley City create and adopted Nibley City's 2018 Future Land Use Map. Nibley City had a total of 52 residents that participated in the survey that was conducted at a booth during Heritage Days. There were several questions regarding housing within that survey and are presented below:

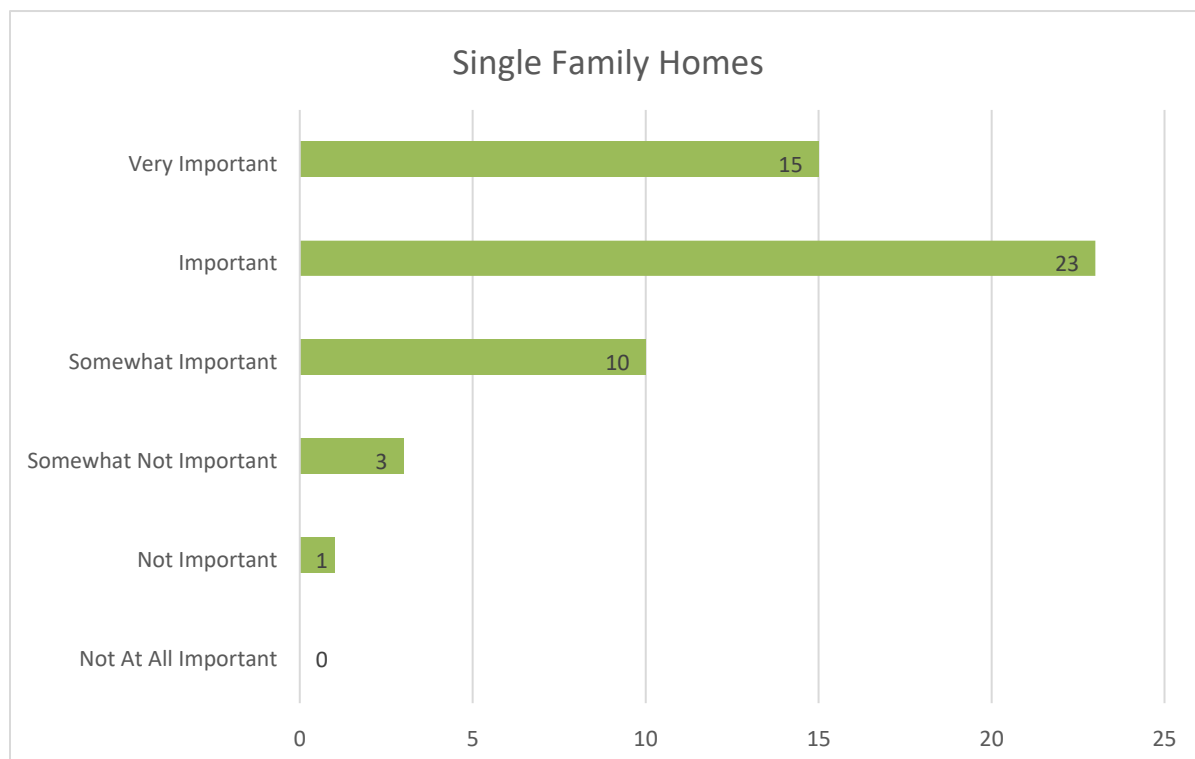
Town Center Questions:

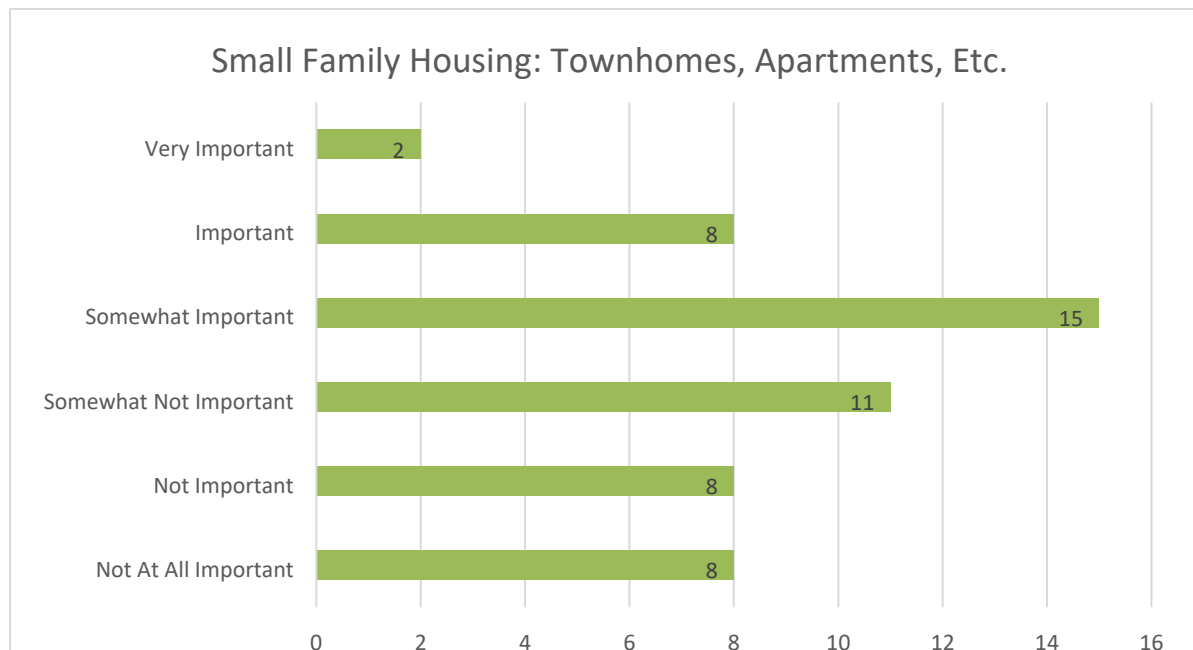
Nibley City is examining the possibility of creating a downtown zone east of Nibley City Hall. This zone might allow commercial uses such as retail, office space, and restaurants; and/or housing with apartments, town-homes, and single-family homes, and open space with parks, trails, and courtyards. How much would you support this planning effort by the City? (This question also showed a picture of Concept 3 from the 2016 Town Center Design Study):



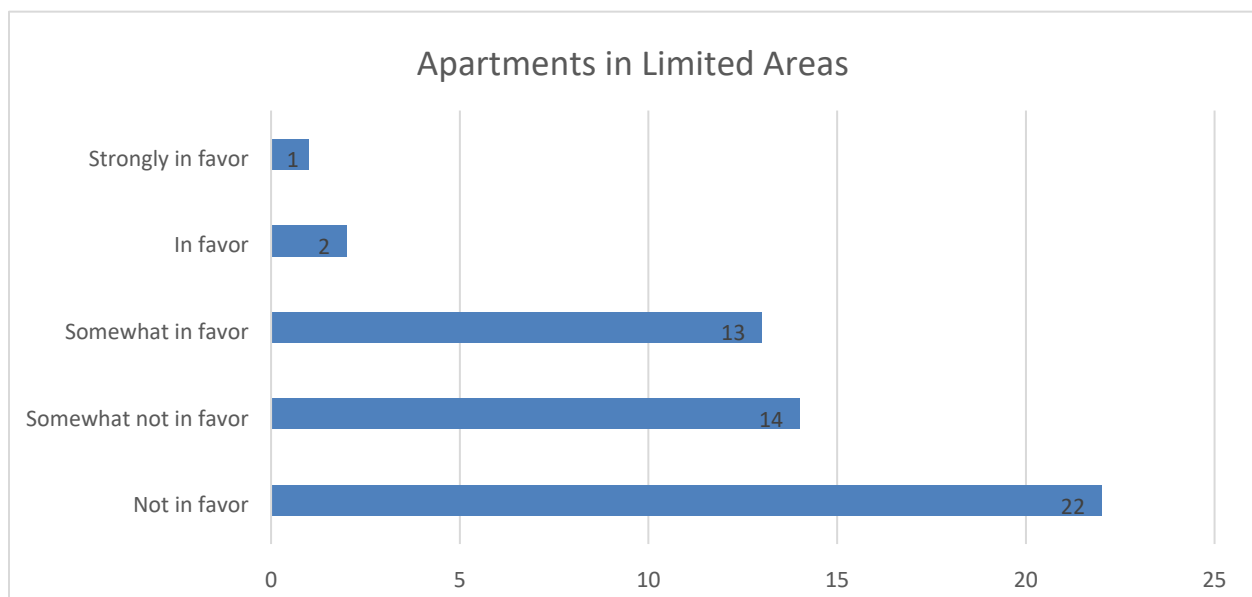
The following were the answers to the question:

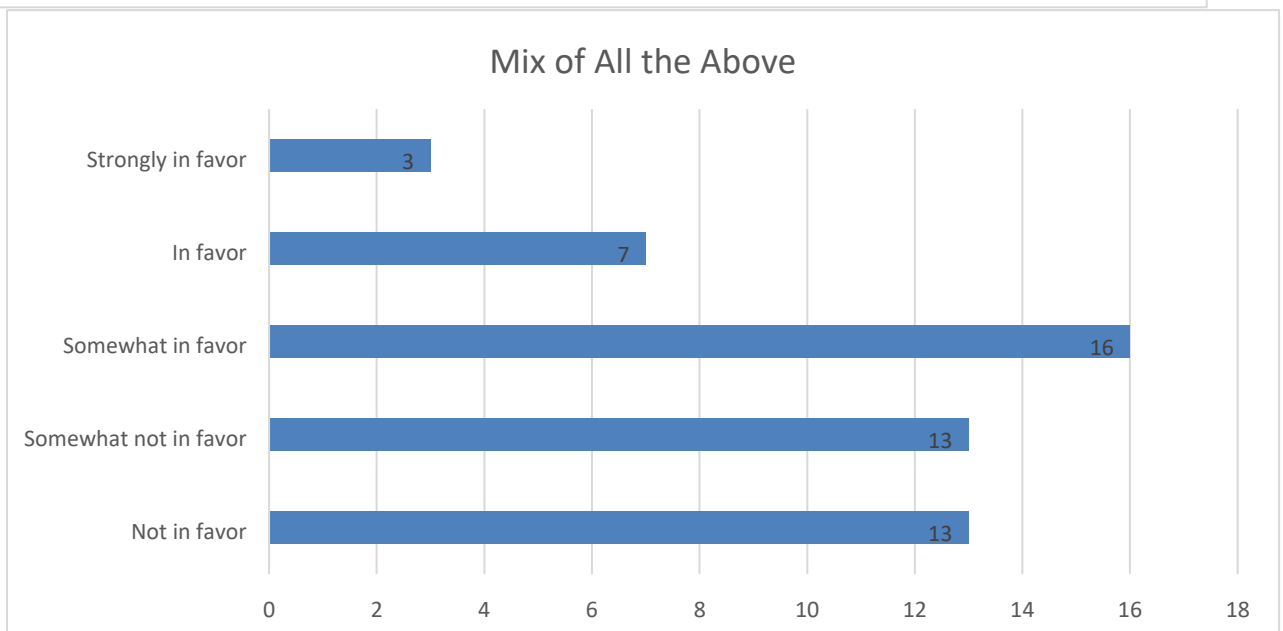
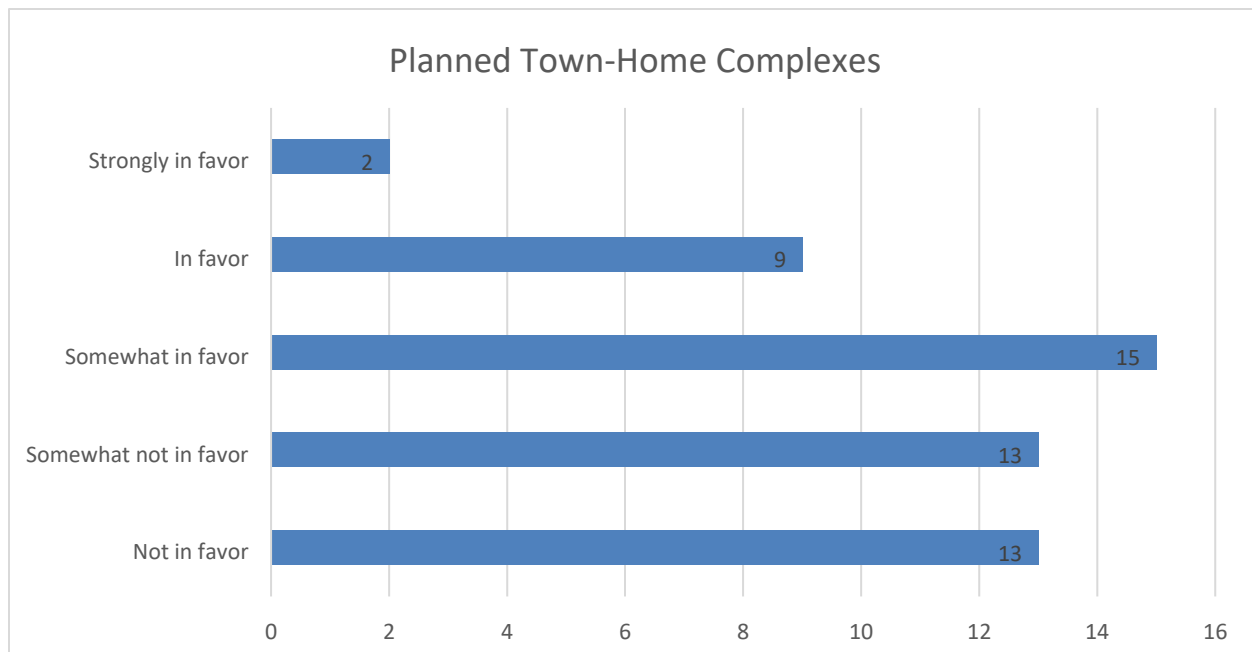
Select what you think Nibley City should make a priority in future land use planning:





The following were responses to the following questions: *A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?*





In addition to a written survey, residents were presented with pictures of different types of housing and asked to give a first and second choice in, “What type of Housing do you want to see built-in Nibley City,” with orange representing their first choice and green representing their second choice.

What type of Housing do you want
to see built in Nibley City



Picture	% First Choice	% Second Choice	Percent Total
1	67.21%	14.29%	40.65%
2	6.56%	5.36%	5.69%
3	0.00%	1.79%	0.81%
4	11.48%	41.07%	25.20%
5	3.28%	14.29%	9.76%
6	11.48%	23.21%	17.89%

FUTURE HOUSING NEEDS

Nibley City expects to continue to grow in population because of Nibley City's location within Cache Valley, its large potential annexation area, many acres of undeveloped land already in the city, and housing growth pressure in the surrounding area. Nibley City's household size has declined from 4.23 in 2009 to 3.94 in 2020 (American Community Survey, 2020). This figure was still larger than the statewide average of 2.84 people, which is the largest of any state in the nation (American Community Survey, 2020).

To provide housing for the anticipated population in 2030, assuming the current average of 4.04 people per household, Nibley City would need to have added 1,745 homes by 2030. Over the past five years, Nibley has issued an average of 68 new home building permits per year, although this number has increased significantly in recent years with 128 new home building permits issued in 2021. If Nibley continued to add new housing at the most recent rate, 748 homes would be constructed between 2019 and 2030. The number of homes predicted is a shortfall of 929 units over 11 years to meet the expected 2030 population increase. The problem is exaggerated further if the number of people per household continues to fall and comes closer to the state's average number of 2.84 people per household. In addition to a potential housing shortage in the future with current growth rates, those seeking moderate income and affordable housing will likely have the hardest time finding a home within Nibley City.



MODERATE INCOME AND AFFORDABLE HOUSING

The tables below contain the information of estimate of the need for moderate income housing between 2019 and 2024.

Number of Housing Units Needed at AMI Thresholds by 2024

AMI Threshold	Total	Owner-Occupied	Renter-Occupied
≤30%	15.6	14	2
≤50%	32.6	29	4
≤80%	105.0	93	12
≤100%	153.3	135	16
>100%	413.0	364	49

Steps to Figuring out the Number of Moderate Income Housing for the Next Five Years

Step 1: Figure out the number of projected housing units needed by 2024.

Housing Units 2017 Estimate and 2024 Projection

	2017	2024	Difference
Total Housing Units ¹	1,594	2,007	413
Owner-Occupied ²	1,473	1,769	296
Renter-Occupied ²	121	238	117

Source 1: U.S. Census Bureau. Table B01003: Total Population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total Population in occupied housing units by tenure. American Community Survey.

Step 2: Figure out the number of housing units by AMI threshold and tenure by levels. Housing Units AMI Threshold

AMI Threshold	Owner	Renter	Total
≤30%	35	20	55
>30 to ≤50%	70	45	60
>50 to ≤80%	180	75	255
>80 to ≤100%	170	0	170
>100%	875	40	915
Total	1,300	160	1,455

Source: Housing and Urban Development. (2018). 2011-2015 Comprehensive Housing Affordability Strategy [Data].

Step 3: Figure out the percentage of housing units by AMI thresholds.

Percentage of Households and AMI Threshold

AMI Threshold	Total Units	Percentage of Total Units
≤30%	55	3.8%
≤50%	115	7.9%
≤80%	255	25.4%
≤100%	170	37.1%
>100%	915	100%
Total	1,455	

Step 4: Multiply the percentage of total units by the projected number of housing units needed by 2024.

Projected Number of Housing Units Needed by AMI Thresholds in 2024

AMI Threshold	Percentage of Total Units	Projected Units by 2024	Total
≤30%	3.8%	413	15.6
≤50%	7.9%	413	32.6
≤80%	25.4%	413	105.0
≤100%	37.1%	413	153.3
>100%	100%	413	413.0

Step 5: Figure out the percentage of housing units by tenure in 2024.

Total Percentage of Housing Units in 2024

	Total	Percentage
Total Housing Units ¹	2,007	-
Owner-Occupied ²	1,769	88.1%
Renter-Occupied ²	238	11.9%

Source 1: U.S. Census Bureau. Table B01003: Total Population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total Population in occupied housing units by tenure. American Community Survey.

Step 6: Multiply the number of housing units needed at each AMI threshold by the percentage of tenure

Number of Housing Units Needed by Tenure at AMI Thresholds by 2024

AMI Threshold	Total	Owner-Occupied	Renter-Occupied
≤30%	15.6	14	2
≤50%	32.6	29	4
≤80%	105.0	93	12
≤100%	153.3	135	16
>100%	413.0	364	49

Between 2019 and 2024, Nibley will need an additional 364 housing units to house the projected population growth. To meet the needs of moderate-income households, 105, or a quarter of housing units needed by 2024, will need to be moderate-income housing units. About 33 of those units will be needed at the 50 percent AMI threshold. Of the 33 housing units needed at the 50 percent AMI threshold, 29 should be owner-occupied housing and four renter-occupied.

The 105 additional moderate-income housing units needed between 2019 and 2024 does not take into consideration the current deficit of moderate-income housing units. Therefore, Nibley will need more than 155 moderate-income housing units to meet the needs of current and future

moderate-income households. This figure was calculated by adding the prospective amount of needed moderate-income housing (105) with the current deficit of rental-units (55). This figure does not consider the number of owner-units needed; therefore, the total number of housing units needed by 2024, considering the current deficit and future need, will be higher than 155.

Summary of Affordability in 2018		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$437	\$75,149
>30% to ≤ 50% AMI	\$729	\$125,249
>50% to ≤80% AMI	\$1,166	\$200,398
>80% to ≤100% AMI	\$1,458	\$250,497

NIBLEY CITY ZONING AND SUBDIVISION OPTIONS

Nibley City currently provides for a few zoning options for residential development. The table below shows the standard by-right zoning with the minimum lot size, frontage, and setbacks.

NCC 19.22.010 Space Requirement Chart:

		A	R-E	R-1	R-1A	R-2	R-2A
A.	Minimum lot area	5 acres	2 acres	1 acre	3/4 acre	1/2 acre	12,000 sq. ft. average size of 14,000 sq. ft.
	Minimum lot width, measured at setback line	200	200	200	150	100	100
B.	Setback principal uses						
	Front yard	30(35) ³	30(35) ³	30(35) ³	30(35) ³	30(35) ³	30(35) ³
	Side yard, interior	15 ³	15	10	10	10	10
	Side yard, street	25(35) ³	25(35) ³	25(35) ³	25(35) ³	25(35) ³	25(35) ³
	Rear yard	30	30	30	30	25	25

Within these standard zones, single-family units are the primary housing type, but duplexes and attached Accessory Dwelling Units are both permitted, as long as they comply with standards listed in Nibley City Code Title 19. This standard zoning has created some struggles to provide affordable housing by limiting lot sizes and limiting multifamily housing. However, in addition to standard zoning, Nibley City allows for three other forms of subdivisions that are currently permitted and one type of subdivision that has been repealed.

CLUSTER SUBDIVISIONS (SEE NCC 21.10.030)

A cluster Subdivision allows for a developer to be able to decrease their lot size in exchange for preserved open space. This open space can take the form of a park or agricultural land. No density bonus accompanies these types of developments within Nibley City.

Current Cluster Subdivision

- Stonebridge, located at 1200 W and 2980 S

PLANNED UNIT DEVELOPMENT (PUD) REPEALED

Nibley City's Planned Unit Development Code was repealed in 2011. Nibley City approved a new Residential-Planned Unit Development in May of 2019 that is discussed below. The PUD ordinance allowed for greater density and flexibility for developers to negotiate with the City for open space and amenities. There are four subdivisions that have been approved and developed under the former PUD Ordinance.

Current PUD Subdivisions

- Spring Creek Crossing, located at Nibley Park Ave. (2350 S) and 1250 W
- Sunset Parks, located at 1000 W and 2770 S
- The Cottages Community, located at 250 W and 3515 S
- Maple Valley Estates, located at 1600 W 3200 S



OPEN SPACE/RURAL PRESERVATION/CONSERVATION SUBDIVISION (SEE NCC 21.10.020)

The Open Space Subdivision (renamed from Conservation Subdivision and Rural Preservation Subdivision) is a subdivision option that allows for development in R-1, R-1A, R-2, and to some extent R-2A, to receive a higher density and smaller lot size in exchange for preserved open space. The lot size and density bonus are tiered based on the percentage of the project that is dedicated as open space.

Current Open Space, Conservation and Rural Preservation Subdivisions

- Maple View Estates, located east of 1200 W and south of 2600 S
- The Cottonwoods, located at Hollow Rd and 4030 S
- Apple Creek, located south of 3200 S and at 500 W
- Meadow Creek, located at 3850 S and 150 E
- Nibley Farms, located east of 1500 S and south of 3390 S
- Mt Vista, located south of 3400 S and west of 450 W

RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD) (SEE NCC 19.32)

In May of 2019, Nibley City adopted Nibley City Code 19.32 Residential Planned Unit Development. This new section of code allows for a developer to apply for an overlay zone in six parts of town zoned for half-acre, three-quarter acres, or full acre lot minimums and would allow a developer to develop up to ten units per net developable acre with a mix of single-family homes and townhomes. At the time of this writing, three R-PUDs have been approved, as described above.

MINOR SUBDIVISION AND FLAG LOTS (SEE NCC 21.08.040 AND 19.46)

In 2018, Nibley City passed two ordinances that 1) allow for the development of a minor subdivision and 2) provide for the creation of flag lots. These two code updates allow property owners with more options to develop their property for moderate income housing. The minor subdivision allows for a smaller subdivision, containing five lots or less, the ability to move through a simplified subdivision approval process. The updated flag lot ordinance allows for the development of property that has little to no frontage along a public or private roadway.

STRATEGIES AND IMPLEMENTATION PLAN

When planning for moderate income housing within Nibley City, it is essential to note that cities have limited ability to ensure that affordable housing is built. Nibley City will encourage and support the development of home construction and subdivision by developers and home builders. The housing market also plays a part in determining what types of homes are built within these developments and the prices at which they are sold. The following strategies and implementation plan is adopted by Nibley City to encourage the construction of new and moderate income housing within Nibley City and offer additional opportunities for existing and future residents to attain affordable housing.

Nibley City should provide opportunities within the City for the construction of moderate income housing. Nibley City should take the following steps to ensure the City is meeting goals listed within this plan:

- Review the objectives listed below and work to achieve the goals by the suggested time frame
- Review building permits for housing units annually and evaluate Moderate Income Housing additions to the City compared to the needed housing and goals listed within this plan
- Update this plan as needed or at a five-year minimum time frame
- Take Moderate Income Housing into consideration when reviewing rezone applications.
- Incentivize developers to build affordable housing as part of developments as a condition of the rezone

STRATEGY 1: REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES

Nibley City currently allows for attached, internal and detached accessory dwelling units (ADUs). Internal and attached accessory dwelling units are permitted in all zones of the City as ‘Two-family housing,’ which is inclusive of internal ADUs, attached ADUs or duplexes. In November 2020, the City adopted an ordinance which allows and regulates detached accessory dwelling units throughout Nibley City. Since this ordinance was passed, the City has only received two applications for detached accessory dwelling units. The City should conduct research to determine which barriers are currently in place to developing new ADUs, then consider specific amendments to the ADU ordinance that would encourage the construction of ADUs. As established above, many of Nibley City lots are larger than half an acre, which could create the opportunity for construction of ADUs throughout the city.

Specific Action Items

- Track number of ADUs that are built (ongoing)
- Research barriers to building ADUs (Late 2023)
- Consider amendments to ADU ordinance based upon research findings (Early 2024)

Timeframe: Late 2022 - Early 2024

STRATEGY 2: ELIMINATE IMPACT FEES FOR ANY DETACHED ACCESSORY DWELLING UNIT

Nibley City Code requires that impact fees be assessed for new detached ADUs. The ordinance provides for a rebate of these impact fees for providing affordable housing to those earning less than 50% AMI. However, it has been discussed that even with this rebate, the assessment of an impact fee for ADUs may be a barrier to building new ADUs. Furthermore, due to their limited footprint, the impact of an ADU may be lower than other housing units. The current impact fee for a new ADU is currently set at \$11,296, which includes sewer, water, transportation, park and Logan City wastewater. The City should consider eliminating impact fees for all ADUs in order to encourage production of new ADUs

Specific Measures and Benchmarks

- Analyze the overall cost of building an ADU in relation to the impact fee (Late 2023)
- Include an analysis of impact fee costs in relation to other potential barriers noted above (Late 2023)
- Consider removing impact fee requirement for ADUs (Early 2024)

Timeframe: Late 2022 - Early 2024

STRATEGY 3: ZONE OR REZONE FOR HIGHER DENSITY OR MODERATE INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL OR MIXED-USE ZONES NEAR COMMERCIAL CENTERS, OR EMPLOYMENT CENTERS

Nibley City's 2016 General Plan recommends establishing and creating a town-center area that would be composed of commercial, residential, and open space uses. The City, in May of 2019, passed an R-PUD Ordinance that would allow for the development of a town center area. This R-PUD allows for some commercial areas and condominiums, townhomes and small-lot single-family homes. A large portion of this area was approved as the Ridgeline Park Subdivision in April 2020 and the Subdivision is currently under construction. The northern portion of the Town Center remains vacant. The City should continue to plan and update City zoning code for the Town Center, including allowing mixed-use multi-family/commercial buildings within Commercial and Neighborhood Commercial Zones in the Town Center Area.

Nibley City should also start to plan for the future 4400 S industrial corridor, as shown on the future land use map. Nibley City should coordinate these planning efforts with Hyrum, Wellsville, Cache County, and UDOT. The City should consider housing densities and types that would be allowed be developed along that corridor.

Specific Measures and Benchmarks

- Create mixed-use areas within the Town-Center area (Early 2023)
- Allow for apartments and condominiums within Neighborhood Commercial Zones attached to commercial buildings (Early 2023)
- Plan for future 4400 S Industrial Corridor (Early 2025)

Timeframe: Early 2023 – Early 2025

STRATEGY 4: REZONE FOR DENSITIES NECESSARY TO FACILITATE THE PRODUCTION OF MODERATE INCOME HOUSING

Nibley City passed an R-PUD ordinance in 2019 with increased density within areas of the City. The R-PUD Overlay Zone increases the density from the underlying zone and allow up to ten units a per-net developable acre. The City approved three separate R-PUDs in 2020, which will provide additional housing options in different parts of the City. The City should continue to work with property owners and developers in approving an appropriate amount of R-PUD Overlay Zones and Developments to help achieve the needs of affordable housing.

In addition to the R-PUD ordinance, Nibley City adopted a mixed-residential (R-M) zone which allows the development of a variety of multi-family housing types. The ordinance allows the application of the R-M zone in limited areas. The City should consider the expansion of this zone in areas with good transportation connections.

In 2022, the City has been working on a Transfer of Development Rights (TDR) Ordinance which will allow higher densities in exchange for transferring developing rights from areas of open space significance. The designation of appropriate sending and receiving zones will allow for a wider diversity of housing options within Nibley City.

Nibley City should also continue working on refining zoning criteria within the Town Center area to allow for a variety of housing types, including single-family homes, townhomes, condominiums and apartments in a mixed-use setting. Nibley City should involve Cache County Transit District (CVTD) in these plans to provide for adequate public transportation in the area. This would allow for residents of the Town Center to have easy access to significant employment, recreation and shopping centers in Cache Valley, as well as educational opportunities at Utah State University and Bridgerland Technical College.

- Specific Measures and Benchmarks Create a Town Center Overlay Ordinance that would allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses (Early 2023)
- Involve CVTD with Town Center and provide areas for bus stops and active transportation within the development (Early 2023)
- Consider additional areas in which the R-M zone could apply. (Late 2022)
- Adopt TDR ordinance designating TDR receiving areas where there is good access to jobs and services (Late 2022)
- Work closely with Developers and property owners and make appropriate rezones for R-PUD developments (Ongoing)

Timeframe: Late 2022-Ongoing

STRATEGY 5: IMPLEMENT ZONING INCENTIVES FOR MODERATE INCOME UNITS IN NEW DEVELOPMENTS

Although the City has made significant progress in rezoning for densities that allow the opportunity for the development of market rate housing which is affordable to moderate-income households, the housing market has vastly outpaced the growth in incomes. Therefore, it is becoming increasingly difficult to provide affordable market-rate housing. The City should consider incentivizing providing deed-restricted housing which is affordable to low and moderate-income households with new developments. A density bonus should be explored which allows for higher density with the dedication of affordable units. For example, within the R-PUD overlay zone, providing 10% of units within a development as affordable deed-restricted housing could allow for a 20% density bonus. Specific thresholds and incentives will need to be further analyzed and vetted based upon an updated affordable housing needs assessment.

Specific Measures and Benchmarks

- Study appropriate density bonus and incentive threshold to apply to the R-PUD zone or other zones within Nibley City. (Early 2024)
- Draft Ordinance with zoning incentives for moderate income units based upon findings of analysis for consideration (Late 2024)

Timeframe: 2024

STRATEGY 6: DEMONSTRATE UTILIZATION OF A MODERATE INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AGENCY TO CREATE OR SUBSIDIZE MODERATE INCOME HOUSING

The Malouf Community Reinvestment Project Area is currently in the process of being created. The CRA is anticipated to generate over \$10 million of tax increment financing over the course of 15 years. 10% of this revenue (approximately \$1 million) will be earmarked for affordable housing. The specific use of these funds will need to be explored and determined. A potential use will be to partner with Neighborhood Non-Profit Housing Corporation to develop low and moderate income housing within Nibley City.

Specific Measures and Benchmarks

- Determine appropriate use of TIF funds for affordable housing based upon housing needs assessment. (Late 2023)
- Apply funds to selected project(s). (Early 2024-2038)

Timeframe: 2023-2038

STRATEGY 7: PARTNER WITH BEAR RIVER ASSOCIATION OF GOVERNMENTS (BRAG) AND NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION FOR PROGRAMS AND SERVICES THAT PROMOTE THE CONSTRUCTION OR PRESERVATION OF MODERATE INCOME HOUSING

Nibley City has a history of working with organizations that build affordable housing or offer services. Nibley has partnered with Neighborhood Housing Solutions in the past, which constructed about two hundred homes for qualifying families. Nibley City has also worked and partnered with Bear River Association of Governments (BRAG), which offers programs to help lower-income families be able to pay for needed utilities, assist with rent, conduct required home repairs, etc. Continued partnerships with these organizations, both promoting existing programs and supporting projects to build affordable housing will help more residents obtain affordable housing.

Specific Measures and Benchmarks

- Seek partnerships with Neighborhood Non-profit Housing Corporation or other non-profit organizations to build affordable housing. (Late 2023-ongoing)
- Refer those in need of housing assistance to BRAG and publicize helpful information about programs that are offered through BRAG and HUD. (ongoing)

