



GENERAL PLAN

Chapter 5: Housing

5.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in Green River. Addressing housing issues, the City has identified objectives to achieve a balanced housing density mix and pursue methods for developing more affordable housing options.



5.2. HOUSING DATA

The following information is from the U.S. Census Bureau, American Community Survey 2012, and is helpful to understand Green River's needs for housing and the development of plan objectives:

- 459 total housing units
- 63% of housing units are single family homes
- 29% of housing units are mobile homes
- 8% of housing units are multiple-unit attached homes
- 70% of dwelling units built prior to 1980
- 27% of dwelling units built prior to 1950
- 73.6% of homes are owner occupied
- 26.4% of homes are rentals
- \$957 average monthly cost of homes with mortgages
- \$571 median rent
- \$47,019 median income
- 48% of households are categorized as low to medium income

5.3. HOUSING DENSITY MIX

Providing for all types of housing within the community is an objective of this plan. Respondents to the recently held General Plan Survey (see Appendix A), indicated that there is a strong need for several types of housing, especially various types of affordable and multiple attached units.

Sixty-three percent of the housing in Green River currently falls within a single-family designation. The remaining 37%, representing various types of mobile, attached or multi-family housing units, provides

Key Points:

- Introduction
- Housing Data
- Housing Density Mix
- Moderate Income Housing
- Goals



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most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low-density housing, while at the same time allow for increased quality medium to high-density housing, in designated areas.

In Green River, 27% of dwelling units were built prior to 1950, while the State average is 20%. In addition, only 30% of dwelling units were constructed during the past 30 years, compared to the State average of 53%. Together, these figures suggest that the housing stock in Green River is generally older, and that many units may be in need of rehabilitation, replacement, or historic preservation.

6.3. MODERATE INCOME HOUSING

Compared to most other communities in southeastern Utah, Green River has a much larger proportion of households with annual incomes below the county median income and a smaller proportion of total housing units, creating a relatively greater need for affordable housing.

A moderate income housing plan based on local data should be annually updated to provide a view of and objectives for improving the supply of affordable housing in Green River. The most recently approved Housing Plan is attached as an appendix to this Plan (see Appendix B).

Utah Code requires that every General Plan include 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" (10-9a-403-2-iii). It also instructs the municipality to estimate future development growth and needs for additional housing.

Moderate income housing is defined as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size." In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

In order to meet objectives for increasing the supply of moderate





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income housing, the City should facilitate a reasonable opportunity for a variety of housing, including low to moderate income (LMI) housing that meets the needs of people desiring to live here, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

To provide realistic opportunities for the development of LMI housing in the community, the City should pursue the goals as shown below.

Chapter 5: HOUSING GOALS			
<i>Council member overseeing the goals set out in this chapter:</i>			Mayor
Goal	Action	Timing	Agency
1. Provide improved opportunities for housing.	A. Review and update zoning and subdivision ordinances and fees to make them developer friendly.	0-2 years	Planning Commission
	B. Foster the establishment of a housing authority / property management agency to provide services to property owners and realtors in increasing housing opportunities.	0-5 years	Epicenter
	C. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of affordable housing.	Ongoing	City Council



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2. Maintain and update the Moderate Income Housing Master Plan.	A. Review and update the Moderate Income Housing Master Plan.	Annually	City Council
	B. Maintain a current inventory of existing housing opportunities and needs.	Ongoing	Epicenter
	C. Consider rezoning properties to a higher density to provide greater development opportunities for affordable housing.	0-2 years	Planning Commission
	D. Encourage the rehabilitation of existing uninhabitable housing stock into affordable housing	Ongoing	Epicenter
	E. Explore the utilization of state and federal funds or tax incentives to promote the construction of affordable housing.	0-5 years	RCAC with Epicenter
	F. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	Ongoing	RCAC with Epicenter