

AFFORDABLE HOUSING PLAN OUTLINE

THIS Housing Element has been developed in accordance with H.B. 295 to address the affordable housing needs in Randolph City. The City is interested in providing reasonable opportunities for a variety of housing, including affordable housing, which allows persons with moderate incomes to benefit from the community life in Randolph. This plan represents the City's plan for the next five years and includes an inventory and analysis of the current housing and population situation, an analysis of current zoning regulations and goals and policies that will help maintain affordable housing within the City. Affordable housing, in this document, means housing occupied or reserved floor occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.

Affordable Housing Categories**

	80% of Median Income	50% of Median Income	30% of Median Income
Household Income	\$29,300	\$18,313	\$10,988
Maximum Purchase	\$91,000	\$55,400	\$31,800
Maximum Monthly Rent	\$596	\$326	\$136

**Source: The Utah State Department of Community and Economic Development

Housing Inventory

	Rented	Owned	Vacant
Single Family Homes	11	128	20 (8 are in disrepair)
Single family Modular Home or Trailer (outside of a trailer)	2	6	4
Single Family Trailer (inside a trailer park)	7	6	3
Multifamily Apartment	6	NA	6

Population Projections for Randolph City**

Area	2000	2001	2001	2003	2004	2005	2010	2020	2030
Randolph City	508	508	508	508	510	510	525	538	538

**Source: Governor’s Office of Planning and Budget

According to the state, the population will increase from 2000 to 510 in 2005. This is an increase of approximately 2%.

Randolph does not restrict affordable housing. The demand for housing is low and there is little population growth. The units that are available in Randolph are still affordable. Homes are currently selling between \$30,000 and \$50,000, which is within the income categories. The current zoning regulations in Randolph do not restrict affordable housing. They allow for ¼ acre lots within the city.

Goals & Policies

To help maintain affordable housing the city has outlined the following goals and implementation strategies.

Goals: Revise Housing Element of the general plan every five years

Implementation strategy

Goal: Provide housing resources for citizens and the community as a whole.

Implementation Strategy

Goal: encourage the removal and clean up of old and dangerous dwellings.

Implementation strategy

The City believes it provides opportunities for moderate income housing, which meets the needs of people desiring to live in the community. This is based on the existing availability of moderate income housing, the low rate of population growth, and the current zoning regulations. Also, the City will strive to meet its goals and implementations strategies, which include updating the housing element of its General Plan every five years.

Adopted by R & 2 8-1-01