



CHAPTER 6

HOUSING



Brigham City is home to approximately 18,631 residents in 5,979 households. While there are some other varieties of housing including condos, apartments, and mobile homes, the vast majority of Brigham City housing are single family homes in suburban neighborhoods. Downtown, older,

more traditional single family homes can be found. Housing has grown outward from there at a relatively consistent growth rate compared to Box Elder County. Since 1994, housing has grown by an average of 66 units per year (see the Brigham City Moderate Income Housing Plan in the Appendices).

Single family homes comprise 78% of households in Brigham City. 6.7% are townhomes or twin homes, 12% are multifamily units, and 2% are mobile homes.



Housing in Brigham City tends to be more affordable than the rest of the County and provides a more than sufficient amount of moderate income housing. Utah State Code 10-9a-403(2)(b)(i) requires all city general plans to have a Moderate Income Housing Plan. This plan for Brigham City can be found in the appendix of this document. This plan includes an analysis of moderate income housing needs and availability and provides recommendations for future housing.

This State Code requires cities to provide a “reasonable opportunity” for affordable housing for those earning a moderate income (80% of the county median income). According to this analysis, 67% of all housing units in Brigham City are considered affordable while only 38% of residents earn a “moderate income”. Further analysis (beyond the requirements of the State Code) shows that



22% of all housing units in Brigham City are considered affordable to residents earning 50% of the county median income, while only 19% of City residents fall into this income category.

These results indicate that Brigham City has exceeded the State's requirement for providing moderate income housing. Since Brigham City has an abundant supply of moderate housing opportunities, and given the rate of building residential housing over the last 22 years, no new moderate income housing is required during the duration of this General Plan. The recommendations for housing include improving existing housing and evaluating the housing needs as the USU campus expands.

ISSUES

From the various surveys and public open house meetings, several issues regarding housing in Brigham City were identified. The following is a list of issues that this General Plan will address through providing goals and strategies:

1. In Brigham City some of the older neighborhoods and houses are poorly maintained. Some of these issues include weedy landscapes, siding that needs to be replaced or painted, and roofs that need repair. Many of these homes were constructed between the 1940's-1970's. The positive side is that Brigham City offers a much higher percentage of affordable housing, specifically single family homes than other parts

of the Wasatch Front, but it is important for the overall image of the community that these neighborhoods be cleaned up and improved.

2. The Downtown of Brigham City has limited housing. This is an issue because downtowns that thrive often are supported by a sizeable population of residents living within easy walking distance.
3. In general, the City lacks higher end neighborhoods and housing. Many of the executives of the local and regional businesses have chosen to live in neighboring suburbs with expansive views. It would be beneficial to Brigham City to have a higher percentage of these business leaders as residents of the City.
4. In 2015 Utah State University (USU) completed the first building at the new USU campus. While the USU campus is intended to be a community campus and not a destination college campus it will be beneficial to have apartments within walking distance of the Campus.



HOMES IN THE OLDER NEIGHBORHOODS OF BRIGHAM CITY

Small Town



GOALS & STRATEGIES

Goal 1: To increase the number of residents living within the Downtown area.

Strategies

1. It is proposed that Brigham City review the existing zoning and ordinances within the Downtown and walkable distances to Downtown. Where appropriate update zoning and ordinances to promote development of high quality housing that is higher density. Research shows that residents who live in downtown areas spend more money in the downtown area than residents who travel to the downtown. The housing ordinances should promote mixed-use in the neighborhood of Downtown.
2. Housing on or near Main Street should be vertical mixed-use or stand alone urban apartments. Additional nearby housing should consider the “missing middle” philosophy <http://missingmiddlehousing.com/> Appropriate housing types in neighborhoods adjacent to downtown include: duplex, triplex, mansion apartment, bungalow court, townhouse and live/work. Accessory dwelling units are also beneficial in providing affordable housing and higher density without additional infrastructure.

Goal 2: Improve the maintenance/quality of existing homes and neighborhoods that are in poor condition, many of which are older homes dating to the 1940’s-1970’s.

Strategies

1. Code enforcement is a difficult, but important strategy to maintain property values. According to Joe Magdziarz, president of the Appraisal Institute and a real-estate appraiser with 40 years of experience, a nearby property’s overgrown yard, peeling paint and clutter can easily knock 5% to 10% off the sale price of your home. If left unchecked, property neglect and disrepair can spread. It is proposed that the City review the effectiveness of their Code Enforcement policies, procedures, and ordinances. With appropriate Code Enforcement updates, recommit to Code Enforcement.
2. It is proposed that Brigham City use grants or matching funds to help financially needy residents with exterior essential upgrades such as new roofing. These programs should be carefully monitored and regulated so as to assist only those who qualify and are in need of actual assistance, but strategic programs to improve a home or two on a block may also be warranted to begin a more holistic approach to block improvements. CDBG funding could be used for this strategy.
3. In a related strategy it is proposed that Brigham City partner with nonprofit organizations such as Churches, Habitat for Humanity, Neighbor works, and the United Way to organize exterior and interior home improvement projects. These efforts may be most successful when tied to specific events and goals such as a specific number of homes to be assisted.



4. It is recommended that the City partner with the USU Extension and similar organizations to offer residents workshops and classes for landscaping. USU Extension has numerous teaching resources to assist residents in understanding how to improve the landscaping for their home.

Goal 3: To develop high quality housing within a walkable distance of the USU Campus. The USU Brigham City campus will not have on campus housing like a traditional residential college campus.

Strategies

1. Develop new zoning ordinances within the USU District to promote high quality residential housing at higher densities. Housing should be planned to accommodate students and other residents. Brigham City should plan for sidewalks and walkable routes for students to access the campus. While the housing is specifically planned to support the campus, it should also accommodate non-students.
2. Brigham City leaders should regularly meet with the USU Brigham City Campus Dean and school staff to discuss the enrollment, growth and needs of the campus.



IMPROVED HOME IN BRIGHAM CITY



HIGH QUALITY TOWNHOME EXAMPLE

Small Town

BIG FUTURE



Goal 4: Develop additional higher end homes within the City limits.

Strategies:

1. Work with local developers and builders to identify strategies to build higher end homes and attract new residents. Quite often when cities openly discuss goals and desires with builders, the private market will propose solutions to the goals. It is recommended that these items be discussed in meetings with attendance from the Planning Commission and City Council.
2. Whenever possible it is suggested that higher end homes be allowed to mix in with other types of housing but it is also proposed that the City review existing ordinances and zoning districts to consider parts of the City which may be most appropriate for higher end homes. Areas with moderate slopes and excellent views should be considered as preferred locations for higher end housing. As necessary the City should update and adapt ordinances to promote development of this type.



HIGHER END HOUSING

Small Town



Small Town

BIG FUTURE