





## *Housing*

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## 4.1 Overview

### 4.1.1 Introduction

Delta City started as a small railroad siding between Salt Lake City and Los Angeles. The first house was built in the spring of 1907. During this time, the land was free as long as new residents put their homes on a minimum of forty-acres. The City attracted many farmers, but a lack of trees in the region forced residents to live in tents until lumber could be imported.

This chapter will discuss Delta City’s existing housing stock, resident input regarding current and future housing in Delta, goals formed by the City to assist in future growth, and options to approach and accomplish these goals.

## 4.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details housing currently provided to the community.

### 4.2.1 Single and Multi-family housing

Housing types within Delta City are broken down in table 4.2.1.

HOUSING TYPE	QUANTITY
Single Family Homes	978
Duplex Units	24
4-8 Unit Apartment Buildings	16
9+ Unit Apartment Buildings	2
Separate-Unit Condominiums	16
Triplexes	1
Retirement Homes	1
Mobile Home Parks	1

Table 4.2.1: Current Housing Types

### 4.2.2 Value of Existing Housing Stock

The value of existing housing stock can be used to determine affordability of housing in Delta, Utah. Housing information provided by Millard County shows that the average home value in Delta is about \$131,161 and the median home value is about \$118,430. Compared to the median home value of \$150,300 for all of Millard County, Delta’s housing stock is very affordable.

### 4.2.2 Age of existing housing stock

Because Delta City is over 100 years old, its land, buildings, businesses, and homes are filled with a rich history. While their heritage makes the City unique, many of the homes in Delta are in need of

repair. Rehabilitation of these homes is needed in order to preserve the City’s look, feel, and heritage.

Almost 30% of the City’s housing units were built before 1949 and over 53% were built before 1979. Only 7.9% of the housing units in Delta have been built since 2000.

### 4.2.3 Condition of existing housing stock

During the public input process many residents indicated that some homes in Delta are in poor condition due to old age and vacancy. As homes fail safety standards, actions should be taken to restore or replace them. These processes will help the City maintain a housing stock that meets residents’ needs.

## 4.3 Moderate Income Housing

Affordable housing is crucial in allowing individuals, households, and communities to flourish and prosper. The purpose of this moderate-income housing element is to ensure that Delta provides a reasonable opportunity for a variety of housing, including moderate-income housing, in order to meet the needs of the future population.

The Utah Legislature passed House Bill 295 in 1996 which requires the cities and counties of Utah to include an affordable housing element in their General Plans. According to the State of Utah, 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 for households of the same size.” As of 2010, the median income for Delta was \$65,040. The State recommends Delta use 80% of this figure, or \$52,032, to determine whether or not housing within the City is affordable. Homeownership should be encouraged to allow persons earning a moderate income to fully participate in and benefit from all aspects of neighborhood and community life.

Utah State Code requires that the General Plan must include sections for the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually.
3. A survey of total residential zoning.
4. An evaluation of how existing zoning densities affect opportunities for moderate-income housing.
5. A description of the municipality’s program to encourage an adequate supply of moderate income housing.

### 4.3.1 Estimate of Existing Housing Supply

An inventory of the housing stock in Delta has shown that the City is comprised primarily of single family homes with a limited supply of multi-family housing and mobile homes. The composition of those units can be found in the Single and Multi-Family Housing section of Existing Conditions.

The 2010 Census presents that Delta was comprised of 1,269 total housing units with 1,151 occupied and 118 vacant. The 2017 American Community Survey estimates that Delta now has 1,297 total housing units with 1,131 occupied and 166 vacant.

### 4.3.2 Estimated Need of Moderate-Income Housing

Delta City does not currently have a pressing need for moderate-income housing. However, it is the City's responsibility to ensure that zoning permits and encourages the creation of affordable housing as needs arise.

### 4.3.3 Survey of Residential Zoning

The City of Delta has listed the following 15 Residential Zone types in their City Code:

#### PLAT "B" / LYMAN ROW RESIDENTIAL (L-R-R)

Permitted uses in this zone include one family dwellings, home occupations, signs, accessory buildings, and the keeping of animals and fowl for personal use of family food production (not commercial use).

Conditional uses in this zone include churches, cemeteries, public or private schools, public utility and public service stations, public parks, playgrounds, libraries, and community buildings, privately owned community centers, privately operated day nurseries, pre-schools, and kindergartens, service businesses, and limited retail business.

Qualifying restrictions for this zone include a minimum lot size of .14 acre and a lot width of 40'. Setbacks are as follows: Front: 18', Side: 3', Rear: 25'. The maximum height of structures is 35'.

This zone includes qualifying regulations such as a minimum lot size for animals and a maximum number of animals allowed per lot. There are also special conditions such as aesthetic requirements and additional application requirements.

#### MOBILE HOME (M-H)

The purpose of this zone is to create a zone which allows for mobile homes and related uses in a well planned and safe environment.

Allowed uses in this zone include unoccupied accessory structures, churches, single dwellings, household pets, laundromats, laundry, manufactured homes, mobile homes, modular homes, outdoor recreation - parks and playgrounds, public rights of way, and solar energy

systems.

Administrative conditional uses include child care centers and facilities, fencing, home occupations, and intermittent commercial uses.

Conditional uses include athletic clubs, civic clubs, fencing, gated communities, recreational vehicle parks, and subdivisions.

A business license is required for athletic clubs, child care centers and facilities, home occupations, intermittent commercial uses, laundromats, laundry, and recreational vehicle parks.

The minimum lot area for this zone is 6,000/unit and the minimum lot width is 60' with no exceptions. Setbacks are as follows: Front: 15', Side: 10', Rear: 10'. A corner lot shall have 2 fronts, 2 sides, and 0 rear. Front is determined by location of streets. There is a building height restriction of 35' and sidewalks are not required.

#### PLANNED DEVELOPMENT (P-D)

This zone district requires that any proposal for new development or redevelopment in excess of ten (10) acres in zones A-1, A-5, C-B, C-D, M-H, P-D, R-1-A, R-1-B, R-2, R-4, R-D, R-R, R-R-2-NM, and all No Modular Home Zones, shall be master planned to assure coordination of design, mitigation of adverse impacts, and common open space. There are development requirements for all applications as well as incentives for master planned development design. Some of these incentives include a reduction of setbacks, a reduce of right of way areas, and a reduce of required parking.

#### SINGLE FAMILY RESIDENTIAL LOW DENSITY (R-1-A)

The purpose of this zone is to create a single-family residential zone that provides for an area of low density residential development.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, household pets, manufactured homes, modular homes, public rights of way, private, quasi-public, and public schools, and solar energy systems.

Administrative conditional uses include home occupations and intermittent commercial uses.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, condominiums, group homes, master planned development, and subdivisions.

A business license is required for athletic clubs, child care centers and facilities, churches, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area in this zone is 9,000 square feet and a lot width of 90'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 10' (principal or accessory structure), Minimum Rear Yard: 30' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a

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setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

### **SINGLE FAMILY RESIDENTIAL LOW DENSITY, NO MFD. HOMES (R-1-A-NM)**

The purpose of this zone is to create a zone identical to the R-1-A zone with the only variation being that Manufactured Homes are not allowed in an R-1-A-NM zone.

The uses in this zone are identical to the uses in the R-1-A zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-1-A.

### **SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY (R-1-B)**

The purpose of this zone is to create a single-family residential zone that provides for an area of medium density residential development.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, home occupations, household pets, manufactured homes, modular homes, public rights of way, and solar energy systems.

Administrative conditional uses include child care centers and facilities, intermittent commercial uses, and preschools.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, condominiums, group homes, master planned development, and subdivisions.

A business license is required for apartment houses, athletic clubs, child care centers and facilities, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area in this zone is 7,500 square feet and a lot width of 75'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 8' (principal or accessory structure), Minimum Rear Yard: 20' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

### **SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY, NO MFD. HOMES (R-1-B-NM)**

The purpose of this zone is to create a zone identical to the R-1-B zone with the only variation being that Manufactured Homes are not allowed in an R-1-B-NM zone.

The uses in this zone are identical to the uses in the R-1-B zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-1-B.

### **SINGLE & TWO-FAMILY RESIDENTIAL (R-2)**

The purpose of this zone is to create a residential zone that provides for a compatible mixture of single and two-family dwellings with relatively medium densities.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, 2 Family dwellings, home occupations, household pets, manufactured homes, modular homes, public rights of way, and solar energy systems.

Administrative conditional uses include just intermittent commercial uses.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, condominiums, gated communities, group homes, master planned development, and subdivisions.

A business license is required for apartment houses, athletic clubs, child care centers and facilities, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area for single family homes is 6,000 square feet with a lot width of 70'. The minimum lot area for two family homes is 2,000 square feet with a lot width of 70'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 8' (principal or accessory structure), Minimum Rear Yard: 10' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

### **SINGLE & TWO-FAMILY RESIDENTIAL, NO MFG. HOMES (R-2-NM)**

The purpose of this zone is to create a zone identical to the R-2 zone with the only variation being that Manufactured Homes are not allowed in an R-2-NM zone.

The uses in this zone are identical to the uses in the R-2 zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-2.

## SINGLE & MULTI-FAMILY RESIDENTIAL (R-4)

The purpose of this zone is to create a residential zone that provides for a mixture of single- and multiple-family dwellings and uses of an institutional, semi-public or commercial nature compatible with a residential environment.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, multi-family dwellings, home occupations, household pets, manufactured homes, modular homes, public rights of way, private, quasi-public, and public schools, and solar energy systems.

Administrative conditional uses include child care centers and intermittent commercial uses.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, retail and service businesses, community facilities, condominiums, gated communities, group homes, master planned development, and subdivisions.

A business license is required for apartment houses, athletic clubs, child care centers and facilities, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area for single family homes is 6,000 square feet with a lot width of 60'. The minimum lot area for multi-family homes is 6,000 square feet plus 2,000 square feet for each additional unit after the first. These also have a lot width of 70'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 10' (principal or accessory structure), Minimum Rear Yard: 10' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

## SINGLE & MULTI-FAMILY RESIDENTIAL, NO MFG. HOMES (R-4-NM)

The purpose of this zone is to create a zone identical to the R-4 zone with the only variation being that Manufactured Homes are not allowed in an R-4-NM zone.

The uses in this zone are identical to the uses in the R-4 zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-4.

## RESIDENTIAL DEVELOPMENT (R-D)

The Residential Development Zone is intended to provide for development of compatible residential uses. Single family residences, twin homes and duplexes shall be permitted as a matter of right, provided, that all other applicable standards are met. Subdivisions providing for single family residences, duplexes and twin homes shall be permitted upon compliance with the subdivision ordinance regulations and other applicable codes. Residential developments providing for greater densities or density transfers shall be required to obtain a permit as provided in this ordinance. The purpose of the permit shall be to assure that that larger residential development will be compatible with surrounding land uses and that sufficient public facilities are available or can be made available to serve the proposed development.

## RURAL RESIDENTIAL (R-R)

The purpose of this zone is to create a rural residential zone which is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities.

Allowed uses in this zone include unoccupied accessory structures, agriculture, single dwellings, farm animals/livestock (non-commercial uses), home occupations, household pets, manufactured homes, modular homes, public rights of way, private stables, and solar energy systems.

Administrative conditional uses include child care centers, electric fencing, wildlife/large animal fencing, intermittent commercial uses, preschools, public utility stations (except sewer), and small engine repair.

Conditional uses include, but are not limited to, occupied accessory structures, 2 Family dwellings, gated communities, group homes, master planned development, public/commercial stables, and subdivisions.

A business license is required for child care centers and facilities, group homes, home occupations, intermittent commercial uses, outdoor recreation - parks and playgrounds, preschools, small engine repair, and public/commercial stables.

The minimum lot area for this zone is one acre or not less than ½ acre with additional restrictions. The minimum lot with is 150'. Setbacks are as follows: Front: 25', Side: 15', Rear: 40'. Accessory structure setbacks are as follows: Front: 50', Side: 10', Rear: 10'. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. There is a building height restriction of 35' and sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

## RURAL RESIDENTIAL, NO MFG. HOMES (R-R-NM):

The purpose of this zone is to create a zone identical to the R-R zone with the only variation being that Manufactured Homes are not allowed in an R-R-NM zone.

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The uses in this zone are identical to the uses in the R-R zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-R.

### RURAL RESIDENTIAL 2, NO. MFG. HOMES (R-R-2-NM)

The purpose of this zone is to create an expanded or enlarged rural residential zone which is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities with large lot sizes.

Allowed uses in this zone include unoccupied accessory structures, agriculture, single dwellings, farm animals/livestock (non-commercial uses), home occupations, household pets, public rights of way, private stables, and solar energy systems.

Administrative conditional uses include child care centers, electric fencing, wildlife/large animal fencing, intermittent commercial uses, preschools, public utility stations (except sewer), and small engine repair.

Conditional uses include, but are not limited to, occupied accessory structures, 2 Family dwellings, gated communities, group homes, master planned development, public/commercial stables, and subdivisions.

A business license is required for child care centers and facilities, group homes, home occupations, intermittent commercial uses, outdoor recreation - parks and playgrounds, preschools, small engine repair, and public/commercial stables.

The minimum lot area for this zone is 2 acres and the minimum lot width is 200'. Setbacks are as follows: Front: 25', Side: 15', Rear: 40'. Accessory structure setbacks are as follows: Front: 50', Side: 10', Rear: 10'. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. There is a building height restriction of 35' and sidewalks are not required.

### 4.3.4 Effect of Zoning on Housing Opportunity

Delta's current zoning policies permit the development of affordable housing options. The City should be proactive to permit development that provides a variety of housing types including townhomes, condominiums, and apartments as demand for these types of housing arise.

### 4.3.5 Strategies to Meet Future Needs of Moderate-Income Housing

As Delta sees need for moderate-income housing, a few steps can be made to meet these needs. The City can inventory sites for consideration of rezoning. If there is not sufficient space that affordable housing units can be built on, zoning changes can be made to allow the development of such units. Another

possible option is to rehabilitate vacant homes and focus on infill. The Home Repair Grant Programs and the State of Utah Community Development Block Grant Program provide grants to cities of fewer than 50,00 people and helps to maintain and rehabilitate housing. A similar alternative could be to allow prospective residents to buy these vacant homes at a reduced rate provided that they renovate the homes themselves. This not only aids the City in increasing the amount of affordable housing, but also helps improve the overall aesthetic of the City.

## 4.4 Public Input

Collecting and addressing public input in the drafting of a General Plan is integral to the success of the Plan and the community. Ideas and goals that are created using resident input are far more likely to come to fruition than those that are formed without public participation. Throughout the writing process of Delta City's General Plan, residents, property and business owners, and developers were asked to share their thoughts, recommendations, and desires for the future of the City. The following subsections explain methods used to obtain this feedback and the accompanying results. Although some of the information and feedback gleaned from resident input has already been synthesized into previous sections and subsections of this chapter, it is also included here for clarity and separation of source.

Over the course of the creation of this General Plan, there were six public meetings. During the first two, the executive committee discussed what they would like to see in the vision statement and goals. After drafting a vision statement and element goals, two more meetings provided opportunities for individual residents to give insight, feedback, and comments to the BYU team. A survey was then conducted to gather further public input. In the final two meetings, after hearing public comment the Plan was recommended to and adopted by the City Council. All public input relevant to this chapter has been included below.

### 4.4.1 Survey Data

A survey composed by the BYU team and the Executive Committee was dispersed to Delta residents, business owners, and property owners via social media and water bills. Of the estimated 3,478 people currently living in Delta (as per the American Community Survey's 2017 data), 193 residents, or 5.5%, participated in the survey. Consequently, it should be acknowledged that data summarized in this subsection represents the insights of a small portion of Delta's population and may not be proportionally representative of the opinions of the community as a whole. Survey questions pertaining in some way to housing in Delta are shown in graphics throughout this chapter.

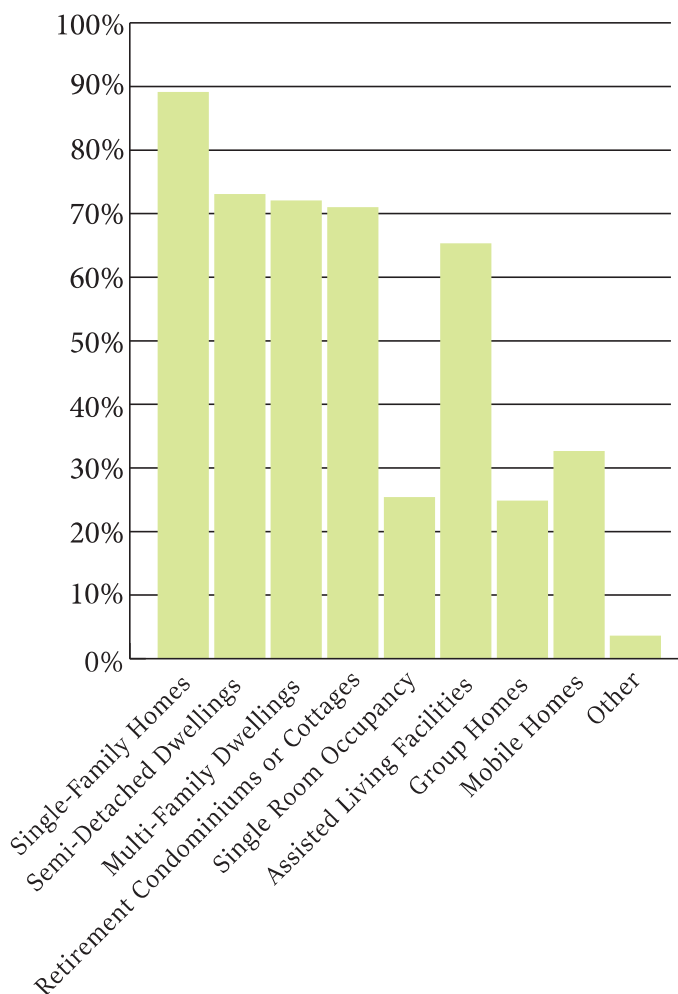
### 4.4.2 Public Meetings

The topic lists below summarize resident comments from each of the public input meetings held at the Community Center on Main Street. Those who attended were encouraged to provide feedback on goal statements, idea lists, questions, and maps drafted for each of the eight General Plan elements. A scanned image of the economic development map used at these meetings can be seen on page 154.

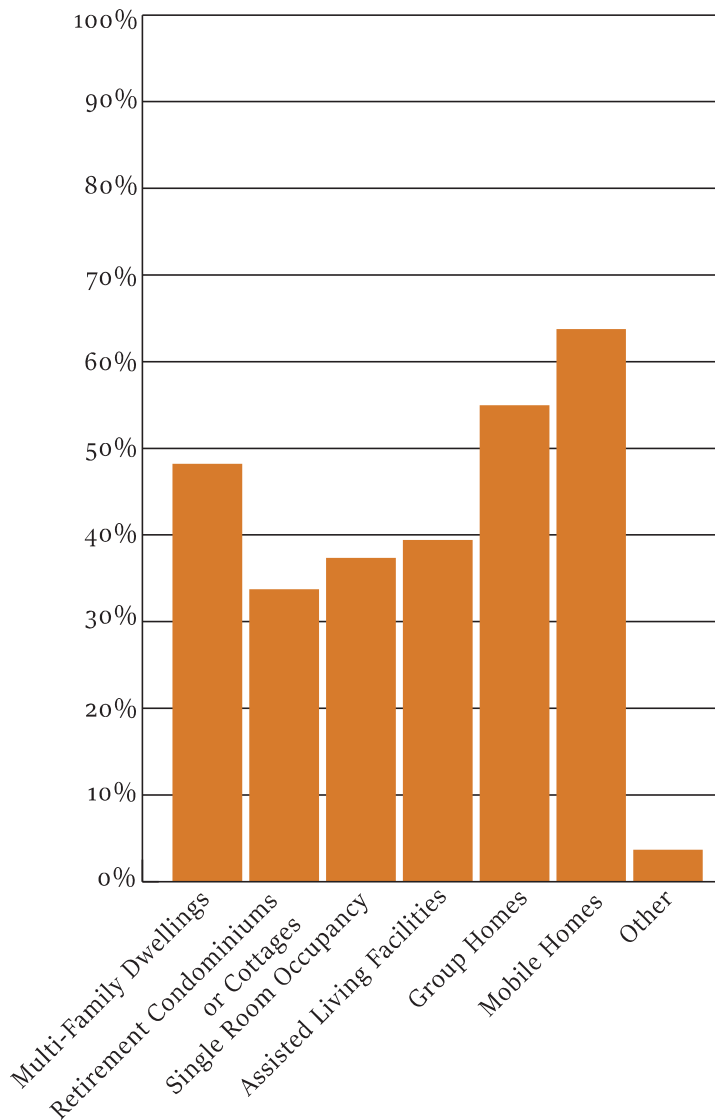
#### AFFORDABLE HOUSING

Affordable housing was a topic of discussion for many residents. Unfortunately, the comments were split between believing that affordable housing is important and seriously needed in Delta, or that there is plenty of low-income housing already and the City does not need any more of it. At least when discussing construction workers, there seemed to be general consensus that there is a temporary need for accommodating these workers with housing. Functional trailer courts, apartment complexes, and townhomes were all proposed as possible

*Figure 4.4.1.1: Q5 - Which types of new housing should be allowed in Delta? Choose all options that apply.*



*Figure 4.4.1.2: Q6 - If the following housing choices were to be allowed in Delta, which (if any) should be restricted to certain zones within the city? Choose all options that apply.*



housing for these workers. It was also mentioned that there needs to be more retirement facilities for the aging population.

#### VACANT HOMES

The largest complaint received in regards to housing is that there are many old, abandoned homes. Numerous properties and yards have come to resemble junkyards. They have become environmental issues, a safety hazard for kids, and an eyesore to the town. Unfortunately, many citizens believe that the City government and other citizens have been apathetic towards this issue. They want people to care, but are not sure how to go about that. Upkeep has never seemed to



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be enforced, and the situation has been ignored for too long. It was suggested that these homes and this land be put to good use with the City's current affordable housing shortage. It can be these vacant homes that could provide room for future growth.

### OTHER

Public comments pertaining to the Housing section included a desire for different types of housing to be separated from each other and from businesses as well. Houses close to Main Street are often sharing with businesses which increase foot traffic and cause a lot of loud noises. Many citizens presented confusion regarding the homes in the north that are not part of Delta. They were unsure why they were not included in the City boundaries and think that they should be. Homes in the north that are a part of Delta were discussed as having very poor access from the highway. Some people would like to see a new road go through so that the owners of these homes do not have to be siphoned through Main Street. Another comment was to keep housing out of AG land. The City needs to keep AG land in production.

## 4.5 Goals

Delta's community vision is to foster a thriving city by preserving Delta's heritage, expanding the local economy, and facilitating a sense of community. The housing goals seek to further the community vision by ensuring that the future of housing is appropriate for Delta as well as current and potential citizens. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

### GOAL 1: ENCOURAGE NEED-BASED RESIDENTIAL DEVELOPMENT

### GOAL 2: ENSURE CITY ZONING CODE ALLOWS FOR AFFORDABLE HOUSING FOR INDIVIDUALS AND FAMILIES OF ALL INCOME LEVELS AT VARIOUS DENSITIES.

## 4.6 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the City may choose to explore in order to ensure maximum effectiveness. The subsequent tables designate responsibilities and actions to individual parties.

### 4.6.1 Goal 1: Encourage need-based residential development

Table 4.6.1 lists the ways that different citizens of Delta can help make Goal 1 a reality. Residents, business owners, and developers can work to improve the quality and quantity of housing options by restoring old and vacant homes. This can be used as a tool for "infill" - fixing up what the City already has inside of it instead of spreading and growing out. When and if the need arises, vacant homes can be renovated to accommodate newcomers. Business owners and developers can also coordinate with the City Council to help supply appropriate housing according to demand. This will ensure that the supply meets the demand. The Planning Commission can help by relaxing current requirements for restoration projects. This will allow more dilapidated or vacant homes to be refurbished as many stay vacant because of the strict standards that are required to restore them. The Planning Commission can also expedite plan review for these restoration projects so that they go smoothly and comply with city standards. Lastly, the City Council and the Mayor can monitor population growth and migration. This will ensure that any residential development will be based solely off of need.

### 4.6.2 Goal 2: Ensure City zoning code allows for affordable housing for individuals and families of all income levels at various densities.

Table 4.6.2 lists the ways that different citizens of Delta can help make Goal 2 a reality. Business owners and developers can coordinate with the City Council to help supply appropriate housing according to demand. This will ensure that the supply meets the demand. The Planning Commission can help by referring to the moderate-income housing plan when reviewing site plan applications. This plan encourages cities to include affordable housing and can be used to influence site plan applications. They can also periodically update residential zoning to reflect housing needs. This means that they can change parcels of a particular zone to a different zone to accommodate for whatever type of housing is in demand. If there is a need for affordable housing and there happens to be an excess of single-family residential zoning, this can be changed to multi-family zoning to accommodate the demand. Lastly, the City Council and Mayor can help by monitoring the supply of housing types. This will ensure that the ratios of different housing types reflect the need of the City and that affordable housing will not be forgotten.

RESIDENTS	BUSINESS OWNERS AND DEVELOPERS	PLANNING COMMISSION	CITY COUNCIL	MAYOR
	Improve quality and quantity of housing options by restoring old and vacant homes	Relax current requirements for restoration projects	Monitor population growth and migration	
	Coordinate with city council to help supply appropriate housing according to demand	Expedite plan review for restoration projects		

Table 4.6.1: Housing Goal 1 Approach and Opportunities

RESIDENTS	BUSINESS OWNERS AND DEVELOPERS	PLANNING COMMISSION	CITY COUNCIL	MAYOR
	Coordinate with city council to help supply appropriate housing according to demand	Refer to moderate-income housing plan when reviewing site plan applications	Monitor supply of housing types	
		Periodically update residential zoning to reflect housing needs		

Table 4.6.2: Housing Goal 2 Approach and Opportunities



MAP 4.1:  
HOUSING TYPES

# Housing: Housing Types

- Single Family Residential
- Duplex
- Triplex
- Apartment w/4-8 Units
- Apartment w/9 + Units
- Condominium - Separate Unit
- Retirement Facility
- Mobile Home
- Town Boundary
- Roads

