

# SB 34 MUNICIPAL PROGRESS SUMMARIES

2019 - 2021



**WORKFORCE  
SERVICES  
HOUSING & COMMUNITY  
DEVELOPMENT**



# SB 34 MUNICIPAL PROGRESS SUMMARIES

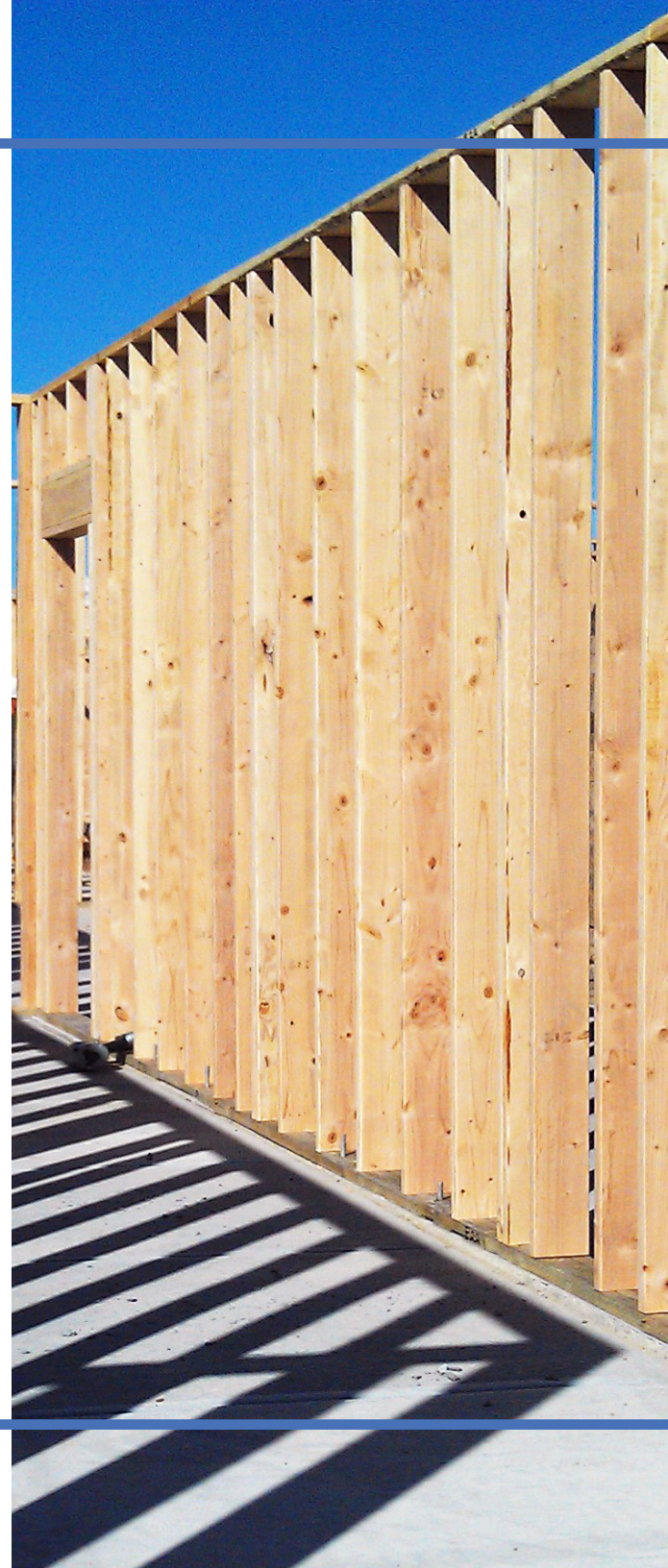
2019 - 2021

## SB 34 OVERVIEW

SB34 requires municipalities to adopt strategies aimed at encouraging affordable housing to be eligible to receive investment funds from the Utah Department of Transportation. It offers Utah municipalities a menu of 25 strategies they can pursue to encourage affordable housing such as waiving development fees, allowing accessory dwelling units (ADUs), renovating aging homes, and adopting zoning that encourages construction of high-density housing near transit lines.

## PROGRESS SUMMARIES

Communities, counties, and metro-townships meeting specific population thresholds are required to submit an annual update on progress made in furthering their Moderate Income Housing plan. This document is a summation of submitted reports and highlights chosen strategies, goals, key tasks, progress made, and determined barriers for each year of required reporting (2019, 2020, and 2021).



# SUMMARY ORDER

1. ALPINE, CITY
2. AMERICAN FORK, CITY
3. BLUFFDALE, CITY
4. BOUNTIFUL, CITY
5. BOX ELDER, COUNTY
6. BRIGHAM CITY, CITY
7. CACHE, COUNTY
8. CEDAR CITY, CITY
9. CEDAR HILLS, CITY
10. CENTERVILLE, CITY
11. CLEARFIELD, CITY
12. CLINTON, CITY
13. COTTONWOOD HEIGHTS, CITY
14. DAVIS, COUNTY
15. DRAPER, CITY
16. EAGLE MOUNTAIN, CITY
17. ENOCH, CITY
18. FARMINGTON, CITY
19. FARR WEST, CITY
20. FRUIT HEIGHTS, CITY
21. GRANTSVILLE, CITY
22. HARRISVILLE, CITY
23. HEBER, CITY
24. HERRIMAN, CITY
25. HIGHLAND, CITY
26. HOLLADAY, CITY
27. HOOPER, CITY
28. HURRICANE, CITY
29. HYRUM, CITY
30. IRON, COUNTY
31. IVINS, CITY
32. KAYSVILLE, CITY
33. KEARNS, METRO TOWNSHIP
34. LAYTON, CITY
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36. LINDON, CITY
37. LOGAN, CITY
38. MAGNA, METRO TOWNSHIP
39. MAPLETON, CITY
40. MIDVALE, CITY
41. MIDWAY, CITY
42. MILLCREEK, CITY
43. MORGAN, COUNTY
44. MURRAY, CITY
45. NIBLEY, CITY
46. NORTH LOGAN, CITY
47. NORTH OGDEN, CITY
48. NORTH SALT LAKE, CITY
49. OGDEN, CITY
50. OREM, CITY
51. PARK CITY, CITY
52. PAYSON, CITY
53. PLAIN CITY, CITY
54. PLEASANT GROVE, CITY
55. PLEASANT VIEW, CITY
56. PROVIDENCE, CITY
57. PROVO, CITY
58. RIVERDALE, CITY
59. RIVERTON, CITY
60. ROY, CITY
61. SALEM, CITY
62. SALT LAKE CITY, CITY
63. SALT LAKE, COUNTY
64. SANDY, CITY
65. SANTA CLARA, CITY
66. SANTAQUIN, CITY
67. SARATOGA SPRINGS, CITY
68. SMITHFIELD, CITY
69. SOUTH JORDAN, CITY
70. SOUTH OGDEN, CITY
71. SOUTH SALT LAKE, CITY
72. SOUTH WEBER, CITY
73. SPANISH FORK, CITY
74. SPRINGVILLE, CITY
75. ST. GEORGE, CITY
76. SUMMIT, COUNTY
77. SUNSET, CITY
78. SYRACUSE, CITY
79. TAYLORSVILLE, CITY
80. TOOELE CITY, CITY
81. TOOELE, COUNTY
82. TREMONTON, CITY
83. Uintah, COUNTY
84. VERNAL, CITY
85. VINEYARD, CITY
86. WASATCH, COUNTY
87. WASHINGTON CITY, CITY
88. WASHINGTON, COUNTY
89. WASHINGTON TERRACE, CITY
90. WEBER, COUNTY
91. WEST BOUNTIFUL, CITY
92. WEST HAVEN, CITY
93. WEST JORDAN, CITY
94. WEST POINT, CITY
95. WEST VALLEY CITY, CITY
96. WHITE CITY, METRO TOWNSHIP
97. WOODS CROSS, CITY

ALPINE, CITY		COUNTY: UTAH AOG/MPO: MAG	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 3 MAJOR TRANSIT INVESTMENT COORIDOR: NO	
STRATEGIES		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (listed as strategy 1)</b>	<b>(L) preserve existing MIH (listed as strategy 2)</b>	<b>(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality (listed as strategy 3)</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Allow accessory apartments within owner-occupied dwellings throughout the city. Allow senior housing units to be built in more dense clusters to reduce cost of living.	To preserve the existing moderate income housing (duplexes, 4-plexes, senior, etc.)	Provide an opportunity for qualifying employees to receive assistance to live in town.
	KEY TASKS (5a)	Draft and adopt new ordinances.	Reach out to property owners of MIH and establish relationships.	Identify funding, create criteria for qualification, outline procedures, implement program.
	PROGRESS (5e)	Accessory apartment & senior housing ordinances adopted. Increased number of accessory apartments & senior housing being built.	None made	None made
	BARRIERS (5f)	Senior housing has been restricted to the Business Commercial zone and as a result space for future business has been sacrificed to create senior housing.	N/A	N/A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2019	Same goals as 2019	Same goals as 2019
	KEY TASKS (5a)	Same key tasks as 2019	Same key tasks as 2019	Same key tasks as 2019
	PROGRESS (5e)	Same progress as 2019	Staff have begun to contact owners. Owners are excited to work with the city and be recognized as an asset to the city.	Mayor, City Council, and staff have had several discussions on the details of the program and how it should work and be implemented.
	BARRIERS (5f)	Residents have created accessory apartments but then converted them to illegal short term rentals. Senior housing is limited to the business commercial zone, this has resulted in prime commercial real estate on Main Street being lost and converted to housing.	COVID-19 has made it more difficult to meet with property owners and establish face to face relationships.	COVID-19 created a period of financial uncertainty in 2020, this affected any plans to budget for and identify sources of funding for the mortgage assistance program.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	Same key tasks as 2020	Same key tasks as 2020	Same key tasks as 2020
	PROGRESS (5e)	Same progress as 2020.	Same progress as 2020.	Same progress as 2020.
	BARRIERS (5f)	Same barriers as 2020.	Same barriers as 2020 but efforts have improved.	In 2021 discussion has centered on removing this from the city's strategies and returning to it at a later date.

# AMERICAN FORK, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH (listed as strategy 3)	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH (listed as strategy 4)	(G) encourage higher density or moderate income residential development near major transit investment corridors (listed as strategy 1)	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities (listed as strategy 2)	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	The city is encouraging higher density development in its TOD and Planned Community zones in order to create favorable conditions for moderate income housing.	The city is pursuing the creation of a CRA in order to fund road widening, active transportation (sidewalk and trail) and other infrastructure improvements which will facilitate more development in the TOD area.	Establish a TOD at the American Fork City FrontRunner Station.	Decreased parking requirements spur housing development due to a per unit cost decrease. Additionally, alternative modes of transportation are encouraged with their associated financial, health and environmental benefits.
	<b>KEY TASKS (5a)</b>	1. Approval of TOD zoning for properties as they request zone changes 2. Approval of annexations with TOD zoning 3. Approval of District Framework Plans for TOD projects and subsequent Block and Lot Plans.	1. Consultant will negotiate with taxing entities to set up the CRA. 2. Hearings and votes are taken to create the CRA. 3. Road design is finalized. 4. Road will be constructed.	Same key tasks as menu option(A)	Same key tasks as menu option(A)
	<b>PROGRESS (5e)</b>	Multiple dwelling units planned and approved within TOD zone and Planned Community zone.	Progress made, nothing completed yet.	Same progress as menu option (A)	Same progress as menu option (A)
	<b>BARRIERS (5f)</b>	The TOD ordinance was rewritten, the Planned Community Development Projects ordinance, however, has operated serviceably since its inception.	This process has not progressed far enough to have produced undesirable outcomes, however, it is always a challenge to convince taxing entities to pledge future revenue streams.	American Fork City learned that its initial TOD Ordinance proved difficult to implement and resulted in only one project approval for the Meadows at American Fork Apartments over a three-year time frame. The city decided to impose a moratorium and rewrite the ordinance which was approved on 11/27/2018 as ordinance 2018-11-52 and resulted in several project proposals which followed in close succession.	
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019	Same goals as 2019	Same goals as 2019	Same goals as 2019
	<b>KEY TASKS (5a)</b>	1. Approval of TOD and Planned Community zoning for properties as they request zone changes 2. Approval of annexations as TOD and Planned Community 3. Approval of District Framework, Block and Lot Plans for TOD projects and Site Plans for Planned Community Development Projects	Same key tasks as 2019	Same key tasks as 2019	Same tasks as 2019
	<b>PROGRESS (5e)</b>	In addition to the 2,707 dwelling units finished or in development in the TOD zone, a number of projects are anticipated for the Planned Community and Planned Shopping Center zones.	Progress made, nothing completed yet. Alternative funding identified.	Approvals make on an ongoing basis. So far four annexations have been approved. and nine projects have been approved.	Approvals make on an ongoing basis. So far four annexations have been approved. and nine projects have been approved.
	<b>BARRIERS (5f)</b>	Same barriers as 2019	The main barrier is an unwilling taxing entity to establish a CRA in the TOD Area. The city continues to work with this taxing entity but has also pursued alternative funding sources for the necessary infrastructure improvements.	Same barriers as 2019	Same barriers as 2019
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020	Same goals as 2020	Same goals as 2020	Same goals as 2020
	<b>KEY TASKS (5a)</b>	Same key tasks as 2020	Same key tasks as 2020	Same key tasks as 2020	Same key tasks as 2020
	<b>PROGRESS (5e)</b>	In addition to the 3,000 dwelling units finished or in development in the TOD zone, a number of projects are anticipated for the Planned Community and Planned Shopping Center zones.	Same progress as 2020	Key tasks are continually approved on an ongoing basis to work further towards the goals of this strategy.	Key tasks are continually approved on an ongoing basis to work further towards the goals of this strategy.
	<b>BARRIERS (5f)</b>	Same barriers as 2020	Same barriers as 2020	TOD Ordinance proved difficult to implement. The city imposed a moratorium and rewrite the ordinance which was approved on 11/27/2018.	TOD Ordinance proved difficult to implement. The city imposed a moratorium and rewrite the ordinance which was approved on 11/27/2018.

# BLUFFDALE, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

STRATEGIES		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Extend accessory dwelling units to all single-family residential zones. Streamline process by removing the conditional use permit requirement and permitting the use, thereby allowing zoning administrator approval.	Continue to facilitate completion of varying mixed use projects - including infrastructure implementation.
	<b>KEY TASKS (5a)</b>	This primarily occurred by way of two text amendments in 2019. The ADU municipal code chapter was amended as well as the administration and procedures code chapter. Accessory dwelling units were a conditional use before in most zones. Tried to address community concerns about parking within ordinance.	Aspects of the project process, like development review meetings with applicants, review processes, public meetings, notice periods, approval documents and other notice steps.
	<b>PROGRESS (5e)</b>	Both text amendments have occurred and were successful in increasing accessory dwelling unit rights in Bluffdale City. Additionally, 7 new accessory dwelling units have been issued since adoption of the new ordinance.	New neighborhoods - with a variety of housing sizes and unit types - were constructed in this time period, with some of them including parks and schools.
	<b>BARRIERS (5f)</b>	No barriers were encountered as the goals were well received. Off-street parking, however, does remain a community concern for all housing types.	N/A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019	Same goals as 2019
	<b>KEY TASKS (5a)</b>	Same key tasks as 2019	Same key tasks as 2019
	<b>PROGRESS (5e)</b>	Same progress as 2019	Same progress as 2019
	<b>BARRIERS (5f)</b>	N/A, results were successful	N/A
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020	Utilization of special district zones to create unique mixed use project areas.
	<b>KEY TASKS (5a)</b>	Same key tasks as 2020	Subdivision review and finalization (55+). Public process and Development Agreements (for a new SD-Special District).
	<b>PROGRESS (5e)</b>	Same progress as 2020	Specifically, the development, Bringhurst Day Ranch, the parks and schools in Day Ranch, and varying housing products there have been completed.
	<b>BARRIERS (5f)</b>	N/A, results were successful	



REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 3 MAJOR TRANSIT INVESTMENT COORIDOR: YES		
STRATEGIES		<b>(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Continue to make same regular payments to local affordable apartment owners to offset maintenance and upkeep costs until expiration of redevelopment areas that include the housing set aside. Look for additional opportunities within the city when developing a new proposed CRA, such as SLCO, or with the non-profit, HousingConnect.
	KEY TASKS (5a)	Key tasks consist of administrative staff internal discussions regarding future recommendations for the agency for use of funds.
	PROGRESS (5e)	There have been continuous efforts with continuous payments to specific projects. There have also been participation agreements for specific developments.
	BARRIERS (5f)	N/A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2019
	KEY TASKS (5a)	Same key tasks as 2019
	PROGRESS (5e)	Same progress as 2019
	BARRIERS (5f)	N/A
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Continue to make same regular payments to local affordable apartment owners to offset maintenance and upkeep costs until expiration of redevelopment areas that include the housing set aside.
	KEY TASKS (5a)	Same key tasks as 2020
	PROGRESS (5e)	Same progress as 2020
	BARRIERS (5f)	

**BOUNTIFUL, CITY**

COUNTY: DAVIS  
AOG/MPO: WFRG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(L) preserve existing MIH
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2) NA (no form submitted in 2019)			
KEY TASKS (5a)				
PROGRESS (5e)				
BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2) Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable. Provide for affordable housing opportunities. Make housing units available to moderate income people who might otherwise have difficulty finding homes within the City. Provide opportunities for additional income to offset rising housing costs. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle. Preserve the character of single-family neighborhoods by providing standards governing development of accessory dwelling units.	NA		
KEY TASKS (5a)	NA	The City continues to plan for multi-family residential along the future South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been approved allowing high density residential development and projects incorporating high density housing have recently received approval in these areas including 30 units within the Renaissance Town Center development. Also, along Main Street towards the north end of town, the City in 2020 approved a zone change from commercial development to multi-family residential allowing the construction of 34 residential units.		The City recognizes that a large portion of the moderate-income housing inventory in Bountiful consists of older homes built prior to current trends for larger homes. Bountiful City Land Use Code allows flexibility in remodeling and upgrading single-family and duplex dwellings built prior to 1965 that do not currently meet setback requirements and/or that do not have a required attached two (2) car garage. In 2018 the City also adopted changes to parking and driveway standards to help these older affordable units to respond to changes in automobile ownership in the past decades. The City also allows for legal non-conforming duplexes in single family zones as a permitted use, thus allowing the preservation, upgrading, and refinancing of these units.
PROGRESS (5e)	In 2020 the City further fine-tuned ADU standards by removing the maximum percentage as a standard and implemented appropriate parking for older structures that may not meet the current parking requirement when requesting an ADU. In 2019 the City approved a total of fourteen (14) ADUs and in 2020 (as of the date of this report) the City approved a total of twelve (12) ADUs.			
BARRIERS (5f)	NA			
2021 (REQUIRED & SUBMITTED)	GOALS (2) NA			
KEY TASKS (5a)	NA			
PROGRESS (5e)	ADU policy amended October 2021	The City continues to plan for multi-family residential along the future South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been re- approved per an applicant-guided amendment that supports high density residential development at Renaissance Town Center development.		Same progress as 2020
BARRIERS (5f)	NA			



# BOX ELDER, COUNTY

COUNTY: BOX ELDER  
AOG/MPO: BRAG

REQUIRED ITEMS: 0  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(L) preserve existing MIH</b>	<b>(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Provide assistance to farms in applying to Farm Labor Housing Direct Loans & Grants through the U.S. Department of Agriculture, Rural Development.	Encourage development of affordable housing near transit sites, along significant transportation corridors,	Due to the amount of older homes on the market, assist low- to moderate-income households rehabilitate and maintain	Support and provide information and referrals to local affordable housing resources including Bear River Housing
	KEY TASKS (5a)	NA			
	PROGRESS (5e)	NA			
	BARRIERS (5f)	Three main types of barriers: regulatory, economic, and social.			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage lower cost development.	Support cooperation between the cities and towns of the county in advancing affordable housing.	Create and promote a countywide housing rehabilitation program.	
	KEY TASKS (5a)	1. Community development office facilitates permit process. 2. Planning Commission review and approval of ADU permits.	BRAG assists with coordination and Box Elder facilitates.	Maintain open communication lines for community.	
	PROGRESS (5e)	3 ADU permits, 2 manufactured home permits, 100% approved.	Average 8-10 planning staff from around the county attend monthly.	Provided funding for 20 emergency home repairs. Provided financial assistance to 10 first-time home buyers. Owned and managed 28 affordable housing units in Tremonton and 15 units in Brigham City. Performed 10 lead-based paint inspections. 173 housing choice vouchers are being used in Box Elder County, providing families with a rent subsidy. 5 households assisted with emergency utility services. 4 homes weatherized. 18 households assisted with electricity and gas payments.	
	BARRIERS (5f)	COVID response interfered with provision of housing services in 2020.			
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	No 2021 submission			
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				

STRATEGIES		(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Same as (T)(S for County). Continue to sponsor the Bear River Regional Housing Authority.	Same as (T) (S for County)
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		
2020 (REQUIRED & SUBMITTED)	GOALS (2)		
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)		
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		

# BRIGHAM CITY, CITY

COUNTY: BOX ELDER  
AOG/MPO: BRAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 19  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
2019 (REQUIRED & SUBMITTED)	GOALS (2)	NA			
	KEY TASKS (5a)				
	PROGRESS (5e)	The city has land zoned R-M-7 (seven units per acre), R-M-15 (15 units per acre), and R-M-30 (30 units per acre). These zoning designations provide ample density for affordable housing to be built. The General Commercial Zone (G-C) also allows residential uses with a density of 30 units per acre subject to certain provisions.	The city continuously invests in its infrastructure including streets, water, sewer, storm drainage, electrical, and telecommunications.	The city has cooperated with Neighborhood Nonprofit Housing Corporation to provide grants for rehabilitation of low income housing.	NA
	BARRIERS (5f)	NA			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	NA			
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Facilitate a reasonable opportunity for a variety of housing, including moderate income housing.			
	KEY TASKS (5a)	1. Landowner makes application for rezone; 2. Planning Commission recommends action; 3. City Council approves rezone		1. Adoption of resolution allowing use of housing funds in the Northwest EDA for the rehabilitation grant; 2. Partner with NNHC to administer grant program with funding from sources including Northwest EDA; 3. Verification that work is completed and release of funding to NNHC	
	PROGRESS (5e)	The Planning Commission has held the public hearing on the R-1-6 zone. The ordinance is undergoing revisions before final action by the Planning Commission for a recommendation to the City Council.		The RDA approved use of housing funds in the Northwest EDA. NNHC has issued grants on an ongoing basis. Verification of completion is ongoing, as is reimbursement of NNHC from housing funds. The City has utilized \$278,000 of housing increment for grants. More than 80 grants have been approved under this program so far. The program is ongoing.	
	BARRIERS (5f)	NA			



STRATEGIES					
STRATEGIES		(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
2019 (REQUIRED & SUBMITTED)	GOALS (2)				
	KEY TASKS (5a)				
	PROGRESS (5e)	The city will consider accessory dwellings in its updates of land use codes.	Residential development is allowed in Brigham City's G-C (General Commercial) zone with a density of 30 units per acre subject to certain provisions.	NA	Brigham City's land use code allows for a reduction in parking when parking demand is less than otherwise required.
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)				
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.		Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.
	KEY TASKS (5a)	1. Review of existing code; 2. Analysis of potential alternatives; 3. Recommendation of code amendments, if any.			
	PROGRESS (5e)	IADU code has been adopted. We are in the process of reviewing our codes and analyzing potential amendments for ADU's.	City in the process of reviewing codes and analyzing potential amendments.		
	BARRIERS (5f)				

STRATEGIES					
STRATEGIES		(I) allow for single room occupancy developments	(J) implement zoning incentives for low to moderate income units in new developments	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)				
	KEY TASKS (5a)				
	PROGRESS (5e)	NA	NA	The city utilizes housing set aside funds from the Northwest Economic Development Project Area to fund low income housing rehabilitation grants and impact fee waivers for low income housing.	NA
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)				
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Allow for single room occupancy developments.	Provide incentives within our land use codes for low to moderate income units in new developments.		Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing.
	KEY TASKS (5a)				NA
	PROGRESS (5e)				NA
	BARRIERS (5f)				

STRATEGIES					
STRATEGIES		(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)				
	KEY TASKS (5a)				
	PROGRESS (5e)	NA	NA	NA	Brigham City has cooperated with Neighborhood Nonprofit Housing Corporation to provide grants for rehabilitation of low income housing. The City has also partnered with Habitat for Humanity.
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)				
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity.	Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.	Apply for our partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.	
	KEY TASKS (5a)				
	PROGRESS (5e)	The City has partnered with several projects seeking Low Income Housing Tax Credits. No projects are currently active, but the City will consider new projects as they are proposed and as the State provides available tax credits.	NA		
	BARRIERS (5f)				



STRATEGIES				
STRATEGIES		(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)			
	PROGRESS (5e)	Brigham City has cooperated with Neighborhood Nonprofit Housing Corporation to provide grants for rehabilitation of low income housing. The City has also provided letters of support for entities seeking low income housing tax credits from the Utah Housing Corporation.	Brigham City will consider partnership with entities applying for affordable housing support under the Olene Walker Housing Loan Fund.	Brigham City Senior Center provides outreach for the HEAT program administered by the Bear River Association of Governments.
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2021 (REQUIRED & SUBMITTED)	GOALS (2)		Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency.	
	KEY TASKS (5a)		1) Applicants request allocation of housing funds for qualified purposes. 2) Redevelopment Agency reviews and approved requests.	
	PROGRESS (5e)		The Redevelopment Agency has allocated approximately \$278,000 in housing set aside funds since 2009. Recipients have included Habitat for Humanity and the Neighborhood Nonprofit Housing Corporation. More than 80 low income homes have been rehabilitated under this cooperative program.	
	BARRIERS (5f)			

**CACHE, COUNTY**

COUNTY: CACHE  
AOG/MPO: BRAG

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STATEGIES		(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Various goals and strategies outlined in Cache County MIHP Res 2019.				
	KEY TASKS (5a)					
	PROGRESS (5e)					
	BARRIERS (5f)					
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Protect agriculture and open space, and preserve and protect the rural atmosphere of non-urban areas of Cache County.	Encourage lower cost development.	Partner with and support cooperation between the various jurisdictions within Cache County in advancing affordable housing. Create and promote a		
	KEY TASKS (5a)	(1)Conduct an Urban and Rural Area Assessment and Cost of Service Plan. (2) Encourage and plan for development of affordable housing near transit sites, along significant transportation corridors, and commercial centers. (3) Promote centralized infrastructure through zoning and incentives to eliminate costly extensions of services to outlying areas.	(1) Sponsor and partner with the Bear River Regional Housing Authority. (2) Work towards balancing the cost of services with lower property taxes for residents. (3) Provision to not require curb, gutter and sidewalks, and use drainage swales in many situations. (4) Maintain the county's participation in the national flood insurance program to reduce (5) flood insurance costs to the homeowner. (6) Continue to allow other dwelling types as an alternative to site-built homes. (7) Review the possibility of a lower Property Tax Rate for moderate income homeowners. (8) Continue to provide a Building Permit Checklist to speed up the plan approval process. (9) Continue to follow a policy of single approval, rather than a preliminary and final approval for subdivisions, thus speeding up the approval process.	(1) Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county. (2) Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure. (3) Provide education to cities and towns on the benefits of affordable housing. (4) Create opportunities to form public/private partnerships in an effort to create affordable housing. (5) Encourage energy efficient housing that reduces resident's costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program. (6) Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments. (7) Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units. (8) Partner with, support, and provide information and referrals to local affordable housing resources.	(1) Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county. (2) Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure. (3) Provide education to cities and towns on the benefits of affordable housing. (4) Create opportunities to form public/private partnerships in an effort to create affordable housing. (5) Encourage energy efficient housing that reduces resident's costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program. (6) Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments. (7) Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units. (8) Partner with, support, and provide information and referrals to local affordable housing resources.	(1) Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county. (2) Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure. (3) Provide education to cities and towns on the benefits of affordable housing. (4) Create opportunities to form public/private partnerships in an effort to create affordable housing. (5) Encourage energy efficient housing that reduces resident's costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program. (6) Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments. (7) Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units. (8) Partner with, support, and provide information and referrals to local affordable housing resources.
	PROGRESS (5e)	Funding for the long-range plans has been obtained, and the public engagement and current state analysis are nearly complete.	Ongoing for all items. The planning analysis is in process and expected to lead to higher density zoning solutions.	Ongoing for all items. The planning analysis is in process.	Ongoing for all items. The planning analysis is in process.	Ongoing for all items. The planning analysis is in process.
	BARRIERS (5f)	Updating long-range planning documents. A lack of accurate information related to unincorporated areas.		The creation of a Regional Collaboration Plan and other long- range planning documents to better identify community needs. The need for a specific plan and active monitoring of these goals, and the possible need for staff and resources to facilitate a moderate income housing program.	The creation of a Regional Collaboration Plan and other long- range planning documents to better identify community needs. The need for a specific plan and active monitoring of these goals, and the possible need for staff and resources to facilitate a moderate income housing program.	The creation of a Regional Collaboration Plan and other long- range planning documents to better identify community needs. The need for a specific plan and active monitoring of these goals, and the possible need for staff and resources to facilitate a moderate income housing program.
	GOALS (2)	Unclear based on records.				
2021 (REQUIRED & SUBMITTED)	KEY TASKS (5a)					
	PROGRESS (5e)					
	BARRIERS (5f)					

STRATEGIES	(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	
2019 (REQUIRED & SUBMITTED)	GOALS (2)		
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		
2020 (REQUIRED & SUBMITTED)	GOALS (2)	countywide housing rehabilitation program.	
	KEY TASKS (5a)	<p>(1) Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county. (2) Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure. (3) Provide education to cities and towns on the benefits of affordable housing. (4) Create opportunities to form public/private partnerships in an effort to create affordable housing. (5) Encourage energy efficient housing that reduces resident's costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program. (6) Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments. (7) Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units. (8) Partner with, support, and provide information and referrals to local affordable housing resources.</p>	<p>(1) Complete a Regional Collaboration Plan to establish more effective methods of communication between the various jurisdictions in the county. (2) Guide and advocate for developing affordable housing in existing incorporated areas near existing infrastructure. (3) Provide education to cities and towns on the benefits of affordable housing. (4) Create opportunities to form public/private partnerships in an effort to create affordable housing. (5) Encourage energy efficient housing that reduces resident's costs. Support and encourage low income homeowners to participate in Bear River Region Weatherization Program. (6) Encourage low income residents to participate in Single Family Rehabilitation and Reconstruction Program and Emergency Home Repair Programs through Bear River Association of Governments. (7) Promote residential educational workshops regarding restoring, rehabilitation, and maintenance of existing housing units. (8) Partner with, support, and provide information and referrals to local affordable housing resources.</p>
	PROGRESS (5e)	Ongoing for all items. The planning analysis is in process.	Ongoing for all items. The planning analysis is in process.
	BARRIERS (5f)	The creation of a Regional Collaboration Plan and other long- range planning documents to better identify community needs. The need for a specific plan and active monitoring of these goals, and the possible need for staff and resources to facilitate a moderate income housing program.	The creation of a Regional Collaboration Plan and other long- range planning documents to better identify community needs. The need for a specific plan and active monitoring of these goals, and the possible need for staff and resources to facilitate a moderate income housing program.
2021 (REQUIRED & SUBMITTED)	GOALS (2)		
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		



# CEDAR CITY, CITY

COUNTY: IRON  
AOG/MPO: FCAOG

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Goals from the 2017 Cedar City Affordable Housing Plan : (Goal 1) The City should work with public and private entities to add affordable housing ownership options such as affordable single family or multi-family housing for very low income (50% AMI) and extremely low income (30% AMI) households. (1 unit per year over the next 5 years). (Goal 2) The City should work with public and private entities to increase Affordable Rental Opportunities to Provide Housing for Very Low (50% AMI) and Extremely Low Income (30% AMI) Households (2 units per year for the next 5 years). (Goal 3) The City should work with public and private entities to rehabilitate and Weatherize Existing Housing to Increase Rental Properties, Homeownership, and Reinvestment in Cedar City (16-20 Units over the next 5 years).	
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Allow for opportunities for higher density housing.	Preserve and maintain Cedar City's existing housing stock for low- and moderate-income households.
	KEY TASKS (5a)	The City will continue to review proposed changes to the Land Use Map. The City is currently pursuing a comprehensive update to the City's General Plan which will encompass all State required elements, including an update to the City's Moderate-Income Housing Section. The City anticipates completion of the project within six to eight months.	Support and monitor the use of City CDBG funds by the Cedar City Housing Authority to achieve the stated goal.
	PROGRESS (5e)	Multiple changes to the zoning map have allowed for the permitting and or completion of higher density projects within Cedar City. In (2018) the City amended the City Land Use map incorporating the Southern Utah University Student Housing Area. This district is generally associated with R3-M Zone. The R3-M zone has a maximum density of 24 units per acre. A change to the SHD zone in an area consistent with the land use map eliminates the density cap and allows for a greater building height with reduced setbacks. This land use change has spurred a large project under construction at approximately 200 South and 450 West encompassing room for 96 student occupants, and an additional project consisting of 8 units within the zone in 2020. Future projects are anticipated. In 2020 the City passed Ordinance Number 0902-20 which allows for small caretaker units within the light-manufacturing zone. No units have built to date.	As units become available the Housing Authority pursues these units for purchase, and the units are rehabilitated as applicable to their condition. Units have not been available this year.
	BARRIERS (5f)	The City will continue to monitor results of the land use changes which will be fully analyzed in the proposed General Plan Update. Some public resistance to higher density land use changes have been encountered.	No deviation from desired outcomes.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	The City will continue to review proposed changes to the proposed general plan and zoning map. Zoning Ordinances will need to be updated to implement the goals of the general plan. The City is currently pursuing a comprehensive update to the City's General Plan which will encompass all State required elements, including an update to the City's Moderate-Income Housing Section. Opportunities for additional high-density designations on the map is a part of the process. The city anticipates the first public hearings associated with the update in January of 2022.	Same key tasks as 2020
	PROGRESS (5e)	Multiple changes to the zoning map have allowed for the permitting and or completion of higher density projects within Cedar City. On August 2, 2021 the City passed Ordinance No. 0728-21-7 which approved an amendment to the General Plan creating a new land use designation, and associated land use regulations for a new zone implementing the new land use category. In addition, on August 26, 2021 the City passed Ordinance No. 0825-21-3 which allowed for internal accessory dwelling units.	Same progress as 2020
	BARRIERS (5f)	No deviation to outcomes. Some public resistance to higher density land use changes have been encountered.	No deviation to outcomes.

REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 3 MAJOR TRANSIT INVESTMENT COORIDOR: NO	
STRATEGIES	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
2019 (REQUIRED & SUBMITTED)	GOALS (2)
	KEY TASKS (5a)
	PROGRESS (5e)
	BARRIERS (5f)
2020 (REQUIRED & SUBMITTED)	GOALS (2) To build and or acquire affordable rental units in Cedar City by supporting the Cedar City Housing Authority's CDBG applications.
	KEY TASKS (5a) Support and monitor the use of City CDBG funds by the Cedar City Housing Authority to achieve the stated goal.
	PROGRESS (5e) The support of CDBG applications for low income housing has included an additional unit purchased to date. An additional unit is being pursued.
	BARRIERS (5f) No deviation from desired outcomes. Barriers per the Cedar City Housing Authority are cost of housing.
2021 (REQUIRED & SUBMITTED)	GOALS (2) Same goals as 2020
	KEY TASKS (5a) Same key tasks as 2020
	PROGRESS (5e) The support of CDBG applications for low-income housing has included the purchase of two townhomes to date. An additional 4 plex is currently being pursued.
	BARRIERS (5f) No deviation to outcomes. Barriers to the Cedar City Housing authority are increasing cost.

# CEDAR HILLS, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(I) allow for single room occupancy developments</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> <b>KEY TASKS (5a)</b> <b>PROGRESS (5e)</b> <b>BARRIERS (5f)</b>	From Cedar Hills MIH Findings Report: After reviewing the goals established in the General Plan, we can determine that these goals are being met. The City has adopted the necessary code to allow for ADUs, residential housing in mixed-use areas, and single room occupancy. The next step requires the City to educate the residents on the goals of the MIH, and encourage compliance in reporting ADU's. In the coming year, a focus will be on evaluating programs that are available to assist communities in promoting moderate income housing. Cedar Hills staff will look to Utah State and federal grants and assistance in creating programs as they become available.		
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> <b>KEY TASKS (5a)</b> <b>PROGRESS (5e)</b> <b>BARRIERS (5f)</b>	Ensure that Cedar Hills provides a reasonable opportunity and a variety of housing options for those desiring to live in the city.  (1) Review code (2) Make any necessary changes to allow for ADU's (3) Provide residents a process and application for staff to assist in registering an ADU with the city (4) Track number of applications  In 2018 an ordinance for ADUs was approved and updated and the city adopted a moderate-income housing element as part of the GP. To date there have been 22 approved applications, 12 approved in 2020.  Reluctance to report ADUs - educating residents. Various challenges related to ADU registration.	To allow for the development of mixed-use residential and commercial zone.  Unclear  Code allowing for mixed-use residential in the commercial zone has been approved.  There is not a desire to develop moderate income housing by residential developers. The city does not have any regulations requiring the development of moderate-income housing as part of a residential development.	To allow for residents to rent out rooms in a manner that does not create a zoning or nuisance violation.  Create a code that allows for homeowner to rent out single rooms.  Code drafted and approved.  The city no longer requires homeowners to obtain a rental business license, so the city can no longer track this statistic.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> <b>KEY TASKS (5a)</b> <b>PROGRESS (5e)</b> <b>BARRIERS (5f)</b>	Same goals as 2020  Same key tasks as 2020  Same progress as 2020  Same barriers as 2020	Same goals as 2020  Unclear  Same progress as 2020  Same barriers as 2020	Same goals as 2020  Same key tasks as 2020  Same progress as 2020  Same barriers as 2020



# CENTERVILLE, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(L) preserve existing MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Various goals and strategies outlined in Ord. 2019-22 Moderate Income housing_Combined.pdf		
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Consider adopting an owner-occupied accessory dwelling ordinance.	When and where possible the City has and will use RDA funds that are specifically set aside for the preservation of housing stock that serves existing moderate-income persons and families.	Centerville City Moderate-Income Housing Element identifies an additional four (4) strategies to help encourage the potential development of needed housing. The City has specific objectives describing the expected outcomes.
	KEY TASKS (5a)	ULTC is working on creating unified provisions for developing ADU's. The City has been monitoring their progress; The City has developed a draft Accessory Dwelling Ordinance. However, the adoption of an ADU Ordinance is still pending; The City will then need to implement an ADU Ordinance and any associated approval procedures.	Annual Tax Increment Assessment, Project Need Identification, and Redevelopment Agency Distribution Approval.	Annual Planning Goal Assignment, Annual Goal Programing, Planning Commission Recommendations and Ordinance Adoption by City Council.
	PROGRESS (5e)	Initial ADU Draft Developed; Building Codes may require costs that inhibit ADU affordability; ULCT working on creating unified ADU provisions.	Ongoing budgeting for tax increment expenditures.	For 2020, several new Transportation Element Strategies have been identified to use ADU's and Accessory Apartments; Additionally, a Flexible Lot Overlay allowance along specified transportation corridors has been identified.
	BARRIERS (5f)	Generally, market driven pricing in Centerville and surrounding communities frequently keeps rents and housing costs well above persons and families with moderate incomes. Consequently, such persons and families are spending above 30% of their income for housing needs, more specifically for those with incomes 50% and 30% of adjusted gross income. Centerville has limited staff and resources to develop and implement a municipal sponsored housing program. Nonetheless, the City will continue forward with these goals in hopes that the housing market will at some point respond to and construct housing that targets the moderate income needs as wages continue to lag behind current aggressive sales and rental trends.		
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Consider adopting an owner-occupied accessory dwelling ordinance. Additionally, by adopting an ADU ordinance, it will comply with the required state statutes regarding "internal ADU" requirements for municipalities.	Same goals as 2020	The 2021-22 budget for Centerville City, the City Council set aside \$80,000 for a General Plan Update. It is also anticipated that the RDA may contribute up to \$20,000 in addition to assist with adding an Economic component for the General Plan update.
	KEY TASKS (5a)	Completed, as of 2021. The city has implemented an internal ADU ordinance.	Same key tasks as 2020	Same key tasks as 2020
	PROGRESS (5e)	Completed, as of 2021.	Same progress as 2020	Same progress as 2020
	BARRIERS (5f)	Same barriers as 2020. The recent surge in the median housing prices has created a significant detrimental impact in the market providing cost effective housing. Our experience is that even in the rental market, zoning centers for housing density have not resulted in rents at the moderate-income housing population level. Municipal zoning is not necessarily creating a hinderance, it appears to be a housing market problem involving land acquisition costs, materials shortages, and lack of overall housing stock supply.		

CLEARFIELD, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors
2019 (REQUIRED & SUBMITTED)	<p>GOALS (2) An ordinance amending the general plan by adopting an updated MIH plan was submitted in 2019.</p> <p>KEY TASKS (5a)</p> <p>PROGRESS (5e)</p> <p>BARRIERS (5f)</p>		
2020 (REQUIRED & SUBMITTED)	<p>GOALS (2) Rezone for densities necessary to assure the production of MIH.</p> <p>KEY TASKS (5a) Review the Downtown Form-Based Code and other residential zoning districts to adjust for market demands and housing trends. The city has approved zoning to permit smaller lots and more dense projects throughout the city.</p> <p>PROGRESS (5e) The Downton FBC was adopted in 2018 and was reviewed and update in 2020. SFD zoning regulations were also updated in 2018 to allow for reduce setbacks in the R-1-8 zone. More rezones to R-16 have also been permitted.</p> <p>BARRIERS (5f) The city has a strong market for housing and is seeing apts. condos, townhouses (sale and rent) along with SFD being developed. the city is still experiencing a growing dissatisfaction for housing other than a SFD.</p>	<p>Allow for higher density housing in mixed-used areas and near commercial centers.</p> <p>Revisiting the Downtown FBC zones and regulations regularly. Adjusting for changes to the housing market and amending the code to address issues that have arisen from the FBC projects.</p> <p>Annual review of the Downton FBC will continue with changes identified and adopted as needed.</p> <p>Staff is constantly working to improve codes and update them as needed.</p>	<p>Higher density near major transit investment corridors.</p> <p>The city completed a station area plan for the TOD site, selected a developer and is negotiating the development agreement and regulatory code for development of the station site.</p> <p>Agreements and ordinance are proposed to be adopted 11/24/2020. The city bond for infrastructure to be installed in and around the station site. Following the developer will submit required subdivision and site plan applications for development.</p> <p>Zoning for this type of development is a negotiation between the developer and the city. Over the last year the city and developer have arrived at regulations to allow for development to proceed.</p>
2021 (REQUIRED & SUBMITTED)	<p>GOALS (2) In July of 2018, Clearfield adopted the Downtown Form Based Code (FBC) for the area near the city's main entrances and thoroughfares as well as the corridor of SR -126 (State Street) from 800 N. to 700 S. The area includes 4 different districts that allow for residential development, with no stipulations or maximum for density. One of the districts (U-C, Urban Core Commerce) also does not limit allowable height within the downtown center of the corridor.</p> <p>KEY TASKS (5a) The city has been working to hire more staff to meet the growing demands for development, and to be more responsive to the growth we are seeing. The city has added another planner as well as another building inspector to better handle workload and duties. Additionally, staff is working internally with other departments to ensure that public funds spent in connection with private development projects are used wisely and for the benefit of all parties. Staff is continuing to work expeditiously, to assist developers in the required infrastructure projects and plans; and participating with developers to help expedite the process and overcome problems and issues that so often occur.</p> <p>PROGRESS (5e) FBC changes were adopted November 2021 and will allow for greater place making and provide developers with a clear expectation for both private and public improvements. The city will complete the parking analysis and strategy in May of 2022 to help right-size our parking. The city is also in the middle of a full update to the general plan that is anticipated to completed by early 2022 to meet State requirements as well as meet upcoming requirements for sustainability and housing concerns. Additionally, the city is looking to adopt new zoning districts to allow for single development on smaller lots, that could be adopted as early as summer of 2022 to allow for greater flexibility in single-family development.</p> <p>BARRIERS (5f) The most significant challenge is the cost of construction materials and labor. Structured parking and the desired public amenities are expensive, as are the underlying land values. That said, we have achieved a broad community consensus that this development is a net positive for the city and have overcome substantial political obstacles to the planning effort through the adoption of a plans and new zoning that provides additional density while offering others in the community valuable community amenities in a walkable, mixed-use context.</p>	<p>See item A</p> <p>See item A</p> <p>See item A</p> <p>See item A</p>	<p>The city created a mixed-use zoning designation specifically tailored to the Clearfield Station Fronrunner Site (TOD). These zoning designation in the downtown and the TOD have no limit on density and are very flexible in terms of development standards to allow developers to create an experience with the adopted zoning.</p> <p>Establish zoning districts that encourage and support dense development around transit. Work with community partners and private development to create and realize vision for redevelopment efforts. Negotiation agreements and land use decision to present to public bodies for approval. Execute agreements and work through entitlements. Bond for necessary infrastructure to allow for shovel ready projects to commence and have less difficulty in the process. Hire and expand staffing to meet the growing needs and demands in the city for development.</p> <p>See item A</p> <p>See item A</p>

STRATEGIES	
2019 (REQUIRED & SUBMITTED)	<p><b>(L) preserve existing MIH</b></p> <p>GOALS (2)</p> <p>KEY TASKS (5a)</p> <p>PROGRESS (5e)</p> <p>BARRIERS (5f)</p>
2020 (REQUIRED & SUBMITTED)	<p>GOALS (2) Preserve existing MIH stock.</p> <p>KEY TASKS (5a) Allocate CDBG funds each year to help facilitate housing choices and assist with rehab costs to provide a cost savings to the residents of low/moderate income levels. Acquire and sell land for the development of dense, diverse, affordable housing.</p> <p>PROGRESS (5e) CDBG programs are in place and have been available for several years. Staff have discussed ADUs with the Council in 2019 and 2020 are contemplating the appropriate timing for that type of ordinance to be adopted. Sale of property for LIHTC housing is in process.</p> <p>BARRIERS (5f) The city has not experienced any deviations as described above. The barriers at this are market impacts of Covid and assisting the developer to strategize solutions.</p>
2021 (REQUIRED & SUBMITTED)	<p>GOALS (2) Meet needs of existing residents and provide choices to meet greater housing demands and needs. Utilizing Community Development Block Grant (CDBG) programs, seek for chances to purchase to partner with private developers and the creation of an IADU ordinance to meet growing needs in single family areas.</p> <p>KEY TASKS (5a) Same key tasks as 2020</p> <p>PROGRESS (5e) ADUs adopted in October of 2021 new regulations to allow for the completion of internal ADU within certain single- family properties. Development of new housing utilizing LIHTC housing is in being built in the city's downtown and will help to meet a growing need, without losing existing housing in other areas of the city.</p> <p>BARRIERS (5f) Same barriers as 2020</p>

CLINTON, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

STRATEGIES	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(L) preserve existing MIH</b>	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Create or allow for, and reduce regulations related to, ADUs in residential zones.	Preserve existing MIH and assist homeowners in maintaining older housing stock.
	<b>KEY TASKS (5a)</b>	Review existing provisions in the city's zoning ordinance regarding ADUs. Conduct community survey to gauge interest, better determine current usage of the existing provisions and estimate usage if changes were proposed. Evaluate if there is any need for the legitimizing of any existing units.	Continue to plan for, fund and complete CIPs in the aging neighborhoods of the community including upgrading of infrastructure for utilities, such as water, storm drains and sewers, sidewalks, road repair, and road maintenance. Apply for CDBG funds through Davis County's administration of the program. Continue to administer the Code Enforcement program. Continue offering neighborhood clean-up programs and free green waste trailer use to residents and holding scheduled free city-wide clean up days.
	<b>PROGRESS (5e)</b>	NA	
	<b>BARRIERS (5f)</b>		
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019	
	<b>KEY TASKS (5a)</b>	Same key tasks as 2019	
	<b>PROGRESS (5e)</b>	TBD	Needs will be assessed, reviewed & incorporated during budget preparation of City CIPs. 800 North Road project included new water lines and storm drain improvements to an older road in the City. Completed the 2019 CDBG awarded ADA sidewalk ramp/ truncated dome project. Prepared for and applied for 2020 CDBG funds. Will be preparing and applying for 2021 CDBG funds for an additional phase of the ADA ramp project. 2019 fall clean up day/ day of service and trailers provided. 2020 Fall clean up day and trailers provided.
	<b>BARRIERS (5f)</b>		The 800 North Road project only had funding available for half of the length that had been anticipated. Through the course of the year, additional funding sources were sought and a substantial portion secured to continue with a second phase of the project. We were not awarded during the 2020 CDBG funding cycle. Plan to apply again for 2021 CDBG. COVID really interfered with expectations of residents complying with Code Enforcement issues and the Courts have been closed and intermittent. Continues to be an effective program that benefits the entire financial
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020	
	<b>KEY TASKS (5a)</b>	Same key tasks as 2020	Same key tasks as 2020
	<b>PROGRESS (5e)</b>	The ones that had previous approvals are legal through CUPs and the units that were installed either without proper approvals are not going to be granted special privilege.	The second phase of the 800 North Road project secured the needed funding and is currently under construction. 2000 West widening and road improvements are being coordinated with UDOT. Prepared and applied for 2021 CDBG funds for another phase of the ADA ramp project. Request for funding was approved. The different departments continue to effectively coordinate efforts on inter-departmental code enforcement cases, ensuring that the most appropriate department is responding, or when necessary multiple departments are responding. Sept 11, 2021 day of service was held. 2021 Held City Fall clean-up day. Household dumpster trailers continue to be provided for residents use.
	<b>BARRIERS (5f)</b>	Consistent with national (and even international) averages for ADUs constitute a minute portion of the overall housing stock, the City determined there is not a need to legitimizing any ADU's that weren't constructed and implemented under City Codes.	Will continue to work with UDOT for 2000 West Road Improvements of updating much needed infrastructure. City is concerned with 1800 North I-1 interchange being funded without funding in place for adequate widening and railroad overpass. This will affect not only Clinton City residents, but Sunset residents who live in homes in the older areas of town and the quality of life in general with increased congestion for the majority of City residents who regularly use this major road. Engineering/Public Works is preparing the bid package to begin the ADA ramp/truncated domes project. COVID has still interfered with the full implementation of code enforcement and expectations back to pre-COVID days. But the City continues to respond to the complaints received and resolve them to the best of our ability within the confines of the state laws. Both the City Fall Clean-Up day and the dumpster program continue to be an effective program that benefits the entire financial cross section of the City's residents.

REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 6 MAJOR TRANSIT INVESTMENT COORIDOR: YES			
STRATEGIES	<p><b>(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality</b></p>	<p><b>(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance</b></p>	
2019 (REQUIRED & SUBMITTED)	<p>GOALS (2)</p>	<p>Explore opportunities for first time homebuyer programs and/or mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.</p>	<p>Apply for or partner with an entity that applies for programs administered by an MPO or other transportation agency that provide technical planning assistance.</p>
	<p>KEY TASKS (5a)</p>	<p>NA</p>	<p>Continue to provide technical support and representation on committees, task forces or other forums addressing housing issues at a local, regional and state level. Continue providing City Staff technical support and participation in Wasatch Front Regional Council's Transportation and Land Use Grant project "Northern Davis County Cities Active Transportation Plan". Coordinate housing strategies with other jurisdictions in the region.</p>
	<p>PROGRESS (5e)</p>		
	<p>BARRIERS (5f)</p>		
2020 (REQUIRED & SUBMITTED)	<p>GOALS (2)</p>		
	<p>KEY TASKS (5a)</p>	<p>TBD</p>	<p>Same Key tasks as 2019</p>
	<p>PROGRESS (5e)</p>		<p>City remains active &amp; regularly participates with WFRC, UDOT, &amp; Davis County in applying for funding of City transportation projects. ComDev Director participates in the ULCT Land Use Task Force. Kick-off meeting held; public outreach activities held; stakeholder group meetings scheduled. Consultant is in final stages of wrapping up a final draft of the plan.</p>
	<p>BARRIERS (5f)</p>		<p>Continue to remain active in these groups. Due to COVID the completion of this ATP has not yet occurred.</p>
2021 (REQUIRED & SUBMITTED)	<p>GOALS (2)</p>		
	<p>KEY TASKS (5a)</p>	<p>Still TBD</p>	<p>Same key tasks as 2020</p>
	<p>PROGRESS (5e)</p>		<p>The Northern Davis County active transportation plan has been completed.</p>
	<p>BARRIERS (5f)</p>		<p>Unfortunately the format of the ULCT Land Use Task Force is changing and the opportunities for direct involvement by City leaders and Staff has been drastically reduced. The City's own Parks and Trails Master Plan have some slight revisions needed and the City will be working on making those updates. Encourage at the state legislation level promoting a more regional approach in housing strategies and types in aggregate, versus smaller cities having to be "everything to everyone" with such limited resources and even land uses available.</p>



STRATEGIES			
STRATEGIES	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Explore establishing a home rehabilitation/fix loan program by utilizing funds from the housing set aside from the City's Redevelopment Agency. (listed as V & W)	Increase public outreach & information sharing regarding housing topics, specifically homeownership, home improvement, and repair. Continue streamlining development processing for the construction of new homes. Encourage the region's economic development efforts and opportunities that increase household incomes.
	KEY TASKS (5a)	If the City establishes a new CRA, explore establishing a rehabilitation/home repair revolving loan program. Full repayment of principal is required upon future sale, further encumbrance, non-owner occupancy, or 30 years from the date of the loan, whichever occurs first. (listed as V&W)	Dedicate space on the City's website to provide links to housing resources and programs, directing residents to resources for housing programs. Expand the City's Homeowner's Information Series pamphlets. Continue to encourage the development of new homes and increase the city's housing inventory. Identify other regulatory barriers on remodels or renovations, particularly of older homes. Maintain current impact fee studies to ensure proper fees are assessed. Continue to foster the development of businesses. Review and update the city's home occupation permitting regulations. Continue to participate and coordinate efforts with Davis County Economic Development and the Davis-Weber consortium group with EDCUtah. Improve community outreach and information and dedicate space on the City's webpage to provide links to small
	PROGRESS (5e)		
	BARRIERS (5f)		
2020 (REQUIRED & SUBMITTED)	GOALS (2)		Same goals as 2019 & reduce barriers in the rehabilitation of existing homes.
	KEY TASKS (5a)		
	PROGRESS (5e)	City is currently in process of working with consultants & determining feasibility of establishing a new CRA. (listed as V & W)	Prepared a simple small shed handout. Some progress is TBD. Streamlining development review processes & approvals. Updated impact fees and plans just adopted in spring 2019. Business licensing for home occupations simplified this year for renewals. Evaluating stringency of existing requirements & identifying any unnecessary barriers. Posted and directly emailed the city's local businesses info.
	BARRIERS (5f)	Feasibility of the CRA is undetermined. (listed as v & w)	An online business license system is in the process of being implemented. Barriers reduced for residents to be able to put up sheds on their property. The city's housing inventory continued to increase. City resources had to shift due to COVID. Ended up using direct email communications with city businesses.
2021 (REQUIRED & SUBMITTED)	GOALS (2)		
	KEY TASKS (5a)	Same key tasks as 2020	Same key tasks as 2020. Continued to be active with the Northern Utah Economic Development Alliance group with staff regularly attending their meetings and providing any information on properties with RFIs or similar. Posted and updated additional information on the City's website regarding small business resources.
	PROGRESS (5e)	Same progress as 2020	Same progress as 2020
	BARRIERS (5f)	Feasibility of the CRA has still not yet been determined; however, a new Economic Development Plan is in the process of being created and may better address this item. (listed as V & W)	The City continues to provide public notice and updated information to the residents. New developments obtained final approval. Some possible update for public safety have been identified and this plan may be revised in the next year. Working on making business licensing process less cumbersome, but implementing an on-line application and renewal system, much like has been done with the building permit process. The first priority is bringing business licensing to an online system to assist in streamlining the renewal and even initial licensing process. Will still need to update the City Code regarding the needed changes to better clarify the home occupation definitions. The type of economic development and businesses attracted to Davis and Weber Counties requires industrial and manufacturing zoning. This is not currently a land use that the City has much to offer; however, with the Economic Development Plan and study this particular land use will need to be analyzed. Have continued to also use direct mailing to City businesses at time of annual renewals.

# COTTONWOOD HEIGHTS, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(J) implement zoning incentives for low to moderate income units in new developments	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Not included as a strategy in 2019	Strategies identified in city's MIH plan.	Strategies identified in city's MIH plan.
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Not included as a strategy in 2020	Provide a diverse housing option for residents and offer access to employment, cultural experience, and multimodal transportation options.	Use zoning incentives to provide additional low and moderate-income units within developments.
	KEY TASKS (5a)		Implement a land use strategy compatible with high-density mixed-use development.	Implement provision allowing density bonuses and expedited approvals for developers including a specified number of low- and moderate- income housing options. This allows for 10 percent bonus for structures with 50 or more units.
	PROGRESS (5e)		The City has amended its long-range land use map for mixed use development within the nodes of Fort Union. Developers and landowners are actively taking advantage of this change. The City has two projects coming in under this provision, multifamily replacing single family with an allotted number of moderate-income units available. The City removed density limits to specific uses along corridors. This is reflected in several upcoming developments with increased density. City has high permitted density, which will be addressed in the upcoming General Planning process.	The city has implanted a density bonus system which has funded over twenty 50-percent AMI units.
	BARRIERS (5f)		New ordinance will look for ways to incentivize affordable multifamily units.	The Code requires 50 percent AMI. Without subsidies, the City experiences pushback from developers. There are no current CRAs in place to better facilitate this.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Increase opportunity for rentership for a diversity of incomes in Cottonwood Heights.	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	Annual permit renewal and initial inspection for all units. The city must monitor all units to ensure compliance with existing zoning, fire, and building code requirements.	Implement a land use strategy compatible with medium- to high-density mixed-use development to encourage a shift from commercial only. Identify a form-based code that will guide development design and character. Improve active transportation infrastructure along Fort Union Boulevard. Identify parking strategies for density areas and revise parking standards to accommodate higher density residential development.	The city is in the process of establishing deed restricted units in upcoming development to maintain affordability though land transfers.
	PROGRESS (5e)	ADU ordinance is adopted, annual permit review must occur.	Same progress as 2020	Same progress as 2020
	BARRIERS (5f)	While ADUs were not originally identified as a tool to achieve the city's affordable housing goals, recent state legislature mandated that all cities in Utah permit internal accessory dwelling units. Cottonwood Heights has recently enacted an ordinance permitting both internal and detached accessory dwelling units and will monitor the number of ADU licenses received. The allowance of ADUs does not impact the other goals identified by the city.	Same barriers as 2020	Same barriers as 2020

# DAVIS, COUNTY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 0  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES	Comments	
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Planning Commision does not believe the county is required to complete this annual report as the unincorporated population is less than 5,000.
	KEY TASKS (5a)	
	PROGRESS (5e)	
	BARRIERS (5f)	
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2019
	KEY TASKS (5a)	
	PROGRESS (5e)	
	BARRIERS (5f)	
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020
	KEY TASKS (5a)	
	PROGRESS (5e)	
	BARRIERS (5f)	

DRAPER, CITY		COUNTY: SALT LAKE AOG/MPO: WFRC	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 5 MAJOR TRANSIT INVESTMENT COORIDOR: YES		
STRATEGIES	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(G) encourage higher density or moderate income residential development near major transit investment corridors	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Statement from Draper City Proposed GP: In anticipation of the forthcoming legislation Draper City engaged Zions Bank to conduct a housing assessment to assist the city in identifying defined targets that were measurable and reasonably achievable over the next 5 years to meet the anticipated requirements.</p> <p><b>KEY TASKS (5a)</b></p> <p><b>PROGRESS (5e)</b></p> <p><b>BARRIERS (5f)</b></p>				
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Explore funding sources available to offset, or waive, fees charged by the city to developers who are building housing units that are affordable to low and moderate income households.</p> <p><b>KEY TASKS (5a)</b> Draper City has hired a consultant to conduct a fee analysis of each fee charged by the Community Development Department.</p> <p><b>PROGRESS (5e)</b> Consultant hired and analysis of fees has commenced.</p> <p><b>BARRIERS (5f)</b> City funding continues to be under an enormous amount of strain due to the effects of the COVID-19 pandemic. Hiring a consultant was not initially the plan however, this was the most fiscally conservative path to move forward and fully understand the implications of fulfilling the stated goal. Multiple large changes to State Codes regarding land use in 2021 necessitated the reallocation of available staff time to addressing those changes taking away from the ability to analyze and address applicable fee schedule changes.</p>	<p>Support reduction of government and regulatory constraints to enhance housing affordability, such as updating Draper City Municipal Code, streamlining project coordination, shorten processing time, and promoting innovative design.</p> <p>Identify and implement process improvements in project review of applications involving accessory dwelling units.</p> <p>Accessory dwelling units are a permitted use in all single family residential zoning districts.</p> <p>The regulatory barriers to the development of accessory dwelling units in single family residential zones in Draper City are relatively low. Implementation is primarily market driven, and the local market has not responded with the creation of any significant number of additional units in the past year.</p>	<p>Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, including near commercial areas, transit centers, major employment centers, and major transit investment corridors.</p> <p>Create and adopt a Station Area Plan for the Town Center.</p> <p>Initial path forward outlined as described above.</p> <p>The broad economic and social impacts of the Covid-19 pandemic have reduced our ability and effectiveness to move forward as planned with the Town Center Station Area Plan. The confidence level in acquiring an accurate economic analysis and forecast necessary to plan at this time remains low.</p>	<p>Leverage state, federal, and matching funding opportunities for housing rehabilitation and preservation of high quality, safe, and affordable housing.</p> <p>When new project areas are set up in the City a percentage of that project area's increment is typically set aside for affordable housing.</p> <p>No new project areas have been created in this reporting period. Payments to existing project areas continue.</p> <p>No barriers have been identified.</p>	<p>Leverage opportunities to partner with applicable metropolitan planning organizations and transportation agencies when completing long range planning projects.</p> <p>Apply for grant opportunities through the WFRC and other agencies as availability permits.</p> <p>Application for WFRC grant awarded to the City.</p> <p>The broad economic and social impacts of the Covid-19 pandemic have reduced our ability and effectiveness to move forward as planned with the Town Center Station Area Plan. The confidence level in acquiring an accurate economic analysis and forecast necessary to plan at this time remains low.</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Same goals as 2020</p> <p><b>KEY TASKS (5a)</b> Draper City hired a consultant to conduct a fee analysis of each fee charged by the Community Development Department. Once the results have been analyzed, an informed request can be made to the City Council.</p> <p><b>PROGRESS (5e)</b> Analysis of fees has been completed.</p> <p><b>BARRIERS (5f)</b> Same barriers as 2020.</p>	<p>Same goals as 2020</p> <p>Same key tasks as 2020</p> <p>D-ADUs have been a permitted use in all single family residential zoning districts. In 2021 changes to the land use ordinance simplified the regulations for D-ADUs so that more single family properties now qualify for a D-ADU. In compliance with new changes in State Code in 2021, I-ADUs are now a permitted use in primary dwellings located in primarily residential zoning districts accepting those properties excluded from such as permitted by State Code.</p> <p>Same barriers as 2020.</p>	<p>Same goals as 2020</p> <p>Same key tasks as 2020</p> <p>Same progress as 2020</p> <p>Same barriers as 2020.</p>	<p>Same goals as 2020</p> <p>Same key tasks as 2020</p> <p>Same progress as 2020</p> <p>No barriers have been identified.</p>	<p>Same goals as 2020</p> <p>Same key tasks as 2020</p> <p>Same progress as 2020</p> <p>Same barriers as 2020.</p>

EAGLE MOUNTAIN, CITY		COUNTY: UTAH AOG/MPO: MAG	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 3 MAJOR TRANSIT INVESTMENT COORIDOR: YES
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Support a range of MF housing types which appeal to a variety of population demographics.	Allow for accessory dwellings, including detached units, to be integrated into res. neighborhoods
	KEY TASKS (5a)	Designate areas in the future land use framework where multi-family development will be permitted. Support a range of multi-family housing types including townhomes, row-homes, and duplexes. Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as they city grows. Continue to support the integration of small lot size into developments to offer a mix of housing within the same neighborhood.	Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.
	PROGRESS (5e)	NA	City code allows for accessory apartments within single-family dwelling in all residential zoning districts. Detaches ADUs are also allowed on all residential lots greater than 8,000 sq ft.
	BARRIERS (5f)	NA	
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2019	
	KEY TASKS (5a)	Gather data of current housing types in the city, future land use area sizes and densities that allow MF housing; modify General Plan as needed.	Update Accessory Apartment Code and create a Landlord Ordinance, requiring Planning Commission and City Council approval.
	PROGRESS (5e)	GIS data is currently being gathered. Planning Commission is reviewing the General Plan occasionally in work sessions.	We have completed first drafts of both the Landlord ordinance and modifications to the Accessory Apartment code, and have discussed one of them with the Planning Commission. We are currently gathering data and making minor changes to each code.
	BARRIERS (5f)	No significant barriers, just competing with other high priority projects and code amendments that take up staff time.	
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Allow higher residential d.u. products as buffers in a stratified zoning pattern in activity centers.
	KEY TASKS (5a)	Need to inventory current housing types/quantities in the City, undeveloped future land use area acreage, analyze future land use area density allowances and modify the GP as needed to adjust available, buildable density thresholds for MF.	1. Pass ADU code -- done; 2. Update our Accessory Apartment Code; 3. Create and get passed via the Planning Commission and City Council a Landlord Ordinance.
	PROGRESS (5e)	GIS data still being gathered; the Planning Commission has been [still] occasionally reviewing the General Plan, partly in context of the question of MF housing provision.	Completed and had approved/ passed an ADU ordinance.
	BARRIERS (5f)	Lack of time.	Emphasis placed on the tasks in item 5a are is dependent upon other competing high priority projects, code amendments, and project processing that demands Staff time.



STRATEGIES			
		<b>(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>
			<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Reform City practices to promote a responsive, affordable, high-opportunity housing market.
	<b>KEY TASKS (5a)</b>	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.
	<b>PROGRESS (5e)</b>	See Strategy A	See Strategy A
	<b>BARRIERS (5f)</b>	See Strategy A	See Strategy A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Salt Lake City has an ongoing expedited building permit review process for projects containing affordable housing units. In 2020 there were no requests for expedited permits. Through the Housing Development Trust Fund the RDA has assisted in the development of 77 affordable units in 2020. The City has a Housing Community Land Trust (CLT) that provides opportunities for income qualified residents to purchase a home while the City holds the land in the Trust. No homes have been purchased in 2020, but the City currently has five homes in the CLT.	In 2018 the City revised the ADU ordinance which modified ADU regulations and required an annual ADU report. The 2019 ADU report indicates that the City received 41 ADU applications and issued nine building permits. The 2020 report will be completed in early 2021. Through Funding Our Future the City has accepted applications from community partners to assist in the design and development of ADU standards. Those applications are currently being reviewed at the time of drafting of this report.
	<b>PROGRESS (5e)</b>	Ordinances have been adopted in previous years. The City continues to land bank, build up financial resources and tools, and incentivize projects that advance affordable housing in the City.	All the tasks have been completed. ADU's are driven by land use application and building permit requests.
	<b>BARRIERS (5f)</b>	Barriers in addressing this goal include limited resources and staff time.	ADU's are challenging to build and expensive. Modifications could be made to the ADU ordinance to loosen restrictions and expedite the process.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.
	<b>KEY TASKS (5a)</b>	The City has an ongoing, expedited building permit review process for projects containing affordable housing units. To date, there have been no requests for expedited permits in 2021. Each year, the SLC RDA releases affordable housing funds through a competitive Notice of Funding Availability (NOFA) process in which affordable housing developers can apply for low-interest financing. In September 2021, \$8M was released through the NOFA process. Through the Housing Development Trust Fund the RDA has committed \$1,340,000 in 2021 to projects that include 104 affordable units.	In 2018 the City revised the ADU ordinance which modified ADU regulations and required an annual ADU report. The 2020 ADU report indicates that the City received 47 ADU applications, with 9 completed, 21 under construction, and 17 under permit review. The 2021 report will be completed in early 2021. In July, the City partnered with AIA Utah and CDC Utah to sponsor a tiny home and ADU design competition called Empowered Living. There are over 100 registered competitors, and design submissions are due at the end of October. The goal is to receive creative solutions to building tiny homes and ADUs and to inform how ordinance changes may be implemented to better facilitate the construction of tiny homes and ADUs. A modification in how ADU Impact Fees was completed, which will reduce the costs associated with building ADU's.
	<b>PROGRESS (5e)</b>	Permitting is completed on an ongoing basis. The City continues to build up financial resources and tools and incentivize projects that advance affordable housing in the City.	ADUs are permitted as applications are received. The competition is underway and over 100 individuals/teams have registered. A modification of how ADU Impact Fees were calculated was completed in September 2021.
	<b>BARRIERS (5f)</b>	Barriers include limited resources and staff time.	ADU's are challenging and expensive to build. Modifications could be made to the ADU ordinance to loosen restrictions and expedite the process. We are hopeful that the competition will provide insights as to how we can continue to modify ordinance to make ADU construction more feasible and affordable.

2019 (REQUIRED & SUBMITTED)	STRATEGIES	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(I) allow for single room occupancy developments
	GOALS (2)	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Reform City practices to promote a responsive, affordable, high-opportunity housing market.
	KEY TASKS (5a)	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.
	PROGRESS (5e)	See Strategy A	See Strategy A	See Strategy A
2020 (REQUIRED & SUBMITTED)	BARRIERS (5f)	See Strategy A	See Strategy A	See Strategy A
	GOALS (2)	Same as 2019	Same as 2019	Same as 2019
	KEY TASKS (5a)	The City has increased density near all transit stations in the City with the exception of Ballpark and 2100 South (just outside of the City). The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.	Salt Lake City is in the process of amending the off-street parking requirements found in 21A.44 of the City Code. This amendment started in 2019 and is still going through the administrative and legislative process. The amendment will allow for greater parking flexibility and focus on "context based" parking.	The City Council is currently considering an ordinance that would change the definition of Single Room Occupancy to Shared Housing and designate appropriate areas for shared housing within the City.
	PROGRESS (5e)	Affordable Housing Overlay has gone through a public process and being analyzed for integration into City code. A draft will be brought before the Planning Commission in the coming months. The City needs to analyze how this will work with other zones that may or may not have density limitations.	The parking ordinance amendment has received a positive recommendation from the Planning Commission in 2019 and are awaiting City Council approval.	The Planning Commission sent a positive recommendation for the amendment and the City Council has held two well attended virtual public hearings.
2021 (REQUIRED & SUBMITTED)	BARRIERS (5f)	Land use code amendments are a long process due to the robust public engagement process.	Land use code amendments are a long process due to the robust public engagement process.	Land use code amendments are a long process due to the robust public engagement process.
	GOALS (2)	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.
	KEY TASKS (5a)	The City is in the process of amending numerous ordinances that will have an impact on the density, intensity, development, and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. A Wasatch Front Regional Council grant was awarded for the 2021-2022 fiscal year, and a contractor was selected to help consult on some of these amendments. Additionally, the City is beginning the public input process on an Affordable Housing Overlay, which will provide incentives for the development and preservation of affordable housing. The public process is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	The City is in the process of amending the off-street parking requirements found in 21A.44 of the City Code. This amendment started in 2019 and is still going through the administrative and legislative process. The amendment will allow for greater parking flexibility and focus on "context based" parking. The City is also working with developers to include HIVE transit passes for residents in projects where parking requirements are reduced	The City Council is currently considering an ordinance that would change the definition of Single Room Occupancy to Shared Housing and designate appropriate areas for shared housing within the City. The City is also looking into potentially purchasing and rehabilitating hotels/motels that could be used as single room occupancy affordable housing structures.
	PROGRESS (5e)	A City Council decision is pending on the RMF-30 amendment. Affordable Housing Overlay is beginning the public engagement process, which is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	The parking ordinance amendment has received a positive recommendation from the Planning Commission in 2019. Initial City Council comments have been received. Initial assessments of HIVE pass incentives have highlighted some logistical hurdles that need to be worked through before this could be fully implemented.	The Planning Commission sent a positive recommendation for the amendment and the City Council has held two well attended virtual public hearings.
2021 (REQUIRED & SUBMITTED)	BARRIERS (5f)	Land use code amendments are long processes due to the robust public engagement required. We anticipate that the zoning and ordinance changes will happen, which will have a significant impact on the production of moderate-income housing.	Land use code amendments are a long process due to the robust public engagement process. City staff is currently exploring HIVE pass options that would make this portion of the task more feasible.	Land use code amendments are a long process due to the robust public engagement process.

STRATEGIES				
		<b>(J) implement zoning incentives for low to moderate income units in new developments</b>	<b>(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis</b>	<b>(L) preserve existing MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase housing opportunities for cost-burdened households.	Increase housing opportunities for cost-burdened households.	Increase housing opportunities for cost-burdened households.
	<b>KEY TASKS (5a)</b>	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	<b>PROGRESS (5e)</b>	See Strategy A	See Strategy A	See Strategy A
	<b>BARRIERS (5f)</b>	See Strategy A	See Strategy A	See Strategy A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.	Salt Lake City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. Additionally the City has housing rehabilitation programs that assist in the preservation of moderate income housing.	Salt Lake City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. Additionally the City has housing rehabilitation programs that assist in the preservation of moderate income housing. Develop a significant, long-term, and revolving funding source for affordable housing developments.
	<b>PROGRESS (5e)</b>	Affordable Housing Overlay has gone through a public process and being analyzed for integration into City code. A draft will be brought before the Planning Commission in the coming months. The City needs to analyze how this will work with other zones that may or may not have density limitations.	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened.	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. The RDA has established a Housing Development Trust Fund that allows developers to apply for loans for new construction or the rehabilitation of affordable housing within Salt Lake City. The RDA has released these funds on a competitive basis through a Notice of Funding Availability the last 3 years.
	<b>BARRIERS (5f)</b>	Land use code amendments are a long process due to the robust public engagement process.	Housing Loss Mitigation is a very complex, multi-layered issue. Staff time is currently one of the biggest obstacles. Additionally, the City would like to hire a consultant to examine many issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification.	Housing Loss Mitigation is a very complex, multi-layered issue. Staff time is currently one of the biggest obstacles. Additionally, the City would like to hire a consultant to examine many issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	<b>KEY TASKS (5a)</b>	The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.	The City passed a .5% sales tax increase for the Funding our Future program. Additionally, the RDA has created a Housing Development Fund to provide a long-term affordable housing funding source. The City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. The City has housing rehabilitation programs that assist in the preservation of moderate-income housing. Additionally, the City has embarked on a Gentrification and Displacement study that will suggest additional strategies to preserve low-to-moderate-income housing.	The City passed a .5% sales tax increase for the Funding our Future program. Additionally, the RDA has created a Housing Development Fund to provide a long-term affordable housing funding source. The City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. The City has housing rehabilitation programs that assist in the preservation of moderate-income housing. Additionally, the City has embarked on a Gentrification and Displacement study that will suggest additional strategies to preserve low-to-moderate-income housing.
	<b>PROGRESS (5e)</b>	The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. A consultant was hired in late Q3 of 2021, and they have begun the initial work toward the study.	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. The RDA has established a Housing Development Trust Fund that allows developers to apply for loans for new construction or the rehabilitation of affordable housing within Salt Lake City. The RDA has released these funds on a competitive basis through a Notice of Funding Availability the last 3 years.
	<b>BARRIERS (5f)</b>	Land use code amendments are a long process due to the robust public engagement process.	Housing Loss Mitigation is a very complex, multi-layered issue. The City recently hired a consultant to examine issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification. The study is anticipated to be completed in late 2022, at which time, an ordinance amendment may occur.	Housing Loss Mitigation is a very complex, multi-layered issue. The City recently hired a consultant to examine issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification. The study is anticipated to be completed in late 2022, at which time, an ordinance amendment may occur.

STRATEGIES				
		(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(N) participate in a community land trust program for low or MIH	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Increase housing opportunities for cost-burdened households.	Reform City practices to promote a responsive, affordable, high-opportunity housing market.
	KEY TASKS (5a)	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.
	PROGRESS (5e)	See Strategy A	See Strategy A	See Strategy A
	BARRIERS (5f)	See Strategy A	See Strategy A	See Strategy A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019	Same as 2019
	KEY TASKS (5a)	The Salt Lake City Municipal Code Section 18.98.060 (E) provides for an impact fee exemption for the development of affordable housing units based on AMI.	The City has a Community Land Trust (CLT) that provides opportunities for income qualified residents to purchase a home while the City holds the land in the Trust. No homes have been purchased in 2020, but the City currently has five homes in the CLT.	Provide financial resources in the form of loans to local housing organizations to develop affordable housing.
	PROGRESS (5e)	During 2020 Salt Lake City has granted an impact fee exemption for 231 affordable housing units totaling \$753,494 in savings to the development community.	No specific tasks as they are as projects become available.	In May 2020, The RDA provided a \$1.8 M loan to the Community Development Corporation of Utah to acquire property for a affordable housing project.
	BARRIERS (5f)	Barriers include development community triggering the fee waiver and their ability to make affordable unit projects pencil.	The CLT model has not worked how the City envisioned. This will likely be re-visited to ensure the City has a model that is beneficial to our residents.	Financial resources are the barrier to this goal.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	KEY TASKS (5a)	The Salt Lake City Municipal Code Section 18.98.060 (E) provides for an impact fee exemption for the development of affordable housing units based on AMI. Adjustments to ADU impact fees have also been undertaken.	The City has a Community Land Trust (CLT) that provides opportunities for income qualified residents to purchase a home while the City holds the land in the Trust. No homes have been purchased in 2021, but the City currently has thirteen homes in the CLT. The RDA has been approved to create a Westside Community Land Trust. The City is also looking into ways to expand its Community Land Trust and develop a public wealth fund that would facilitate affordable housing in perpetuity.	Provide financial resources in the form of loans to local housing organizations to develop affordable housing. Additionally, the City is working with regional funders and local homeless service providers to identify potential projects and determine the best utilization of ARPA-HOME funds earmarked for homeless individuals.
	PROGRESS (5e)	During 2021 Salt Lake City has granted three impact fee exemptions for projects totaling 1,300 units, 1,278 of which are affordable. The exemptions totaled \$4,525,218 in savings to the development community. The ADU impact fee assessment lowers impact fees by \$2,194 per unit	The CLT is established, and a contractor has been hired on to provide recommendations on ways to improve its functioning and develop a source of funding to create a perpetual stock of affordable housing.	The RDA has recently acquired properties in the 9-line Community Reinvestment Area for affordable housing and released \$8M for affordable housing developments, which will likely be used as gap financing by developers seeking LIHTC credits.
	BARRIERS (5f)	Barriers include development community triggering the fee waiver and their ability to make affordable unit projects pencil. A press release was issued in October 2021 to announce the change in ADU impact fees.	The CLT model has not worked how the City envisioned. A current study being done by a consultant will revisit the model to ensure that the CLT is beneficial to our residents and maintains a perpetual stock of affordable housing.	Financial resources are the barrier to this goal.

STRATEGIES			
2019 (REQUIRED & SUBMITTED)	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Reform City practices to promote a responsive, affordable, high-opportunity housing market.
	<b>KEY TASKS (5a)</b>	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.
	<b>PROGRESS (5e)</b>	See Strategy A	See Strategy A
	<b>BARRIERS (5f)</b>	See Strategy A	See Strategy A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	The City assisted in the development of two housing projects with 135 affordable units through \$480,768 in impact fee waivers. These projects also received funding from the Olene Walker Housing Loan Fund which is overseen by DWS.	The City has worked with the Housing Authority in years past, no investments in 2020.
	<b>PROGRESS (5e)</b>	No specific tasks as they are as projects become available.	No information provided
	<b>BARRIERS (5f)</b>	Marketing and funding have been barriers to this program.	No information provided
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	<b>KEY TASKS (5a)</b>	The City and the RDA are partnering with the State on a development with 190 units, 104 of which are affordable. The project is set to open in spring 2023. The City has also partnered on multiple projects that are also funded through the Olene Walker Housing Trust Fund (OWHTF). The OWHTF 2020 annual report states that the fund invested in 306 units at \$5.73 million	The City provided \$51,181 in CDBG Emergency Assistance to the Valor House to repair the HVAC system. Valor House has 72 units and is owned by the VA, with the Housing Authority of Salt Lake as the Landlord, and First Step House is the property manager.
	<b>PROGRESS (5e)</b>	No specific tasks as they are as projects become available	No information provided
	<b>BARRIERS (5f)</b>	Marketing and funding have been barriers to this program.	Funding has been the primary barrier.
			The barriers should be able to be address through modifications to the proposed code changes. Most barriers are expected on the edges of the downtown where building heights start to transition.



STRATEGIES		
STRATEGIES		(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Increase housing opportunities for cost-burdened households.
	KEY TASKS (5a)	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	PROGRESS (5e)	See Strategy A
	BARRIERS (5f)	See Strategy A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019
	KEY TASKS (5a)	The Redevelopment Agency of Salt Lake City has 10 RDA areas of which 8 have triggered the housing set-aside. These funds are released to the development community through a competitive NOFA process. In 2020 77 affordable units have been funded for an investment of \$2.5 million dollars.
	PROGRESS (5e)	No specific tasks as they are as projects become available.
	BARRIERS (5f)	Funding resources and development projects are barriers.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	KEY TASKS (5a)	The Redevelopment Agency of Salt Lake City has 10 RDA areas, of which 8 have triggered the housing set-aside. These funds are released to the development community through a competitive NOFA process. In 2021 \$8M was announced, with applications pending. In 2021, 104 affordable units have been approved for funding, totaling an investment of \$1,340,000. Three projects commenced construction with 390 total units, 334 of which are affordable. A total of 633 units, including 414 affordable units, using RDA funding have, or are scheduled to, come online in 2021.
	PROGRESS (5e)	NOFA was issued in September 2021 with applications for funding due October 29, 2021. Other tasks emerge as projects come online
	BARRIERS (5f)	Funding has been the primary barrier, as has taxing entity participation in new tax increment project areas that would increase the funding pool

ENOCH, CITY		COUNTY: IRON AOG/MPO: FCAOG	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 5 MAJOR TRANSIT INVESTMENT COORIDOR: NO		
STRATEGIES	Encourage opportunities for the development of adequate housing for low and moderate-income households by using land-use regulation techniques, i.e. rezoning for densities necessary to assure the production of moderate income housing, and consider moderate income residential development in commercial and mixed use zones.	Consider the impact of proposed ordinances, assessments and fees on moderate and low-income housing affordability and availability by avoiding services that increase costs.	Maintain a strategic partnership with affordable housing government agencies and non-profit organizations.		
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Meet the needs of people of various income levels working and desiring to live in Enoch City by allowing residential access close to employment centers and by enticing mixed uses to business property owners that will add additional revenue to business investments.	Adding services has the potential to increase the costs to residents. Even the potential increasing of fees are viewed through the lens of affordability to the consumer.	Understand affordable housing needs and programs that will fulfill those needs. Partner in zoning and efficient building permitting and inspecting to reduce possible burdens normally found in the building process. Establish an open dialogue with the affordable housing government agencies and non-profit organizations to share common burdens placed upon both.	
	KEY TASKS (5a)	When meeting with owner/developer, discuss the possibility of adding residential to their project. Instruct owner/developer about parameters that must be met to add low to moderate income residential to their project. Assist owner/developer in application and construction processes.	Staff constantly reviews the budgeted expenditures in relationship to the quality of the services provided. All expenditures are weighed with the efficiency and effectiveness of the service provided. If additional funding is needed, re-allocation from other areas is the first priority. If efficiencies are available and a reduction in funding can be done, the actions are then implemented.	Open dialogue with affordable housing government agencies and non-profit organizations. Enhancing communication and efficient building permit processes to reduce municipal impact on legal practices. Provide collaborative support in the form of letters, information, and public comment on affordable housing projects.	
	PROGRESS (5e)	Every task has occurred on application by builder/developer. The results have been exactly in line with goals.	Tasks are annual and have added 2 new police officers to the Police Department. Other services have not been added for multiple years so as to comply with strategy to keep government affordable.	Building permit and information sharing is ongoing.	
	BARRIERS (5f)	Feedback from builder/developer on the parameters and processes with a culture of change that is timely and consistent. Enoch City does not build housing and commercial developments. However, the building industry has readily approved of the goal(s).	Typical citizen desire for highest quality results without being willing to pay the price.	Adding more staff into the conversations to increase accountability. Time is a barrier.	
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage opportunities for the development of adequate housing for low and moderate-income households based on the needs of the community.	Increase affordable rental units for low-to-moderate income households.	Implement the Enoch City land use element which provides opportunities for a range of housing densities and types that will be attainable for those that work and live in the community.	Encourage a community design relative to housing, commercial and industrial areas that is efficient, provides desired conveniences and is fiscally sustainable.
	KEY TASKS (5a)	Review rezone requests for service demands, allow rezoning if increased costs can be mitigated.	Allow ADU's in residential zones.		NA
	PROGRESS (5e)	All tasks are continuous.	Deadline met in 2020.		
	BARRIERS (5f)	NA			
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Unclear - it appears that the 2019 report was submitted in 2021.			
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				



FARMINGTON, CITY		COUNTY: DAVIS AOG/MPO: WFRCC	REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 8 MAJOR TRANSIT INVESTMENT COORIDOR: YES		
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data	
	KEY TASKS (5a)	no data	no data	no data	
	PROGRESS (5e)	Farmington City has land zoned R-2, R-4 and R-8 all of which are Multiple Family Residential Zones. High density residential - condominium and apartment style units are permitted in the GMU (General Mixed Use) and TMU (Transit Mixed Use) zone. Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes are permitted in the RMU, GMU and TMU Zone subject to certain provisions. Multiple family residential is also allowed in the CMU (Commercial Mixed Use), NMU (Neighborhood Mixed Use) and BR (Business Residential) zones. These zoning designations provide ample density for affordable housing units to be built. Planned Unit Development (PUD) overlays also allow, if approved, greater densities (or multiple family units) greater than the underlying zone.	Farmington City continuously invests in its infrastructure including streets, water, storm drainage, electrical and telecommunications. The city will consider infrastructure improvements and city involvement to assist Moderate Income Housing Projects including on site improvements through engineering, public works and finance.	The Community Development department after approval from the City Council shall revise and amend the Accessory Dwelling Ordinance, creating a single ordinance for Accessory Dwelling Units and Secondary Dwelling Units thereto.	Farmington City's commercial and mixed use zone allows for higher density or moderate income residential development and much of its commercial and employment centers are already zoned for such uses, but the city will continue to consider rezone applications that bring diversity to the mixed use areas in Farmington City including projects that are coordinated with the General Plan.
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Provide multiple types of housing choices in Farmington, we often use a PUD Overlays to allow for densities above what is allowed in the underlying zone	We have received funds for infrastructure improvements around the business park. The City Council has also approved several Development Agreements. The City Engineer has worked with UDOT regarding West Davis Corridor and the infrastructure related thereto. Burke Lane is currently under construction which will serve as a major connection between Kaysville and Farmington	A text amendment to the zoning ordinance regarding accessory and secondary dwelling units.	The development of the business park will include a housing element, however, the City Council would like to change the image of the city from a bedroom community to a place with a trifecta of live, work and play.
	KEY TASKS (5a)	Utilizing our Comprehensive Plan. Creating Master Plans with a variety of housing types. Using our zoning ordinance and incentivizing tools and development agreements. Creation of the Station Area Master Plan and General Land Use Plan Update	<ul style="list-style-type: none"> <li>Project Concept Determination</li> <li>Funding Identification</li> <li>Preliminary Engineering</li> <li>Environmental Review</li> <li>Public Hearings/Informational Meetings</li> <li>Grade Inspection</li> <li>Right of Way Acquisition</li> <li>Bid Letting Construction</li> </ul>	Amendment initiated by the City. Drafting of text and preparing of the Staff Report. Public Hearing and Presentation to the City Council. Approval of the ordinance.	Through the TLC Grant and General Plan Land Use Update the city hopes to discover a balance that meets the goals of the City Council. The first step will be adoption of the land use element and small area master plan for the mixed use area near Station Park.
	PROGRESS (5e)	We have an RFP out to hire a consultant to update our General Plan which will help us to guide land use in and around the Station Park Area, our Office Park and the mixed use areas in the future	Burke is under construction and 950 North currently in design phase. Land has been acquired for furthering the expansion of roads with in the mixed use business park which will accommodate 1000s of dwelling units. We expect the units to be all of types. The alignment of Commerce Drive and Digital Drive is currently being discussed.	The results have been well received. We have received several conditional use applications and the public seems happy they have the ability to have an accessory dwelling unit for their family to use as well as the ability to rent the unit if needed to supplement their income or pay down their mortgage.	The RFP has been sent to several consultants.
	BARRIERS (5f)	Covid delayed the progress of the business park and allocation of :	It's been difficult to balance private and public partnerships and finding the balance between the two. The city works to balance the wants of property owners with the goals of the cities ordinance s, general plan and regulating plan. Approval of development agreements by the City Council for road construction costs.	We will continue to monitor and track conditional use applications and modify the ordinance as needed. A barrier to secondary dwelling units has been the requirement of second meters for those units though the building code.	Covid delayed the progress of the business park and allocation of :
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Offer additional density for developments that provide moderate income housing.	Participate in funding new roads and utility infrastructure to support new MIH housing.	no data	Farmington city's mixed use center will create a vibrant location to support MIH residents.
	KEY TASKS (5a)	Ordinance has been created, recommended by the Planning Commission, and approved by the city council.	Continue design and search for funding to construct road and utility infrastructure. Consider RDA funding support for housing projects to ensure MIH housing is being implemented.	no data	Ongoing review of applications for development to ensure compliance with the city's vision and ordinances. The plan and zoning is in place.
	PROGRESS (5e)	The applicable ordinance has been adopted as of August 2021.	To date Farmington has secured over \$20 million to assist in the construction of infrastructure that will at least in part support MIH housing. Farmington is also working to support a parking structure for a LIHTC housing project of some 220 units.	no data	The ordinances are in place to allow for mixed use development, zoning is in place, and many projects are underway or completed.
	BARRIERS (5f)	To date this has been well received by the council and the development community. Multiple projects have been submitted and have been approved or are in review that include additional densities to provide moderate income housing based on this ordinance.	It is an ongoing negotiation with developers to support the city's vision even with contributions from the city to make it financially viable.	no data	Farmington City hopes as part of the mixed-use zoning to see meaningful commercial development. Recently the commercial projects are slow in coming and the city is seeing lots of requests for residential. This is challenging for the public and council.

STRATEGIES					
	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(L) preserve existing MIH	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data	
	KEY TASKS (5a)	no data	no data	The City shall encourage reinvestment in Farmington's older neighborhoods.	
	PROGRESS (5e)	Farmington's General Plan, Zoning Map and Transportation Plan encourage development around major transit corridors.	Farmington City's land use regulations support reductions in parking when parking demand is less than otherwise required, and its codes allow for shared parking. Moreover, development within certain distances of a fixed transit stop may incorporate parking reductions as part of their projects, and all developments within mixed-use zones may count on street parking to meet off street requirements.	Consider affordable housing as public land is developed. Track Tax Increment Funds for projects with a moderate-income housing element, including private and public investment thereto.	
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)	We have placed an RFP to create a Station Area Master Plan for the area between State Street and generally Shepherd Lane and between the Denver and Rio Grande Western Trail and I-15/ Legacy Parkway.	Our goal is to provide adequate access to all areas of the city with a robust trail network. We have encouraged shared parking agreements with commercial and residential developments to offset parking needs at different times during the day. With in our mixed use area, we are trying to develop areas where a resident could live without being auto dependent. The Frontrunner station can connect residents downtown and other regional locations.	We are working as a city to continue to have a positive identity for existing neighborhoods. Farmington is known as a great place to live with many trails and connections. As a city we have a robust trails committee sell the idea that will continue to connect the old to the new. Families are continuing to move to Farmington.	
	KEY TASKS (5a)	The Project Team will meet at the conclusion of each task to review findings and discuss the next steps. The consultant team is expected to develop a project schedule with specific information regarding the planning process, individual tasks, subconsultant responsibilities if applicable, benchmarks, and meeting occurrences in both a narrative schedule and Gantt chart format	The process will include site plan and land use review for each project going forward. Parking is a focus of our Development Review Meeting.	Projections and Statistics. Mapping Housing Stock in GIS. Following Demolition Ordinance. Coordination with Building Department	
	PROGRESS (5e)	The RFP has been sent to several consultants.	We have adopted a cross access ordinance to encourage shared parking between commercial developers.	The result is typically at least a one to one replacement of units if not more with in the city. Remodeling of homes results in increased property values but the fact people are willing to reinvest in Farmington neighborhoods is essential to its character. The City recently hired a new Historic Preservation Architect/Consultant and so far her review times have been faster.	This year we had only one opportunities to use the funding towards projects that would only provide a unit or two. The city would like to use funding for larger moderate income housing projects to maximize the number of units being provided with in the city.
	BARRIERS (5f)	The constraints include timing. Also the city must work with developers who are willing to participate in the creation of Moderate Income Housing. The City would like to allocate TIF resources to projects yielding the most units and push forward the MIH goals.	We have experienced a number of complaints of too much on street parking and the storage of personal goods with garages. This has become a code enforcement issue when there are too many cars parked on the street. We have found the most success with developments that have some off street parking available or overflow parking available for visitors. Shared Parking and overflow parking has been a condition of approval for a few PUD Developments this year. However, the city is committed to looking for opportunities to reduce parking and will be evaluated through the General Plan Land Use Update and Small Area Master Plan	Old units are demolished and units that are generated may not meet the MIH Standards for AMI.	The tasks will be determined as projects come forward. The City Council will appropriate funds as they see fit to maximize the number of units on an appropriate project.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Farmington's General Plan, Zoning Map, and Transportation Plan encourage density near transit	no data	no data	
	KEY TASKS (5a)	Ongoing review of applications for development to ensure compliance with the city's vision and ordinances. Farmington City will also work with land owners and developers near transit to encourage appropriate densities and moderate income housing developments.	no data	no data	
	PROGRESS (5e)	The ordinances are in place to allow for higher densities near major transit investments and additional densities when projects include MIH.	no data	no data	
	BARRIERS (5f)	The city has had significant commercial development historically develop around the FrontRunner station. The city is looking to support this important function for our community while adding supporting residential without diminishing the opportunity for new businesses.	no data	no data	no data

# FARR WEST, CITY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Eliminate regulator barriers	Eliminate regulator barriers	Eliminate regulator barriers
	KEY TASKS (5a)	The goal is to encourage developers to include moderate income housing in their development plan. This plan is designed to encourage up to 20% of future development to be moderate income housing.	The goal is to encourage developers to include moderate income housing in their development plan. This plan is designed to encourage up to 20% of future development to be moderate income housing.	The goal is to encourage developers to include moderate income housing in their development plan. This plan is designed to encourage up to 20% of future development to be moderate income housing.
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Reduce lot size	Allow more mixed use	Maintain existing MIH
	KEY TASKS (5a)	Adopt city ordinance that would allow for smaller lots, and more mixed use. Preserve existing MIH.	Adopt city ordinance that would allow for smaller lots, and more mixed use. Preserve existing MIH.	Adopt city ordinance that would allow for smaller lots, and more mixed use. Preserve existing MIH.
	PROGRESS (5e)	The MIH element has been adopted. The necessary ordinance is written and will be addressed prior to March 30, 2021. The city continues to support existing MIH.	The MIH element has been adopted. The necessary ordinance is written and will be addressed prior to March 30, 2021. The city continues to support existing MIH.	The MIH element has been adopted. The necessary ordinance is written and will be addressed prior to March 30, 2021. The city continues to support existing MIH.
	BARRIERS (5f)	Continue to make MIH available. Currently the city is revising the general plan to allow for more MIH beyond the stated goals.	Continue to make MIH available. Currently the city is revising the general plan to allow for more MIH beyond the stated goals.	Continue to make MIH available. Currently the city is revising the general plan to allow for more MIH beyond the stated goals.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	same as 2020	same as 2020	same as 2020
	KEY TASKS (5a)	same as 2020	same as 2020	same as 2020
	PROGRESS (5e)	The MIH element has been adopted. The city continues to support existing MIH.	The MIH element has been adopted. The city continues to support existing MIH.	The MIH element has been adopted. The city continues to support existing MIH.
	BARRIERS (5f)	same as 2020	same as 2020	same as 2020



# FRUIT HEIGHTS, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(J) implement zoning incentives for low to moderate income units in new developments
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data

STRATEGIES	(L) preserve existing MIH		(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
	2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data
KEY TASKS (5a)		no data	no data	no data
PROGRESS (5e)		no data	no data	no data
BARRIERS (5f)		no data	no data	no data
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data

# GRANTSVILLE, CITY

COUNTY: TOOELE  
AOG/MPO: WERC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 10  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

GRANTSVILLE, CITY				
COUNTY: TOOELE AOG/MPO: WERC				
REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 10 MAJOR TRANSIT INVESTMENT COORIDOR: NO				
STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	No data	No data	No data
	KEY TASKS (5a)	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Grantsville seeks to develop an assortment of housing opportunities.	Consider ordinance to allow accessory units to create more rental opportunities.	Grantsville seeks to equitably provide housing opportunities for its residents.
	KEY TASKS (5a)	Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.	The key task to accomplish the goal for Accessory Dwellings is to have discussions and adopt a new ordinance for the Accessory Dwellings.	Encourage the preservation of existing housing to provide opportunities for moderate income housing.
	PROGRESS (5e)	No data	The Planning Commission has held one meeting so far and they would like more information on how other municipalities are handling the ADU's.	No data
	BARRIERS (5f)	No data	We have just started working on this process so as of now we haven't encountered any barriers.	No data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	No data	Same as 2020	No data
	BARRIERS (5f)	No data	Same as 2020	No data

STRATEGIES	(L) preserve existing MIH		(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
	2019 (REQUIRED & SUBMITTED)	GOALS (2)	No data	No data	No data
KEY TASKS (5a)		No data	No data	No data	No data
PROGRESS (5e)		No data	No data	No data	No data
BARRIERS (5f)		No data	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Grantsville seeks to equitably provide housing opportunities for its residents.	Grantsville seeks to equitably provide housing opportunities for its residents.	Grantsville seeks to equitably provide housing opportunities for its residents.	Grantsville seeks to equitably provide housing opportunities for its residents.
	KEY TASKS (5a)	Work with other agencies to provide moderate income housing for City residents.	Work with other agencies to provide moderate income housing for City residents.	Work with other agencies to provide moderate income housing for City residents.	Work with other agencies to provide moderate income housing for City residents.
	PROGRESS (5e)	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data

STRATEGIES		(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
2019 (REQUIRED & SUBMITTED)	GOALS (2)	No data	No data	No data
	KEY TASKS (5a)	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Grantsville seeks to equitably provide housing opportunities for its residents.	Grantsville seeks to equitably provide housing opportunities for its residents.	Grantsville seeks to equitably provide housing opportunities for its residents.
	KEY TASKS (5a)	Work with other agencies to provide moderate income housing for City residents.	Work with other agencies to provide moderate income housing for City residents.	Work with other agencies to provide moderate income housing for City residents.
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data

# HARRISVILLE, CITY

COUNTY: WEBER  
AOG/MPO: WFCR

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reduce, mitigate , or eliminate local regulatory barriers to moderate income housing. Promote individuals who desire to live near family, and relatives in the City. Maintain its local culture and lifestyle in conjunction with its housing policies.	Reduce, mitigate , or eliminate local regulatory barriers to moderate income housing. Promote individuals who desire to live near family, and relatives in the City. Maintain its local culture and lifestyle in conjunction with its housing policies.
	<b>KEY TASKS (5a)</b>	Harrisville will continue to monitor the availability of moderate income housing within the community. As needs arise elected officials along with staff will be in charge of implementing goals and strategies identified to partner with private sector entities to accommodate and build housing that is moderate in pricing.	Harrisville will continue to monitor the availability of moderate income housing within the community. As needs arise elected officials along with staff will be in charge of implementing goals and strategies identified to partner with private sector entities to accommodate and build housing that is moderate in pricing.
	<b>PROGRESS (5e)</b>	Since the City Council adopted the new moderate income housing element of the general plan on October 8, 2019, there has not been any demonstrable results at this point.	Since the City Council adopted the new moderate income housing element of the general plan on October 8, 2019, there has not been any demonstrable results at this point.
	<b>BARRIERS (5f)</b>	The city has yet to identify any barres because it is to early in the implementation process from the adoption date of October, 2019.	The city has yet to identify any barres because it is to early in the implementation process from the adoption date of October, 2019.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Create and adopt a Mixed-Use/Infill ordinance. The city is outlining areas in the city for community reinvestment and development.	Create and adopt a mixed development ordinance to mitigate local housing barriers. The city is outlining areas in the city for community reinvestment and development.
	<b>KEY TASKS (5a)</b>	Draft an Ordinance and meet the public notice requirements and hold the appropriate public hearing to receive public input. Open houses and work sessions were held to receive public input and address public needs during the draft ordinance process. Gather data and outline areas eligible for in-fill development.	Draft an Ordinance and meet the public notice requirements and hold the appropriate public hearing to receive public input. Open houses and work sessions were held to receive public input and address public needs during the draft ordinance process. Gather data and outline areas eligible for in-fill development.
	<b>PROGRESS (5e)</b>	Ordinance was adopted on January 14, 2020.	Ordinance was adopted on January 14, 2020.
	<b>BARRIERS (5f)</b>	Public input received was/is concerned about high density housing and a increase in population.	Public input received was/is concerned about high density housing and a increase in population.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Adopted a Mixed-Use/Infill Ordinance in January 2020	Adopted a Mixed-Use/Infill Ordinance in January 2020
	<b>KEY TASKS (5a)</b>	Over the course of several months, the City drafted an ordinance, met the public notice requirements, and held public hearings to receive public input to adopt the Mixed-Use/Infill Ordinance.	Over the course of several months, the City drafted an ordinance, met the public notice requirements, and held public hearings to receive public input to adopt the Mixed-Use/Infill Ordinance.
	<b>PROGRESS (5e)</b>	Several Mixed-Use/Infill development applications have been received.	Several Mixed-Use/Infill development applications have been received.
	<b>BARRIERS (5f)</b>	COVID-19 presented difficult circumstances to receive public input at public meetings so the city opened a written public comment window to make sure appropriate time was given to receive this important input. Lack of public support for increased density projects. The city has increased transparency for public communication and included additional opportunities for public input.	COVID-19 presented difficult circumstances to receive public input at public meetings so the city opened a written public comment window to make sure appropriate time was given to receive this important input. Lack of public support for increased density projects. The city has increased transparency for public communication and included additional opportunities for public input.

STRATEGIES	
STRATEGIES	<b>(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Reduce, mitigate , or eliminate local regulatory barriers to moderate income housing. Promote individuals who desire to live near family, and relatives in the City. Maintain its local culture and lifestyle in conjunction with its housing policies.
	<b>KEY TASKS (5a)</b> Harrisville will continue to monitor the availability of moderate income housing within the community. As needs arise elected officials along with staff will be in charge of implementing goals and strategies identified to partner with private sector entities to accommodate and build housing that is moderate in pricing.
	<b>PROGRESS (5e)</b> Since the City Council adopted the new moderate income housing element of the general plan on October 8, 2019, there has not been any demonstrable results at this point.
	<b>BARRIERS (5f)</b> The city has yet to identify any barres because it is to early in the implementation process from the adoption date of October, 2019.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> no data
	<b>KEY TASKS (5a)</b> no data
	<b>PROGRESS (5e)</b> no data
	<b>BARRIERS (5f)</b> no data
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> no data
	<b>KEY TASKS (5a)</b> no data
	<b>PROGRESS (5e)</b> no data
	<b>BARRIERS (5f)</b> no data



# HEBER, CITY

COUNTY: WASATCH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 15  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Goal 1, policy e.Consider rezoning for densities necessary to assure the production of moderate income housing	Goal 1, Policy f.Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;	Goal 1, Policy K.k) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;	Goal 2, Policy C.d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Goal 1, policy e.Consider rezoning for densities necessary to assure the production of moderate income housing	Goal 1, Policy f.Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;	Goal 1, Policy K.k) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;	Goal 2, Policy C.d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing
	KEY TASKS (5a)	1. Gain a vision for the future growth and densities. 2. Revisit and revise ordinances to implement the vision and densities in the general plan. 3. Evaluate rezoning requests with consideration to the general plan and their merit on providing affordable housing.	1. Identify the needs of the infrastructure systems. 2. Identify a yearly budget to complete work.3. Identify and design yearly projects.4. Bid out the projects for the year.5. Construction.	1. identify rehabilitation projects for developers or future investment.2. Work with developers to consider rehabilitation.3. Explore possible policies to use CRA funding for future rehabilitation projects.	1. Zoning allows requests.2. Take requests to Council.3. Ensure coordination with department that assesses fees.
	PROGRESS (5e)	Task 1 is complete. The outcome has been clear direction for future growth in the City, including the identifying of guiding densities. Task 3 is ever ongoing, but has seen requests to the City. Not all requests have been approved	All tasks are completed on identified projects each year.	The affordable housing code allows developers to propose rehabilitation in lieu of construction.	Task 1 is complete. Tasks 2 and 3 are dependant on requests. Task 3 is yet to be completed as the developer has not submitted for building permits. The City has waived ~ \$18k in building permit fees.
	BARRIERS (5f)	Heber City has frequently been receiving zone change requests for higher density. The Council is concerned with ensuring density in the correct areas of the city and is currently addressing this issue with the proposed zone text amendments and zone change requests.	Financial Constraints, ensuring a conservative fiscal budget requires time to accomplish all projects.	All proposals have been to construct or pay a fee in lieu. The City Could work on identifying properties for consideration and recommending rehabilitation. The cost of land and construction have not been beneficial in regard to rehabilitation by developer.	Every subsidy comes from the general fund. Future funding mechanisms, such as RDA or CRA may help in this effort.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Goal 1, policy e.Consider rezoning for densities necessary to assure the production of moderate income housing	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	KEY TASKS (5a)	1. Gain a vision for the future growth and densities. 2. Revisit and revise ordinances to implement the vision and densities in the general plan.	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	PROGRESS (5e)	Task 1 is complete. The outcome has been clear direction for future growth in the City, including the identifying of guiding densities. Task 3 is ever ongoing, but has seen requests to the City. Not all requests have been approved.In March of 2021, the City entered into a development agreement on the Old Mill Village Project to permit high density housing, of which 15% were deed restricted affordable units.	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	BARRIERS (5f)	Heber City has frequently been receiving zone change requests for higher density. The Council is concerned with ensuring density in the correct areas of the city and is currently addressing this issue with the proposed zone text amendments and zone change requests.	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report

STRATEGIES					
STRATEGIES		(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(I) allow for single room occupancy developments	(J) implement zoning incentives for low to moderate income units in new developments
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Already allowed under city code	Already allowed under city code	Already allowed under city code	Already allowed under city code
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Objective 7, 9. Promote ADU to provide 50% and 30% AMI Units	To provide a mixture of housing types for the housing life cycle.	Already allowed under city code	Goal 1, Policy i.i) promote the creation and retention of housing stock affordable to very low, low, moderate, and moderate to area median income (AMI) households
	KEY TASKS (5a)	1. Draft code update. 2. Visit with Planning Commission. 3. Hold Public Hearing. 4. Council review and approval. 5. Record updated ADU Code			
	PROGRESS (5e)	Tasks 1-3			
	BARRIERS (5f)	Current workloads, including other high priorities, have slowed the process of the proposed code update.			
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	KEY TASKS (5a)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	PROGRESS (5e)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	BARRIERS (5f)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report

STRATEGIES					
		(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	(L) preserve existing MIH	(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Heber City should provide a realistic opportunity to meet the estimated needs for additional moderate income housing.	Heber City should provide a realistic opportunity to meet the estimated needs for additional moderate income housing.	Already allowed under city code	This is available via the County Housing Authority.
	KEY TASKS (5a)				
	PROGRESS (5e)			Reduction requests are allowed under Chapter 18.102, subject to Council approval	
	BARRIERS (5f)				
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Goal 1, Policy i.i) promote the creation and retention of housing stock affordable to very low, low, moderate, and moderate to area median income (AMI) households	Goal 1, Policy i.i) promote the creation and retention of housing stock affordable to very low, low, moderate, and moderate to area median income (AMI) households	Already allowed under city code	No, not in plan but is a current program of the housing authority, in which the city participates and allocates fee in lieu fees to.
	KEY TASKS (5a)	1. Affordable housing agreement with developer.2. Record Deed Restriction.3. Clear buyers or tenants with Housing Authority.	1. Affordable housing agreement with developer.2. Record Deed Restriction.3. Clear buyers or tenants with Housing Authority.		
	PROGRESS (5e)	The Housing Authority is currently managing the past deed restricted properties	The Housing Authority is currently managing the past deed restricted properties	Reduction requests are allowed under Chapter 18.102, subject to Council approval	
	BARRIERS (5f)	The City is discussing future strategies with the Housing Authority	The City is discussing future strategies with the Housing Authority		
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	KEY TASKS (5a)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	PROGRESS (5e)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	BARRIERS (5f)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report

HEBER CITY HOUSING STRATEGIES				
STRATEGIES		(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Heber City should continue to foster partnerships with non-profit organizations and developers, and identify new funding sources to implement affordable housing policies	Heber City should continue to foster partnerships with non-profit organizations and developers, and identify new funding sources to implement affordable housing policies	Not in 2019 letter
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Goal 2, Policy D. d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing	Goal 2, Policy E. e) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;	Goal 2, Policy D. d) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
	KEY TASKS (5a)	1. Identify a partner and project. 2. Approve project based on funding. 3. Apply for funding. 4. Construct project.	1. Identify a partner and project. 2. Approve project based on funding. 3. Apply for funding. 4. Construct project.	1. Identify a partner and project. 2. Approve project based on funding. 3. Apply for funding. 4. Construct project.
	PROGRESS (5e)	No tasks have been completed.	No tasks have been completed.	1-2 are complete. City has agreement to potentially partner based on getting money from the Olene Walker Foundation.
	BARRIERS (5f)	The City is open to potential developing partners	The City is open to potential developing partners	The City is open to potential developing partners. Time for the developer to get to the phase of development for the senior housing.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	KEY TASKS (5a)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	PROGRESS (5e)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report
	BARRIERS (5f)	Unable to access spreadsheet for report	Unable to access spreadsheet for report	Unable to access spreadsheet for report

HERRIMAN, CITY		COUNTY: SALT LAKE AOG/MPO: WFRC	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 6 MAJOR TRANSIT INVESTMENT COORIDOR: YES
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Overall goal is to ensure Herriman maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends.	Overall goal is to ensure Herriman maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends.
	KEY TASKS (5a)	Objective 1: Ensure affordable housing grows proportionally with standard residential development. Objective 2: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life. Objective 3: Provide for affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman. Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles. Objective 4: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area. Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts. Objective 5: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.	Objective 1: Ensure affordable housing grows proportionally with standard residential development. Objective 2: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life. Objective 3: Provide for affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman. Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles. Objective 4: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area. Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts. Objective 5: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.
	PROGRESS (5e)	The 2019 Moderate Income Housing Plan was adopted by the Herriman City Council on November 13, 2019.	The 2019 Moderate Income Housing Plan was adopted by the Herriman City Council on November 13, 2019.
	BARRIERS (5f)	N/A	N/A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of ensuring affordable housing grows proportionally with standard residential development.	Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of dispersing multi-family developments such that there is no concentration of multi-family dwellings in any one neighborhood or development area.
	KEY TASKS (5a)	Review and update the zoning map as needed to allow for higher density residential zones in areas where services and infrastructure are in place that can support the increase of population.	Coordinate planning and zoning with the city's transportation and utilities master plans. Coordinate with regional transportation partners. Designate areas in the future land use and development framework where multi-family development will be permitted to take advantage of existing and planned infrastructure. Capital improvement funding (local and regional) for infrastructure expansion
	PROGRESS (5e)	Herriman has updated the zoning map per master development agreements. Herriman has worked with local developers to build a mix of housing types, including affordable options, throughout Herriman, including higher density options in the Towne Center, near the SLCC campus, and adjacent to current and future commercial and employment centers.	Herriman has approved multiple master development agreements over the years that target a dispersion of housing types and the location of higher density housing near existing and planned infrastructure. Herriman held joint open house meetings for the updates to the general plan and transportation/utility master plans in January and February 2020. Feedback and coordination led to updates. Draft General Plan update to be presented in December 2020. Herriman City attends regional transportation/growth committee meetings and has met with regional/state partners regarding infrastructure expansion. Changes to the regional transportation plan have impacted the direction of the General Plan and informed the transportation master plan.
	BARRIERS (5f)	Herriman has approved multiple master development agreements that include a mix of housing types and densities based on gross density. The high variation in what is counted in the base number for gross density has led to net housing densities that differ significantly from what was envisioned. The city is addressing the articulation of housing types and densities as part of its General Plan update to improve clarity and match results with expectations.	Herriman approved master development agreements, including the location of potential moderate income housing types, based on previous understandings of planned infrastructure expansion. Changes to the regional transportation plan have led to a more uncertain and/or longer-term horizon for anticipated infrastructure investments to support the approved and built higher-density housing.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Herriman has rezoned many areas to allow for densities that support the production of moderate-income housing. Herriman has updated the zoning map per master development agreements (MDAs); many MDAs include areas with densities that support the production of moderate-income housing. Herriman has worked with local developers to build a mix of housing types, including affordable options, throughout Herriman, including higher density options in the Towne Center, near the SLCC campus, and adjacent to current and future commercial and employment centers. Herriman has adopted a new zoning category for Large Development Areas, which may include housing at a range of densities and thus, housing options affordable to moderate-income households.	Herriman has approved multiple master development agreements over the years that target a dispersion of housing types and the location of higher density housing near existing and planned infrastructure. Herriman held joint open house meetings for the updates to the general plan and transportation/utility master plans in January and February 2020. Feedback and coordination led to updates. Transportation and Utility master plans were adopted in 2020. July 2021: Final Draft General Plan is reviewed by the Planning Commission; the update identifies areas in the future land use and development framework where multi-family development will be permitted to take advantage of existing and planned infrastructure. Herriman City attends regional transportation/growth committee meetings and has met with regional/state partners regarding infrastructure expansion and potential funding. Changes to the regional transportation plan have impacted the direction of the General Plan and informed the transportation master plan.
	BARRIERS (5f)	Herriman has approved multiple master development agreements that include a mix of housing types and densities based on gross density. The high variation in what is counted in the base number for gross density has led to net housing densities that differ significantly from what was envisioned. The city is addressing the articulation of housing types and densities as part of its General Plan update to improve clarity and match results with expectations.	Herriman approved master development agreements, including the location of potential moderate-income housing types, based on previous understandings of planned infrastructure expansion. Changes to the regional transportation plan have led to a more uncertain and/or longer-term horizon for anticipated infrastructure investments to support the approved and built higher-density housing.

STRATEGIES		(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Overall goal is to ensure Herriman maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends.	Overall goal is to ensure Herriman maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends.	Overall goal is to ensure Herriman maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends.
	KEY TASKS (5a)	Objective 1: Ensure affordable housing grows proportionally with standard residential development. Objective 2: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life. Objective 3: Provide for affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman. Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles. Objective 4: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area. Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts. Objective 5: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.	Objective 1: Ensure affordable housing grows proportionally with standard residential development. Objective 2: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life. Objective 3: Provide for affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman. Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles. Objective 4: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area. Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts. Objective 5: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.	Objective 1: Ensure affordable housing grows proportionally with standard residential development. Objective 2: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life. Objective 3: Provide for affordability and life-cycle housing concerns through development of housing options, including multi-family housing, that maintains the desired character of Herriman. Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles. Objective 4: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area. Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts. Objective 5: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.
	PROGRESS (5e)	The 2019 Moderate Income Housing Plan was adopted by the Herriman City Council on November 13, 2019.	The 2019 Moderate Income Housing Plan was adopted by the Herriman City Council on November 13, 2019.	The 2019 Moderate Income Housing Plan was adopted by the Herriman City Council on November 13, 2019.
	BARRIERS (5f)	N/A	N/A	N/A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of providing for life-cycle and affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.	Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of providing for life-cycle and affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.	Herriman's primary goal is to ensure the city maintains reasonable affordability and provides housing choices through times of rapid population growth and varying development trends. This is coupled with the specific objective of providing for life-cycle and affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.
	KEY TASKS (5a)	Create new zoning/modify existing zoning to allow for the integration of higher density residential and/or moderate income residential into the city's mixed use and/or employment centers.	Coordinate with regional transportation partners. Evaluate Future Land Use (FLU) Map changes as part of the General Plan update to incorporate a range of higher density and/or moderate-income housing options near major transit investment corridors. Support appropriate residential and/or mixed-use zoning to allow higher density development near major transit investment corridors.	The city participates in discussions with Salt Lake County regarding use of CDBG funding for housing affordability. Evaluate FLU Map changes as part of the General Plan update to incorporate a range of housing options.
	PROGRESS (5e)	Herriman has two Mixed Use zones that allow for both vertical and horizontal mixed use. Vertical mixed use is incentivized by offering a density bonus. Herriman is evaluating new mixed-use categories as part of its General Plan update to integrate residential into employment and educational centers.	Herriman City attends regional transportation/growth committee meetings and has met with regional/state partners regarding infrastructure expansion. Changes to the regional transportation plan have impacted the intended vision and/or the timing for transit-oriented development in the Towne Center and SLCC campus. Proposed updates to the General Plan have been reviewed by Planning Commission. The PC supports a range of housing options and the proposed locations for affordable housing types.	Proposed updates to the General Plan have been reviewed by Planning Commission. The PC supports a range of housing options and the proposed locations for affordable and "upsizing" options.
	BARRIERS (5f)	Herriman is often seeing the residential development occur but not the commercial development in its designated mixed-use areas. Herriman receives pressure from developers to change the mixed-use requirements or shift to a residential only designation and a commercial only designation. This results in a concentration of housing without the proximity to amenities and services envisioned.	Herriman has invested in and approved higher density residential and moderate-income housing adjacent to previously proposed corridors, relying on planned infrastructure expansion to support these densities. Changes to the regional transportation plan, including the alignment, location, and types of transit corridors has led to a more uncertain and/or longer-term horizon for the anticipated infrastructure investments that will support the approved and built higher-density housing. This results in issues that are challenging to address retroactively after housing has been built.	Herriman has encountered barriers on its proposed location, distribution, and mix of housing options based on approval of housing densities and infrastructure investments for some areas within its annexation declaration boundaries.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Herriman City attends regional transportation/growth committee meetings and has met with regional/state partners regarding infrastructure expansion. Changes to the regional transportation plan have impacted the intended vision and/or the timing for transit-oriented development in the Towne Center and SLCC campus. Areas near the SLCC Campus have been rezoned to allow for higher-density residential and/or mixed use. July 2021: Final Draft General Plan is reviewed by the Planning Commission; The PC supports a range of housing options and the proposed locations for affordable housing types.	Herriman City met with Salt Lake County regarding use of CDBG funding for housing affordability. July 2021: Final Draft General Plan is reviewed by the Planning Commission; The PC supports a range of housing options and the proposed locations for affordable and "upsizing" options.
	BARRIERS (5f)	Same as 2020	Herriman has invested in and approved higher density residential and moderate-income housing adjacent to previously proposed corridors, relying on planned infrastructure expansion to support these densities. Changes to the regional transportation plan, including the alignment, location, and types of transit corridors has led to a more uncertain and/or longer-term horizon for the anticipated infrastructure investments that will support the approved and built higher-density housing. This results in issues that are challenging to address retroactively after housing has been built.	N/A

# HIGHLAND, CITY

COUNTY: UTAH  
AOG/MPO: MAG

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Review and update the regulations for the Accessory Dwelling Unit (ADU) within the land use code for potential modifications and incentives to encourage the creation of additional housing options for residents.	Review and consider updating the regulations in mixed-use zones in the land use code to provide for a greater variety of housing types.
	<b>KEY TASKS (5a)</b> Review and update the regulations for the Accessory Dwelling Unit (ADU) within the land use code for potential modifications and incentives to encourage the creation of additional housing options for residents.	Review and consider updating the regulations in mixed-use zones in the land use code to provide for a greater variety of housing types.
	<b>PROGRESS (5e)</b> no data	no data
	<b>BARRIERS (5f)</b> no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Potential modifications/incentives to encourage a variety of housing options for residents	Review and consider updating regulations in mixed-use zones in the land use code.
	<b>KEY TASKS (5a)</b> 1. Remove Basement Apartment requirements from Development Code 2. Add Section 3-624 Accessory Dwelling Unit with new requirements. 3. Amend all other sections of the Development Code referring to Basement Apartments and update with Accessory Dwelling Unit. 4. Make application for Accessory Dwelling Units 5. Coordinate with Building Department	1. Allow for PD Districts to dedicate open space in an open space agreement. 2. Encourage high-density housing in mixed-use zones.
	<b>PROGRESS (5e)</b> 1. Remove Basement Apartment requirements from Development Code 2. Add Section 3-624 Accessory Dwelling Unit with new requirements. 3. Amend all other sections of the Development Code referring to Basement Apartments and update with Accessory Dwelling Unit. 4. Make application for Accessory Dwelling Units 5. Coordinate with Building Department	1. Highland City has allowed our Planned Development Districts, which are located in the mixed use land use, to dedicated open space in lieu of a fee. This allows for smaller lots within the PD Districts. 2. Approved and built a high-density subdivision (condos) in our Flex-Use zone. 3. Approved Phase 1 of a new PD District.
	<b>BARRIERS (5f)</b> There are several ADU applications submitted that don't have the listed requirements in our Development Code. The Building Department goes and requires changes be made to make the ADU in compliance with fire code and other regulations.	Our residents tend to be against smaller lot sizes.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b> 1. Remove Basement Apartment requirements from Development Code. 2. Add Section 3-624 Accessory Dwelling Unit with new requirements. 3. Amend all other sections of the Development Code referring to Basement Apartments and update with Accessory Dwelling Unit. 4. Make application for Accessory Dwelling Units. 5. Coordinate with Building Department. 6. Update ADU section in Development Code to comply with the State Legislative Update. 7. Update the General Plan to remove Accessory Dwelling Units as a MIH strategy as required by the State.	1. Allow for PD Districts to dedicate open space in an open space agreement. 2. Encourage high-density housing in mixed-use zones. 3. Do a comprehensive General Plan update to get updated data regarding demographics and housing needs.
	<b>PROGRESS (5e)</b> 1. Removed Basement Apartment requirements from Development Code. 2. Added Section 3-624 Accessory Dwelling Unit with new requirements. 3. Amended all other sections of the Development Code referring to Basement Apartments and update with Accessory Dwelling Unit. 4. Made application for Accessory Dwelling Units. 5. Coordinated with Building Department. 6. Updated ADU section in Development Code to comply with the State Legislative Update. 7. The City Council has approved in the budget for FY2022 the funding for a comprehensive General Plan update.	1. Highland City has allowed our Planned Development Districts, which are located in the mixed use land use, to dedicate open space in lieu of a fee. This allows for smaller lots within the PD Districts. 2. Approved a final plat for a 42-unit PD with 2 commercial lots. 3. Approved a preliminary plat with 424 units that include townhomes, carriage lots, cottage lots, and estate lots. Also approved a 4-lot commercial final plat in the same master-planned community. 4. The City Council has approved in the budget for FY2022 the funding for a comprehensive General Plan update.
	<b>BARRIERS (5f)</b> When ADU applications are submitted that show plans that are not compliant with code, the Building Department works to get the resident in compliance with building and fire codes. Difficulties the city has encountered is regarding complaints from residents about ADU's. When the resident that is renting out the ADU is compliant with everything in Code, there is nothing Staff can do to resolve the issues.	The Council-approved funding for the comprehensive General Plan update will allow the City to have the resources to put together updated data and goals regarding existing vacant land and potential uses. The barrier the municipality faces is that residents tend to be against smaller lot sizes/higher density in general.



REQUIRED ITEMS: 3  
 TOTAL MENU ITEMS: 4  
 MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	<b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b>	<b>(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Examine regulations for Senior Housing projects in the land use code with the specific examination of parking requirements for such.	Explore potential programs or partnerships with the Mountainlands Association of Governments (MAG).
	<b>KEY TASKS (5a)</b> Examine regulations for Senior Housing projects in the land use code with the specific examination of parking requirements for such.	Explore potential programs or partnerships with the Mountainlands Association of Governments (MAG).
	<b>PROGRESS (5e)</b> no data	no data
	<b>BARRIERS (5f)</b> no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Examine regulations for Senior Housing projects in the land use code with the specific examination of parking requirements for such.	Explore potential programs or partnerships with the Mountainlands Association of Governments (MAG).
	<b>KEY TASKS (5a)</b> 1. update general plan and development code to include senior housing zone 2. permit senior housing in other zones in the city.	Explore potential programs or partnerships with the Mountainlands Association of Governments (MAG).
	<b>PROGRESS (5e)</b> 1. updated general plan and development code to include information on the senior housing zone 2. permit senior housing in other zones in the city--permitted in Town Center Mixed-Use Residential Zone as well as the TC Flex Use Zone. 3. On March 10, 2020 an assisted living care facility was approved in the R-1-40 Zone.	Not applicable
	<b>BARRIERS (5f)</b> no data	no data
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b> 1. Update general plan and development code to include senior housing zone 2. Permit senior housing in other zones in the city 3. Do a comprehensive General Plan update to get updated data regarding demographics and housing needs.	Same as 2020
	<b>PROGRESS (5e)</b> 1. Update general plan and development code to include senior housing zone 2. Permit senior housing in other zones in the city 3. On March 10, 2020 an assisted living care facility was approved in the R-1-40 Zone. 4. June 16, 2020 a final plat was approved by the City Council that included an age-targeted development. 5. In 2021 so far, 36 building permits have been issued for the age-targeted development (carriage lots). 6. The City Council has approved in the budget for FY2022 the funding for a comprehensive General Plan update.	The City Council has approved in the budget for FY2022 the funding for a comprehensive General Plan update.
	<b>BARRIERS (5f)</b> The City is nearing build-out. Residential facilities for elderly persons are a permitted use in all low-density residential zones; although we have only received one application in the last few years to run one. The City Council has approved in the budget for FY2022 the funding for a comprehensive General Plan update. This will allow the City to have the resources to put together updated data and goals regarding existing vacant land and potential uses.	There are no results that have deviated from the desired outcome as of yet.

HOLLADAY, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFR

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.
	KEY TASKS (5a)	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.
	PROGRESS (5e)	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.
	BARRIERS (5f)	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.	Sent a summary of what they were planning on doing, not an assessment of actual needs.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	It was the goal of the city to study and adopt during 2020 an ADU ordinance. It is still the goal of the city to study and adopt ADU's as part of our overall effort to add to the housing stock and in particular, use ADU's as a way to increase density in areas of the city where only single family homes are allowed. Presently, Holladay allows only for guest houses in large lot areas of at least one-half acre or larger. These "guest houses" are not to be rented separately on either a short or long-term basis.	Review and update where necessary, specific zoning regulations to allow for mixed-use residential development in the Cottonwood Development (Holladay Hills) site, Holladay Village, Holladay Crossroads, Oakmont Plaza, and the Black Diamond site.	Implement reduced parking requirements where possible in the city to reduce housing costs by allowing for increased density at selected locations such as the Holladay Village, Holladay Hills, the proposed Holladay Crossroads area and in existing commercial areas.
	KEY TASKS (5a)	The city will pursue as soon as possible in 2021 the continued discussion on the draft ordinance at the staff level. A revised draft based on early input from the City Council and staff research will be placed on the Planning Commission calendar for discussion and action until a recommendation after public hearing is forwarded to the City Council An open house soliciting public input either during the Planning Commission and/or City Council process will be pursued get "buy in" from the community. It is expected that adoption of an ADU ordinance will take a portion of 2021. The goal will be to adopt and implement by end of August, if not sooner.	Presently, the Holladay Hills site, after many years of delay and controversy is ready to begin development of mixed-use buildings; part of an overall plan to allow for up to 614 dwellings. These new dwellings will, over time, free up housing opportunities for younger newcomers to move into the City into housing that will be vacated in Holladay and other communities. This site is under study for possible mass transit extension from the north and will be easily accessible to existing transit and planned bike and canal trails. The Holladay Crossroads zone is poised for approval after two years of development and public scrutiny. This zone will have a public hearing on 12-3-20 and will be adopted in the first quarter of 2021. This zone will allow for mixed use buildings and greater housing density setting up more housing opportunities in Holladay and nearby major transportation infrastructure and planned bike and canal trails.	Task has been accomplished but more work is needed to ensure that similar parking reductions are implemented in areas where future development may occur.
	PROGRESS (5e)	Significant discussion has already occurred at both the Planning Commission and City Council level about the overall goals of ADU's with additional input provided for by staff. A draft ordinance is in place and ready for further refining in early 2021.	See 5a	See 5a
	BARRIERS (5f)	COVID-19, earthquake and windstorm events continually moved staff resources away from accomplishing this task. COVID in particular resulted in staggered shifts between work and home and which slowed all work in the department down and resulted in delays for many project during the year. The city has purchased laptops so that most employees can work from home which has helped with productivity. Work delays have a lag effect on projects. The city is still working through the lag impacts and the re-prioritization of workloads in the wake of these unprecedented events.	The goals are being met in this regard. Time delays have occurred in the development and vetting of the proposed zone and change in city leadership. Barriers are high cost of land, lack of available land, opposition to changes in zoning by the community as a whole and reluctance on the part of the Planning Commission and City Council to move too quickly to increase density.	There has been some opposition from the Planning Commission and City Council when parking caps have been proposed as they have been skeptical that such reduced requirements won't result in a lack of parking. However, the Holladay Village reduced parking requirements and parking cap has not resulted in the feared parking scarcity.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Update where necessary, specific zoning regulations to allow for mixed-use residential development near the City's 'centers' or along major transportation corridors.	Encourage shared parking.
	PROGRESS (5e)	The City passed a ADU ordinance for both internal and external ADUs (City Council approval, September 2021). Staff reviewed state legislation and shared with City Council to garner policy direction (May- June 2021). Staff drafted the ADU text amendment in collaboration with City Council, Planning Commission, and the public (June-July 2021). Staff promulgated the draft ADU text amendment to garner public comment (August-September 2021). City Council approved the final ADU ordinance (September 2021). The City held ongoing public hearings at each of the Planning Commission and City Council meetings. The City also sought public feedback via articles published in the Holladay Journal. Due to COVID-19 restraints, staff did not hold an open house. As of November 3, 2021, the City has received 2 internal ADU applications - 1 has been approved and staff is currently reviewing the other for approval.	2021 Task: 4409 South 2300 East R-1-10 □ R-2-10. From 8 to 13 housing units. (City Council approval, October 2021) 2021 Task: 4813 Viewmont R-2-10 □ R-2-15. From 1 to 2 housing units. (City Council approval, April 2021)	Staff is currently considering reduced parking ratio in certain zones, namely the C1 and C2 zones and in the City Centers.
	BARRIERS (5f)	Through the process, the City learned that the Council also sought to allow external ADUs and passed this when they passed the internal ADU ordinance. Importantly, ongoing dialogue and education of the State's housing crisis is required. The City could use additional educational and strategic communication resources.	The barriers discussed in 2020 remain in 2021 which include even higher land costs and lack of land availability, as well as opposition to changes in zoning by the community as a whole. 2021 Deviated Results: One instance where the City Council did not approve a residential rezone/up zone for an area on Highland Drive, which is a major transportation corridor. The Council struggled with the idea of allowing more density on one parcel as it was located in a bigger swath of low density residential even though it abutted a major transportation corridor.	Same as 2020

# HOOPER, CITY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(J) implement zoning incentives for low to moderate income units in new developments
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Our goal is to consider providing increased densities which will be attractive to developers and will provide for MIH	No data provided
	<b>KEY TASKS (5a)</b>	No data provided	No data provided
	<b>PROGRESS (5e)</b>	Hooper City recently made changes to our residential zones with the addition and/or modification of a High Density Zone intended for patio homes	No data provided
	<b>BARRIERS (5f)</b>	No data provided	No data provided
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Our goal is to achieve a comprehensive balance, while carefully considering the voice of the people regarding increased density, availability and capacity of infrastructure and resources, and the implementation of steps needed to comply with State requirements	Our goal is to provide an increased number of housing units available for moderate income tenants.
	<b>KEY TASKS (5a)</b>	(1) Surveys and open houses to obtain citizen feedback, (2) A PUD subdivision, allowing higher density, is under construction, (3) 12 townhome apartment units have been completed	(1) A City ordinance has been amended to allow ADU units in residential zones, (2) Dwelling units include both accessory building and finished basements
	<b>PROGRESS (5e)</b>	Townhome apartments are complete and being rented	The City has been approved and ADUs are being rented
	<b>BARRIERS (5f)</b>	No deviating results have been experienced at this point. COVID-19 has created some barriers in being able to assemble in-person, and as often as we would like to. This has been addressed through Zoom meetings, mailed out surveys and the creation of a General Plan website.	To date, there has been no deviation from the desired outcome. These changes were well received by the community.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	No data provided
	<b>KEY TASKS (5a)</b>	Same as 2020	No data provided
	<b>PROGRESS (5e)</b>	Townhome apartments are complete and being rented. Surveys have been completed. Multiple open house events have been held.	No data provided
	<b>BARRIERS (5f)</b>	Same as 2020	No data provided

# HURRICANE, CITY

COUNTY: WASHINGTON  
AOG/MPO: FCAOG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(I) allow for single room occupancy developments
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Submitted a cover letter outlining strategies as well as MIH plan.	Submitted a cover letter outlining strategies as well as MIH plan.
	<b>KEY TASKS (5a)</b>	Submitted a cover letter outlining strategies as well as MIH plan.	Submitted a cover letter outlining strategies as well as MIH plan.
	<b>PROGRESS (5e)</b>	Submitted a cover letter outlining strategies as well as MIH plan.	Submitted a cover letter outlining strategies as well as MIH plan.
	<b>BARRIERS (5f)</b>	Submitted a cover letter outlining strategies as well as MIH plan.	Submitted a cover letter outlining strategies as well as MIH plan.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Rewrite sections of the land use code for mixed use and planned commercial zones setting specific densities and percentages of residential uses in commercial zones with density bonuses available for deed-restricted rent and sales prices. The City will start work on this rewrite in January of 2020 and intends to adopt changes by May of 2020.	Update the General Plan for multi-residential types in areas that will be within close proximity to the new transit system on SR-9. This will be one of the first updates to the General Plan as soon as planned stops are identified on the route and is expected to be completed by December 2020.
	<b>KEY TASKS (5a)</b>	City staff recommends that these goals and policies be adopted into the new General Plan to give the City better guidance on achieving Strategy 2.	(1) Update the General Plan and Future Land Use Map, (2) Allow rezones to take place based upon application and working with property owners, and (3) Work with the Washington County Council of Government (COG) to help ensure the establishment of bus routes along SR-9
	<b>PROGRESS (5e)</b>	Thus far, none of the items have taken place, except for reviewing the concept within the draft General Plan.	The General Plan is about to be approved. The City has granted some additional zone changes this past year that will allow for some further housing growth. However, very few of those housing developments have started construction.
	<b>BARRIERS (5f)</b>	The primary barriers have been the time needed to dedicate to such a project. The City also felt it was appropriate to wait for the new General Plan to be updated before passing many and consequential land-use code changes.	The main barrier that we have run into adopting the General Plan has been COVID-19, which slowed down the process. The others have just been the time needed to spend on each item.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	(1) Update the General Plan and show mixed use areas. This was accomplished. (2) Update Planning Commercial Zoning (Hurricane's Mix Use code), which is in process (3) Work with developers in these areas to encourage mix use developments.	The first task was to update the General Plan and General Plan Mapping. This has been accomplished. The next is to work with developers to ensure affordable housing types are built in those areas.
	<b>PROGRESS (5e)</b>	The General Plan has been updated. The City has also approved three mix use developments along key corridors within the City. These developments contain over 5,000 units and a couple hundred acres of commercial use.	The City has updated its General Plan, but has not approved many higher density developments along SR-9.
	<b>BARRIERS (5f)</b>	The City has been working with developers to ensure there is a mix of housing types in commercial areas and transportation corridors.	Staff is actively working with developers and property owners through the development process and encourage zoning and development types that could help meet the goals stated above.

# HYRUM, CITY

COUNTY: CACHE  
AOG/MPO: BRAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR:

STRATEGIES		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH</b>	<b>(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Letter sent in 2019 outlining chosen strategies.		
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Ability to adjust to current housing needs.	Reduce housing costs.	Assist those most in need.
	KEY TASKS (5a)	Planning Commission reviews held each year.	Meeting with developers on a case by case basis depending on specific location conditions. We have been able to coordinate with Developers to share sewer lift stations.	City Council decision as they deem appropriate.
	PROGRESS (5e)	City Council & Planning Commission have had several meetings with developers & residents zoning & density has been discussed.	We have coordinated several infrastructure expansion projects and improved the cost based on conditions.	Ability to do so is in place
	BARRIERS (5f)	Residential resistance.	Limited financial resources.	
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020		
	KEY TASKS (5a)	Same key tasks as 2020		
	PROGRESS (5e)	Same progress as 2020		
	BARRIERS (5f)	Same barriers as 2020		

NO	
STRATEGIES	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)
	KEY TASKS (5a)
	PROGRESS (5e)
	BARRIERS (5f)
2020 (REQUIRED & SUBMITTED)	GOALS (2) Create more simplified process.
	KEY TASKS (5a) Planning Commission reviews these ordinances yearly to make possible recommendations for adjustments.
	PROGRESS (5e) Have had several Planning Commission discussions this year.
	BARRIERS (5f) Community resistance.
2021 (REQUIRED & SUBMITTED)	GOALS (2)
	KEY TASKS (5a)
	PROGRESS (5e)
	BARRIERS (5f)

IRON, COUNTY		COUNTY: IRON AOG/MPO: FCAOG	REQUIRED ITEMS: NO DATA TOTAL MENU ITEMS: 4 MAJOR TRANSIT INVESTMENT COORIDOR: NO		
STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Inventory sites to consider for rezoning that may be appropriate to develop agricultural workforce housing, migrant housing, and higher density housing that is harmonious with the rural portions of the county. Explore the options for "accessory dwelling units," such as basement apartments and guest houses to increase the supply of affordable rental units.	Promote the use of the Single Family Rehabilitation and Reconstruction Program to extremely low to moderate income households. This program offers low-interest loans and grants for maintaining and rehabilitating housing. Help identify moderate to extremely low income families that need weatherization assistance. Assist these households to contact the Five County Association of Governments Weatherization Program. The Weatherization program lowers monthly utility bills by making housing more energy efficient.	Promote affordable housing programs. Such methods and partnerships may include Rent-to-Own, USDA Rural Development Direct Loan or Guarantee Loans that would assist low-income households to purchase homes. Or, use the direct loan program to lower interest rates to increase the purchasing power of the homeowner. Initiate the methods and partnerships to promote programs to create affordable housing options. Support and work with the Cedar City Housing Authority to address affordable housing needs in Iron County.	Work with the leaders in the agricultural sector to create innovative solutions to build affordable workforce housing near farms for employees.
	KEY TASKS (5a)	No data	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	No data	No data	No data	No data
	KEY TASKS (5a)	No data	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Inventory sites to consider for rezoning that may be appropriate to develop agricultural workforce housing, migrant housing, and higher density housing that is harmonious with the rural portions of the county. Explore the options for "accessory dwelling units," such as basement apartments and guest houses to increase the supply of affordable rental units.	Promote the use of the Single Family Rehabilitation and Reconstruction Program to extremely low to moderate income households. This program offers low-interest loans and grants for maintaining and rehabilitating housing. Help identify moderate to extremely low income families that need weatherization assistance. Assist these households to contact the Five County Association of Governments Weatherization Program. The Weatherization program lowers monthly utility bills by making housing more energy efficient.	Promote affordable housing programs. Such methods and partnerships may include Rent-to-Own, USDA Rural Development Direct Loan or Guarantee Loans that would assist low-income households to purchase homes. Or, use the direct loan program to lower interest rates to increase the purchasing power of the homeowner. Initiate the methods and partnerships to promote programs to create affordable housing options. Support and work with the Cedar City Housing Authority to address affordable housing needs in Iron County.	Work with the leaders in the agricultural sector to create innovative solutions to build affordable workforce housing near farms for employees.
	KEY TASKS (5a)	This item asks for "key tasks of each stage needed to accomplish a goal." Key tasks are not specifically outlined for many of the goals of the Iron County General Plan's Moderate Income Housing Plan. However, goals that do list specific tasks have them listed in the goal's language.	This item asks for "key tasks of each stage needed to accomplish a goal." Key tasks are not specifically outlined for many of the goals of the Iron County General Plan's Moderate Income Housing Plan. However, goals that do list specific tasks have them listed in the goal's language.	This item asks for "key tasks of each stage needed to accomplish a goal." Key tasks are not specifically outlined for many of the goals of the Iron County General Plan's Moderate Income Housing Plan. However, goals that do list specific tasks have them listed in the goal's language.	This item asks for "key tasks of each stage needed to accomplish a goal." Key tasks are not specifically outlined for many of the goals of the Iron County General Plan's Moderate Income Housing Plan. However, goals that do list specific tasks have them listed in the goal's language.
	PROGRESS (5e)	Iron County continues to identify opportunities for a variety of housing types with new construction projects. As an unincorporated county, rural single-family development is the majority of what is developed. However, several efforts have been made to encourage mixed use development with a commercial component. Progress has recently been made to develop higher density clusters around Brian Head Town and Tier III areas (Future Urbanizing Areas) around Newcastle and Summit. These opportunities call for a much higher density than the surrounding unincorporated rural areas. They also call for mixed use development that will pave the way for a variety of housing types in the traditionally rural single-family dwelling areas and reduces leap-frog style development. Iron County continues to work with Brian Head Resort in the Aspen Creek development agreement as the resort develops appropriate numbers of housing for employees. Iron County has spent much of 2021 working on an Accessory Dwelling Unit ordinance that would allow for ADUs to be permitted in all residential zones of the County and the creation of a new higher density/smaller lot development zone called the R4K zoning district (400 square foot lots). Considerations have also been given to short-term rentals. These ordinances have been well received by the Iron County Planning Commission, Iron County Commission, and the development community. Both of these ordinances have now been adopted and are in effect. These developments allow for smaller lots clustered near utility connections to help bring development costs down and thereby the cost of new housing. These ordinances are popular with developers and home buyers as they allow for more affordable lots.	Iron County staff coordinates with Five County AOG to provide access to available programs. The County is able to track the mix of existing housing stock, along with the assessed values, through the County Assessor's Office. As such, staff does monitor market data and housing inventory as part of our moderate-income housing reporting requirements. However, tracking of housing condition of existing housing stock has been prioritized for a time in which staff time and resources become available.	The desired outcome of this principle and implementation strategies is to keep pace with housing needs as new development progresses, support the Cedar City Housing Authority in their efforts, and ensure that resort developers are providing appropriate housing for the number of employees they are generating. Iron County has evaluated the possibility of creating multi-family dwelling structures which haven't previously been allowed in the unincorporated county. These areas are being considered where the infrastructure (water, sewer, transportation) are existing or could be reasonably extended. A Townhouse ordinance option is drafted and will likely be adopting in early 2022. The planning commission has held public hearings on this new option and will make a recommendation to the county commission in December 2021. Iron County continues to interact with the Cedar City Housing Authority to coordinate funding requests (CDBG) and project opportunity for the unincorporated areas. The County staff and the Housing Authority staff sit together in work meetings and coordination meetings of various types throughout the year to evaluate affordable housing projects and opportunities. Staff continually looks for opportunities for partnership/support with the Cedar City Housing Authority.	Iron County recently amended ordinances to allow "Farm Worker Housing" to be built on farm properties for farm workers and to have up to four-plex apartment style housing, previously not allowed. Twelve such housing units have been created in the last two years, since this option has been provided.
	BARRIERS (5f)	The County will be reviewing the data and identifying deviations from desired outcomes, and barriers encountered during this first reporting cycle. Implementation of the unaccomplished strategies listed below have been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.	The County will be reviewing the data and identifying deviations from desired outcomes, and barriers encountered during this first reporting cycle. Implementation of the unaccomplished strategies listed below have been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.	The County will be reviewing the data and identifying deviations from desired outcomes, and barriers encountered during this first reporting cycle. Implementation of the unaccomplished strategies listed below have been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.	The County will be reviewing the data and identifying deviations from desired outcomes, and barriers encountered during this first reporting cycle. Implementation of the unaccomplished strategies listed below have been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.



# IVINS, CITY

COUNTY: WASHINGTON  
AOG/MPO: FCAOG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(J) implement zoning incentives for low to moderate income units in new developments</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Encourage the strategic rezoning of parcels within those areas of the City that compatible development of moderate-income housing products can be easily and affordably constructed.	Encourage the development of higher density residential development for workforce housing in those areas of the City that provides employment opportunities for low to moderate income workers.	Provide creative zoning incentives to developers of new developments to facilitate the construction of low to moderate income residential units within their projects.
	<b>KEY TASKS (5a)</b>	NA	NA	NA
	<b>PROGRESS (5e)</b>	NA	NA	NA
	<b>BARRIERS (5f)</b>	NA	NA	NA
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019	Same goals as 2019	Same goals as 2019
	<b>KEY TASKS (5a)</b>	Take all three separate strategies to the Planning Commission and City Council as they progress.	Take all three separate strategies to the Planning Commission and City Council as they progress.	Take all three separate strategies to the Planning Commission and City Council as they progress.
	<b>PROGRESS (5e)</b>	Planning Commission and City Council have approved several townhome projects that are in various stages of development including occupancy of approximately 70 plus units.	Planning Commission and City Council have approved several townhome projects that are in various stages of development including occupancy of approximately 70 plus units.	Planning Commission and City Council have approved several townhome projects that are in various stages of development including occupancy of approximately 70 plus units.
	<b>BARRIERS (5f)</b>	Increased development of new single family homes and new commercial projects has consumed much of staff's time and COVID-19 restrictions has limited ability for the Affordable Housing Task Force to meet.	Increased development of new single family homes and new commercial projects has consumed much of staff's time and COVID-19 restrictions has limited ability for the Affordable Housing Task Force to meet.	Increased development of new single family homes and new commercial projects has consumed much of staff's time and COVID-19 restrictions has limited ability for the Affordable Housing Task Force to meet.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Needed more high density areas where twin homes and townhomes would be allowed.	Same goals as 2020	Same goals as 2020
	<b>KEY TASKS (5a)</b>	After adding zoning districts for twin/ townhome multi-family types to avoid public stigma against just one multi-family zoning district, the city has rezoned several parcels to these new zoning districts resulting in a significant increase in multi-family permits & units.	Appears to be skipped in the 2021 report.	Appears to be skipped in the 2021 report.
	<b>PROGRESS (5e)</b>	Affordable Housing Task Force formed and holding meetings; twin/ townhome zoning districts added. Resulted in significant increase in rezoning requests to these new districts resulting in yty increase in number of multi-family permits & units.	Appears to be skipped in the 2021 report.	Appears to be skipped in the 2021 report.
	<b>BARRIERS (5f)</b>	Public clamor is always difficult but the most significant barrier currently is water scarcity after several drought years. The city is running out of water quickly. this is resulting in a reluctance to create more high density zoning until a new water sources is secured.	Appears to be skipped in the 2021 report.	Appears to be skipped in the 2021 report.

KAYSVILLE, CITY		COUNTY: DAVIS AOG/MPO: WFRC	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 5 MAJOR TRANSIT INVESTMENT COORIDOR: YES			
STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Same as strategy	Same as strategy	Same as strategy	Same as strategy	Same as strategy
	KEY TASKS (5a)	They anticipate working on ordinances and implementation of these items	They anticipate working on ordinances and implementation of these items	They anticipate working on ordinances and implementation of these items	They anticipate working on ordinances and implementation of these items	They anticipate working on ordinances and implementation of these items
	PROGRESS (5e)	no data	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Densities as currently listed in general plan have been listed more broadly to allow for higher density, also new general plan update considering this element.	City Street projects and utility projects in consideration currently near Mutton Hollow Road where much of the city's affordable housing exists.	Current ordinance to establish this use has been tabled for future consideration pending additional research.	City has been entertaining proposals from the development community that would allow mixed use zoning. City would through development agreement allow this or create a zone specifically to cater to a desired development.	The city has not been pushing projects to replace our existing moderate income housing stock.
	KEY TASKS (5a)	Legislative allowance of smaller lots. General Plan update in progress to help provide better understanding of where this works to help Council make decisions.	Continued rehabilitation and maintenance of roads near moderate income housing. Hoping to improve Mutton Hollow Road in or before 2027	Collecting data from other communities and applicable resources to continue to better inform city about implications of these units.	General Plan update to identify location, then project specific agreement or ordinance will be completed.	Consider this goal when proposals to remove housing stock are proposed.
	PROGRESS (5e)	Most new development in Kaysville is west of I15, starting to see smaller lots allowed with R-1-8 and R-2 zoning district. Created R-1-6 zone recently also.	grant has been applied for through WFRC for STP funding. Project scope and costs identified.	Draft ordinance written, current outreach through General Plan process on process for public input. Planning Commission has held public hearing and made a recommendation.	General Plan update currently in progress to help identify where this can happen.	N/A
	BARRIERS (5f)	We have seen a reduction in lot size to promote more choice and affordability. Barrier to doing more is public outcry and infrastructure (sewer) capacity. Progress has been made to build more attainable housing product, but it is still above what is technically considered affordable.	Limited funding and very competitive grant environment. City has made good progress in pursuing its capital facilities plans for roads with use of road fee recently implemented	Change in council from when housing affordability strategies were adopted has been a challenge as new council doesn't agree with the strategies recently chosen, or is not convinced that there is the support from the public that the old council was.	There is interest in seeing development in centers and mixed use types of product. Kaysville has limited land where the market would like to do this. Many proposals are simply for residential apartments, the Council seems willing to allow a mixed use project, but the market does not	Kaysville City is simply aware of this goal and considers it when change in use is proposed for property. Pressure is increasing to demo older (less expensive) housing stock for new construction which is nearly always more expensive to rent or own.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Rezone properties to higher densities than the city has done traditionally.	The new general plan contemplates adding a lot of residential into the city's commercial areas.	No data	Adopt a mixed use zoning district to allow for more residential options.	No data
	KEY TASKS (5a)	During development considerations, conversations with the Planning Commission and Council include talking about the costs of housing.	General Plan adoption - on final draft with Planning Commission and is expected to be adopted by city council December 2021 or early 2022.	No data	Kaysville City staff to write an ordinance to go before Planning Commission and Council. This has been completed. We have developers who have expressed interest in this type of development who have given feedback to date and may be pursuing projects.	No data
	PROGRESS (5e)	The city has rezoned multiple properties over the past year, 1 as dense as 15 units per acre. Not every project is that high of a density, but the conversation of affordable housing is a key reason as to why that is allowed. That density is the highest allowed in Kaysville City.	Draft planning documents.	No data	All have been completed. This is spurring interest in developers on pursuing these kinds of projects. The concepts seen to date include small apartment units that will be a big jump towards moderate income housing in Kaysville if approved.	No data
	BARRIERS (5f)	Public outcry to density is ongoing. The results are moving in the direction, just in a subtle manner in most cases. The city is also finding that even at these higher densities new construction is still very expensive.	We had hoped to pass this plan months ago, but it has been slowed due to barriers with public participation during the pandemic.	No data	We are still early in our experience with our new ordinance and are learning about what was done right and what may be too restrictive or permissive.	No data

KEARNS, METRO TOWNSHIP		COUNTY: SALT LAKE AOG/MPO: WFRC	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 6 MAJOR TRANSIT INVESTMENT COORDINATOR: YES			
STRATEGIES		<b>(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH</b>	<b>(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Support measures and efforts that contribute to neighborhood stabilization and improvement.	Support measures and efforts that contribute to neighborhood stabilization and improvement.	Create more moderate-income housing options.	Create more moderate-income housing options.	Create more moderate-income housing options.
	KEY TASKS (5a)	Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the AMI. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops. Coordinate with Utah Transit Authority (UTA) about needs and possibilities. Use the sidewalk inventory (forthcoming in Kearns 2020 Master Transportation Plan) and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of pedestrians.	Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the AMI. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops. Coordinate with Utah Transit Authority (UTA) about needs and possibilities. Use the sidewalk inventory (forthcoming in Kearns 2020 Master Transportation Plan) and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of pedestrians.	The above strategies (set-asides, building partners, and zoning changes), work together to make MIH units where there are none currently, allow a second source of income for desiring families, and allow more affordable places to live than traditional housing (single-family houses). Kearns must write and adopt an ADU Ordinance, which will include a public process where ADUs will be carefully defined and the type of ADUs allowed, and where, will be considered. Kearns needs to decide set-aside specifications and determine what incentives it will use to encourage developers to build MIH. Following these decisions, an ordinance will need to be written. Partnering with entities that build affordable housing will require research and outreach. Zoning changes will require a spatial analysis and the development of a character area map in conjunction with the upcoming Kearns General Plan.	The above strategies (set-asides, building partners, and zoning changes), work together to make MIH units where there are none currently, allow a second source of income for desiring families, and allow more affordable places to live than traditional housing (single-family houses). Kearns must write and adopt an ADU Ordinance, which will include a public process where ADUs will be carefully defined and the type of ADUs allowed, and where, will be considered. Kearns needs to decide set-aside specifications and determine what incentives it will use to encourage developers to build MIH. Following these decisions, an ordinance will need to be written. Partnering with entities that build affordable housing will require research and outreach. Zoning changes will require a spatial analysis and the development of a character area map in conjunction with the upcoming Kearns General Plan.	The above strategies (set-asides, building partners, and zoning changes), work together to make MIH units where there are none currently, allow a second source of income for desiring families, and allow more affordable places to live than traditional housing (single-family houses). Kearns must write and adopt an ADU Ordinance, which will include a public process where ADUs will be carefully defined and the type of ADUs allowed, and where, will be considered. Kearns needs to decide set-aside specifications and determine what incentives it will use to encourage developers to build MIH. Following these decisions, an ordinance will need to be written. Partnering with entities that build affordable housing will require research and outreach. Zoning changes will require a spatial analysis and the development of a character area map in conjunction with the upcoming Kearns General Plan.
	PROGRESS (5e)	A sidewalk inventory has been completed. Sidewalk gaps have been identified and will guide improvement decisions.	A sidewalk inventory has been completed. Sidewalk gaps have been identified and will guide improvement decisions.	Some information regarding ADUs has been provided to Kearns officials (resource list in housing plan, Salt Lake City ADU Guide). This was provided at the Housing Element Open House and during discussion at planning commission meetings. Information was well-received.	Some information regarding ADUs has been provided to Kearns officials (resource list in housing plan, Salt Lake City ADU Guide). This was provided at the Housing Element Open House and during discussion at planning commission meetings. Information was well-received.	Some information regarding ADUs has been provided to Kearns officials (resource list in housing plan, Salt Lake City ADU Guide). This was provided at the Housing Element Open House and during discussion at planning commission meetings. Information was well-received.
	BARRIERS (5f)	Too soon to tell.	Too soon to tell.	Too soon to tell.	Too soon to tell.	Too soon to tell.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Unclear as to whether a 2020 report was submitted.		Same goals as 2019	Same goals as 2019	Same goals as 2019
	KEY TASKS (5a)			1. Draft an ADU ordinance that meets the stated needs. 2. Work with the public, the Planning Commission and the Council to tailor the ordinance to Kearns. 3. Adopt the ordinance. 4. Propagate information about ADUs to residents and provide support for the creation of ADUs. 5. Identify opportunities for MIH set-asides.	1. Draft an ADU ordinance that meets the stated needs. 2. Work with the public, the Planning Commission and the Council to tailor the ordinance to Kearns. 3. Adopt the ordinance. 4. Propagate information about ADUs to residents and provide support for the creation of ADUs. 5. Identify opportunities for MIH set-asides.	1. Draft an ADU ordinance that meets the stated needs. 2. Work with the public, the Planning Commission and the Council to tailor the ordinance to Kearns. 3. Adopt the ordinance. 4. Propagate information about ADUs to residents and provide support for the creation of ADUs. 5. Identify opportunities for MIH set-asides.
	PROGRESS (5e)			Tasks 1-3 completed, task 4 is ongoing. Task 5 has not yet been started.	Tasks 1-3 completed, task 4 is ongoing. Task 5 has not yet been started.	Tasks 1-3 completed, task 4 is ongoing. Task 5 has not yet been started.
	BARRIERS (5f)			Social distancing requirements have introduced new challenges.	Social distancing requirements have introduced new challenges.	Social distancing requirements have introduced new challenges.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2019	Same goals as 2019	Same goals as 2020	Same goals as 2019	Same goals as 2019
	KEY TASKS (5a)	1. Identify and apply for grants and funding opportunities that contribute to neighborhood stabilization and improvement. 2. Identify infrastructure investments that would further facilitate MIH and the ability of residential neighborhoods to support MIH.		1. Draft and adopt an ADU ordinance that meets state requirements and needs of Kearns. 2. Propagate information about ADUs to residents and provide support for ADU creation. 3. Identify opportunities for MIH set-asides in new developments.	1. Draft and adopt an ADU ordinance that meets state requirements and needs of Kearns. 2. Propagate information about ADUs to residents and provide support for ADU creation. 3. Identify opportunities for MIH set-asides in new developments.	1. Draft and adopt an ADU ordinance that meets state requirements and needs of Kearns. 2. Propagate information about ADUs to residents and provide support for ADU creation. 3. Identify opportunities for MIH set-asides in new developments.
	PROGRESS (5e)	Continue to share info and resources on how to complete household grant applications. An existing Habitat for Humanity project is creating issues for the community, thus pursuing other strategies. Have been successful in pursuing infrastructure upgrades and project that enhance existing MIH and allow residents to thrive. Awarded WFRC TLC grant. Began work on active transportation plan. Received capital project funding. Created community-centered transit maps. Implement a street lighting program.		Original ADU ordinance was adopted in 2020; updated in 2021 to meet state code.	Original ADU ordinance was adopted in 2020; updated in 2021 to meet state code.	Original ADU ordinance was adopted in 2020; updated in 2021 to meet state code.
	BARRIERS (5f)	Pre-existing Habitat for Humanity project causing issues. Staff capacity, changing priorities and funding sources due to COVID, lack of programming focuses on supporting homeowners to remain in their existing residences.		Time constraints due to staff turnover and state legislation updates.	Time constraints due to staff turnover and state legislation updates.	Time constraints due to staff turnover and state legislation updates.

STRATEGIES		
<b>(L) preserve existing MIH</b>		
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Preserve current affordable and moderate-income housing.
	<b>KEY TASKS (5a)</b>	Identify where MIH is located. Patterns in the spatial distribution of MIH will be noted and analyzed. The identification of MIH will guide specific next steps. There is some concern regarding blight and housing disrepair. Achieving more regular code enforcement will help protect housing and prevent housing conditions from deteriorating. Additionally, the creation of a good landlord program can incentivize landlords to maintain safe and comfortable housing. This kind of program is needed to ensure that slumlords do not take advantage of vulnerable households without facing consequences.
	<b>PROGRESS (5e)</b>	Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to five code enforcement officers to increase work capacity.
	<b>BARRIERS (5f)</b>	Too soon to tell.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019
	<b>KEY TASKS (5a)</b>	1. Achieve code enforcement. 2. Gather data of safe/adequate housing conditions during code enforcement operations throughout 2020 (and carrying on). 3. Analyze data, numerically and spatially. 4. Understand housing conditions. Consider implementing a Good Landlord program to hold landlords accountable. 6. Ensure future land use map does not inadvertently zone out low and MIH. 7. Create action plan for helping residences stay compliant.
	<b>PROGRESS (5e)</b>	1. Additional staff hired. 2. Began using the MSD Citizen Problem Reporter dashboard to track issues. 3. using MSD reporter 4. Housing data frequently updated and included in plans. 5. Research Good Landlord Programs - tend to lead to discrimination so strategy is dismissed. 6. Mobile home park preserved/ new MIH Opportunities Character Area suggested. 7. 2020 GP includes action items related to resident outreach. MSD communication is putting out a pamphlet related to winter maintenance and vehicle parking.
	<b>BARRIERS (5f)</b>	In 2019, a Good Landlord Program was proposed as a potential aid to this goal, but that has since been dismissed based on a new understanding of its discriminatory effects. While the COVID-19 pandemic has hindered in-person outreach efforts, it has also pushed the MSD to develop new technologies for engaging with the public (including the MSD Citizen Problem Reporter dashboard).
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019
	<b>KEY TASKS (5a)</b>	1. Work with the code enforcement team to ensure safe/adequate housing conditions among homeowners. Record code enforcement data to recognize patterns. 2. Audit and update land use codes as needed to ensure that existing missing-middle units are permitted in residential neighborhoods. Prevent existing affordable units from becoming non-conforming uses. 3. Research and implement programs to encourage home maintenance and support residents to remain in MIH units.
	<b>PROGRESS (5e)</b>	Code enforcement continues to collect data related to property maintenance. The 2020 GP identified areas of Kearns for future MIH. Re-writing the entire land use ordinance. Met with CLCo Housing and Neighborhood Dev. to discuss programs that would be eligible for CDBG funding.
	<b>BARRIERS (5f)</b>	Good landlord program strategy has been dismissed based on its discriminatory effects. COVID hindered in-person outreach and pushed the MSD to develop new tech. for engaging with the public.

LAYTON, CITY		COUNTY: DAVIS AOG/MPO: WFCO	REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 4 MAJOR TRANSIT INVESTMENT COORIDOR: YES	
STRATEGIES		<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b>	<b>(I) allow for single room occupancy developments</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	The Layton City MIH plan outlines five goals: 1. Increase opportunities for low and moderate income household to purchase affordable housing. 2. Increase affordable rental opportunities. 3. Rehabilitate existing housing to increase rental opportunities, how ownership, retention, and reinvestment in Layton City. 4. Continue planning collaboration and engagement with region UDOT, and UTA. 5. Explore new strategies in support of low to moderate income housing.		
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Increase Affordable Rental Opportunities for Low and Moderate Income Households.	Increase Affordable Rental Opportunities for Low and Moderate Income Households.	Explore new strategies in support of low to moderate income housing.
	KEY TASKS (5a)	Subdivision approval, Development review approvals, RDA involvement and approval, HUD / CDBG approval. Layton City parking code amendment (reduction in parking ratios and space sizes specific to Layton housing market).	Planning Commission Review of Parking Ordinance Draft and Recommendation of Approval: Summer 2020. City Council Review and Approval: September 17, 2020.	Layton's Mixed-Use zoning district provides flexibility for unit size while applying walkable site and building design standards. The applicant and staff collaborated to meet project goals and city standards, while achieving Layton's first all-studio apartment project in an appropriate location.
	PROGRESS (5e)	Layton City Parking Ordinance passed in September; private owners have acquired property with City RDA support.	Two multi-family projects totaling about 500 units were submitted after the parking ordinance was approved. The reduced parking requirements make the projects more cost feasible, improve the project appearance (with less visible parking), and improved open space amenity areas (with less pavement).	NA
	BARRIERS (5f)	Layton City and private partners are moving forward as planned, and continuing to coordinate with UDOT and UTA to meet main street redesign, parking structure, and pedestrian connectivity master goals.	Layton City was successful in passing a parking ordinance that right-sized parking for various land uses in Layton, including multi-family residential.	This project implements the City's general plan, and was further supported by the recent parking ordinance update.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goal as 2020	Same goal as 2020	Increase affordable rental opportunities for low and moderate-income households.
	KEY TASKS (5a)	The areas around the Frontrunner station were very fragmented and difficult to develop by themselves. Property consolidation is Layton City's top priority to assist in the redevelopment of these blighted areas. Layton City is working with developers to provide housing near mass transit.	City Council approved the amendments to reduce parking for residential units on September 17, 2020. Layton City is working with developers to help them understand shared parking and joint-use parking opportunities.	Layton City adopted the updated ADU ordinance on September 16, 2021 to meet the requirements of HB 82. There is no longer a limitation based on family relationship to the property owner for occupants of an ADU. A new ADU application and handout was created to facilitate the approval process.
	PROGRESS (5e)	Layton City has assisted in the consolidation of property north of Gentile Street and east of Main Street. Both of these areas are prime for redevelopment and will include high-density housing. Layton City is working with developers on both of these areas and providing RDA funding.	Two multi-family projects totaling approximately 500 units were submitted after the parking ordinance was approved. The reduced parking requirements make these projects more cost feasible, improve the project appearance (with less visible parking), and improved open space amenity areas (with less pavement).	The ADU ordinance has been adopted, the application and handout have been created, and there are many residents applying for permits to convert their basements into internal ADUs.
	BARRIERS (5f)	Layton City has worked with the Davis School District to extend its participation in the RDA until 2029.	Layton City was successful in passing a parking ordinance that right-sized parking for various land uses in Layton City, including multi-family residential.	Goal is being accomplished.

STRATEGIES	
2019 (REQUIRED & SUBMITTED)	<p><b>(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance</b></p> <p><b>GOALS (2)</b> es for low and moderate income households. 3. nal transportation partners, including the WFRC MO,</p> <p><b>KEY TASKS (5a)</b></p> <p><b>PROGRESS (5e)</b></p> <p><b>BARRIERS (5f)</b></p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Continue planning collaboration and engagement with regional transportation partners, including the WFRC Regional Metropolitan Planning Organization, UDOT and UTA.</p> <p><b>KEY TASKS (5a)</b> Reference to WFRC Wasatch Choice 2050 Plan Continued participation in WFRC committees, presentations, conferences, etc. Future applications anticipated for technical planning assistance.</p> <p><b>PROGRESS (5e)</b> Layton City has coordinated with UDOT on at least 5 projects with multi-family housing, and two of those with UDOT to further coordinate long range transportation goals, and to comply with safety and design standards.</p> <p><b>BARRIERS (5f)</b> Layton City continues to work successfully in collaboration with WFRC, UDOT and UTA.</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Increase opportunities for low and moderate-income households to purchase affordable housing.</p> <p><b>KEY TASKS (5a)</b> Layton City families need to be aware of the programs that are available to them. Layton City's Economic Development Division promotes these programs on the Layton City's website. The CDBG Administrator presents the funding available for these programs to the City Council on an annual basis.</p> <p><b>PROGRESS (5e)</b> Layton City continues to receive a high level of interest in the various CDBG programs from homebuyers. Most realtors are familiar with the down payment assistance program that Layton City offers and realtors encourage their clients to apply for the down payment assistance grant.</p> <p><b>BARRIERS (5f)</b> Each year Layton City has more demand than they have funds. To address the higher demand Layton City has consistently reallocated other CDBG funds to the down payment assistance program.</p>

# LEHI, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		<b>(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH</b>	<b>(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(L) preserve existing MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Submitted 2017 MIH element in 2019. The element outlines three goals: 1. To ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 2. Develop programs and incentives to improve and maintain existing housing, especially in the historic neighborhoods. 3. Create a neighborhood preservation zone for the residential districts in downtown Lehi.			
	<b>KEY TASKS (5a)</b>				
	<b>PROGRESS (5e)</b>				
	<b>BARRIERS (5f)</b>				
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Ensure an adequate supply of MIH integrated throughout the city.	Create a neighborhood preservation zone for the residential districts in downtown Lehi.	Ensure adequate supply of MIH in various locations consistent with needs of segments of population.	Develop programs and incentives to improve and maintain housing, especially in historic areas.
	<b>KEY TASKS (5a)</b>	Identify existing infrastructure that can support more housing and designate these areas for higher housing densities and specifically MIH. Identify areas that would benefit from bus infrastructure and invest in those areas.	Create a neighborhood preservation zone that encourages the continued residential use within it.	Increase the diversity of different zones throughout the city. Update existing mixed use and TOD zones to encourage more diversity in unit types and densities as well as level of affordability.	Continue to recognize and designate the older housing stock in the city that tends to be more affordable. Add language to the development code that encourages the preservation of these areas and provides funding sources to help with the upkeep and renewal of historic homes.
	<b>PROGRESS (5e)</b>	Preliminary review of existing infrastructure has been completed and it has influenced the updating of the BP land use map w/ the highest density designations in areas with adequate capacity.	None yet.	Rezoned to higher density zoning has occurred, increasing overall housing supply. Applicants for the TOD designation have worked with staff, PC, and CC to provide a diversity of housing options increasing the supply of apartments.	The city's development code includes a chapter on historical preservation to help in the preservation of historic homes. It does not currently have funding and has not been enforced.
	<b>BARRIERS (5f)</b>	Existing infrastructure has limitations on the number of people it can support. The cap on housing supply will likely drive up housing costs.	NA	Higher density does not equal affordability. Market rate rent does not reach the lower levels of affordability. The city would like to be able to provide affordable units but concerns with utility capacities have limited the potential density of all developments.	Need to update the development code to allow it to be enforceable and also find/ create funding sources.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020			
	<b>KEY TASKS (5a)</b>	Same key tasks as 2020.			
	<b>PROGRESS (5e)</b>	Same progress as 2020.			
	<b>BARRIERS (5f)</b>	None yet.			



STRATEGIES		(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
2019 (REQUIRED & SUBMITTED)	GOALS (2)		
	KEY TASKS (5a)		
	PROGRESS (5e)		
	BARRIERS (5f)		
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Consider utilization of state or federal fund or tax incentives to promote the construction of MIH.	Consider utilization of programs offered by the Utah Housing Corp within the agency's funding.
	KEY TASKS (5a)	City council to approve a continuation of membership in the Utah Valley HOME Consortium. Assign planning division member to be liaison with the Consortium. Attend meetings, respond to emails, and connect residents with the Consortium.	City council to approve a continuation of membership in the Utah Valley HOME Consortium. Assign planning division member to be liaison with the Consortium. Attend meetings, respond to emails, and connect residents with the Consortium.
	PROGRESS (5e)	None yet.	None yet.
	BARRIERS (5f)	NA	NA
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	Same key tasks as 2020.	Same key tasks as 2020.
	PROGRESS (5e)	None yet.	None yet.
	BARRIERS (5f)	NA	NA

LINDON, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Records show that the City has approximately 192 approved accessory apartments but the number probably far exceeds this with the total amount of apartments currently not permitted by the City. The City continues to encourage additional legal accessory apartments.	To provide housing opportunities for senior residents of the city to age in place in the community. To provide housing that is located in commercial zones that are in proximity to the State Street bus route as well as commercial businesses, medical facilities, and the Lindon Senior Center.	Continue to provide housing for individuals with special needs as well as income restrictions.
	KEY TASKS (5a)	NA	NA	NA
	PROGRESS (5e)	NA	NA	NA
	BARRIERS (5f)	The City provides three types of accessory apartments which are attached, substantially attached (with a walkway, breezeway or covered porch) and detached. In April of 2019, Lindon City amended its accessory apartment ordinance to allow for two story detached accessory apartments and as well increased the allowable square footage to 1,500 square feet or 30% of the primary structure. The City has not encountered any recent barriers.	Developers may run into barriers when petitioning to rezone property for the Senior Housing Overlay if the use is incompatible with surrounding uses. This is why the City has preferred to see such housing facilities be developed in or adjacent to commercial centers.	Additional housing is needed but the City will continue to work with the Housing Authority of Utah County as opportunities arise.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Accessory apartments have been apart of Lindon City since it passed its first ordinance in 1998. The City goal for this strategy is to make it easier to construct an accessory apartment as well as increase the number of accessory apartments in the City.	To create opportunities for senior housing as well as alternative housing types and mixed use densities.	To provide moderate-income housing for individuals with disabilities.
	KEY TASKS (5a)	In 2020, Lindon City eliminated the appeal and public noticing procedures for accessory apartments that could delay a project by up to 30 days or more. The City also reduced parking requirements by allowing parking in the front setback of single-family homes, eliminated concrete pathway requirements.	For the Senior Housing Facility Overlay the City adopted this ordinance is 2013. It has been a successful ordinance. Another development is expected to be entitled when the developer is ready to make application. The City encourages other areas for development. The City adopted the Planned Residential Development Overlay on August 17, 2020. One developer has received zone change approval for a 58 unit townhome development. Another developer has filed an application for a zone change. Once developers have received zone map amendment approval, they will continue through the entitlement process with site plan and subdivision approval. The 700 N. Master Plan has a public hearing scheduled for November 24, 2020 with the Lindon City Planning Commission. Once the planning commission gives a positive recommendation then the master plan will be reviewed by the Lindon City Council. It is expected to have the master plan adopted by the end of 2020 or beginning of 2021. The next step is to adopt a new zoning ordinance for the master plan area. The current Lindon Village ordinance will need to be updated to implement the master plan. The City is currently looking at options for new zoning. It is anticipated that new zoning will be adopted by late Spring 2021.	The City continues to monitor the needs and living conditions of the individuals who live in the home through the Housing Authority of Utah County. This has been a very successful program and well accepted by the community.
	PROGRESS (5e)	The accessory apartment code amendment was adopted October 5, 2020. The City is on track for one of its best years for approving and constructing accessory apartments. As of November 2020, the City has approved 13 new accessory apartments. In 2018 the City approved 9 accessory apartment permits and 6 in 2019. Accessory apartments have been a great success in Lindon.	For the Senior Housing Facility Overlay the City has been able to provide 144 number units of housing for seniors to either age in place or attract new residents to the community. The Planned Residential Development Overlay will bring new and more affordable housing units to the housing stock of Lindon. The two proposed developments will bring approximately 132 new owner-occupied townhomes to the community. This is a housing product that is missing from Lindon. These units should come on board in 2021. The feedback that the City has been receiving so far on the 700 N. master plan has been positive. A mixed-use development type will be new to Lindon but should be accepted well in the community.	All tasks have been completed for this housing development.
	BARRIERS (5f)	The City made it easier to construct accessory apartments and reduce delay times in construction. The City has not found any barriers at this point.	The Senior Housing Facility Overlay developments have not deviated from the desired outcomes and few barriers have come up that impede development. For the Planned Residential Development, this is a new ordinance so the city is working through housing outcomes. No housing has been constructed yet. The City has encountered push back to the number of units, density and traffic as barriers to development. At this point in the 700 N. Master Plan is still under consideration so nothing needs to be deviated from. As for barriers, not losing the City identity is a major concern for most residents.	None
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020.	To create opportunities for senior housing as well as alternative housing types and mixed-use densities in commercial zones and close to mass transit.	Same goals as 2020.
	KEY TASKS (5a)	Lindon City has seen great success in creating moderate income housing through the use of accessory apartments. The City updated its accessory apartment ordinance in 2021. The City is in the process of updating its accessory apartment handbook, and the City will be publishing and promoting the new handbook as part of an education piece.	The City has proactively updated its ordinances to allow for residential uses in commercial zones and dedicated funding for master planning.	Same key tasks as 2020.
	PROGRESS (5e)	The accessory apartment code amendment was adopted August 2021. The City approved 7 accessory apartments in 2021 and 17 in 2020.	For the Senior Housing Facility Overlay, the City has been able to provide 144 housing units for seniors to either age in place in the community or attract new residents to the city. For the Planned Residential Development Overlay, the City entitled 58 townhomes on November 15, 2021. Developers have submitted an application for 47 townhomes and 19 small lot detached single family homes. It is expected that this development will be entitled by first quarter 2022. These developments will help to bring a lower price range compared to other housing in Lindon and help fill a need for missing middle and mixed density housing. The City is actively working with developers to implement the 700 N. master plan.	Tasks completed.
	BARRIERS (5f)	The City made it easier to construct accessory apartments and reduce delay times in construction. The City has not found any barriers at this point.	The Senior Housing Facility Overlay developments have not deviated from the desired outcomes and few barriers have come up that impede development. For the Planned Residential Development Overlay, the City is working with developers to provide new housing. Appropriate density and traffic concerns have been the main barriers for implementing this goal. At this point in the 700 N. Master Plan is still under consideration so nothing needs to be deviated from. As for barriers, losing the City identity is a major concern for most residents.	None

STRATEGIES		
2019 (REQUIRED & SUBMITTED)	<p><b>(L) preserve existing MIH</b></p>	<p><b>(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH</b></p>
GOALS (2)	The City intends to continue to provide moderate-income housing opportunities through moderate-income rents using the three homes purchased by the City.	The City hopes to increase the number of accessory apartments and keep them affordable to renters.
KEY TASKS (5a)	NA	NA
PROGRESS (5e)	NA	NA
BARRIERS (5f)	None	None
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>To use existing homes the City has purchased in order to preserve moderate-income housing.</p>	<p>The City made it easier to construct accessory apartments and reduce delay times in construction.</p>
KEY TASKS (5a)	Lindon City has preserved the existing single-family homes for the purpose of providing moderate-income housing. The City could have demolished the homes as part of its City Center project but instead has kept those for moderate-income housing. The City maintains the homes so they are safe and in a good livable condition for the tenants.	The City has adopted the impact fee reduction for accessory structures as part of the Lindon City Fee Schedule. The exception or adjustment to impact fees is adopted in Title 11.04.060 of the Lindon City Code.
PROGRESS (5e)	All three of the homes are rented to individuals who meet moderate-income housing requirements. Without the City renting these homes, these individuals may not be able to afford to rent homes in Lindon City.	Lindon City has adopted a substantial decrease in the Parks Impact Fee for accessory apartments and allows for exceptions or adjustments in all impact fees for moderate-income housing. The City continues to see new accessory apartments constructed each year to help meet moderate-income housing goals. Without these impact fee reductions, the City would probably see a smaller percentage of units per year constructed or more illegal accessory apartments.
BARRIERS (5f)	None	None
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>To use existing homes the City has purchased in order to preserve moderate-income housing. To continue implementing the R2 Overlay zone.</p>	<p>The City desires to help decrease barriers to constructing moderate-income housing through impact fee reductions.</p>
KEY TASKS (5a)	The City has the R2 Overlay zone in place so developers can implement the zoning.	Same key tasks as 2020.
PROGRESS (5e)	As of 2021, the City has approved 254 residential units within the R2 Overlay Zone.	Same progress as 2020.
BARRIERS (5f)	None	None

**LOGAN, CITY**

COUNTY: CACHE  
AOG/MPO: BRAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(G) encourage higher density or moderate income residential development near major transit investment corridors	(J) implement zoning incentives for low to moderate income units in new developments	(L) preserve existing MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Evaluate and consider a Transit Oriented District (TOD) near the CVTD transit center focused on encouraging a mixture of uses including dense housing and neighborhood serving commercial as a way to locate affordable housing near transit services.	Work with developers providing multifamily housing to include a higher percentage of studio and one-bedroom units within their housing unit mix as a way to provide additional housing for single, non-student, low to moderate income residents.	Evaluate and consider expanding the City's Housing Rehabilitation Assistance program for rentals that house low/moderate income residents.	Continue to work towards stabilizing core neighborhoods through such methods as code enforcement, rehabilitation assistance, down payment assistance, and targeted infill projects.
	KEY TASKS (5a)	Strategy 1 - Evaluate the blocks around the CVTD transit center for sites that would be suitable for increased residential densities and mixed use Strategy 2 - Create a draft TOD zoning district with an appropriate amount of neighborhood serving commercial uses and residential densities compatible with the neighborhood while also providing affordable housing options for a wide range of residents.	Strategy 1 - Evaluate the use of incentives for new multifamily projects to encourage the provision of more studio or one bedroom units. Incentives could be in the form of density bonuses, relaxed parking requirements, RDA assistance, or a combination of incentives.	Strategy 1 - Explore the expansion of the Housing Rehabilitation Assistance Program to rental housing that house low/moderate income residents through either a grant or loan program. Strategy 2 - Explore the possibility of assisting with the conversion of existing rental housing units into accessible units able to serve residents with disabilities or special needs.	Strategy 1 - Continue public investment into public infrastructure and facility improvement projects in the core neighborhoods, including streets, curb/gutters, parkstrips & trees, sidewalks, trails and lighting in order to enhance the livability of Logan's neighborhoods. Strategy 2 - Continue with enhanced code enforcement efforts in the core neighborhoods to identify homes and properties that continually fail to meet minimum property maintenance standards as well as life safety standards. Strategy 3 - Continue inventorying vacant, dilapidated or blighted buildings and work with property owners to either renovate, rehabilitate or remove such buildings. Strategy 4 - Continue promoting the Neighborhood Reinvestment Grant program to help improve the curb appeal of older single family residential structures throughout Logan. Strategy 5 - Continue promoting the Housing Rehabilitation Assistance Grant program to help low income homeowners correct life safety issues in their homes. Strategy 6 - Continue supporting the "Welcome Home Own in Logan" down payment assistance program administered by Neighborhood Housing Solutions.
	PROGRESS (5e)	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Evaluate and consider a Transit Oriented District (TOD) near the CVTD transit center focused on encouraging a mixture of uses including dense housing and neighborhood serving commercial as a way to locate affordable housing near transit services.	Work with developers providing multifamily housing to include a higher percentage of studio and one-bedroom units within their housing unit mix as a way to provide additional housing for single, non-student, low to moderate income residents.	Evaluate and consider expanding the City's Housing Rehabilitation Assistance program for rentals that house low/moderate income residents.	Continue to work towards stabilizing core neighborhoods through such methods as code enforcement, rehabilitation assistance, down payment assistance, and targeted infill projects.
	KEY TASKS (5a)	Strategy 1 - Evaluate the blocks around the CVTD transit center for sites that would be suitable for increased residential densities and mixed use Strategy 2 - Create a draft TOD zoning district with an appropriate amount of neighborhood serving commercial uses and residential densities compatible with the neighborhood while also providing affordable housing options for a wide range of residents.	Strategy 1 - Evaluate the use of incentives for new multifamily projects to encourage the provision of more studio or one bedroom units. Incentives could be in the form of density bonuses, relaxed parking requirements, RDA assistance, or a combination of incentives.	Strategy 1 - Explore the expansion of the Housing Rehabilitation Assistance Program to rental housing that house low/moderate income residents through either a grant or loan program. Strategy 2 - Explore the possibility of assisting with the conversion of existing rental housing units into accessible units able to serve residents with disabilities or special needs.	Strategy 1 - Continue public investment into public infrastructure and facility improvement projects in the core neighborhoods, including streets, curb/gutters, parkstrips & trees, sidewalks, trails and lighting in order to enhance the livability of Logan's neighborhoods. Strategy 2 - Continue with enhanced code enforcement efforts in the core neighborhoods to identify homes and properties that continually fail to meet minimum property maintenance standards as well as life safety standards. Strategy 3 - Continue inventorying vacant, dilapidated or blighted buildings and work with property owners to either renovate, rehabilitate or remove such buildings. Strategy 4 - Continue promoting the Neighborhood Reinvestment Grant program to help improve the curb appeal of older single family residential structures throughout Logan. Strategy 5 - Continue promoting the Housing Rehabilitation Assistance Grant program to help low income homeowners correct life safety issues in their homes. Strategy 6 - Continue supporting the "Welcome Home Own in Logan" down payment assistance program administered by Neighborhood Housing Solutions.
	PROGRESS (5e)	None established yet	None established yet	None established yet	All in various stages of planning, review, approval, funding, construction
	BARRIERS (5f)	We are anticipating that changes to the residential blocks north and east will be more challenging as we are not sure the Adams neighborhood will be supportive of a zone changing to higher densities	This will require discussion with City Mayor, City Council, City Attorney, and City's Economic Development Council to determine whether this program will be funded	This will require discussion with City Mayor, City Council, City Attorney, and City's Economic Development Council to determine whether this program will be funded	Covid has slowed each element of the broader process Code enforcement is a slow/tedious process. Code enforcement numbers are up; however, in a "college" town, constantly dealing with new & repeat offenders Program still relatively new. So far, results of eliminating or correcting blighted properties is promising The funds we invested in rehabbing homes was being used to help "flip" homes which was contrary to our original intent. This grant program helps low/mod income homeowners with correcting life safety issues with existing sfr's This program helps new homebuyers purchase a home. Current market conditions have slowed the demand due to rising property values
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.
	KEY TASKS (5a)	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.
	PROGRESS (5e)	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.
	BARRIERS (5f)	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.	Sent documents, but did not address the specific needs or questions.

MAGNA, METRO TOWNSHIP		COUNTY: SALT LAKE AOG/MPO: WFRC	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 6 MAJOR TRANSIT INVESTMENT COORIDOR: YES
STRATEGIES	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Support measures and efforts that contribute to neighborhood stabilization.	Support measures and efforts that contribute to neighborhood stabilization.
	KEY TASKS (5a)	Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops. Coordinate with UTA about needs and possibilities. Conduct and use a sidewalk inventory, and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners. Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones. Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.	Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Consider new transit routes and stops, improvements in transit frequency, and improvements in transit stations and stops. Coordinate with UTA about needs and possibilities. Conduct and use a sidewalk inventory, and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners. Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones. Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.
	PROGRESS (5e)	This task has not been completed.	This task has not been completed.
	BARRIERS (5f)	It is too soon to see how the various tasks will impact Magna.	It is too soon to see how the various tasks will impact Magna.
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	No data	No data
	KEY TASKS (5a)	No data	No data
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019
	KEY TASKS (5a)	Same as 2019	Same as 2019
	PROGRESS (5e)	Same as 2019	Same as 2019
	BARRIERS (5f)	Magna Metro Township is poised to receive a great deal of planning and development pressure in coming years. Development of the Inland Port and Associated Opportunity Zones falling within the Metro Township Boundary will likely precipitate new land uses on undeveloped parcels in and around the Metro Township Area. The community has worked with The Greater Salt Lake MSD, Planning staff, planning commissioners, and the metro township council, to collaborate with neighboring communities, community partners, and shareholders through Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services to in partnership with Utah State University, College of Ag and Applied Sciences, to initiate conversations that will be required to strategically coordinate growth. Coordination with regional partners will be essential for communities like Manga who have limited staff and resources. Providing the amenities, services, and funding required to stabilize and improve Manga neighborhoods will require clear communication channels between the community, and a variety of regional partners and stakeholders.	Magna Metro Township is poised to receive a great deal of planning and development pressure in coming years. Development of the Inland Port and Associated Opportunity Zones falling within the Metro Township Boundary will likely precipitate new land uses on undeveloped parcels in and around the Metro Township Area. The community has worked with The Greater Salt Lake MSD, Planning staff, planning commissioners, and the metro township council, to collaborate with neighboring communities, community partners, and shareholders through Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services to in partnership with Utah State University, College of Ag and Applied Sciences, to initiate conversations that will be required to strategically coordinate growth. Coordination with regional partners will be essential for communities like Manga who have limited staff and resources. Providing the amenities, services, and funding required to stabilize and improve Manga neighborhoods will require clear communication channels between the community, and a variety of regional partners and stakeholders.

STRATEGIES			
2019 (REQUIRED & SUBMITTED)	2020 (REQUIRED & NOT-SUBMITTED)	2021 (REQUIRED & SUBMITTED)	2022 (REQUIRED & SUBMITTED)
<p><b>(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis</b></p>			
<p><b>(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH</b></p>			
<p><b>(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income</b></p>			
<p><b>GOALS (2)</b></p>	<p>Preserve current affordable and moderate-income housing on a long-term basis.</p>	<p>Support measures and efforts that contribute to neighborhood stabilization.</p>	<p>Support measures and efforts that contribute to neighborhood stabilization.</p>
<p><b>KEY TASKS (5a)</b></p>	<p>To preserve MIH, where MIH is located within the metro will be identified first. Patterns in the spatial distribution of MIH will be noted and analyzed. The identification of MIH will guide specific next steps. There is some concern regarding blight and housing disrepair. Such conditions can bring down property values near the property in disrepair, which can be economically detrimental to moderate-income households in the vicinity. Achieving more regular code enforcement will help protect housing and prevent housing conditions from deteriorating. Additionally, the creation of a good landlord program can incentivize landlords to maintain safe and comfortable housing. This is important in preventing the creation of slumlords who provide unsafe housing to vulnerable households without facing consequences.</p>	<p>Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Consider new transit routes and stops. Improvements in transit frequency, and improvements in transit stations and stops. Coordinate with UTA about needs and possibilities. Conduct and use a sidewalk inventory, and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners. Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones. Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.</p>	<p>Provide exterior curb-appeal grants to 10 homes per year through 2024 (50 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Salt Lake Valley Habitat for Humanity to house families between 30 and 60 percent of the Area Median Income. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Consider new transit routes and stops. Improvements in transit frequency, and improvements in transit stations and stops. Coordinate with UTA about needs and possibilities. Conduct and use a sidewalk inventory, and connect any sidewalk gaps to promote walkability and enhance the destination accessibility of non-automobile owners. Expand the RDA in Old Magna down to 3100 South and be proactive about Opportunity Zones. Use new RDA designation to secure funding for rehabilitation of uninhabitable housing stock into MIH.</p>
<p><b>PROGRESS (5e)</b></p>	<p>Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to increase capacity.</p>	<p>This task has not been completed.</p>	<p>This task has not been completed.</p>
<p><b>BARRIERS (5f)</b></p>	<p>It is too soon to see how the various tasks will impact Magna.</p>	<p>It is too soon to see how the various tasks will impact Magna.</p>	<p>It is too soon to see how the various tasks will impact Magna.</p>
<p><b>GOALS (2)</b></p>	<p>No data</p>	<p>No data</p>	<p>No data</p>
<p><b>KEY TASKS (5a)</b></p>	<p>No data</p>	<p>No data</p>	<p>No data</p>
<p><b>PROGRESS (5e)</b></p>	<p>No data</p>	<p>No data</p>	<p>No data</p>
<p><b>BARRIERS (5f)</b></p>	<p>No data</p>	<p>No data</p>	<p>No data</p>
<p><b>GOALS (2)</b></p>	<p>Same as 2019</p>	<p>Same as 2019</p>	<p>Same as 2019</p>
<p><b>KEY TASKS (5a)</b></p>	<p>Same as 2019</p>	<p>Same as 2019</p>	<p>Same as 2019</p>
<p><b>PROGRESS (5e)</b></p>	<p>Staff investigated a Good Landlord Program, but found its impacts were generally discriminatory, and concluded that this type of program should not be implemented in the community. Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to increase capacity. The 2019 Magna Moderate Income Housing Plan found that of the properties for sale in 2017, only households making 80 percent or more of AMI could afford to purchase property. Of the apartments listed for rent in August 2019, only renter households making 100 percent or more of the AMI could afford to rent in Magna. When looking at all rental types available, of the 224 households making between 30 and 50 percent of AMI, only 78 units are available at an affordable price. This leaves a deficit of 146 units, forcing those within the 30 to 50 percent bracket to live outside or below the means. For 721 households making over 125 percent of the AMI, only 195 units are available causing these households to live below their means and therefore filling housing options that other brackets may need.</p>	<p>Same as 2019</p>	<p>Same as 2019</p>
<p><b>BARRIERS (5f)</b></p>	<p>Staff have identified that there is a great need in the area for increased diversity of housing opportunity within the community. As identified, there are housing gaps for residents within nearly all AMI categories. It is challenging for Municipal and county staff to coordinate development opportunities, evolving community goals, external influences, and existing zoning and coding. Zoning and parking requirements can restrict the community's ability to strategically densify around the community assets. Community perception concerning housing product, often those typologies which supply greater affordability, can hinder efforts to increase diversity. Education and outreach might be necessary to help coalesce a strategy to introduce greater numbers of housing units suitable to provide equitable housing opportunities for households making 30, 50 and 80 percent of AMI.</p>	<p>Magna Metro Township is poised to receive a great deal of planning and development pressure in coming years. Development of the Inland Port and Associated Opportunity Zones falling within the Metro Township Boundary will likely precipitate new land uses on undeveloped parcels in and around the Metro Township Area. The community has worked with The Greater Salt Lake MSD, Planning staff, planning commissioners, and the metro township council, to collaborate with neighboring communities, community partners, and shareholders through Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services to in partnership with Utah State University, College of Ag and Applied Sciences, to initiate conversations that will be required to strategically coordinate growth. Coordination with regional partners will be essential for communities like Manga who have limited staff and resources. Providing the amenities, services, and funding required to stabilize and improve Manga neighborhoods will require clear communication channels between the community, and a variety of regional partners and stakeholders.</p>	<p>Magna Metro Township is poised to receive a great deal of planning and development pressure in coming years. Development of the Inland Port and Associated Opportunity Zones falling within the Metro Township Boundary will likely precipitate new land uses on undeveloped parcels in and around the Metro Township Area. The community has worked with The Greater Salt Lake MSD, Planning staff, planning commissioners, and the metro township council, to collaborate with neighboring communities, community partners, and shareholders through Education, Outreach, and Technical Assistance of the Greater Salt Lake MSD Planning and Development Services to in partnership with Utah State University, College of Ag and Applied Sciences, to initiate conversations that will be required to strategically coordinate growth. Coordination with regional partners will be essential for communities like Manga who have limited staff and resources. Providing the amenities, services, and funding required to stabilize and improve Manga neighborhoods will require clear communication channels between the community, and a variety of regional partners and stakeholders.</p>

# MAPLETON, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(L) preserve existing MIH	
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Provide opportunities for a wide range of housing options at all income levels while protecting the rural, country atmosphere of the City.	Provide opportunities for a wide range of housing options at all income levels while protecting the rural, country atmosphere of the City.	Provide opportunities for a wide range of housing options at all income levels while protecting the rural, country atmosphere of the City.	Preserve the existing housing stock.
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	Mapleton City has historically been a large lot zoning community with average lot sizes of one acre or larger. However, to ensure that there are adequate opportunities for a variety of housing types, the City has approved rezoning for four planned-unit development projects consisting of approximately 2,500 residential units (Harvest Park, Sunrise Ranch, Harmony Ridge & Mapleton Village). These developments have or will have a variety of lot and home types including approximately 700 attached units.	Mapleton City allows accessory apartments as a permitted use in all residential zones. This strategy provides opportunities for the provision of moderate income housing in at least two ways: 1) the accessory apartments themselves allow for moderate income housing options, and 2) the income generated from accessory apartments can supplement the housing cost of the primary dwellings they are associated with, making them more affordable.	The City has approximately 179 acres of land currently zoned General Commercial (GC-1). This zone allows for mixed use development with commercial on the ground floor and residential uses on the upper floor(s). As the City's population and commercial demands increase, the possibility for mixed use housing will likely also increase. The majority of the property zoned GC-1 is also located along Highway 89, the most likely location for mass transit options in the future.	The City will continue to provide information to residents regarding housing rehabilitation and weatherization programs and will provide building inspection services to ensure housing is safe for existing and future occupants. The City will also continue to allow accessory apartments in all residential zones.
	BARRIERS (5f)	no data	no data	no data	no data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	same as 2020	same as 2020	same as 2020	same as 2020
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	Same as 2020 with the following: Building permits for eight town homes have been issued in 2021 and subdivision construction has begun on the first phase of the Mapleton Village project that will include 32 town homes in the first phase.	For many years, the City has allowed accessory apartments in most residential zones. On August 4, 2021 the City adopted amendments to its accessory apartment ordinance to ensure compliance with the requirements of HB 82. The amendments included the following: <ul style="list-style-type: none"> <li>• Reduced the minimum lot size requirement for attached accessory apartments from 14,500 square feet to 6,000 square feet;</li> <li>• Reduced the on-site parking requirement from two spaces to one;</li> <li>• Reduced the fee by approximately 70%; and</li> <li>• Reduced the design requirements for detached accessory apartments.</li> </ul> These changes will further reduce impediments to accessory apartments within the City.	Same as 2020	Same as 2020
	BARRIERS (5f)	no data	no data	no data	no data

MIDVALE, CITY		COUNTY: SALT LAKE AOG/MPO: WFRC	REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 14 MAJOR TRANSIT INVESTMENT COORIDOR: YES			
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data	no data	no data
	KEY TASKS (5a)	The City needs to revisit its current setback and open space requirements and propose a new alternative that looks at the City's future growth potential and the land demands that this will place upon Midvale. The City will promote a density bonus program for affordable housing developments in the City, located in the identified opportunity areas of the 2016 General Plan for Midvale. Midvale's available land for residential development is constantly decreasing. In order to ensure that there is still opportunities for current and future single-family home developments, the City recommends a reduction in the lot size requirements for single-family home zoning.	Where neighborhoods have access to services and amenities such as those understood to promote the neighborhoods of opportunity idea, strategic density shall be encouraged, through ADU's and 2-, 3-, and 4-plexes or any other property types deemed to be acceptable in these neighborhoods.	There is a significant number of vacant and run-down residential properties throughout Midvale. This program seeks to identify these properties, and through the strategic acquisition of these properties, the City would acquire and redevelop the properties for moderate to low-income housing purposes. This program would eliminate neighborhood blight in certain locations and also re-introduce usable housing stock for current and future Midvale residents at an affordable cost.	no data	In supporting affordable housing, and increasing available housing stock for the rental market, Midvale City proposes eliminating certain barriers to the development of Accessory Dwelling Units in order to encourage ADU development in Midvale neighborhoods.
	PROGRESS (5e)	no data	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data	no data	In supporting affordable housing, and increasing available housing stock for the rental market, Midvale City proposes eliminating certain barriers to the development of Accessory Dwelling Units in order to encourage ADU development in Midvale neighborhoods.
	KEY TASKS (5a)	no data	no data	no data	no data	Draft proposal. Take to Planning Commission and City Council for review and feedback. Take to City Council for Adoption of new policy. Public hearing may be required.
	PROGRESS (5e)	no data	no data	no data	no data	Staff are currently drafting proposals to take to the Planning Commission and City Council for Consideration.
	BARRIERS (5f)	no data	no data	no data	no data	Not applicable at this time.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	No data	No data	No data	No data	No data
	KEY TASKS (5a)	No data	No data	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data	No data



MIDVALE, CITY							
STRATEGIES	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	(L) preserve existing MIH	(N) participate in a community land trust program for low or MIH	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data	no data	no data	no data
	KEY TASKS (5a)	Through strategic planning, the City will encourage mixed income levels in multi-unit developments throughout the City in strategic locations, near good transit links, amenities and services. Providing more retail type opportunities in neighborhoods creates a more positive and compact neighborhood where the simple and essential things that Midvale citizens require in their life are easily accessible without the need for long travel distances to go to grocery stores etc.	no data	Current parking requirements in specific areas are far too excessive and are a barrier to proper sustainable development. In TOD areas, and other central locations which are served by good transportation links, parking requirements should be reduced. In TOD zones, significantly reduced parking requirements will help the development function as it is supposed to – through the utilization of the available mass transit linkages.	The down-payment assistance program for new-homeowners allows potential homeowners the opportunity to receive up to \$5,000 to pay for a down payment and/or closing costs as you purchase a home in Midvale City. The principal will be forgiven at 20% per year as long as you reside in the home.	The home repair incentive program would provide low interest loans for Midvale residents and landlords to repair and renovate their homes.	no data
	PROGRESS (5e)	no data	no data	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Through strategic planning, the City will encourage mixed income levels in multi-unit developments throughout the City in strategic locations, near good transit links, amenities and services.	Through strategic planning, the City will encourage mixed income levels in multi-unit developments throughout the City in strategic locations, near good transit links, amenities and services.	no data	no data	no data	The acquisition of land is a focus of some of Midvale's housing programs. To ensure ongoing affordability, the City will adopt where necessary a Community Land Trust model where the City will maintain ownership of the land and will provide a for sale product on the land, which can be purchased by any qualifying applicant. The affordability component is ensured through the purchase of the improvement on the land, with the homeowner leasing the land at a low cost but owning the improvement on the land.
	KEY TASKS (5a)	Creation of Affordable Housing Guidance Document for Midvale. Appropriation of funding for development incentives related to deed-restricted moderate-income units. Approval by RDA Board.	Creation of Affordable Housing Guidance Document for Midvale. Appropriation of funding for development incentives related to deed-restricted moderate-income units. Approval by RDA Board.	no data	no data	no data	Program has been approved and adopted by Midvale. The next steps involve acquiring property.
	PROGRESS (5e)	Guidance document is in its draft stage.	Guidance document is in its draft stage.	no data	no data	no data	All steps except for acquisition of property.
	BARRIERS (5f)	City Council, Planning Commission and RDA Board are involved in the development of all policies and programs.	City Council, Planning Commission and RDA Board are involved in the development of all policies and programs.	no data	no data	no data	Staff has found challenges in securing property, as potential deals fell through where the owners looked for more than the City and Agency was willing to pay, beyond the assessed price.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	No data	No data	No data	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	No data	No data	No data	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020	No data	No data	No data	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020	No data	No data	No data	Same as 2020

STRATEGIES				
STRATEGIES		(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	The City will endeavor to focus its housing programs, and to create housing programs for a target group of those making 80% or less of AMI.
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
	GOALS (2)	no data	no data	The City will endeavor to focus its housing programs, and to create housing programs for a target group of those making 80% or less of AMI.
2020 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	no data	no data	Identification of need. Program creation. Approval of program and required funding by RDA Board. Program Implementation. Program Review.
	PROGRESS (5e)	no data	no data	Currently, Agency staff are reviewing the need for different programs in Midvale. Once review has been finalized, staff will bring proposal to RDA Board for approval.
	BARRIERS (5f)	no data	no data	Staff engages with the RDA Board for their input and seeks to craft a proposal in line with City needs and Agency direction.
	GOALS (2)	No data	No data	Same as 2020
2021 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	No data	No data	Same as 2020
	PROGRESS (5e)	No data	No data	Same as 2020
	BARRIERS (5f)	No data	No data	Same as 2020
	GOALS (2)	No data	No data	Same as 2020

# MIDWAY, CITY

COUNTY: WASATCH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(I) allow for single room occupancy developments	(J) implement zoning incentives for low to moderate income units in new developments	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Midway's goal is to create a variety of types of housing that will include affordable housing throughout the City. We especially encourage affordable housing that is located near Main Street where many stores and services are within walking distance.	Midway's goal is to create a variety of types of housing that will include affordable housing throughout the City. We especially encourage affordable housing that is located near Main Street where many stores and services are within walking distance.	Midway's goal is to create a variety of types of housing that will include affordable housing throughout the City. We especially encourage affordable housing that is located near Main Street where many stores and services are within walking distance.	Midway's goal is to create a variety of types of housing that will include affordable housing throughout the City. We especially encourage affordable housing that is located near Main Street where many stores and services are within walking distance.
	<b>KEY TASKS (5a)</b>	To create affordable housing in Midway, first the City has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, when staff initially meets with land owners and developers the above options are discussed so all affordable housing options are available.	To create affordable housing in Midway, first the City has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, when staff initially meets with land owners and developers the above options are discussed so all affordable housing options are available.	To create affordable housing in Midway, first the City has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, when staff initially meets with land owners and developers the above options are discussed so all affordable housing options are available.	To create affordable housing in Midway, first the City has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, when staff initially meets with land owners and developers the above options are discussed so all affordable housing options are available.
	<b>PROGRESS (5e)</b>	The City has adopted the affordable housing element in General Plan which includes more than three strategy items as listed in State Code. The City has also created land use codes that allow for the creation of affordable housing. Staff has also been promoting mixed-use development with developers. We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.	The City has adopted the affordable housing element in General Plan which includes more than three strategy items as listed in State Code. The City has also created land use codes that allow for the creation of affordable housing. Staff has also been promoting mixed-use development with developers. We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.	The City has adopted the affordable housing element in General Plan which includes more than three strategy items as listed in State Code. The City has also created land use codes that allow for the creation of affordable housing. Staff has also been promoting mixed-use development with developers. We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.	The City has adopted the affordable housing element in General Plan which includes more than three strategy items as listed in State Code. The City has also created land use codes that allow for the creation of affordable housing. Staff has also been promoting mixed-use development with developers. We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.
	<b>BARRIERS (5f)</b>	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Create a variety of types of housing that will include affordable housing throughout the City.	Create a variety of types of housing that will include affordable housing throughout the City.	Create a variety of types of housing that will include affordable housing throughout the City.	Create a variety of types of housing that will include affordable housing throughout the City.
	<b>KEY TASKS (5a)</b>	Midway has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, staff discusses affordable options with developers.	Midway has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, staff discusses affordable options with developers.	Midway has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, staff discusses affordable options with developers.	Midway has adopted a general plan that encourages affordable housing throughout the City. Second, we have adopted codes that make affordable housing possible (i.e. high density mixed-use, inclusionary zoning). Third, staff discusses affordable options with developers.
	<b>PROGRESS (5e)</b>	We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.	We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.	We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.	We have received positive results over the past few years which include two projects that include a total of 18 apartments. We also have approved an 11-lot duplex development that will create 22 living units.
	<b>BARRIERS (5f)</b>	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.	We have received positive results with the General Plan and the land use codes that have been adopted that promote and make possible affordable housing. The main barrier to overcome is assuring that the units created remain in a level of affordability.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	<b>PROGRESS (5e)</b>	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	<b>BARRIERS (5f)</b>	Same as 2020	Same as 2020	Same as 2020	Same as 2020

**MILLCREEK, CITY**

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	
	KEY TASKS (5a)	no data	no data	
	PROGRESS (5e)	Millcreek adopted a Town Center Overlay Zone for the area near the intersection of 3300 South and 1300 East, that stipulates no maximum residential density and heights up to 74 feet. Millcreek is refining the standards of the adopted ordinance to conform with the Millcreek City Center Master Plan, which envisions up to 1,000 residential dwellings in the City Center.	Millcreek is coordinating a public engagement process to guide the development of an ADU ordinance. We have conducted two online surveys and held one open house, with another planned for January 2020. We anticipate to have a draft ADU ordinance prepared by April, for consideration by the City Council in early summer.	In 2017, Millcreek adopted an update to the Commercial Zones to allow mixed use projects with no maximum residential density in C-2 and C-3 zones. In the City's General Plan, most major corridors are identified as "mixed use" in the future land use map, rather than solely commercial.
	BARRIERS (5f)	no data	no data	
2020 (REQUIRED & SUBMITTED)	GOALS (2)	In December 2019, Millcreek adopted the City Center Overlay Zone (CCOZ) for the area near the intersection of 3300 South 1300 East, that stipulates no maximum residential density and heights up to 74 feet.	Outcomes include the ability of virtually any single-family residential lot to construct an attached ADU and most single-family residential lots greater than 8,000 sf in area would have the ability to construct a detached ADU.	
	KEY TASKS (5a)	Key tasks include expediting approvals to allow for construction to commence on critical projects; ensuring that public funds on open space amenities are spent wisely and expeditiously, so that the open space is completed by 2022; assisting developers in the required infrastructure upgrades; and participating with developers as appropriate to provide affordable housing through a housing set-aside that was allocated as part of the Millcreek City Center CRA.	Informal Public Engagement is complete. Key tasks include presenting an ADU ordinance to Millcreek's four community councils for their recommendation by February, holding a public hearing for Planning Commission in February or March, and consideration by the City Council by June 2021.	
	PROGRESS (5e)	Millcreek has commenced construction of the open space. Two of the entitled projects are currently under construction (totaling 550 units) and three others have entitlements. Millcreek is negotiating with other developers on the provision of shared parking and up to 100 units of affordable housing in the project area.	Millcreek has completed its public engagement process, which was carefully designed to solicit constructive concerns and useful feedback, and attempt to generate a public consensus on ADU's. The result of this process is widespread community support, with significant concerns expressed in particular neighborhoods in the city. The remaining steps include a formal adoption process, which staff will commence in January 2021.	
	BARRIERS (5f)	The most significant challenge is the cost of construction materials and labor. Structured parking and the desired amenities are expensive, as are the underlying land values. That said, we have achieved a broad community consensus that this development is a net positive for the city, and have overcome substantial political obstacles to the planning effort through the adoption of a master plan and a zoning ordinance that provides additional density while offering others in the community valuable community amenities in a walkable, mixed use context.	Staff is creating a two-tiered ADU process, where almost every single-family residential property would have the ability to create one, but only certain of these properties would be able to create a detached ADU. In order to promote ADU's as affordable housing, staff is proposing prohibiting detached ADUs for use as a short-term rental. While there is broad support for ADUs, there remains significant concerns from many in the community. Staff is working on design standards and other regulations that will address many of these concerns without creating a process that is overly burdensome on the part of a property owner. To that end, staff is proposing that ADU's be permitted, without need of a conditional use permit.	
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	
	KEY TASKS (5a)	Same as 2020	Same as 2020	
	PROGRESS (5e)	Same as 2020	Same as 2020	
	BARRIERS (5f)	Same as 2020	Same as 2020 with In 2021, Millcreek approved a rezone to Mixed Development for the sole purpose of allowing extra density, provided an affordability target was met. The Community Development Corporation of Utah entered into a development agreement with Millcreek to build 64 rental units affordable to seniors earning from 25 to 55 percent of the County's AMI. As part of the development agreement, CDCU agreed to obtain affordable housing tax credits to ensure that the affordable housing is provided long-term. This is in addition to two other projects the City approved with other developers that promoted affordable housing as part of a density bonus through a rezone request.	

STRATEGIES			
	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency</b>	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data
	KEY TASKS (5a)	no data	no data
	PROGRESS (5e)	Millcreek adopted a Mixed Development Zone for the Meadowbrook Area, located between the Fireclay and Meadowbrook TRAX stations. Through this zone, the City entitled over 400 dwellings, in addition to significant commercial space.	Millcreek has several redevelopment project areas, that include housing set-asides. Two such areas where we anticipate significant housing development are the West Meadowbrook Project Area and the City Center Project Area.
	BARRIERS (5f)	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data
	KEY TASKS (5a)	no data	no data
	PROGRESS (5e)	no data	no data
	BARRIERS (5f)	no data	no data
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020 with In 2021, Millcreek approved a rezone to Mixed Development for the sole purpose of allowing extra density, provided an affordability target was met. The Community Development Corporation of Utah entered into a development agreement with Millcreek to build 64 rental units affordable to seniors earning from 25 to 55 percent of the County's AMI. As part of the development agreement, CDCU agreed to obtain affordable housing tax credits to ensure that the affordable housing is provided long-term. This is in addition to two other projects the City approved with other developers that promoted affordable housing as part of a density bonus through a rezone request.	Same as 2020 with In 2021, Millcreek approved a rezone to Mixed Development for the sole purpose of allowing extra density, provided an affordability target was met. The Community Development Corporation of Utah entered into a development agreement with Millcreek to build 64 rental units affordable to seniors earning from 25 to 55 percent of the County's AMI. As part of the development agreement, CDCU agreed to obtain affordable housing tax credits to ensure that the affordable housing is provided long-term. This is in addition to two other projects the City approved with other developers that promoted affordable housing as part of a density bonus through a rezone request.

# MORGAN, COUNTY

COUNTY: MORGAN  
AOG/MPO: WFRC

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 0  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES		No data	No data	No data
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Did not submit	Did not submit	Did not submit
	KEY TASKS (5a)	Did not submit	Did not submit	Did not submit
	PROGRESS (5e)	Did not submit	Did not submit	Did not submit
	BARRIERS (5f)	Did not submit	Did not submit	Did not submit
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Did not submit	Did not submit	Did not submit
	KEY TASKS (5a)	Did not submit	Did not submit	Did not submit
	PROGRESS (5e)	Did not submit	Did not submit	Did not submit
	BARRIERS (5f)	Did not submit	Did not submit	Did not submit
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Did not submit	Did not submit	Did not submit
	KEY TASKS (5a)	Did not submit	Did not submit	Did not submit
	PROGRESS (5e)	Did not submit	Did not submit	Did not submit
	BARRIERS (5f)	Did not submit	Did not submit	Did not submit

**MURRAY, CITY**

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Objective 1: Ensure housing affordability targets are achievable using a range of strategies. Objective 2: Provide the opportunity for affordable home ownership by offering a range of housing types for purchase including attached dwellings.	See A	See A
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure zoning of residential areas does not prohibit compatible types of housing	Continue to support Accessory Dwelling Units (ADUs) in all residential zones.	Maintain reduced residential parking requirements in the MCCD, Mixed-Use, and Transit Oriented Development zones.
	KEY TASKS (5a)	Further review of residential zoning and subdivision codes for potential changes that will support more diverse and compatible housing types for residential infill.	Continue research and review of the Land Use Ordinance for ADUs to consider additional allowances to accommodate greater utilization of ADUs. Seek departmental and public input. Propose draft changes / allowances and present to the Planning Commission and City Council.	no data
	PROGRESS (5e)	In March 2020, twin homes were defined and specifically allowed in the R-N-B, Residential Neighborhood Business Zone along with duplexes. A subdivision of 26 twin-homes is now under construction	Initial research and review of the Land Use Ordinance allowance for ADUs, specifically looking for appropriate modifications that will broaden the use of ADUs.	no data
	BARRIERS (5f)	City officials and staff have supported a greater diversity of housing styles, types, and densities through different zoning. The barriers encountered are most commonly public concerns related to density.	The City has experienced generally positive outcomes related to the implementation of ADUs	City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	no data
	PROGRESS (5e)	Same as 2020	Same as 2020	no data
	BARRIERS (5f)	Same as 2020	Same as 2020	Same as 2020

STRATEGIES	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>		<b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b>	<b>(J) implement zoning incentives for low to moderate income units in new developments</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	See A	See A	See A
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Maintain reduced residential parking requirements in the MCCD, Mixed-Use, and Transit Oriented Development zones. Implement transit-oriented development and/or mixed-use zoning for properties in and around transit stations.	Maintain reduced residential parking requirements in the MCCD, Mixed-Use, and Transit Oriented Development zones.	Continue to support the use of density bonuses for constructing affordable housing options.
	KEY TASKS (5a)	Murray City has conducted a study in 2020 of the area surrounding the UTA Fashion Place West Trax Station and should adopt the Fashion Place West Small Area Plan in January, 2021. In 2019, Murray City adopted a Small Area Plan for the UTA Murray Central Station. In November 2019 the City updated the M-U, Mixed Use Zone in order to consider implementing M-U zoning in areas identified as centers or in transition by the General Plan. The City has been approved to apply for a Transportation and Land Use Connection grant from the Wasatch Front Regional Council to study the feasibility and appropriate implementation of Mixed Use zoning along the State Street corridor. Utility Master Plans are being updated to accommodate greater residential densities in these identified areas.	no data	Review the density bonus for potential updates to achieve more widespread use.
	PROGRESS (5e)	Mixed Use Zones have already been employed around the Murray North and Murray Central Stations, and there are many projects completed or in various stages of development. The Fashion Place West Small Area Plan will support the implementation of additional mixed-use zoning around that station area as well. The 2019 update to the M-U Zone has resulted in the rezoning of 10 acres of dormant commercial property and the approval of a mixed use project on the property including 421 residential apartments and 21,000 square feet of related retail space. The City is currently processing three additional applications for mixed use developments on other large properties.	no data	no data
	BARRIERS (5f)	City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments. City officials and staff have consistently supported and approved higher densities and varied housing styles through zoning. The adequacy of public infrastructure (sewer, water, transportation) has emerged as the greatest barrier thus far. Those concerns are being addressed through the updates of the Sewer and Transportation Master Plans mentioned above.	City officials and Staff continue to support the use of reduced minimum parking standards for mixed use developments.	Not applicable. The density bonus has not been recently utilized, and as a result should be evaluated and potentially updated.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	The Fashion Place West Small Area Plan was adopted in February, 2021. <ul style="list-style-type: none"> <li>• In 2019, Murray City adopted a Small Area Plan for the UTA Murray Central Station.</li> <li>• In November 2019 the City updated the M-U, Mixed Use Zone in order to consider implementing M-U zoning in areas identified as centers or in transition by the General Plan.</li> <li>• Utility Master Plans have been updated to accommodate greater residential densities in and around the transit stations and along the transportation corridors.</li> </ul>	no data	Review the density bonus for potential updates to achieve more widespread use. Adjustments to the prior existing density bonus language could be considered based upon the newly adopted language in the mixed use zones.
	PROGRESS (5e)	Mixed Use Zones have been employed around the Murray North and Murray Central Stations, and there are many projects completed or in various stages of development. The Fashion Place West Small Area Plan supports the implementation of additional mixed-use zoning around that station area as well. A mixed use project on the property including 421 residential apartments and 21,000 square feet of related retail space is under construction. The City is currently processing building permits for an additional 516 units in two mixed use projects on vacant properties. A third mixed use project was recently entitled including 350 residential units. Other applications for mixed use developments are expected.	no data	Availability of utilities has been analyzed for additional residential density in mixed use areas, and utility plans have been updated accordingly.
	BARRIERS (5f)	City officials and staff have supported and approved higher densities and varied housing styles through zoning. In addition to public opposition, concerns about the adequacy of public infrastructure (sewer, water, transportation) emerged as the greatest barrier. Those concerns have been directly addressed through the updates of the Sewer and Transportation Master Plans mentioned above.	Same as 2020	Allowable densities in mixed use areas were adjusted by amendments to those zones in July 2021 based upon the limitations of public services and utilities. The broader, pre-existing residential density bonus for multi-family zones has not been recently utilized and should be similarly evaluated and updated.



NIBLEY, CITY		COUNTY: CACHE AOG/MPO: BRAG	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 4 MAJOR TRANSIT INVESTMENT COORDINATOR: NO		
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	<ul style="list-style-type: none"> <li>• Create mixed-use areas within the future Town-Center</li> <li>• Allow for apartments and condominiums within Neighborhood Commercial Zones attached to commercial buildings</li> <li>• Plan for future 4400 S Industrial Corridor</li> </ul>	Expand the availability of ADUs within Nibley City. Nibley City currently allows for the attached ADUs. The Plan recommends expanding that use to detached ADUs.	<ul style="list-style-type: none"> <li>• Create mixed-use areas within the future Town-Center</li> <li>• Allow for apartments and condominiums within Neighborhood Commercial Zones attached to commercial buildings</li> <li>• Plan for future 4400 S Industrial Corridor</li> </ul>	Nibley should be proactive in seeking partnerships with corporations or non-profit organizations in building affordable housing. Nibley City should refer those in need to BRAG and publicize helpful information about programs that are offered through BRAG and HUD.
	KEY TASKS (5a)	Recently, in May, the City adopted the Residential Planned Unit Development (R-PUD), which greatly increases density for different projects within the City. The ordinance received another edit to allow an even greater variety of housing types within the Town Center Area.	The Planning Commission and staff need to draft an updated ordinance allowing for the expansion of ADUs in Nibley City. The Planning Commission will hold a public hearing on the said ordinance and then make a recommendation to the City Council. The City Council will hold a public hearing and consider the proposed ordinance. If the Council approves the ordinance, the code will need to be updated and building inspection staff informed of the update. The City will advertise the updated changes in the code.	The City will need to review its code and make the appropriate updates. These include reviewing current commercial zoning standards. Will examine Future Land Use Map to help identify key areas where the City believes these changes will be the most effective.	The City has worked with the Bear River Association of Governments and has help advertise from some of their programs. The City should also seek partnerships to help build moderate income housing.
	PROGRESS (5e)	The Ordinance has been approved and the City has received a single application that is going through the approval process.	Nibley City currently allows for the attached ADUs. There are around 20-30 ADUs within Nibley City as a result of the code.	The City, in October of 2019, passed an update to our Residential Plan Unit Development to allow for condos within the Future Town Center Area. The City is working with a developer about the future project that would provide commercial, condos, townhomes and single-family homes in the Town Center area.	The City has already posted information about some programs administered by BRAG. The City has worked in the past with a non-profit organization for the construction of over 200 homes.
	BARRIERS (5f)	The main concern about the current application is the location of the site. The City is anticipating some protest to the application from the neighbors of the proposed project. The City also has some concerns about the project being located next to some sensitive wetland areas.	The primary problem that the City has had with ADUs is with tracking the number of them in the City. The City building department is planning on compiling a list of current, and any new, ADUs within the City. The City is also looking at expanding the use of ADUs in the City to allow for more property owners to build one.	There have not been many barriers as of yet, but when the full project comes in for an official application, the City will most likely encounter resistance from the surrounding neighborhoods.	The City is looking for ways to make BRAG programs better known to residents, through the newsletter which is mailed out with each utility bill, and posted on the City website.
	GOALS (2)	Rezone for densities necessary to assure the production of moderate income housing.	Allow for and reduce regulation related to accessory dwelling units in residential zones	Allow for higher density of moderate income developments in commercial and mixed-use areas	Partner with organizations that offer grants or additional assistance in Housing affordability
2020 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	Create a Town Center Zoning Ordinance that would allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses. Work closely with Developers and property owners and make appropriate rezones for R-PUD.	1. Draft and refine ordinance. 2. Review public comments. 3. Present ordinance to Planning Commission and City Council for adoption 4. Create appropriate forms 5. Review applications	Ensure that a variety of housing types and commercial uses are incorporated into the rezone for the town center area. Ensure that the project includes a variety of housing types throughout the various phases of the development. Allow residential in commercial zones.	Nibley should be proactive in seeking partnerships with corporations or non-profit organizations in building affordable housing. Nibley City should refer those in need to BRAG and publicize helpful information about programs that are offered through BRAG and HUD.
	PROGRESS (5e)	The ordinance which allows higher density housing was created in 2019 and amended in late 2020. There have been 3 approved applications for planned-unit developments, all of which incorporate a mix of housing types.	Tasks 1-2 have been completed. There has been substantial buy-in from the public, appointed and elected officials. Task 3 has been substantially complete. The City Council will vote on this on December 10	Ensure that a variety of housing types and commercial uses are incorporated into the rezone for the town center area. Ensure that the project includes a variety of housing types throughout the various phases of the development. Allow residential in commercial zones.	Nibley City has referred those in need to appropriate programs administered by BRAG and other assistance. Nibley City Staff has researched opportunities to partner with organizations to develop affordable housing.
	BARRIERS (5f)	One barrier to implementation was a referendum for one of the approved re-zones. This may be overturned by the voters in 2021. Another barrier is the ongoing escalating costs in the market. In some cases, townhomes are no longer affordable to moderate-income households.	Although the ordinance does improve opportunities to implement ADUs in the community, potential barriers to providing affordable housing opportunities, such as parking requirements and setback requirements remain to mitigate potential impacts on the neighborhood.	Ensure that a variety of housing types and commercial uses are incorporated into the rezone for the town center area. Ensure that the project includes a variety of housing types throughout the various phases of the development. Allow residential in commercial zones.	In many cases, the programs offered do not fulfill the need or have long waiting lists for assistance.
	GOALS (2)	Increase the supply of available moderate-income housing Allow the market to respond to the demand for more affordable housing within the City	Increase the supply of available affordable low-income housing (below 50% AMI) within Nibley City Integrate available affordable housing within existing established neighborhoods to maximize access to opportunities	Reduce overall housing and transportation costs for moderate-income households by allowing for the placement of jobs and services in closer proximity to homes which are likely to accommodate moderate-income households.	City Staff has completed research to inform task 1, but has not created an updated ordinance. Task 2 has been completed for 3 substantial developments in Nibley City during 2020.
2021 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	1. Create a Town Center Zoning Ordinance that would allow for mixed-use, condominiums, townhomes, and single-family homes in addition to open space and commercial uses. 2. Work closely with Developers and property owners and make appropriate rezones for R-PUD.	1. Draft and refine ordinance. 2. Review public comments. 3. Present ordinance to Planning Commission and City Council for adoption 4. Create appropriate forms 5. Review applications as received.	1. Ensure that a variety of housing types and commercial uses are incorporated into the rezone for the town center area. 2. Ensure that the project includes a variety of housing types throughout the various phases of the development. 3. Allow residential in commercial zones.	1. Nibley should be pro-active in seeking partnerships with non-profit corporations in building affordable housing. 2. Nibley City should refer those in need to BRAG and publicize helpful information about programs that are offered through BRAG and HUD.
	PROGRESS (5e)	City Staff has completed research to inform task 1, but has not created an updated ordinance. Task 2 has been completed for 3 substantial developments in Nibley City during 2020.	On December 10, 2020, the Nibley City Council adopted an accessory dwelling unit ordinance, which made both detached and attached accessory dwelling units a permitted use within all residential zones in Nibley City. Although the strategy has been executed, the City continues to monitor its effectiveness and is currently working on amending and clarifying the ordinance. Since its passage there have not been any applications for new accessory dwelling units. City Staff is currently working on drafting an amendment to this ordinance to further remove barriers and clarify limitations to develop accessory dwelling units.	During 2020, The Town Center Area in Nibley City was rezoned in support of this goal. There have not been additional rezones submitted or approved in 2021. In addition, residential uses continue to be allowed as a conditional use in residential zones with opportunities for mixed-use.	Nibley City has monitored progress toward accomplishing this goal and strategy by ensuring that front office staff is trained to refer residents to these programs that need assistance with paying rent or utilities.
	BARRIERS (5f)	One barrier to this goal and strategy was an attempted referendum for one R-PUD development. This was eventually overturned and the mixed residential development is moving forward through construction. In addition, market-rate housing types which were previously affordable to moderate-income households, such as townhomes, are no longer affordable due to escalating housing costs.	As stated above, the primary barrier to achieving the stated goal is the apparent lack of demand for new accessory dwelling units in Nibley City, as within one year, there have not been any new applications for ADUs. The cost of construction and other factors are likely to contribute to this barrier.	None identified	None identified

# NORTH LOGAN, CITY

COUNTY: CACHE  
AOG/MPO: BRAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)	Have identified specific areas included within the plan, namely land west of main street and isolated pockets of low density estate lots in some situations.	Specifically looking to utilize newly created existing zones in more areas around the city to increase the amount mixed-use and allow second and third story housing options.	A revised accessory dwelling unit ordinance was recently passed. Reviewing the ordinance and making information available for residents to utilize this ordinance.
	PROGRESS (5e)			
	BARRIERS (5f)			
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Include high density residential West of Main. Evaluate low-density SFR to rezone more dense.	no data	no data
	KEY TASKS (5a)	Hold public meetings with developers on specific parcels to rezone to densities that accommodate moderate income housing.	no data	no data
	PROGRESS (5e)	Ten acres west of main street were rezoned to high density residential from general commercial, resulting in a 174 unit mix of townhomes and apartments to be currently under construction. Two workshops and two public meetings have been held on two other properties.	no data	no data
	BARRIERS (5f)	Public pushback to higher density rezoning. Specifically when evaluating higher density single family zoning.	no data	no data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Evaluate areas of zoning with low density estate lots to rezone to higher density single family lots	Utilize existing mixed use zones and review the current density allowances to increase mixed use	Review the cities ADU ordinance and amend as necessary.
	KEY TASKS (5a)	Identify and rezone isolated areas of low density estate lots adjacent to higher density single family development to match the surrounding development	Identify density increases that could be allowed in existing mixed use zones. Identify areas currently zoned as mixed use, or that could potentially be rezoned to mixed use for possible development.	Review the ADU ordinance mid year to evaluate ways to continue to promote ADUs with the city.
	PROGRESS (5e)	Seven acres of low-density residential zoned land within a targeted, isolated area was rezoned to higher density single family lots and has been approved with homes to be built in 2022.	Mixed use zoning discussed in November 2021 development within the city center mixed use areas started in 2021 including approximately 190 units in two developments to be completed in 2022.	ADU ordinance was amended 7/10/22 to make all internal ADU units a permitted use in all residential zones with no additional ADU permit or CUP required.
	BARRIERS (5f)	Public pushback to rezoning efforts of low density residential estate areas to higher density single family residential areas resulted in slightly less density than was originally proposed. Hosting public hearings and workshops has slightly helped to decrease the opposition.	Push back to multi-family housing projects within North Logan in general from the public hampers efforts to increase mixed use densities. Desire to keep the small amount of commercial land within the city as commercial rather than allowing housing.	All goals and strategies related to ADUs are running smoothly and we are seeing higher numbers of residents utilizing ADUs with the ordinance changes.

NORTH OGDEN, CITY		COUNTY: WEBER AOG/MPO: WFRC	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 11 MAJOR TRANSIT INVESTMENT COORIDOR: YES	
STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(G) encourage higher density or moderate income residential development near major transit investment corridors	(J) implement zoning incentives for low to moderate income units in new developments	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	North Ogden passed an ordinance in early 2019 allowing for Accessory Dwelling Units (ADUs) in all single family residential zones. The goal of this ordinance change was to allow for additional housing stock within the existing fabric of the more established neighborhoods.	Focus on the concentration of medium density housing in close proximity to UTA bus routes along Washington Blvd. The Majority of the City's current higher density units are along the Washington Blvd.	
	KEY TASKS (5a)	no data	no data	
	PROGRESS (5e)	Though only a few individuals have sought out information on ADUs, the City is hopeful that over the next 5 years the City could add 5 to 10 ADUs per year to help meet the goals of moderate income housing	no data	The City wants to explore the options associated with zoning incentives for low to moderate income units. Because of the technical and legal requirements and the current plan in the City to rewrite the City zoning code over the next year
	BARRIERS (5f)	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Increase the number of affordable units or increase the income of household by increasing ADU ownership opportunities.	Increase the number of moderate income housing units in proximity to bus routes	
	KEY TASKS (5a)	Write Ordinance Change Pass ordinance change Review and approve building permits	The City needed to review and update zoning designations to encourage moderate income housing in proximity to Washington Blvd.	
	PROGRESS (5e)	All tasks have been completed Building permit approvals will occur as requests are received	Some properties have received rezoning as requested by property owners in areas already identified for additional units	Provide economic incentives to encourage existing developments to provide better housing variety.  identify strategies get community and council support on strategies write program for incentives  initial discussions of policies
	BARRIERS (5f)	We have not seen a deviation in results as we have steadily recieved an increase in the number of ADU requests we have seen.	We have not had any real deviations, just the pace of the change and progress has been slower than anticipated as public outreach has been increased. The City never anticipated this to be a quick process	no results have been realized. The GPSC has been somewhat overwhelmed and limited based on meeting schedules and multiple topics
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Increase the number of affordable units or increase the income of household by increasing ADU ownership opportunities.	Increase the number of moderate income housing units in proximity to bus routes	
	KEY TASKS (5a)	Write Ordinance Change. Pass ordinance change. Review and approve building permits	The City needed to review and update zoning designations to encourage moderate income housing in proximity to Washington Blvd.	
	PROGRESS (5e)	All tasks have been completed. Building permit approvals will occur as requests are received	Some properties have received rezoning as requested by property owners in areas already identified for additional units	Provide economic incentives to encourage existing developments to provide better housing variety  1.) identify strategies 2.) get community and council support on strategies 3) write program for incentives 4.)select a partners to being the incentive program  initial discussions of policies
	BARRIERS (5f)	We have not seen a deviation in results as we have steadily recieved an increase in the number of AD requests we have seen.	We have not had any real deviations, just the pace of the change and progress has been slower than anticipated as public outreach has been increased. The City never anticipated this to be a quick process.	no results have been realized. The GPSC has been somewhat overwhelmed and limited based on meeting schedules and multiple topics.

STRATEGIES				
2019 (REQUIRED & SUBMITTED)	2020 (REQUIRED & SUBMITTED)	2021 (REQUIRED & SUBMITTED)	2022 (REQUIRED & SUBMITTED)	2023 (REQUIRED & SUBMITTED)
STRATEGIES	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
2019 (REQUIRED & SUBMITTED)	GOALS (2) The City wishes to explore this option by creating the opportunity via deed restrictions or other density bonus programs that will establish housing stock which is less likely to turn into housing units which are no longer moderate income housing units. With the limited resources of the City we have not been able to firmly establish which programs, if any, will be implemented, but we are committed to exploring these types of options.	GOALS (2) The City is open to exploring a mortgage assistance program for employees of the municipality to afford to live in a community of their choice within certain parameters. The details of such programs have yet to be worked out, though the goal will be to make sure the City is helping it's employees generate long term wealth and career sustainability by providing access to affordable homes within a reasonable commuting range of North Ogden City.	GOALS (2) The City has already looked at working with outside agencies on providing affordable housing programs and incentives, but has not specifically selected any one group or agency to partner with. Most importantly the City plans to work closely with the Weber Area Association of Governments to coordinate the needs of the larger area as well as utilize available local programs in a cooperative fashion. For a long time Ogden and other communities have provided the area with the necessary moderate income housing for Weber County, but it is important for each community to come to the table to focus on how to create solutions for the entire area, without focusing too strongly on single mode solutions. What North Ogden does for housing affordability will have an impact on our neighboring communities and should possibly be considered on a regional solution, instead of purely local.	GOALS (2) The City wishes to explore this option by creating the opportunity via deed restrictions or other density bonus programs that will establish housing stock which is less likely to turn into housing units which are no longer moderate income housing units. With the limited resources of the City we have not been able to firmly establish which programs, if any, will be implemented, but we are committed to exploring these types of options.
2019 (REQUIRED & SUBMITTED)	KEY TASKS (5a) no data	KEY TASKS (5a) no data	KEY TASKS (5a) no data	KEY TASKS (5a) no data
2019 (REQUIRED & SUBMITTED)	PROGRESS (5e) no data	PROGRESS (5e) no data	PROGRESS (5e) no data	PROGRESS (5e) no data
2019 (REQUIRED & SUBMITTED)	BARRIERS (5f) no data	BARRIERS (5f) no data	BARRIERS (5f) no data	BARRIERS (5f) no data
2020 (REQUIRED & SUBMITTED)	GOALS (2) Upon further inquiry the City found that there are not currently any state or federally subsidized apartments in the boundaries of North Ogden City. The MIH plan will be amended to eliminate this goal.	GOALS (2) Upon further discussion it was decided that the City does not have the budget to support this program. Additionally, most employees who would qualify for this program live outside the community or already own a home which they purchased several years ago.	GOALS (2) The City has not identified any partners for the recommended programs. Specifically, the City has been working with the County on MIH needs in the area, but have not established any specific partners or goals associated with this program. Multiple city officials are participating in monthly meetings addressing the topic of MIH to help educate and coordinate ideas and plans moving forward.	GOALS (2) The City wishes to explore this option by creating the opportunity via deed restrictions or other density bonus programs that will establish housing stock which is less likely to turn into housing units which are no longer moderate income housing units. With the limited resources of the City we have not been able to firmly establish which programs, if any, will be implemented, but we are committed to exploring these types of options.
2020 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	KEY TASKS (5a)	KEY TASKS (5a)	KEY TASKS (5a)
2020 (REQUIRED & SUBMITTED)	PROGRESS (5e) no data	PROGRESS (5e) no data	PROGRESS (5e) no data	PROGRESS (5e) no data
2020 (REQUIRED & SUBMITTED)	BARRIERS (5f)	BARRIERS (5f)	BARRIERS (5f)	BARRIERS (5f)
2021 (REQUIRED & SUBMITTED)	GOALS (2) Upon further inquiry the City found that there are not currently any state or federally subsidized apartments in the boundaries of North Ogden City. The MIH plan will be amended to eliminate this goal.	GOALS (2) Upon further discussion it was decided that the City does not have the budget to support this program. Additionally, most employees who would qualify for this program live outside the community or already own a home which they purchased several years ago.	GOALS (2) The City has not identified any partners for the recommended programs. Specifically, the City has been working with the County on MIH needs in the area, but have not established any specific partners or goals associated with this program. Multiple city officials are participating in monthly meetings addressing the topic of MIH to help educate and coordinate ideas and plans moving forward.	GOALS (2) The City wishes to explore this option by creating the opportunity via deed restrictions or other density bonus programs that will establish housing stock which is less likely to turn into housing units which are no longer moderate income housing units. With the limited resources of the City we have not been able to firmly establish which programs, if any, will be implemented, but we are committed to exploring these types of options.
2021 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	KEY TASKS (5a)	KEY TASKS (5a)	KEY TASKS (5a)
2021 (REQUIRED & SUBMITTED)	PROGRESS (5e) no data	PROGRESS (5e) no data	PROGRESS (5e) no data	PROGRESS (5e) no data
2021 (REQUIRED & SUBMITTED)	BARRIERS (5f)	BARRIERS (5f)	BARRIERS (5f)	BARRIERS (5f)

STRATEGIES	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
2019 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2021 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			

# NORTH SALT LAKE, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase affordable rental opportunities for low to moderate income households.	Increase affordable rental opportunities for low to moderate income households.
	<b>KEY TASKS (5a)</b>	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase affordable rental opportunities for low to moderate income households.	Increase affordable rental opportunities for low to moderate income households.
	<b>KEY TASKS (5a)</b>	Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to rezone properties to allow for housing developments.	Inventory sites for consideration of rezoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options.
	<b>PROGRESS (5e)</b>	The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance.	Several developments in the Town Center area, near public transit, have been re-zoned to a P District to get more diverse housing established in the area.
	<b>BARRIERS (5f)</b>	Much of the housing that has been developed has been at a high price point and is not considered "affordable". It has been difficult to find developers who are interested in developing affordable housing, as it is generally not as profitable for them.	Much of the housing that has been developed has been at a high price point and is not considered "affordable". It has been difficult to find developers who are interested in developing affordable housing, as it is generally not as profitable for them.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase affordable rental opportunities for low to moderate income households.	Increase affordable rental opportunities for low to moderate income households.
	<b>KEY TASKS (5a)</b>	Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to rezone properties to allow for housing developments.	Inventory sites for consideration of rezoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options.
	<b>PROGRESS (5e)</b>	The City allowed for residents to legalize accessory dwelling units without penalty for two years after establishing the ADU ordinance.	Several developments in the Town Center area, near public transit, have been re-zoned to a P District to get more diverse housing established in the area.
	<b>BARRIERS (5f)</b>	It has been difficult to attract developers willing to construct quality affordable housing.	Much of the new housing has been developed at market rate and does not qualify as moderate income housing. It has been difficult to find developers who are interested in developing affordable housing

STRATEGIES			
STRATEGIES	<b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b>	<b>(L) preserve existing MIH</b>	<b>(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reduce household transportation expenses for low-to-moderate income households.	Increase opportunities for low to moderate income households to purchase affordable housing. Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake
	<b>KEY TASKS (5a)</b>	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reduce household transportation expenses for low-to-moderate income households.	Increase opportunities for low to moderate income households to purchase affordable housing. Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake
	<b>KEY TASKS (5a)</b>	Continue to re-zone areas in the Town Center and near public transportation routes for residential developments. Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes. Reduce parking requirements for housing developments in the Town Center and near public transportation routes.	Request updated information from the housing authority annually. Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to rezone properties to allow for housing developments with varied building types. The City defers the monitoring of the emergency repair program to Davis County, who administers the grants that support the housing authority programs.
	<b>PROGRESS (5e)</b>	The City has already been working to rezone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the enhanced bus route.	City staff are continually referring residents to the housing authority and the utility companies for assistance.
	<b>BARRIERS (5f)</b>	Much of the housing that has been developed has been at a high price point and is not considered "affordable". It has been difficult to find developers who are interested in developing affordable housing, as it is generally not as profitable for them.	Much of the housing that has been developed has been at a high price point and is not considered "affordable". It has been difficult to find developers who are interested in developing affordable housing, as it is generally not as profitable for them.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reduce household transportation expenses for low-to-moderate income households.	Increase opportunities for low to moderate income households to purchase affordable housing. Rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake
	<b>KEY TASKS (5a)</b>	Continue to re-zone areas in the Town Center and near public transportation routes for residential developments. Continue to provide walkable areas throughout the Town Center and provide connections to public transportation routes. Reduce parking requirements for housing developments in the Town Center and near public transportation routes.	Request updated information from the housing authority annually. Continue to promote accessory dwelling units via the City newsletter, social media, etc. Continue to rezone properties to allow for housing developments with varied building types. The City defers the monitoring of the emergency repair program to Davis County, who administers the grants that support the housing authority programs.
	<b>PROGRESS (5e)</b>	The City has already been working to rezone properties for residential developments and also have been working with consultants and applying for grants to expand the trail and pedestrian network in the Town Center. The City continually works with UTA regarding the design of the enhanced bus route.	City staff are continually referring residents to the housing authority and the utility companies for assistance.
	<b>BARRIERS (5f)</b>	It has proven to be difficult to locate developers who are willing to construct affordable housing. Funding for the construction of the pedestrian facilities is a barrier, as well.	The unavailability of funding through the CDBG program for the continuation of the city's Home Repair Grant Program has been a barrier to some residents getting the help they need since the housing authority's program is only for emergency repairs. Sometimes not speaking the language of the resident is a barrier to implementing the goals.

OGDEN, CITY		COUNTY: WEBER AOG/MPO: WFCR	REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 7 MAJOR TRANSIT INVESTMENT COORIDOR: YES		
STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(L) preserve existing MIH	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	To allow an ADU option for single family housing in all residential neighborhoods.	To provide more affordable living along transportation corridors by increasing economy of scale, reducing land area needed for additional housing and encouraging less dependency on private cars.	To right size parking to meet the needs of residents, reduce cost of development, encourage use of mass transit and reduce environmental impacts created by excessive hard surface. To provide more affordable living along transportation corridors by increasing economy of scale, reducing land area needed for additional housing and encouraging less dependency on private cars.	Maintain the older housing stock in Ogden which is one of the key moderate income housing of the city.
	KEY TASKS (5a)	No data	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	To allow an ADU option for single family housing in all residential neighborhoods.	To provide more affordable living along transportation corridors by increasing economy of scale, reducing land area needed for additional housing and encouraging less dependency on private cars.	To right size parking to meet the needs of residents, reduce cost of development, encourage use of mass transit and reduce environmental impacts created by excessive hard surface. To provide more affordable living along transportation corridors by increasing economy of scale, reducing land area needed for additional housing and encouraging less dependency on private cars.	Maintain the older housing stock in Ogden which is one of the key moderate income housing of the city.
	KEY TASKS (5a)	i. Plan for community plan amendment process ii. Hold community open house to discuss issues and understand opinions iii. Work with neighborhood groups to educate and show benefits of revisions iv. Prepare amended plan language. v. Hold hearings on plan amendment vi. Adopt plan amendment vii. Revise zoning regulations based on plan amendment	i. Plan for community plan amendment process ii. Hold community open house to discuss issues and understand opinions iii. Work with neighborhood groups to educate and show benefits of revisions iv. Prepare amended plan language. v. Hold hearings on plan amendment vi. Adopt plan amendment including TOD at 25th and Monroe vii. Revise zoning regulations based on plan amendment for TOD viii. Work with private developer to partner in development of site ix. Revise group dwelling density provisions for all zones	i. Review parking trends in terms of usage ii. Interview developers on their perceptions of parking requirements iii. Review other cities parking requirements iv. Develop revisions to ordinance language v. adopt revisions	Program development, implementation, and maintenance.
	PROGRESS (5e)	The development of the community plan process and the first open house have been held for the East Central Community. The public input did not seem to have an initial concern about the revision for ADU.	The development of the community plan process and the first open house have been held for the East Central Community. The public input did not seem to have an initial concern about the redevelopment of the 25th and Monroe block and affordable housing ws a key component of what was desired to be developed in the area. The RDA has been working with a selected developer for the implementation of the TOD once the plans and ordinances are in place. The revisions to the group dwelling densities was adopted in October of 2020. No application for group dwellings with the revisions has been submitted at the time of this report.	Low to moderate income housing- minimum 0.8 stalls per unit to maximum of 1. 75 stalls. (previous minimum 2 stalls per unit) Multifamily housing in commercial zanes- minimum 1.75 maximum 2.1 stalls (previously minimum 2 stalls per unit) Multifamily housing within 660 feet of mass transit offering at least 45 steps per day- minimum 1.3 stalls and maximum 1. 75 stalls (previously 1.5 stalls minimum)	The 2020 year has seen \$335,000 committed to repair loans for 29 homes. \$2,390,000 has been invested in acquiring homes, repairing them and selling 10 homes to moderate income families.
	BARRIERS (5f)	None at this time	There have been no deviations at this time.	We have had no deviations and first project has been approved using the lower parking far a low mod senior housing project.	Rising cost of real estate, along with increases in costs of labor and materials have created greater funding gaps, resulting in fewer projects completed each year.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Nothing submitted			
	KEY TASKS (5a)				
	PROGRESS (5e)				
	BARRIERS (5f)				



STRATEGIES				
2019 (REQUIRED & SUBMITTED)	GOALS (2)	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
		Increase homeownership in Ogden. Recruit and retain employees	Development of lease/purchase homes to be occupied by /low/moderate income families.	To provide single family home ownership to a population that may not otherwise have opportunities for home ownership. To improve the quality of housing for moderate income families. To stabilize neighborhoods through home ownership.
	KEY TASKS (5a)	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
		Increase homeownership in Ogden. Recruit and retain employees	Development of lease/purchase homes to be occupied by /low/moderate income families.	To provide single family home ownership to a population that may not otherwise have opportunities for home ownership. To improve the quality of housing for moderate income families. To stabilize neighborhoods through home ownership.
	KEY TASKS (5a)	Program development, implementation, and maintenance.	Program development, implementation, and maintenance.	Program development, implementation, and maintenance.
	PROGRESS (5e)	Funding was increased this year to provide additional assistance in obtaining home ownership within the City. The amount available for fire and police workers was increased from \$10,000 to \$20,000 with an additional provision that the grant would not need to be repaid after living in the home for 10 years. School teachers can receive a \$10,000 assistance and added this year was Ogden City employees also can receive a \$10,000 assistance.	One home has been built in Ogden by the Weber Housing Authority this year.	The ongoing nature of these programs are never completed but this year there have been four homes built and sold and one renovated.
	BARRIERS (5f)	The program continues to be very popular and successful. No deviations are noted.	The rising cost of materials and labor have made the ability to construct homes for moderate income families very difficult. Housing Authorities are reviewing funding and grant options to make projects feasible.	The rising cost of materials and labor have made the ability to construct homes for moderate income families very difficult. The model includes underwriting the land acquisition cost and have a certain gap funding between construction cost and being able to be affordable to moderate income families built into it. While renovation and resale projects continue, the subsidy costs are higher than in past years, resulting in fewer projects in the current year.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			

OREM, CITY		COUNTY: UTAH AOG/MPO: MAG	REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 6 MAJOR TRANSIT INVESTMENT COORIDOR: YES	
STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	N/A	Orem City will continue to work with residents, developers, and realtors to explain the process, options available to homeowners, and location of resources which explain the guideline of approval for legal accessory apartments.	Orem adopted the five State Street Districts in 2018. The goal is to develop the districts, which are mixed-use centers along State Street.
	KEY TASKS (5a)	N/A	Educate residents on where the online resources are located, how to be compliant with code, and what to do to come into compliance if they are not.	When Orem was trying to draft the State Street Districts, they reached out to all residents and business owners in the City. Through education, surveys, and the Imagine Orem Campaign, the residents and Orem Community strongly supported the concentration of high-density housing along state street and creating a mixed-use environment. Now that the ordinance has been adopted, the major stages are to educate developers on the code and explain options. Moreover, resist pressure from the development community to reduce the mixed-use components of the zone. We are hoping that if a project is built under the new code, its success will spur other developers to also do high-density housing in the Districts.
	PROGRESS (5e)	N/A	Orem has experienced no significant issues since reinstating the accessory apartments ordinance in 2012. Currently, there are 641 legal accessory apartments in Orem. Between February through November of 2019 we have processed 24 accessory apartment affidavits. More units are expected to be in the city which are not legal, but neighbors do not wish to report neighbors regarding this issue.	We are still educating developers on the requirements for the Districts. The City has been praised for the adoption of the five Districts, particularly at the Affordable Housing Charrette staff hosted on October 24, 2019, which was well attended by residents, developers, realtors, and local housing authority representatives. Most developers are interested in the high-density possibilities the Districts provide, however, they are reluctant due to the commercial requirements. The main backlash has been over the 10-20 percent commercial with residential above. Several developers state that type of development will not work in Utah County, or it is not part of their business model to incorporate mixed-use.
	BARRIERS (5f)	N/A	As stated, Orem's main issue would be illegal units. We can not determine an accurate count of the number of accessory units within the city when people do not go through the City for approval. Neighbors don't like to report their neighbors on such issues, however, some do get reported. The City's main concern is ensuring all units are safe, not occupying more than the legal number of non-related occupants, and the unit has dedicated parking to prevent nuisance issues. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units become legal.	The City is trying to be positive and patient. We have a constant stream of inquisitive developers and we are hoping one will submit an application.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Explore feasibility of establishing a smaller 'PRD' zone that would decrease the minimum size of acres from 1.5 to .75 to 1 acre.	Orem City will continue to work with residents, developers, and realtors to explain the process, options available to homeowners, and location of resources, which explain the guideline of approval for legal accessory apartments. Additionally, Orem City will continue developing discussions with housing focus group to explore the feasibility of detached accessory dwelling units in the city.	Same as 2019
	KEY TASKS (5a)	Planning Staff is examining existing zoning that is similar in Utah and in other Cities of similar size across the country. Next stage after preliminary research is completed is to have internal discussions, before taking it to the housing focus group previously mentioned.	Same as 2019	Same as 2019
	PROGRESS (5e)	Preliminary research has been conducted, a list of Cities to contact and zones/densities.	Same as 2019	Same as 2019
	BARRIERS (5f)	No barriers at this stage in the goal.	As stated, Orem's main issue would be illegal units. We can not determine an accurate count of the number of accessory units within the city when people do not go through the City for approval. Neighbors don't like to report their neighbors on such issues, however, some do get reported. The City's main concern is ensuring all units are safe, not occupying more than the legal number of non-related occupants, and the unit has dedicated parking to prevent nuisance issues. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units become legal.	Same as 2019
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Expand Orem's list of legal accessory apartments and continue to provide accessory units as a housing alternative to diversify the housing stock. Explore researching, community engagement, and discussions for detached accessory dwelling units	The standards allow for higher density residential development with reduced parking standards to encourage multi-model growth and promote housing affordability. The intent is to bring commercial uses to the street front, with residential units above and internally in the lot. The density is along State Street where the infrastructure is installed already and transit options are already available, making it easier for residents to have a work/life balance without a vehicle. See the adopted code on the City website in section 22-24; <a href="http://online.encodeplus.com/regs/orem-ut/docviewer.aspx?tocid=001.022#secid-3643">http://online.encodeplus.com/regs/orem-ut/docviewer.aspx?tocid=001.022#secid-3643</a> .
	KEY TASKS (5a)	Same as 2020	Same as 2020	With recent backlash pertaining to density on State Street, it is Staff's opinion that more education is needed as to the intent and scope of the master plan and the ordinances, with residents, business owners, and City Council members. The major stages are to educate developers on the code and explain options. Moreover, resist pressure from the development community to reduce the mixed-use components of the zone. We are hoping that if a project is built under the new code, its success will spur other developers to also do high-density housing in the Districts.
	PROGRESS (5e)	Same as 2020	Same as 2020	We are still educating developers on the requirements for the Districts. The City has been praised for the adoption of the five Districts, at previous housing charrettes and meetings. Most developers are interested in the high-density possibilities the Districts provide, however, they are reluctant due to the commercial requirements. The main backlash has been over the 10-20 percent commercial with residential above. Several developers state that type of development will not work in Utah County, or it is not part of their business model to incorporate mixed-use.
	BARRIERS (5f)	Same as 2020	Same as 2020	The City has faced political and resident backlash concerning high-density housing, and the projects proposed and allowed in the new districts. This includes misinformation about the impacts of high-density projects allowed in and proposed in the current districts. Additionally, residents and City Council members are pushing for changing the districts to remove high-density housing as an allowed use. The City Council is considering modifying and revising ordinance in the future.

STRATEGIES				
2019 (REQUIRED & SUBMITTED)	GOALS (2)	(G) encourage higher density or moderate income residential development near major transit investment corridors	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Orem will continue to promote the mixed-use State Street Districts zoning code	Implement Affordable Senior Housing Overlay (ASH) zone and educate developers on regulations for developing in this zone.	N/A
	KEY TASKS (5a)	Educating the community is a constant necessity. We have resources on our website, informed staff who can answer questions, and we host community events such as the Affordable Housing Charrette to help increase connection with the community and receive feedback on housing and transportation issues. UTA and UDOT would need to elect to expand the BRT line.	The zoning was adopted in 2012. Staff is trained to answer developer questions regarding the ASH zone. Also, staff has attended training with the Utah County Housing Coalition, such as the meeting held November 6, 2019. Moreover, Orem City has a dedicated staff member, Kena Mathews, who is tasked with assisting the community with housing options.	N/A
	PROGRESS (5e)	Education of the community has been a constant baseline activity. The Charrette we hosted in October was very successful (the Daily Herald article can be found at this link <a href="https://www.heraldextra.com/news/local/central/ore/ore-charrette-brings-out-utah-s-top-affordable-housing-issues/article_8f66cedd-fed6-5568-9548-a05bd2c96679.html">https://www.heraldextra.com/news/local/central/ore/ore-charrette-brings-out-utah-s-top-affordable-housing-issues/article_8f66cedd-fed6-5568-9548-a05bd2c96679.html</a> ) and provided staff with some new ideas to take to City Council. Staff found the charrette particularly important given the backlash the community has had over the UVU student high-density housing project which is currently being built. It is just north of campus, and while it is not along a major transportation corridor, it will help provide much needed housing for the growing student population and close to the UVX system which has become a vital alternative for students (and the community) to utilize. Linking State Street is already being studied by a third-party consulting firm. The study is called the Central Corridor Transit Study. Orem has partnered with State agencies as well as cities from Lehi to Provo in order to create the transportation BRT line along State Street. It will be a two-year study with municipalities paying a small percentage of the grant in order to construct the project. Orem is a vivacious supporter of the project and excited to see how it will incite high-density redevelopment along the Districts.	Since the ASH zone has been adopted, there are four projects (five structures) that have been built and maintained for affordable senior housing. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code	N/A
	BARRIERS (5f)	The biggest barrier is the time and cost of the transportation projects and waiting for developers to buy-in to the high-density mixed-use District zoning.	The main barrier is developers not following through with projects. We receive significant interest from the development community to utilize this established zone, but few projects actually get submitted.	N/A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Orem will continue to promote the mixed-use State Street Districts zoning code	Same as 2019	Explore formation of focus groups or housing committee to continue community engagement around affordable and moderate-income housing strategies, including goals as part of this report.
	KEY TASKS (5a)	Same as 2019	Same as 2019	Reach out and engage past participants from previous summit and charrette. Invite and include member or members from Orem Neighborhood Commission. Organize and develop surveys as part of the engagement efforts
	PROGRESS (5e)	Education of the community has been a constant baseline activity. The Charrette we hosted in October was very successful (the Daily Herald article can be found at this link <a href="https://www.heraldextra.com/news/local/central/ore/ore-charrette-brings-out-utah-s-top-affordable-housing-issues/article_8f66cedd-fed6-5568-9548-a05bd2c96679.html">https://www.heraldextra.com/news/local/central/ore/ore-charrette-brings-out-utah-s-top-affordable-housing-issues/article_8f66cedd-fed6-5568-9548-a05bd2c96679.html</a> ) and provided staff with some new ideas to take to City Council. Staff found the charrette particularly important given the backlash the community has had over the UVU student high-density housing project which is currently being built. It is just north of campus, and while it is not along a major transportation corridor, it will help provide much needed housing for the growing student population and close to the UVX system which has become a vital alternative for students (and the community) to utilize. As stated above, the Central Corridor Transit Study has identified State Street as the preferred corridor. Orem is a vivacious supporter of the project and excited to see how it will incite redevelopment along the districts including a mix of high-density residential, office and retail uses.	Same as 2019	Conducted surveys during housing charrette in late 2019. This information will be included and used to develop future meeting surveys and topics.
	BARRIERS (5f)	The biggest barrier is the time and cost of the transportation projects and waiting for developers to buy-in to the high-density mixed-use District zoning.	Same as 2019	Many of the housing ideas and topics discussed are multifaceted issues that cannot be solved at once, and require policy changes, or further research for feasibility.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Orem would like to see the redevelopment of State Street districts as a mixed-use areas of high-density housing, commercial use, and the bolstering of the UVX system to include a Bus Rapid Transit (BRT) line along State Street to support the developed Districts. UVX has been a significant benefit to the community; we would like to see it expanded to connect Front Runner and State Street. High functioning transportation options allow for lower parking requirements and enable higher density development. State Street will continue to be a main vehicular corridor through the city, however, a multi-modal approach with alternatives will continue to be our focus	Provide alternatives to residents who need assistance. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.	Using 2020 Census data to be released in 2022. City will update 2018 Moderate Income Housing Study that is currently adopted as part of General Plan. Additionally, City will conduct robust housing analysis and mapping of existing housing stock.
	KEY TASKS (5a)	In response to recent resident and political pressures surrounding high-density housing, a key element would be education and discussion with City Council and a robust community engagement focus on the long-term viability of housing and redevelopment of the university parkway and state street corridors. Once the University Parkway corridor study is completed, the City will need to evaluate the priorities the City would prefer to move forward with and determine the next steps for planning implementation. UTA and UDOT would need to elect to expand the BRT line.	Same as 2020	City Staff will obtain 2020 Census data as it is released, and conduct analysis from data. Staff will create maps from data. Staff will meet with City Council about intentions of updated study and purpose of adoption.
	PROGRESS (5e)	Education of the community has been a constant baseline activity. The charrettes we have had in the past have provided staff with some new ideas to take to City Council. As stated above, the Central Corridor Transit Study has identified State Street as the preferred corridor. Orem is a vivacious supporter of the project and excited to see how it will incite redevelopment along the districts including a mix of high-density residential, office and retail uses.	Same as 2020	None at this time
	BARRIERS (5f)	The City has faced political and resident backlash concerning high-density housing, and the projects proposed and allowed in the new districts along State Street. This includes misinformation about the impacts of high-density projects allowed in and proposed in the current districts. Additionally, residents and City Council members are pushing for changing the districts to remove high-density housing as an allowed use. The biggest barrier is the time and cost of the transportation projects and waiting for developers to buy-in to the high-density mixed-use District zoning	Same as 2020	None at this time

# PARK CITY, CITY

COUNTY: SUMMIT/WASATCH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(J) implement zoning incentives for low to moderate income units in new developments	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	The city's goal is to facilitate the addition of 800 affordable and attainable units by 2026	The city's goal is to facilitate the addition of 800 affordable and attainable units by 2026	The city's goal is to facilitate the addition of 800 affordable and attainable units by 2026	The city's goal is to facilitate the addition of 800 affordable and attainable units by 2026
	<b>KEY TASKS (5a)</b>	1.) Build affordable and attainable units on city-owned land through public-private partnerships. 2.) Develop financial strategy to use Housing Authority bonds to build city-owned low and moderate income rentals. 3.) And the Land Management Code to incentivise affordable housing development. 4.) locate city-owned affordable housing projects within 1/4-mile of a fixed transit stop.	1.) Build affordable and attainable units on city-owned land through public-private partnerships. 2.) Develop financial strategy to use Housing Authority bonds to build city-owned low and moderate income rentals. 3.) And the Land Management Code to incentivise affordable housing development. 4.) locate city-owned affordable housing projects within 1/4-mile of a fixed transit stop.	1.) Build affordable and attainable units on city-owned land through public-private partnerships. 2.) Develop financial strategy to use Housing Authority bonds to build city-owned low and moderate income rentals. 3.) And the Land Management Code to incentivise affordable housing development. 4.) locate city-owned affordable housing projects within 1/4-mile of a fixed transit stop.	1.) Build affordable and attainable units on city-owned land through public-private partnerships. 2.) Develop financial strategy to use Housing Authority bonds to build city-owned low and moderate income rentals. 3.) And the Land Management Code to incentivise affordable housing development. 4.) locate city-owned affordable housing projects within 1/4-mile of a fixed transit stop.
	<b>PROGRESS (5e)</b>	The city competed 19 ownership units in 2018 and the Inclusionary housing program resulted in an additional 8 units. In 2019 we have added 43 units from both programs and are likely to add between 20 to 30 more. We continue to work on the regulatory barriers and strategies for rental units.	The city competed 19 ownership units in 2018 and the Inclusionary housing program resulted in an additional 8 units. In 2019 we have added 43 units from both programs and are likely to add between 20 to 30 more. We continue to work on the regulatory barriers and strategies for rental units.	The city competed 19 ownership units in 2018 and the Inclusionary housing program resulted in an additional 8 units. In 2019 we have added 43 units from both programs and are likely to add between 20 to 30 more. We continue to work on the regulatory barriers and strategies for rental units.	The city competed 19 ownership units in 2018 and the Inclusionary housing program resulted in an additional 8 units. In 2019 we have added 43 units from both programs and are likely to add between 20 to 30 more. We continue to work on the regulatory barriers and strategies for rental units.
	<b>BARRIERS (5f)</b>	Providing education to the community about the city's affordable housing program and the importance of affordable housing in sustaining Park City's sense of community so that the development of affordable housing is a community-supported endeavor.	Providing education to the community about the city's affordable housing program and the importance of affordable housing in sustaining Park City's sense of community so that the development of affordable housing is a community-supported endeavor.	Providing education to the community about the city's affordable housing program and the importance of affordable housing in sustaining Park City's sense of community so that the development of affordable housing is a community-supported endeavor.	Providing education to the community about the city's affordable housing program and the importance of affordable housing in sustaining Park City's sense of community so that the development of affordable housing is a community-supported endeavor.
	2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019
<b>KEY TASKS (5a)</b>		Same as 2019	Same as 2019	Same as 2019	Same as 2019
<b>PROGRESS (5e)</b>		None	Consultant has been engaged, will see when full report returned.	Consultant has been engaged, will see when full report returned.	The city has begun the construction progress
<b>BARRIERS (5f)</b>		None at this time	It is difficult for elected officials to make hard decisions that will have immediate impact on neighborhoods, such as having more crowded street parking and viewsheds being blocked.	Consultant has been engaged, will see when full report returned.	Projects have encountered public protests that have caused delays. Construction costs have risen significantly.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	<b>PROGRESS (5e)</b>	None identified	Plan has been updated to allow for greater density development near transit areas	Plan has been updated to allow for greater density development	City continues to purchase property and housing units to assist with affordable housing
	<b>BARRIERS (5f)</b>	None identified	None identified	None identified	None identified

**PAYSON, CITY**

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(G) encourage higher density or moderate income residential development near major transit investment corridors	(J) implement zoning incentives for low to moderate income units in new developments	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Conduct audits of existing zoning, building codes, and the permitting process to identify unnecessary barriers or delays in the development of housing in Payson, particularly the construction of affordable housing units and missing middle housing. Expand incentives for affordable housing development. Encourage flexible lot and house sizes to mix home prices and household incomes within a neighborhood.	Ensure residential developments have supportive infrastructure and access to neighborhood amenities. Expand incentives for affordable housing development. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing	Expand incentives for affordable housing development. Concentrate housing near jobs, transit, and other service centers	Promote infill development by providing the necessary zoning toolbox for developers to revitalize and enhance existing neighborhoods. Identify and prioritize neighborhoods in need of revitalization and work with all applicable city departments to develop strategies to meet their needs.	Work with nonprofits, non-governmental associations, and governmental agencies to provide increased housing options for low to moderate income households	N/A
	KEY TASKS (5a)	None provided	None provided	None provided	None provided	None provided	None provided
	PROGRESS (5e)	None identified	None identified	None identified	None identified	None identified	None identified
	BARRIERS (5f)	None provided	None provided	None provided	None provided	None provided	None provided
2020 (REQUIRED & SUBMITTED)	GOALS (2)	N/A	N/A	N/A	Payson hopes to eliminate barriers to affordable housing by utilizing a newly created overlay ordinance to integrate multi-family housing into existing neighborhoods and commercial districts. The city also has a Planned Residential Development (PRD) ordinance to allow flexible development layout to include a variety of lot sizes and housing products.	Payson wants to utilize any available federal funding to allocate toward local affordable housing projects.	Payson wants to provide more housing availability in the form of affordable homes built in a joint effort by builders, developers, and homeowners.
	KEY TASKS (5a)	N/A	N/A	N/A	Assess affordability in new residential development and encourage diversity in housing, including multi-family development, in Payson.	Continue to work with the local housing authority and communicate regularly about affordable housing in Payson.	Identify clients and sites that would be eligible for affordable housing.
	PROGRESS (5e)	N/A	N/A	N/A	Some multi-family developments have been drawn to Payson; however, the city is still struggling to properly incentivize building affordable housing.	As stated above, Payson currently has Section 8 housing. The city could take a more proactive role with the housing authority and other nonprofit organizations in providing more affordable housing.	Over 200 homes have been successfully built in Payson via this partnership, and the nonprofit wants to continue construction in Payson
	BARRIERS (5f)	N/A	N/A	N/A	Payson has not implemented enough deed-restricted affordable housing. As a result, prices have gone up as accessibility has dwindled. The city is currently brainstorming ideas on how to amend our code so that a certain amount of deed-restricted affordable housing is required in each new PRD	Payson has struggled to enforce code in a way that keeps Section 8 housing properly maintained. Our current stock of equal opportunity housing is in disarray, which leaves a negative impression of subsidized housing among elected officials and citizens of Payson. As such, it can be difficult to incentivize bringing similar housing units to the city.	This has been a successful partnership; however, Payson could perhaps maximize opportunity by working with other similar nonprofit agencies.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Payson wants to provide more housing availability by encouraging use of overlays that allow two-family dwellings (duplexes and twin homes).	Payson hopes to encourage infill development of moderate income housing by creating a provision for private roads that will allow potential infill development to be accessed. Currently, private roads are prohibited outright in the city, but code changes are being revised in preparation to bring to the city council that would allow private roads on a case-by-case basis in infill projects.	Payson wants to provide walkable, accessible housing for all levels of income.	N/A	N/A	N/A
	KEY TASKS (5a)	Continue to educate developers on how to maximize infill opportunities through overlays.	Steer growth effectively by enacting policy and working with developers to ensure affordable housing is being built in a way that is a) actually affordable and b) compliant with city code	Identify and encourage transit-oriented development opportunities.	N/A	N/A	N/A
	PROGRESS (5e)	Overlay requests have increased in the past year in Payson. Developers have built quality two-family residential structures that are affordable and that add to the community.	The code to allow private roads in infill developments has been drafted and will be brought to the city council soon.	The General Plan adopted in 2020 contemplates transit-oriented development nodes. Those nodes depend on transit locations and modes being more defined, but they are contemplated as part of the overall plan and will be implemented once we have those answers.	N/A	N/A	N/A
	BARRIERS (5f)	The city periodically adjusts code to change design standards, amenity requirements, and so on. The biggest barrier is finding time to actually dive into city code and fully evaluate what might need to change	Developers often prefer green-field development to infill development, so the city will need to further develop strategies to incentivize infill development and make it easier from a code standpoint.	The city is still waiting for a final answer from UTA on whether or not Payson will be getting a FrontRunner station, and if so, where that station will be. Until those answers are clear, it will be difficult for the city to fully implement transit-oriented development, affordable or otherwise.	N/A	N/A	N/A

**PLAIN CITY, CITY**

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage a mix of lot sizes and housing types in residential and commercial zones so that moderate income housing is properly integrated and not concentrated in one development or area.	N/A	Develop programs and incentives to improve and maintain existing housing, especially in the historic neighborhoods. Create a neighborhood preservation zone for the residential districts in downtown Plain City.	Develop programs and incentives to improve and maintain existing housing, especially in the historic neighborhoods. Create a neighborhood preservation zone for the residential districts in downtown Plain City.	Encourage a mix of lot sizes and housing types in residential and commercial zones so that moderate income housing is properly integrated and not concentrated in one development or area.
	KEY TASKS (5a)	None provided	N/A	None provided	None provided	None provided
	PROGRESS (5e)	None provided	N/A	None provided	None provided	None provided
	BARRIERS (5f)	None provided	N/A	None provided	None provided	None provided
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Cultivate better planning of medium to high-density residential developments.	Make affordable internet a reality for moderate income households.	Facilitate the development of residential projects in conjunction with or adjacent to compatible commercial development.	None provided	None provided
	KEY TASKS (5a)	Approval of development(s) under the residential overlay zone. Begin an intensive review and rewrite of the residential overlay zone ordinance, under the direction of a professional consultant. Final draft of the revised residential overlay zone ordinance.	city council acceptance of the goal. Online survey of Plain City residents. Feasibility research. REP for initial stage of construction.	Create and implement an ordinance that would allow for this type of development	None provided	None provided
	PROGRESS (5e)	Develop programs and incentives to improve and maintain existing housing, especially in the historic neighborhoods. Create a neighborhood preservation zone for the residential districts in downtown Plain City.	Finished key tasks and awaiting results of the RFP.	Have reached the stage where the use of an outside professional is warranted to ensure that compatibility issues are addressed.	None provided	None provided
	BARRIERS (5f)	Technical review of several residential overlay zone proposals has revealed a need to revise the ordinance - specifically in relation to acceptable location for the condition. A moratorium on residential overlay zone application was ordered by the city council.	COVID-19	Have reached the stage where the use of an outside professional is warranted to ensure that compatibility issues are addressed.	None provided	None provided
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Cultivate better planning of medium to high-density residential development	Make affordable internet a reality for moderate income households.	Facilitate the development of residential projects in conjunction with or adjacent to compatible commercial development.	None provided	None provided
	KEY TASKS (5a)	Approval of amendment of residential overlay zone and monitor future development	fiber optic lines installed in two years	Monitor mixed use ordinance and amend the general plan	None provided	None provided
	PROGRESS (5e)	Amend the residential overlay zone	franchise agreement in place	ongoing monitoring	None provided	None provided
	BARRIERS (5f)	Used a professional consultant to amend the overlay zone. Begun approving new developments	work is currently underway	planning commission is currently preparing to start amending the general plan.	None provided	None provided

# PLEASANT GROVE, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	1.) Provide More Flexibility in the Zoning Code. 2.)Encourage a more diverse housing stock for various stages of life, incomes and lifestyles	1.) Provide More Flexibility in the Zoning Code. 2.)Encourage a more diverse housing stock for various stages of life, incomes and lifestyles. 3.)Provide incentives for residential development, or redevelopment, with long-term, guaranteed affordability.
	<b>KEY TASKS (5a)</b>	A.) Amend General Plan to allow greater flexibility for lot sizes. B.) Create an R-1-6 Zone C.) Change minimum front and side yard setbacks for R-1 Zones. D.) Remove 20' dwelling width requirement. E.) Actively market the recently adopted code for Accessory Apartments in Existing and New Development. F.) Reduce parking requirements for residential developments where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. G.) Revise City Code to be more friendly to Assisted Living for the Elderly and 55+ Senior Housing. H.) Provide developers with information about government subsidies for affordable housing. I.) Revise The Grove Zone and Downtown Village Zone to allow residential units if a portion of the units are affordable and sales-tax generating uses are also provided	A.) Amend General Plan to allow greater flexibility for lot sizes. B.) Create an R-1-6 Zone C.) Change minimum front and side yard setbacks for R-1 Zones. D.) Remove 20' dwelling width requirement. E.) Actively market the recently adopted code for Accessory Apartments in Existing and New Development. F.) Reduce parking requirements for residential developments where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. G.) Revise City Code to be more friendly to Assisted Living for the Elderly and 55+ Senior Housing. H.) Provide developers with information about government subsidies for affordable housing. I.) Revise The Grove Zone and Downtown Village Zone to allow residential units if a portion of the units are affordable and sales-tax generating uses are also provided
	<b>PROGRESS (5e)</b>	A.) Pleasant Grove recently adopted a new ordinance that allows for accessory apartments in all single-family zoned areas. Utilization of the new ordinance is ongoing. B.) Areas through the city have been identified as being available to have a smaller parking requirement and have actively been incorporated into an existing ordinance that allows for reduced parking requirements on developments.	A.) Pleasant Grove recently adopted a new ordinance that allows for accessory apartments in all single-family zoned areas. Utilization of the new ordinance is ongoing. B.) Areas through the city have been identified as being available to have a smaller parking requirement and have actively been incorporated into an existing ordinance that allows for reduced parking requirements on developments.
	<b>BARRIERS (5f)</b>	Some biggest barriers Pleasant Grove City has encountered on the implementation of the code amendments have been, the fear derived from the lack of information from the neighbors. The community resistance usually comes from the stigma associated with multifamily developments or affordable units in the neighborhood.	Some biggest barriers Pleasant Grove City has encountered on the implementation of the code amendments have been, the fear derived from the lack of information from the neighbors. The community resistance usually comes from the stigma associated with multifamily developments or affordable units in the neighborhood.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019
	<b>PROGRESS (5e)</b>	A.) Areas throughout the city have been identified as areas where commercial areas that included mixed use that includes residential units. B.) The city continues to utilize its adopted accessory apartments ordinance that allows for accessory apartments throughout all of its residential zones. C.) The city seeks to provide information to developers regarding subsidies for affordable housing units, the response has not been positive. D.) Areas of the city have been identified that provide bonuses for redevelopment that provide higher residential densities that provide availability for low-income residents.	A.) Areas throughout the city have been identified as areas where commercial areas that included mixed use that includes residential units. B.) The city continues to utilize its adopted accessory apartments ordinance that allows for accessory apartments throughout all of its residential zones. C.) The city seeks to provide information to developers regarding subsidies for affordable housing units, the response has not been positive. D.) Areas of the city have been identified that provide bonuses for redevelopment that provide higher residential densities that provide availability for low-income residents.
	<b>BARRIERS (5f)</b>	A.) Public perception. B.) Reversing decades long trend of large lot sizes	A.) Public perception. B.) Reversing decades long trend of large lot sizes
2021 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	No report submitted	No report submitted
	<b>KEY TASKS (5a)</b>	No report submitted	No report submitted
	<b>PROGRESS (5e)</b>	No report submitted	No report submitted
	<b>BARRIERS (5f)</b>	No report submitted	No report submitted



STRATEGIES			
STRATEGIES	(G) encourage higher density or moderate income residential development near major transit investment corridors	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	1.) Provide More Flexibility in the Zoning Code. 2.) Encourage a more diverse housing stock for various stages of life, incomes and lifestyles	Provide incentives for residential development, or redevelopment, with long-term, guaranteed affordability
	<b>KEY TASKS (5a)</b>	A.) Amend General Plan to allow greater flexibility for lot sizes. B.) Create an R-1-6 Zone C.) Change minimum front and side yard setbacks for R-1 Zones. D.) Remove 20' dwelling width requirement. E.) Actively market the recently adopted code for Accessory Apartments in Existing and New Development. F.) Reduce parking requirements for residential developments where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. G.) Revise City Code to be more friendly to Assisted Living for the Elderly and 55+ Senior Housing. H.) Provide developers with information about government subsidies for affordable housing. I.) Revise The Grove Zone and Downtown Village Zone to allow residential units if a portion of the units are affordable and sales-tax generating uses are also provided	A.) Amend General Plan to allow greater flexibility for lot sizes. B.) Create an R-1-6 Zone C.) Change minimum front and side yard setbacks for R-1 Zones. D.) Remove 20' dwelling width requirement. E.) Actively market the recently adopted code for Accessory Apartments in Existing and New Development. F.) Reduce parking requirements for residential developments where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. G.) Revise City Code to be more friendly to Assisted Living for the Elderly and 55+ Senior Housing. H.) Provide developers with information about government subsidies for affordable housing. I.) Revise The Grove Zone and Downtown Village Zone to allow residential units if a portion of the units are affordable and sales-tax generating uses are also provided
	<b>PROGRESS (5e)</b>	A.) Pleasant Grove recently adopted a new ordinance that allows for accessory apartments in all single-family zoned areas. Utilization of the new ordinance is ongoing. B.) Areas through the city have been identified as being available to have a smaller parking requirement and have actively been incorporated into an existing ordinance that allows for reduced parking requirements on developments.	A.) Pleasant Grove recently adopted a new ordinance that allows for accessory apartments in all single-family zoned areas. Utilization of the new ordinance is ongoing. B.) Areas through the city have been identified as being available to have a smaller parking requirement and have actively been incorporated into an existing ordinance that allows for reduced parking requirements on developments.
	<b>BARRIERS (5f)</b>	Some biggest barriers Pleasant Grove City has encountered on the implementation of the code amendments have been, the fear derived from the lack of information from the neighbors. The community resistance usually comes from the stigma associated with multifamily developments or affordable units in the neighborhood.	Some biggest barriers Pleasant Grove City has encountered on the implementation of the code amendments have been, the fear derived from the lack of information from the neighbors. The community resistance usually comes from the stigma associated with multifamily developments or affordable units in the neighborhood.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019
	<b>PROGRESS (5e)</b>	A.) Areas throughout the city have been identified as areas where commercial areas that included mixed use that includes residential units. B.) The city continues to utilize its adopted accessory apartments ordinance that allows for accessory apartments throughout all of its residential zones. C.) The city seeks to provide information to developers regarding subsidies for affordable housing units, the response has not been positive. D.) Areas of the city have been identified that provide bonuses for redevelopment that provide higher residential densities that provide availability for low-income residents.	A.) Areas throughout the city have been identified as areas where commercial areas that included mixed use that includes residential units. B.) The city continues to utilize its adopted accessory apartments ordinance that allows for accessory apartments throughout all of its residential zones. C.) The city seeks to provide information to developers regarding subsidies for affordable housing units, the response has not been positive. D.) Areas of the city have been identified that provide bonuses for redevelopment that provide higher residential densities that provide availability for low-income residents.
	<b>BARRIERS (5f)</b>	A.) Public perception. B.) Reversing decades long trend of large lot sizes	A.) Public perception. B.) Reversing decades long trend of large lot sizes
2021 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	No report submitted	No report submitted
	<b>KEY TASKS (5a)</b>	No report submitted	No report submitted
	<b>PROGRESS (5e)</b>	No report submitted	No report submitted
	<b>BARRIERS (5f)</b>	No report submitted	No report submitted



# PLEASANT VIEW, CITY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(L) preserve existing MIH</b>	<b>(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality</b>
2019 (NOT REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Sent very general information without detail.	Sent very general information without detail.	Sent very general information without detail.
	<b>KEY TASKS (5a)</b>	Sent very general information without detail.	Sent very general information without detail.	Sent very general information without detail.
	<b>PROGRESS (5e)</b>	Sent very general information without detail.	Sent very general information without detail.	Sent very general information without detail.
	<b>BARRIERS (5f)</b>	Sent very general information without detail.	Sent very general information without detail.	Sent very general information without detail.
2020 (NOT REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase both public involvement and housing.	Maintain existing moderate income housing units.	Give an opportunity for housing where you work.
	<b>KEY TASKS (5a)</b>	Putting information in city newsletter and on city website to now how to participate.	ensure that units are maintained or if development changes that the city is ready to revisit the plan.	Process is currently being reviewed.
	<b>PROGRESS (5e)</b>	Applications are coming in.	All units remain affordable.	Process is currently being reviewed.
	<b>BARRIERS (5f)</b>	Progress is slow.	None identified.	At this time, the process is negotiable and the city would have to amend the budget.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020	Same goals as 2020	Same goals as 2020
	<b>KEY TASKS (5a)</b>	Same key tasks 2020	Same key tasks 2020	Same key tasks 2020
	<b>PROGRESS (5e)</b>	Same progress as 2020	Same progress as 2020	Same progress as 2020
	<b>BARRIERS (5f)</b>	Same barriers as 2020	Same barriers as 2020	Same barriers as 2020

PROVIDENCE, CITY

COUNTY: CACHE  
AOG/MPO: BRAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
2019 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b> Support and utilize existing affordable housing resources. Support fair housing practices through education and awareness. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost. Provide financial incentives for affordable housing. Encourage the provision of adaptive re-use and mixed-use. Adopt new regulatory measures to encourage the development of affordable housing.	Support and utilize existing affordable housing resources. Support fair housing practices through education and awareness. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost. Provide financial incentives for affordable housing. Encourage the provision of adaptive re-use and mixed-use. Adopt new regulatory measures to encourage the development of affordable housing.	Support and utilize existing affordable housing resources. Support fair housing practices through education and awareness. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost. Provide financial incentives for affordable housing. Encourage the provision of adaptive re-use and mixed-use. Adopt new regulatory measures to encourage the development of affordable housing.
	<b>KEY TASKS (5a)</b> No data	No data	No data
	<b>PROGRESS (5e)</b> No data	No data	No data
	<b>BARRIERS (5f)</b> No data	No data	No data
	2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> 1. Support non-profit and private affordable housing with affordable projects within the city limits. 2. Increase flexibility in development standards allowing for reduction of site development costs. 3. Streamline the local administrative development review and permitting process to allow for cost reductions. 4. Encourage and incentivize the development of affordable housing in small complexes and low concentrations of building appropriately distributed and integrated into the whole community.	Consider adaptive re-use and mixed-use projects to stimulate affordable housing and economic development.
<b>KEY TASKS (5a)</b> 1. Communicate with the developer to understand the goals and objectives of the development and how they contribute to the goals and objectives of the city. 2. Consider which, if any, city code will need to be modified to meet the goals. 3. If changes need to be made, the state code process to amend a land use regulation is followed.		1. Identify areas of the city where adaptive re-use and/or mixed use projects could be utilized. Identify available resources for adaptive re-use and/or mixed use projects. 2. Review cost effective measures for infrastructure requirements, maintenance, and improvements.	1. City staff works with BRAG to determine what, if any, programs are available for the City to utilize. 2. The city will use social media, our website, newsletter, etc. to help make people aware of programs administered by BRAG and USDAs Rural Development Agency. 3. The mayor and city staff reach out to neighboring communities when we review our general plan and various master plans, and when developments on property that borders our city limits are proposed
<b>PROGRESS (5e)</b> The city received 4 requests to change an existing zone to multi-family or mixed use. Two requests to change from commercial to multi-family high density were denied. A request to change commercial to multi-family medium density was approved. A request to change commercial to mixed use was approved.		Areas in the city where adaptive re-use and/or mixed use could be utilized have been identified. Unfortunately, public push back has stopped the projects. The city's infrastructure maintenance programs are on-going and have been successful.	We have worked with neighboring communities on development plans. Unfortunately, they were not receptive to multi-family near their communities.
<b>BARRIERS (5f)</b> The city continues to work with developers to provide options for a variety of housing options. The city has added approximately 90 multi-family units this year. However, escalating market values have decreased the number of moderate-income units. The biggest barrier the city has encountered in trying to zone for higher densities has been the resistance from current citizens.		The city continues to work with developers and provide education and information to address concerns raised by the public. The resistance from citizens of all areas of the city toward moderate income housing is the primary barrier.	We will continue to reach out to the neighboring communities. Push back against multi-family development from residents in our community and the neighboring communities is the largest barrier we have encountered.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Improve access to housing opportunities for low and moderate-income residents	Encourage and support the provision of affordable housing units	Planning housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Providence residents currently enjoy.
	<b>KEY TASKS (5a)</b> I. Continue support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence. II. Support and promote housing repair and rehabilitation programs administered by BRAG and USDAs Rural Development Agency. III. Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.	I. Consider adaptive re-use and mixed-use project to stimulate affordable housing and economic development.	1. Support non-profit and private affordable housing with affordable projects within the city limits. 2. Increase flexibility in development standards allowing for reduction of site development costs. 3. Streamline the local administrative development review and permitting process to allow for cost reductions. 4. Encourage and incentivize the development of affordable housing in small complexes and low concentrations of building appropriately distributed and integrated into the whole community.
	<b>PROGRESS (5e)</b> This group of tasks do not have completion dates, as they are ongoing and in our 5 - 15 year plan. However, Providence City has a good working relationship with BRAG staff and the administration and staff of neighboring communities.	Providence City has not accomplished this task. However, in preparation for adaptive re-use and mixed use project, the City maintains a variety of residential zoning options. Single-family zoning includes 6 district options with lot sizes ranging from Single-Family Estate (1 acre minimum lot size) to Single-Family High (6,000 sq-ft minimum lots size, maximum density 5.5 units per net acre). Multi-family zoning includes 3 options with maximum densities of 7.5 units per net acre, 12 units per net acre, and 18 units per net acres. Life-Cycle Residential provides for a mix of single-family and multi-family with a minimum density of 4 units per net acre and a maximum density of 12 units per net acre. The Mixed Use District is a combination of residential, retail, office, and commercial with a maximum density of 33 residential units per net acre.	Task II. Providence City code allows the planning commission flexibility when approving life-cycle residential, planned unit, cluster, and inner-block developments. During 2021, the planning commission approved planned unit, cluster, and inner-block developments. Task III. During 2021, Providence City amended sections of the City's land use code and revised policies to increase efficiency in the development and permitting processes.
	<b>BARRIERS (5f)</b> Providence City continues to seek opportunities for grants, assistance programs, and resources. Providence City continues to maintain good working relationships with our neighboring communities and works with developers to help address neighboring community concerns.	Not applicable at this time.	Providence City invites public comments during the ordinance adoption process and encourages the developers to work with and address the public's concerns. The City staff assists residents that propose code amendments through the process.

STRATEGIES		(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Support and utilize existing affordable housing resources. Support fair housing practices through education and awareness. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost. Provide financial incentives for affordable housing. Encourage the provision of adaptive re-use and mixed-use. Adopt new regulatory measures to encourage the development of encourage the development of affordable housing.	Support and utilize existing affordable housing resources. Support fair housing practices through education and awareness. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost. Provide financial incentives for affordable housing. Encourage the provision of adaptive re-use and mixed-use. Adopt new regulatory measures to encourage the development of encourage the development of affordable housing.
	KEY TASKS (5a)	No data	No data
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	1. Allow for the development of accessory dwelling units in single-family zones - not just caretaker accommodations. 2. Have no more restrictions for manufactured housing than for regular housing. 3. Utilize selective rezoning of residential land to allow greater density for both single-family and multi-family housing. 4. Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.	1. Promote a variety of affordable housing options in the city that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached. 2. Sponsor and support presentations and information dissemination by non-profit and government agencies. 3. Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood. 4. Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.
	KEY TASKS (5a)	1. Review and process applications for residential site plans. 2. Review city code for compliance with manufactured home requirements. 3. Process rezone requests in compliance with state code. 4. Work with developers to utilize density bonuses when applicable.	1. Use social media, the city website, monthly newsletter, etc. to provide information about housing options available within the city. 2. Use social media, the city website, monthly newsletter, etc. to help disseminate information from outside agencies that supports fair housing practices. 3. Utilize the general plan, master plans, city code, and other city regulations to assist in the development of affordable housing in neighborhoods throughout the city. 4. Identify and understand the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.
	PROGRESS (5e)	1. Providence city code currently allows for accessory dwelling apartments and detached accessory dwelling units. Site plans are reviewed and processed in a timely manner. 2. Providence city code currently requires manufactured homes be treated in the same manner as on-site built homes. Site plans are reviewed and processed in a timely manner. 3. Providence has received 5 rezone requests this year. They have been processed in a timely manner. The city has added approximately 90 multi-family units this year. 4. When allowed by city code, density bonuses have been utilized.	The city supports presentations and information dissemination by non-profit and government agencies.
	BARRIERS (5f)	The negative public opinion of multi-family and higher density single-family lots has been challenging, including some development going through the referendum process.	The primary barrier is the continued negative public opinion of multi-family and higher density single-family lots, in spite of receiving information that illustrates the positive impacts higher density and multi-family units can have on a community.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage and support the provision of affordable housing units	Improve fair housing practices.
	KEY TASKS (5a)	1. Allow for the development of accessory dwelling units in single-family zones - not just caretaker accommodations. 2. Have no more restrictions for manufactured housing than for regular housing. 3. Utilize selective rezoning of residential land to allow greater density for both single-family and multi-family housing. 4. Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.	1. Promote a variety of affordable housing options in the city that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached. 2. Sponsor and support presentations and information dissemination by non-profit and government agencies. 3. Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood. 4. Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.
	PROGRESS (5e)	Task I. Providence City allows accessory dwelling units (ADU) that are detached from the primary residence and accessory apartment units (AAU) that is an apartment within the primary residence as a permitted use in all single-family residential zones. Both of the options require one of the units be owner occupied. Task II. Providence City does not have additional restrictions for manufactured housing. Task III. Providence City has adopted, and after considering concerns expressed by the public, recently revised the development standards for single-family attached and multi-family developments. Task IV. Providence City's planned unit development ordinance allow for some design flexibility and allows 10% increase in density.	Task I. Providence City currently has several projects in process; two single-family developments with a density of 5.5 units/net acre and a combined total of 72 units, a 3-lot single-family inner block development, 2 single-family attached developments with a density of 12 units/net acre for a combined total of 98 units, 2 mixed-use development with a density of 18 units/net acre for a combined total of 130 residential units. Task III. Providence City allows for accessory dwelling units (ADU) that are detached from the primary residence and accessory apartment units (AAU) that is an apartment within the primary residence in all single-family residential zones. Both of the options require one of the units be owner occupied.
	BARRIERS (5f)	Providence City understands the need for more housing supply. During 2021, Providence City annexed and zoned 5.51 acres to allow single-family attached & multi-family at a density of 12 units/net acre; rezoned 5.2 acres to allow for single-family detached units with a maximum density of 5.5 units/net acre; annexed and zoned 7.5 acres to allow for single-family detached units with a maximum density of 18 units/net acre; and annexed and zoned 52.31 acres to allow for a mix of single-family, single-family attached, and multi units/net acre. g.family with a minimum density of 4 units/net acre and a maximum density of 12	Providence City invites public comments during the development approval process and encourages the developer to work with and address the concerns of neighborhood residents.

PROVO, CITY		COUNTY: UTAH AOG/MPO: MAG	REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 23 MAJOR TRANSIT INVESTMENT COORIDOR: YES
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.
	<b>KEY TASKS (5a)</b>	Complete a full inventory of Housing in Provo. The inventory is to include unit type, age, size and number of bedrooms. The data will be in a format that is easy to update and query. Complete study of the effect the City's Student Population and Student Housing have on the City's Income and Economic Levels and its Supply of Affordable Housing. Complete the development of Neighborhood Plans to more closely identify the proper location for needed housing types and complimentary land uses. Plan for the alignment of the City's growth areas and needed utilities. Instead of currently available utilities dictating the future land use, the future land use should dictate the development of necessary utilities. Develop zoning options that allow better implementation of the desired development of affordable housing units including additional mixed-use zones and developing incentives for the provision of affordable housing units within project.	See section A
	<b>PROGRESS (5e)</b>	Provo has adopted a number of zones that allow unlimited densities	Provo needs to ensure their plans work to extend and upgrade necessary utilities services to those areas identified for additional densities and development
	<b>BARRIERS (5f)</b>	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Complete a full inventory of Housing in Provo. The inventory is to include unit type, age, size and number of bedrooms. The data will be in a format that is easy to update and query. Complete study of the effect the City's Student Population and Student Housing have on the City's Income and Economic Levels and its Supply of Affordable Housing. Complete the development of Neighborhood Plans to more closely identify the proper location for needed housing types and complimentary land uses. Plan for the alignment of the City's growth areas and needed utilities. Instead of currently available utilities dictating the future land use, the future land use should dictate the development of necessary utilities. Develop zoning options that allow better implementation of the desired development of affordable housing units including additional mixed-use zones and developing incentives for the provision of affordable housing units within project.	See section A
	<b>PROGRESS (5e)</b>	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo
	<b>PROGRESS (5e)</b>	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.

STRATEGIES					
STRATEGIES	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers		
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	
	<b>KEY TASKS (5a)</b>	See section A	See section A	See section A	
	<b>PROGRESS (5e)</b>	Fees to waive construction-related fees may be considered by the Council for affordable housing projects, or the inclusion of a significant number of affordable units within a project	Provo has current ADU allowances in place. These allowances cover a good portion of the city, but consideration will be given in the future for an even broader allowance of ADUs	Provo has adopted several mixed-use zones that allow housing, and has added housing allowances to its regional commercial zone. Consideration is also being given to allowing mixed uses (including residential) within identified community and neighborhood centers.	
	<b>BARRIERS (5f)</b>	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019	
	<b>KEY TASKS (5a)</b>	See section A	See section A	See section A	
	<b>PROGRESS (5e)</b>	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.	
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020	Same as 2020	
	<b>KEY TASKS (5a)</b>	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	
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STRATEGIES					
STRATEGIES	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(I) allow for single room occupancy developments		
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	
	<b>KEY TASKS (5a)</b>	See section A	See section A	See section A	
	<b>PROGRESS (5e)</b>	Provo has high density zoning allowances near its major intermodal hub, as well as many of its Bus Rapid Transit stops	Provo currently allows reduced parking requirements for developments in the downtown area, employment centers, and next to transit stations	Much of Provo's student housing consists of SRO units. Additionally, there are allowances within the City's Downtown Zones and through the creation of a Project Redevelopment Option Zone for SRO developments	
	<b>BARRIERS (5f)</b>	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	
	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019	
2020 (REQUIRED & SUBMITTED)	<b>KEY TASKS (5a)</b>	See section A	See section A	See section A	
	<b>PROGRESS (5e)</b>	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	
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	<b>GOALS (2)</b>	Same as 2020	Same as 2020	Same as 2020	

STRATEGIES			
STRATEGIES	(J) implement zoning incentives for low to moderate income units in new developments	(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.
	<b>KEY TASKS (5a)</b>	See section A	See section A
	<b>PROGRESS (5e)</b>	Provo currently allows incentives in planned development situations, but is examining a broader application to additional development situations.	Provo City, with the Provo City Housing Authority and the Utah Valley Consortium, is exploring the development of a Community Land Trust.
	<b>BARRIERS (5f)</b>	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	See section A	See section A
	<b>PROGRESS (5e)</b>	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.
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STRATEGIES				
		(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(N) participate in a community land trust program for low or MIH	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.
	KEY TASKS (5a)	See section A	See section A	See section A
	PROGRESS (5e)	Provo currently has in place, an allowance by the Municipal Council to consider the reduction of impact fees for the provision of moderate income housing.	Provo is currently working with the Provo City Housing Authority and other agencies to create a trust fund to be used to purchase land or otherwise buy-down development costs.	Provo City has not developed this program, but has participated in the Good Neighbor Next Door program
	BARRIERS (5f)	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019	Same as 2019
	KEY TASKS (5a)	See section A	See section A	See section A
	PROGRESS (5e)	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.
	BARRIERS (5f)	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
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STRATEGIES	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.
	<b>KEY TASKS (5a)</b>	See section A	See section A	See section A
	<b>PROGRESS (5e)</b>	Provo has worked with the Provo City Housing Authority, NeighborWorks, and the Utah County Coalition to utilize state and federal funds as well as tax incentive to promote the construction of moderate-income housing	Provo City is a leader in Utah County in the successful realization of developments utilizing LIHTC incentives.	Provo City as partnered with other Utah County communities and housing agencies in seeking to utilize the Olene Walker Housing Loan Fund to develop affordable housing project
	<b>BARRIERS (5f)</b>	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	See section A	See section A	See section A
	<b>PROGRESS (5e)</b>	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.
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	<b>KEY TASKS (5a)</b>	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo
	<b>PROGRESS (5e)</b>	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.

STRATEGIES				
STRATEGIES		(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.
	KEY TASKS (5a)	See section A	See section A	See section A
	PROGRESS (5e)	Provo is a member of the Utah Valley Consortium that is administered by the Mountainland Association of Governments.	Provo City has and will continue to partner with the Provo City Housing Authority and the Utah Valley Consortium to create moderate-income housing projects. Provo City is the only member community within the Utah Valley Consortium eligible to receive an allocation of HOME funds and is known as the "Participating Jurisdiction" (PJ).	Provo has partnered with the Utah Valley Consortium in the development of studies used in planning for future housing needs. Most recently, these have included "Housing Market Analysis 2019" and "Housing Needs Assessment 2019" with completed drafts received in October 2019.
	BARRIERS (5f)	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019	Same as 2019
	KEY TASKS (5a)	See section A	See section A	See section A
	PROGRESS (5e)	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.
	BARRIERS (5f)	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo
	PROGRESS (5e)	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.
	BARRIERS (5f)	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.

STRATEGIES			
STRATEGIES	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.	Meet current and forecasted affordable housing needs. Identify possible locations and means for new affordable housing units. Eliminate development barriers to providing affordable housing.
	<b>KEY TASKS (5a)</b>		See section A
	<b>PROGRESS (5e)</b>	Provo City has utilized moderate income set asides through the City's Redevelopment Agency, in the consolidation of properties that have then been used for the production of moderate income housing units	Provo City is an entitlement city and utilizes the CDBG program and other Federal Programs that are directed toward this objective. Provo has also recently partnered with a development (Mill Race) to create housing for 60% AMI residents.
	<b>BARRIERS (5f)</b>	Several barriers have been identified and are currently being addressed.	Several barriers have been identified and are currently being addressed.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	See section A	See section A
	<b>PROGRESS (5e)</b>	None of the items identified in 5a have been completed so far.	None of the items identified in 5a have been completed so far.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion.	None of the strategies have been implemented to completion.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo	Update an inventory of existing housing Begin study of Effects of Student Population Begin inventory of vacant land in Provo Review Neighborhood plans Evaluate future land use in Provo Evaluate zoning options in Provo
	<b>PROGRESS (5e)</b>	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.	Provo spent the last year revising their General Plan, which we anticipate will be adopted December 2021-January 2022. The plan looks at future land use with a suggested future land use map. BYU announced this past year that students will no longer be required to live in BYU approved housing after their first year of attendance. This will be interesting to follow in the next few years as it is implemented. We anticipate changes in housing availability throughout Provo as a result.
	<b>BARRIERS (5f)</b>	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.	None of the strategies have been implemented to completion. Provo City recently revised the City's General Plan, which will look specifically at housing needs and the moderate-income housing component. We anticipate adoption of the new General Plan in December 2021-January 2022.

RIVERDALE, CITY

COUNTY: WEBER  
AOG/MPO: WFR

(A) rezone for densities necessary to assure the production of MIH

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Identify areas that will benefit
	KEY TASKS (5a)	No data
	PROGRESS (5e)	No data
	BARRIERS (5f)	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	This housing strategy is tied to the following goals from the MIH section of the General Plan: 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing through the City in various locations, and consistent with the needs of all segments of the population. 6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.
	KEY TASKS (5a)	Key tasks associated with rezoning for densities to accommodate low to moderate income housing include: the application and document submission process; the noticing and document preparation process for future meetings; the public hearing and meeting notification process; the meetings with the public, planning commission and city council; and the updating of official documents and zoning map to reflect the approved rezone changes to the zoning map.
	PROGRESS (5e)	Each rezone request for low to moderate income housing type of projects have been reviewed, processed, and completed by Riverdale City leadership and staff. There is currently a new rezone request forthcoming for a low to moderate income housing type zoning change to an existing low density zoned group of parcels in Riverdale City.
	BARRIERS (5f)	At times Riverdale City staff and leadership have been challenged by the public's perception of housing projects and development associated with low to moderate income housing rezoning requests. Additionally, a barrier to low to moderate housing density rezoning requests is a potential increase of impact of existing roadway and other city-provides utilities to these types of housing projects. Typically, rezoning requests for low to moderate income housing densities around and near to single-family density established neighborhoods and residences lead to more public scrutiny and debate over the merits of these types of requests.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020 with with below information
	KEY TASKS (5a)	Same as 2020 with with below information
	PROGRESS (5e)	Same as 2020 with with below information: Riverdale City has approved multiple rezoning requests to allow for the development of smaller lot single-family homes (R-1-4.5 and R-1-6 zoning changes); there was a challenging petition to rezone a site from mobile home park to multi-family homes development (R-5 zoning change) which the Council ultimately denied. We are currently reviewing a rezoning request to accommodate single-family homes (R-2 zoning change) which would allow for a secondary rental unit as long as the original home is owner occupied.
	BARRIERS (5f)	Same as 2020 with with below information: City Staff, the Planning Commission, and the City Council have concluded that there is a need to update the City General Plan and Land Use Master Plan to identify new strategies and potential opportunities to support low to moderate income development where it would best service the Riverdale community. City Staff is engaged in getting this General Plan funded and then will engage with the RFP process to start the General Plan update. A key barrier with the rezoning processes has been occasional negative public feedback and political will challenges.

REQUIRED ITEMS: 3  
 TOTAL MENU ITEMS: 9  
 MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Identify areas that will benefit</p> <p><b>KEY TASKS (5a)</b> No data</p> <p><b>PROGRESS (5e)</b> No data</p> <p><b>BARRIERS (5f)</b> No data</p>	<p>Identify areas that will benefit</p> <p>No data</p> <p>No data</p> <p>No data</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> This housing strategy is tied to the following goals from the MIH section of the General Plan:                  2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.                  5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.                  6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.                  7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.</p> <p><b>KEY TASKS (5a)</b> Key tasks of each stage needed to accomplish this goal are as follows: the homeowner applicant needs to fill out and submit the conditional use permit application and be aware of the criteria required to gain approval for an ADU use in their home; the Planning Commission thereafter reviews and considers for approval the request during an upcoming meeting; if the Planning Commission approves the conditional use request, then the homeowner may move forward in letting an individual, small group, or family move into the ADU space in the residence.</p> <p><b>PROGRESS (5e)</b> Each time a conditional use permit application for accessory dwelling units has been submitted, the city staff and eventually Planning Commission review and consider the request, given that the applicant meets all requirements established by City Code 10-9C-3 and 4. Results of application and approval allow for the homeowner to thereafter rent out the agreed to portion of the home to another individual, small group, or family.</p> <p><b>BARRIERS (5f)</b> At time Riverdale City staff is made aware of accessory dwelling units that are in the R-2 zone that have not complied with City Code 10-9C in that no conditional use permit was approved for the rental unit use of the home or no homeowner is living in the home and the residence is operating as a duplex in a single-family dwelling zone. In this case, city staff contacts the property/homeowner and discusses the process to legally establish the residence as an owner occupied accessory dwelling unit facility. Oftentimes, educating the property owner of these standards has been very helpful in curing these known violations in the R-2 zone. One other barrier that occurs with this strategy is that homeowners will indicate they are willing to live in the home and comply with the requirements of City Code 10-9C-3 and 4, then they get their conditional use permit, and move out but continue to operate the accessory dwelling unit and turn the residence into a duplex in violation if City Code 10-9C.</p>	<p>This housing strategy is tied to the following goals from the MIH section of the General Plan:                  2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.                  4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.                  5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.                  6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.                  9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.</p> <p>Key tasks of each stage needed to accomplish this goal are as follows: city leadership and staff need to work together in long range planning activities and strategy sessions to determine how best to update the Land Use Master Plan and potentially the zoning map to accommodate new types of higher density and low to moderate income housing opportunities in the City near to commercial core areas, transportation corridors and RDA areas; further, where possible, city leadership and staff should maintain an open-minded stance on rezone petitions, development in RDA areas for housing opportunities, and other similar activities to encourage growth in targeted areas as noted in the General Plan.</p> <p>Riverdale City leadership, Planning Commission, and city staff is frequently working on these tasks and evaluating the changing needs within Riverdale City for potential development and redevelopment of higher density and moderate income housing in the community. The Riverdale City team is frequently updating and approving requests for zoning map changes, updates to the General Plan, and changes to the Land Use Master Plan, where applicable to accomplish these tasks. Results of these actions are identified in the General Plan, Land Use Master Plan, changing zoning map, and new development projects occurring within the City. Recently a rezone request for moderate income housing use was approved by the City Council in compliance with the General Plan updates. Additionally, a site plan amendment to an existing apartment project was approved and will allow for new moderate income housing to exist in an RDA area in alignment with the updated General Plan language.</p> <p>These types of tasks and changes seem to invite some concern by many as it relates to expanding higher density and moderate income housing in the community. Oftentimes members of the local community may show concern associated with discussing the expansion of higher density and moderate income housing in the community. That being said, there has been evidence recently that the public at large may not be as concerned about the expansion of higher density and moderate income housing in and around commercial centers and RDA areas. These sentiments, however, do make discussion and consideration of these types of changes more challenging for city leadership, planning commissioners, and city staff to work through. Barriers encountered during the implementation of this strategy often come from lack of education or understanding by members of the public or straight out disagreements about the approval of decision-making that may be of concern to members of the public who publicly discuss concerns associated with the impacts of proposed and/or approved changes.</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Same as 2020 with with below information</p> <p><b>KEY TASKS (5a)</b> Same as 2020 with with below information</p> <p><b>PROGRESS (5e)</b> Same as 2020 with with below information: Per the State Legislature, as now codified in the State Code in 10-9a-530, Riverdale City was required to update City Codes to accommodate more broad applications of allowances of accessory dwelling units in more traditional single-family residential zones. Riverdale City has compiled and updated its land use and zoning codes to accommodate this broad application of accessory dwelling units within the City limits.</p> <p><b>BARRIERS (5f)</b> Same as 2020 with with below information: At the time Riverdale City staff is made aware of accessory dwelling units that are in the approved residential zone that have not complied with City Codes 10-2-2 and 10-14-14 in that no conditional use permit was approved for the rental unit use of the home or no homeowner is living in the home and the residence is operating as a duplex in a single-family dwelling zone, city staff works to correct the issue to work towards compliance. In this case, city staff contacts the property/homeowner and discusses the process to legally establish the residence as an owner occupied accessory dwelling unit facility. Oftentimes, educating the property owner of these standards has been very helpful in curing these known violations in the approved residential zones. One other barrier that occurs with this strategy is that homeowners will indicate they are willing to live in the home and comply with the requirements of City Codes 10-2-2 and 10-14-14, then they get their conditional use permit, and move out but continue to operate the accessory dwelling unit and turn the residence into a duplex in violation if City Codes 10-2-2 and 10-14-14.</p>	<p>Same as 2020 with with below information</p> <p>Same as 2020 with with below information</p> <p>Same as 2020 with with below information: Earlier this year the City has approved a multi-family higher density residential facility within close proximity to the commercial center of the City and also in close proximity to Riverdale Road and on the corner of 4400 South and 700 West. Additionally, the previously approved site plan amendment to an existing apartment project has now been built to accommodate moderate income housing units near to Riverdale Road and along 300 West which is in an RDA area in alignment with the updated General Plan language. Finally, discussions are continuing regarding the development of multi-family housing units as located in a previously rezoned area within a commercial center area of the City.</p> <p>Same as 2020 with with below information: Results identified in 5e commentary are actually in line with desired outcomes specified in item 3. There hasn't been recognized deviation in the 2021 year. There were some public challenges that occurred when a property owner tried to acquire a rezone of a mobile home park party for potential multi-family residential redevelopment zoning. This site is very close to Riverdale Road and near to the commercial center of the City. This was not ultimately approved by the City Council as a result of General Plan guidance. However this created a barrier because low income housing was being considered for redevelopment into multi-family housing apartment uses.</p>

RIVERDALE, CITY			
STRATEGIES		(G) encourage higher density or moderate income residential development near major transit investment corridors	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Identify areas that will benefit	Identify areas that will benefit
	KEY TASKS (5a)	No data	No data
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	This housing strategy is tied to the following goals from the MIH section of the General Plan: 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area. 9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.	This housing strategy is tied to the following goals from the MIH section of the General Plan: 1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program. 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.
	KEY TASKS (5a)	Key tasks of each stage needed to accomplish this goal are as follows: city leadership and staff need to work together in long range planning activities and strategy sessions to determine how best to update the Land Use Master Plan and potentially the zoning map to accommodate new types of higher density and low to moderate income housing opportunities in the City near to commercial core areas, transportation corridors and RDA areas; further, where possible, city leadership and staff should maintain an open-minded stance on rezone petitions, development in RDA areas for housing opportunities, and other similar activities to encourage growth in targeted areas as noted in the General Plan.	Key tasks of each stage needed to accomplish this goal are as follows: an applicant for one of these programs accesses the program page, fills out the application and then submits it to the RDA; RDA staff processes and screens the application to verify qualification for utilization of this program on applicant's residence; RDA staff then notifies the applicant of qualification and then, if qualifying, disburses rehabilitation and improvement funds or purchase assistance funds to the moderate income homeowner applicant. Loans are then supervised thereafter per the programs.
	PROGRESS (5e)	Riverdale City leadership, Planning Commission, and city staff is frequently working on these tasks and evaluating the changing needs within Riverdale City for potential development and redevelopment of higher density and moderate income housing in the community. The Riverdale City team is frequently updating and approving requests for zoning map changes, updates to the General Plan, and changes to the Land Use Master Plan, where applicable to accomplish these tasks. Results of these actions are identified in the General Plan, Land Use Master Plan, changing zoning map, and new development projects occurring within the City. Recently a rezone request for moderate income housing use was approved by the City Council in compliance with the General Plan updates. Additionally, a site plan amendment to an existing apartment project was approved and will allow for new moderate income housing to exist in an RDA area in alignment with the updated General Plan language.	Applications for these programs are frequently being submitted to the Riverdale City RDA staff and these applications are thereafter being processed and qualifying funds administered annually. Results of these processes have led to multiple housing projects and improvements to moderate income housing stock that might otherwise fall into a state of disrepair and dilapidation in older neighborhoods in Riverdale City. Riverdale City and the RDA are proud of these programs and the positive influences these programs have on moderate income housing within the community.
	BARRIERS (5f)	These types of tasks and changes seem to invite some concern by many as it relates to expanding higher density and moderate income housing in the community. Oftentimes members of the local community may show concern associated with discussing the expansion of higher density and moderate income housing in the community. That being said, there has been evidence recently that the public at large may not be as concerned about the expansion of higher density and moderate income housing in and around commercial centers and RDA areas. These sentiments, however, do make discussion and consideration of these types of changes more challenging for city leadership, planning commissioners, and city staff to work through. Barriers encountered during the implementation of this strategy often come from lack of education or understanding by members of the public or straight out disagreements about the approval of decision-making that may be of concern to members of the public who publicly discuss concerns associated with the impacts of proposed and/or approved changes.	Every once in a while these programs provide funding for moderate income housing rehabilitation and improvement projects wherein the homeowner is unable to completely fulfill agreed to standards of the program and or these improvement projects are later removed, modified, or otherwise altered by a new homeowner. These scenarios lead to administrative challenges and/or a lowered level of impact than original expected to occur on these rehabilitation and retention efforts. Barriers encountered during the course of implementation of these programs is typically tied to the inability to at times receive return loan payments, as agreed to, to the RDA for assistance provided to moderate income homeowners. Failure to repay loans erodes the programs funding resources and mechanisms for future applicants.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020 with with below information	Same as 2020 with with below information
	KEY TASKS (5a)	Same as 2020 with with below information	Same as 2020 with with below information
	PROGRESS (5e)	Same as 2020 with with below information: Earlier this year the City has approved a multi-family higher density residential facility within close proximity to the commercial center of the City and also in close proximity to Riverdale Road and on the corner of 4400 South and 700 West. Additionally, the previously approved site plan amendment to an existing apartment project has now been built to accommodate moderate income housing units near to Riverdale Road and along 300 West which is in an RDA area in alignment with the updated General Plan language. Finally, discussions are continuing regarding the development of multi-family housing units as located in a previously rezoned area within a commercial center area of the City.	Same as 2020 with with below information: Upon receiving applications to participate in RDA loan assistance programs, the RDA Loan Program officers assisted with a housing rehabilitation loan to assist a homeowner living in a moderate income residential capacity and also allowed the RDA of Riverdale City to subordinate some RDA loans to allow homeowner refinancing for existing moderate income housing in the City. Results of these efforts have allowed the RDA to assist in maintaining existing aging moderate income housing in older neighborhoods.
	BARRIERS (5f)	Same as 2020 with with below information: Results identified in 5e commentary are actually in line with desired outcomes specified in item 3. There hasn't been recognized deviation in the 2021 year. There were some public challenges that occurred when a property owner tried to acquire a rezone of a mobile home park party for potential multi-family residential redevelopment zoning. This site is very close to Riverdale Road and near to the commercial center of the City. This was not ultimately approved by the City Council as a result of General Plan guidance. However this created a barrier because low income housing was being considered for redevelopment into multi-family housing apartment uses.	Same as 2020 with with below information: The only deviation in the program would be that more parties are not opting to take advantage of these programs. Riverdale RDA leadership probably needs to do a better job of promoting and educating Riverdale residents about these RDA Home Loan programs. Noted barriers of this program again are tied to lack of education by the residents of the City and potential disqualification for some applicants due to their income thresholds and/or debt to income ratios due to other existing loans applicants may have. Other barriers associated with this program are noted below.

STRATEGIES			
		(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Worked to reduce the impact of impact fees.	No data
	KEY TASKS (5a)	No data	No data
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	This housing strategy is tied to the following goals from the MIH section of the General Plan: 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.	This housing strategy is tied to the following goals from the MIH section of the General Plan: 1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program. 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.
	KEY TASKS (5a)	Key tasks of each stage needed to accomplish this goal are as follows: maintain the current standard of not imposing impact fees on property development; avoid changing this standard unless there is a good strong reason to start the imposition of land development impact fees.	Key tasks of each stage needed to accomplish this goal are as follows: an employee applicant for this program accesses the program page, fills out the application and then submits it to the RDA; RDA staff processes and screens the application to verify qualification for utilization of this program on applicant's desired residence; RDA staff then notifies the applicant of qualification and then, if qualifying, disburses purchase assistance funds to the moderate income homeowner applicant. Loans are then supervised thereafter per the programs.
	PROGRESS (5e)	Tasks identified in item 5a and for this strategy have already been completed and are in place. The results are that Riverdale City has blossomed greatly in multiple land use development aspects, including low to moderate income housing stock and development, as a result of the no impact fees strategy.	Applications for these programs are frequently being submitted to the Riverdale City RDA staff and these applications are thereafter being processed and qualifying funds administered annually. Results of these processes have led to city employees from the police and fire departments who have taken advantage of this program and had the RDA purchase assistance program help them in purchasing moderate income housing in the City that might otherwise fall into a state of disrepair and dilapidation in older neighborhoods in Riverdale City. Riverdale City and the RDA are proud of these types of RDA programs and the positive influences these programs have on moderate income housing within the community.
	BARRIERS (5f)	There really is no known way to deviate from the no impact fees strategy as impact fees are never assessed on a development project with the exception of the sewer use fee, which is a pass along fee on the building permit on behalf of the local sewer district. Riverdale City has no encountered any known barriers during the course of the implementation of this strategy in meeting these MIH goals.	There may not be a deviation from the desired outcomes with this program, however, there have been challenges in educating in getting city police and fire department employees to desire to take advantage of this program to relocate into Riverdale City neighborhoods with existing moderate income housing opportunities as they arise. This concern has led to lowered level of impact than is desired through this program. Barriers encountered during the course of implementation of these programs is again tied to lack of interest by city police and fire department employees to take advantage of this program more often.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020 with with below information	Same as 2020 with with below information
	KEY TASKS (5a)	Same as 2020 with with below information	Same as 2020 with with below information
	PROGRESS (5e)	Same as 2020 with with below information: This item's tasks continue to be in place and the results continue to encourage growth and opportunities for new housing growth in Riverdale City.	Same as 2020 with with below information: During the 2021 year, no employees of Riverdale City took advantage and applied for this purchase assistance of moderate income housing through this loan program.
	BARRIERS (5f)	Same as 2020 with with below information: The noted deviation in the program would be that qualifying city employees are not opting to take advantage of this program. Riverdale RDA leadership probably needs to do a better job of promoting and educating Riverdale employees about these RDA Purchase Assistance Loan programs or find other ways to provide purchase assistance options to more potentially qualifying employees of the City. Noted barriers of this program again are tied to lack of education by the employees of the City and potential disqualification for some applicants due to their income thresholds and/or other factors that may disqualify them from benefit from this program. Other barriers associated with this program are noted below.	Same as 2020 with with below information

STRATEGIES		
STRATEGIES		(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Expand use of the RDA
	KEY TASKS (5a)	No data
	PROGRESS (5e)	No data
	BARRIERS (5f)	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	This housing strategy is tied to the following goals from the MIH section of the General Plan: 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 3. Increase the level of rental assistance for very low and low income and special need populations. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.
	KEY TASKS (5a)	Key tasks of each stage needed to accomplish this goal are as follows: this strategy has already been accomplished in that this facility and its programs are operating and being maintained by the RDA and by Riverdale City. Revenue generated by RDA areas in the community are still being utilized to assist in the maintenance, upkeep, and facility costs associated with the Riverdale Senior Center and its programs.
	PROGRESS (5e)	Tasks associated with this strategy have already been completed at this time in that the Riverdale Senior Center has been built and functioning successfully as planned and programmed for many years now. Results of this strategy have yielded senior apartments that are completely filled and rented by seniors with low to moderate income housing needs. Additionally, the senior center has been operating for many years with reduced cost or free lunches provided to seniors in the local community, as well as, a broad calendar of activities that have yielded large participation numbers over the years and provided a community gathering place for senior aged individuals.
	BARRIERS (5f)	There are no known deviations currently occurring in relationship to this strategy and/or tasks associated with this strategy at this time. As noted in 5d, a major barrier that Riverdale City is working through to plan for the future is to determine, once the RDA funding available to the senior center expires, how to continue funding and maintaining the senior center, the senior apartments therein, the lunches provided to the seniors, and the activities associated with the facility (which includes all personnel costs associated with this facility). Many ideas have been discussed over recent years how to accomplish this goal and a specific solution and plan has yet to be selected to pass this upcoming funding barrier.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020 with with below information
	KEY TASKS (5a)	Same as 2020 with with below information
	PROGRESS (5e)	Same as 2020 with with below information: The Riverdale Senior Center continues to have every room rented by tenants and there is a waiting list to acquire the next available room when one becomes available. This program continues to be successful in assisted a targeted income elderly demographic of the community. Further, the Senior Center lunches are back open (from Covid closure) to the senior population within the local community and are well attended by many who benefit from this lunch program.
	BARRIERS (5f)	Same as 2020 with with below information



# RIVERTON, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.
	<b>KEY TASKS (5a)</b>	No data.	No data.	No data.
	<b>PROGRESS (5e)</b>	No data.	No data.	No data.
	<b>BARRIERS (5f)</b>	No data.	No data.	No data.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Adopt zoning allowing accessory dwelling units in all single family residential zones of the City.	No data.	No data.
	<b>KEY TASKS (5a)</b>	Preparation and adoption of relevant ordinances.	No data.	No data.
	<b>PROGRESS (5e)</b>	Adoption of the ordinance was completed in January of 2020. Required permitting forms and processes have been created and implemented. A significant number of permits have been issued, and more are under review or otherwise in process	No data.	No data.
	<b>BARRIERS (5f)</b>	The primary barrier was establishing criteria for approval of accessory dwelling units in potentially non-permitted spaces, such as basement areas for which a permit was not issued. This is an ongoing issue and is still in resolution.	No data.	No data.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Adopt zoning allowing accessory dwelling units in all single family residential zones of the City.	Review current and proposed ordinance to identify opportunities to expand mixed use developments	Develop moderate income housing/higher density in areas with appropriate infrastructure and amenities.
	<b>KEY TASKS (5a)</b>	Preparation and adoption of relevant ordinances, ongoing review of adopted text.	-Continue in administration and processing of Suburban Land Reserve Project Area. -Review and update Elderly Housing Overlay -Review and update additional ordinances as appropriate.	Ongoing review of General Plan Land Use Element, identification of development projects with higher density potential, adoption of relevant updates and new ordinances to facilitate desired development types
	<b>PROGRESS (5e)</b>	Ordinance was adopted in December of 2019. The number of ADU's has increased exponentially since adoption, both in new development and existing homes. Feedback has been positive both in the allowed uses and the process, and affordability of homes.	SLR Project area development has included mixed use and high density housing ranges, including an all-rental project of 350+ units. Amendment to Elderly Housing Overlay - adopted April, 2021	The General Plan Land Use Element was recently updated (Aug 2020) with additional multi-family designations. Revisions to the Elderly Housing Overlay are adopted.
	<b>BARRIERS (5f)</b>	The City has made several amendments to the ADU ordinance since adoption, in part to keep the ordinance in compliance with Utah State Codes. The City has continued to evaluate the ADU ordinance for effectiveness, and made amendments to adjust the standards accordingly.	The SLR Project Master Development Agreement established the framework for mixed use, and we are seeing such development with in one portion of that project area. However, mixed use is allowed rather than mandated, and so requires closer coordination with development.	Projecting right-of-way needs for future development boundaries, projecting traffic impacts on internal roadways.

ROY, CITY

COUNTY: WEBER  
AOG/MPO: WFR

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 10  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(J) implement zoning incentives for low to moderate income units in new developments
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Allow for Higher Density and Mixed Use	Allow for Higher Density and Mixed Use	Allow for Higher Density and Mixed Use
	KEY TASKS (5a)	Policy A: Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;	Policy B: Encourage higher density or moderate income residential development near major transit investment corridors;	Policy C: Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	To amend the Zoning Ordinances to allow a higher density of multi-family residential or mixed use within Commercial zones to meet the Moderate Income Housing needs.	To amend the Zoning Ordinances to allow a higher density of multi-family residential or mixed use around the FrontRunner Station to help meet the Moderate Income Housing needs.	To amend the Zoning Ordinances to reduce the parking requirements near or around major transit investment corridors or senior living facilities.
	KEY TASKS (5a)	- The Planning Commission to hold Public Hearings to obtain comments and forward a recommendation to the City Council. - The City Council to approve the proposed Ordinance.	- The Planning Commission to hold Public Hearings to obtain comments and forward a recommendation to the City Council. - The City Council to approve the proposed Ordinance.	- The Planning Commission to hold Public Hearings to obtain comments and forward a recommendation to the City Council. - The City Council to approve the proposed Ordinance.
	PROGRESS (5e)	- The Planning Commission forwarded a Mixed Use Ordinance for the Roy Downtown District in February 2020.	- The Planning Commission forwarded a Mixed Use Ordinance for the FrontRunner Station in February 2020.	- The Planning Commission forwarded a Mixed Use Ordinance that reduced the parking requirements in February 2020.
	BARRIERS (5f)	- After receiving the Ordinance from the Planning Commission the Council held several Town Hall meetings, then set-up a sub-committee to go through the entire document and incorporate both the councils & citizens concerns. - Barriers have been the members of the Council themselves	- After receiving the Ordinance from the Planning Commission the Council City Council tabled it, to focus on the Downtown Ordinance first, but promised to come back to it once the Downtown Ordinance had been approved. - Barriers have been the members of the Council themselves along with citizens around the area	- After receiving the Ordinance from the Planning Commission the Council held several Town Hall meetings, then set-up a sub-committee to go through the entire document and incorporate both the councils & citizens concerns. - Barriers have been the members of the Council themselves
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	- The Planning Commission to review code, recommend amendments and hold Public Hearings (Completed February 2020) - The City Council to review, amend and/or approve the proposed code(s). (Completed March 2021)	- The Planning Commission to review code, recommend amendments and hold Public Hearings (Completed February 2020) - The City Council to review, amend and/or approve the proposed code(s). (Completed August 2021)	- The Planning Commission to review code, recommend amendments and hold Public Hearings (Completed February 2020) - The City Council to review, amend and/or approve the proposed code(s). (Completed March 2021 for Downtown and August 2021 for FrontRunner Station)
	PROGRESS (5e)	- Planning Commission - completed (February 2020) - City Council - completed (March 2021) - Results - we have had a developer apply for Site Plan Approval (June 2021) along with good conversations on multiple other sites	- Planning Commission - completed (February 2020) - City Council - completed (August 2021) - Results - we have had good conversations on a couple of sites	- Planning Commission - completed February 2020 - City Council - completed (Downtown March 2021 - FrontRunner Station August 2021) - Results - Downtown - we have had a developer apply for Site Plan Approval (June 2021) along with good conversations on multiple other sites - FrontRunner Station - we have had good conversations on a couple of sites.
	BARRIERS (5f)	- The approved Mixed Use ordinance meets the intended goals.	- The approved Mixed Use ordinance meets the intended goals.	- The approved Mixed Use ordinance meets the intended goals.

STRATEGIES				
STRATEGIES		<b>(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH</b>	<b>(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH</b>	<b>(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Apply for or Partner with an Entity that applies Affordable Housing Programs	Apply for or Partner with an Entity that applies Affordable Housing Programs	Apply for or Partner with an Entity that applies Affordable Housing Programs
	<b>KEY TASKS (5a)</b>	Policy E: Reduce impact fees, as defined in UC 11-36a-102, related to low and moderate income housing	Policy A: Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	Policy B: Apply for or partner with an entity that applies for programs administered by an association of governments established by an inter-local agreement under Title 11, Chapter 13, Inter-local Cooperation Act;
	<b>PROGRESS (5e)</b>	No data	No data	No data
	<b>BARRIERS (5f)</b>	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reducing the overall cost of development which reduces the overall cost of each dwelling unit.	To either apply for grants or become a partners with agencies that can help with affordable housing.	To either apply for grants or become a partners with our local Association of Governments that can help with affordable housing.
	<b>KEY TASKS (5a)</b>	- Having the following departments review their impact fees associated with permits when it comes to already established neighborhoods, and commercial areas. * Building, Public Works, Police, Fire and Parks & Recreations. - The City Council to approve the changes to the fee schedule.	- Research what agencies that we can either partner with or apply grants from. - The City Council to approving grant requests (with associated matching funds) and or agreements for partnerships.	- Research what programs WFRC that we can either partner with or apply grants from. - The City Council to approving grant requests (with associated matching funds) and or agreements for partnerships.
	<b>PROGRESS (5e)</b>	In progress	In progress	In progress
	<b>BARRIERS (5f)</b>	- Barriers have been staffing (not enough personnel) to complete task quickly	- Barriers have been staffing (not enough personnel) to complete task quickly	None identified
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	- Having the following departments (Building, Public Works, Police, Fire and Parks & Recreations) review their impact fees associated with permits when it comes to already established neighborhoods, and commercial areas - The City Council to approve the changes to the fee schedule.	Same as 2020	Same as 2020
	<b>PROGRESS (5e)</b>	- Department Reviews of fees (currently in process)	Same as 2020	Same as 2020
	<b>BARRIERS (5f)</b>	- Barriers have been staffing (not enough personnel) to complete task quickly	Same as 2020	Same as 2020

STRATEGIES	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Apply for or Partner with an Entity that applies Affordable Housing Programs	Apply for or Partner with an Entity that applies Affordable Housing Programs	Utilize a Moderate Income Housing set aside from a Community Reinvestment Area
	KEY TASKS (5a)	Policy C: Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;	Policy D: Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;	Policy A: Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; he City should find ways in which greater utilization of local, state, and federal funds could be used to promote the development of moderate income housing.
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Seek entities that we can partner with to preserve existing and/or create new Moderate Income Housing.	To provide assistance for staff on large projects, i.e. General Plan updates, Mixed Use Ordinance	To set up CRA's in the Downtown district and around the FrontRunner Station area
	KEY TASKS (5a)	- Research what public housing authorities that we can either partner with or apply grants from. - The City Council to approving grant requests (with associated matching funds) and or agreements for partnerships.	- Research what programs WFRC that we can either partner with or apply grants from. - The City Council to approving grant requests (with associated matching funds) and or agreements for partnerships.	- Approve a CRA within the Downtown Area and Finalize the CRA with other taxing entities. - Approve a CRA for the FrontRunner Station area and Finalize it with the other taxing entities.
	PROGRESS (5e)	In progress	- Applied for a TLC grant in 2018 - Planning Commission holds a Public Hearing for the Mixed Use Ordinance - February 2020	Approved two (2) CRA's within the Downtown area. (November 2019) Denied a CRA within the FrontRunner area. (November 2019)
	BARRIERS (5f)	- Barriers have been staffing (not enough personnel) to complete task quickly	- Have been staffing (not enough personnel) to complete task quickly. - COVID 19 restrictions	- Barriers have been the members of the Council themselves along with citizens around the FrontRunner area
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	- Research what programs WFRC has that we can either partner with or apply grants from. (completed in 2018) - The City Council, approving grant requests (with associated matching funds, if applicable) and or agreements for partnerships. (completed in 2018)	- Approve a CRA within the Downtown area. (completed November 2019 - approved two (2)) - Approve a CRA within the FrontRunner area. (completed November 2021)
	BARRIERS (5f)	Same as 2020	The applied & approved TLC grant granted in 2018 is meeting the intended goals.	None identified

# SALEM, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Address moderate income housing needs in Salem City	Address moderate income housing needs in Salem City	Address moderate income housing needs in Salem City	Address moderate income housing needs in Salem City	Address moderate income housing needs in Salem City
	KEY TASKS (5a)	No data	No data	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Achieve more moderate income housing units	To take advantage of large homes and large lots that can support this use.	Achieve more moderate income housing units	Reduce the cost of developing and constructing housing units	Allow additional opportunities to create moderate income housing.
	KEY TASKS (5a)	Rezoning, Development Agreements, Development review and approval.	Draft, public hearing, and adopt ordinance.	Rezoning, Development Agreements, Development review and approval.	This strategy has not been employed at this time.	Rezoning, Development Agreements, Development review and approval.
	PROGRESS (5e)	Salem City has completed the rezoning, approved development agreement, and approved the preliminary plat for two large MPD projects. We have approved additional R-5 (Townhome)	The ADU Ordinance has been adopted and is being used.	Salem City has completed the rezoning, approved development agreement, and approved the preliminary plat for one MU Zone development.	This strategy has not been employed at this time.	Salem City has completed the rezoning, approved development agreement, and approved multiple developments for Self Help Homes.
	BARRIERS (5f)	We have been able to achieve this strategy without any deviation.	We have been able to achieve this strategy without any deviation.	We have been able to achieve this strategy without any deviation.	This strategy has not been employed at this time.	We have been able to achieve this strategy without any deviation.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Achieve more moderate income housing units	To take advantage of large homes and large lots that can support this use.	Achieve more moderate income housing units	Reduce the cost of developing and constructing housing units	Allow additional opportunities to create moderate income housing.
	KEY TASKS (5a)	Rezoning, Development Agreements, Development review and approval.	Draft, public hearing, and adopt ordinance.	Rezoning, Development Agreements, Development review and approval.	This strategy has not been employed at this time.	Rezoning, Development Agreements, Development review and approval.
	PROGRESS (5e)	Salem City has completed the rezoning, approved development agreement, and approved the preliminary plat for two large MPD projects. We have approved additional R-5 (Townhome)	The ADU Ordinance has been adopted and is being used.	Salem City has completed the rezoning, approved development agreement, and approved the preliminary plat for one MU Zone development.	This strategy has not been employed at this time.	Salem City has completed the rezoning, approved development agreement, and approved multiple developments for Self Help Homes.
	BARRIERS (5f)	We have been able to achieve this strategy without any deviation.	We have been able to achieve this strategy without any deviation.	We have been able to achieve this strategy without any deviation.	This strategy has not been employed at this time.	We have been able to achieve this strategy without any deviation.

SALT LAKE CITY, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p>	<p>Increase housing opportunities for cost-burdened households.</p>
	<p><b>KEY TASKS (5a)</b> Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Objective 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.</p>	<p>Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.</p>
	<p><b>PROGRESS (5e)</b> Since 2015, over 2,448 new affordable units have been built or are in-process, of which 445 units will be deeply affordable for Extremely Low-Income 30% AMI or below households, such as former homeless individuals, seniors or individuals with disabilities on fixed incomes. A Blue Ribbon Commission of prominent community leaders in the housing field was convened to identify opportunities for creating new affordable housing units. Transit Station Area zoning modifications were passed to increase affordable housing developments. A long-term, sustainable affordable housing funding source was secured in the form of a dedicated Sales Tax increase, aka Funding Our Future. An affordable housing Community Land Trust was developed. An Affordable Housing Renovation pilot program was launched. A Housing Dashboard data visualization tool to track housing needs and progress of the plan was made available to the public. An Accessory Dwelling Units ordinance expansion was approved. The Surplus Property Disposition ordinance was revised to evaluate city-owned land for the development of affordable housing, as well as provide additional funds to the Housing Trust Fund with the sale of city surplus land. Expanded housing services to homeless and vulnerable populations. New Incentivized Rent Assistance programs to stabilize households experiencing a temporary financial crisis, as well as improve their household budget and life skills. A new Shared Housing pilot program for homeless individuals was launched. A new Community Heroes down payment assistance program was launched for Police, Fire, EMT, Dispatch, RNs, CNAs, and teachers working in the City. A new Building an Equitable City program to prevent evictions and increase Fair Housing will soon be launched. A new Landlord Insurance Pilot Program to assist landlords who rent to low-income households will soon be launched.</p>	
	<p><b>BARRIERS (5f)</b> While implementing the general housing plan, Salt Lake City has not experienced any significant, unanticipated barriers, outcomes, or deviations from the plan. The City has experienced a large increase in new construction, adding 6,720 new housing units since 2010. But even with the construction boom, developers are faced with limitations for building more units due to increased costs for land, land development, construction materials, and labor: a 20% increase over the past two years. This increase in development costs has had an adverse effect on the number of new units overall and the number of new deeply affordable units.</p>	<p>See item A</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Same as 2019</p>	<p>Same as 2019</p>
	<p><b>KEY TASKS (5a)</b> Salt Lake City is currently in the process of amending numerous ordinances that will have an impact on the density, intensity, and the development and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. Additionally, the City recently finished a public process for the Affordable Housing Overlay which will provide incentives for the development and preservation of affordable housing.</p>	<p>Salt Lake City invests in infrastructure projects that will assist in the reduction of development costs however, no investments were made in 2020.</p>
	<p><b>PROGRESS (5e)</b> The City Council conducted two public hearings on the RMF-30 amendment in October, a decision is pending. Affordable Housing Overlay has gone through a public process and being analyzed for integration into City code. A draft will be brought before the Planning Commission in the coming months. The City needs to analyze how this will work with other zones that may or may not have density limitations.</p>	<p>No information provided</p>
	<p><b>BARRIERS (5f)</b> Land use code amendments are a long process due to the robust public engagement process.</p>	<p>No information provided</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.</p>	<p>Not applicable</p>
	<p><b>KEY TASKS (5a)</b> The City is in the process of amending numerous ordinances that will have an impact on the density, intensity, development, and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. A Wasatch Front Regional Council grant was awarded for the 2021-2022 fiscal year, and a contractor was selected to help consult on some of these amendments. Additionally, the City is beginning the public input process on an Affordable Housing Overlay, which will provide incentives for the development and preservation of affordable housing. The public process is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.</p>	<p>Not applicable</p>
	<p><b>PROGRESS (5e)</b> A City Council decision is pending on the RMF-30 amendment. Affordable Housing Overlay is beginning the public engagement process, which is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.</p>	<p>Not applicable</p>
	<p><b>BARRIERS (5f)</b> Land use code amendments are long processes due to the robust public engagement required. We anticipate that the zoning and ordinance changes will happen, which will have a significant impact on the production of moderate-income housing.</p>	<p>Not applicable</p>

REQUIRED ITEMS: 4  
 TOTAL MENU ITEMS: 19  
 MAJOR TRANSIT INVESTMENT COORIDOR: YES

REQUIRED ITEMS: 4 TOTAL MENU ITEMS: 19 MAJOR TRANSIT INVESTMENT COORIDOR: YES		
STRATEGIES	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Increase housing opportunities for cost-burdened households.
	KEY TASKS (5a)	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	PROGRESS (5e)	See item A
	BARRIERS (5f)	See item A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019
	KEY TASKS (5a)	Salt Lake City has a home repair program that offers no and low-interest loans to homeowners to address health, safety, and structural issues in their homes. Additionally, the City partners with community partners that assist homeowners in housing rehabilitation projects. Establish a streamlined, affordable housing fund.
	PROGRESS (5e)	No specific tasks as they are as projects become available. The RDA has established the Housing Development Trust Fund which provides affordable housing loans for rehabilitation and new construction housing projects.
	BARRIERS (5f)	Marketing and funding have been barriers to this program.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	KEY TASKS (5a)	The City has a home repair program that offers no and low-interest loans to homeowners to address health, safety, and structural issues in their homes. Additionally, the City collaborates with community partners that assist homeowners in housing rehabilitation projects. The Housing Stability team has promoted the HOME Development Fund, CDBG Housing funds, and the Renter Rehab Loan Program, and has successfully provided funds to affordable housing projects for needed improvements and to extend the affordability periods. The RDA provides funds for the rehabilitation of existing housing, primarily multifamily housing, through its Housing Development Loan Program. A rehabilitation project that previously received \$1,000,000 in funding, the Jackson Apartments located at 274 West 200 South, will reopen in December of 2021. While not uninhabitable, the apartments were severely dilapidated and in need of significant rehabilitation. The loan is preserving the project's 80 units of affordable housing (60% AMI) for the elderly and improving site accessibility. The prior affordability restriction on the property was nearing expiration when a new development partner purchased the property to rehabilitate the building and extend the affordability period for 50 years. The City is also working with regional funders and local homeless service providers to identify potential properties for purchase and determine the best utilization of HOME-ARPA funds earmarked for homeless individuals, potentially creating both emergency shelter and permanent supportive housing units. City staff have completed a database assessment on vacant and underutilized parcels
	PROGRESS (5e)	Repair and rehabilitation programs exist at the City, and they are utilized. As of the writing of this report, fifteen homes have been repaired and improved by owners, tenants, and landlords in 2021, totaling \$960,663 in funding. Additionally, the City has received 22 applications for smaller-scale handyman repairs this year.
	BARRIERS (5f)	As the repair and rehabilitation programs are ongoing there are no new barriers. Marketing to the right target audience inhibits these programs from being more successful than they are. We continue to serve residents through these programs and will continue to seek ways to enhance the programs. City processes surrounding purchasing properties can be complex and time-consuming, so we have not yet been able to purchase properties to put toward emergency shelter or permanent supportive housing uses.

STRATEGIES		
	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reform City practices to promote a responsive, affordable, high-opportunity housing market.
	<b>KEY TASKS (5a)</b>	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.
	<b>PROGRESS (5e)</b>	See item A
	<b>BARRIERS (5f)</b>	See item A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019
	<b>KEY TASKS (5a)</b>	In 2018 the City revised the ADU ordinance which modified ADU regulations and required an annual ADU report. The 2019 ADU report indicates that the City received 41 ADU applications and issued nine building permits. The 2020 report will be completed in early 2021. Through Funding Our Future the City has accepted applications from community partners to assist in the design and development of ADU standards. Those applications are currently being reviewed at the time of drafting of this report.
	<b>PROGRESS (5e)</b>	All the tasks have been completed. ADU's are driven by land use application and building permit requests.
	<b>BARRIERS (5f)</b>	ADU's are challenging to build and expensive. Modifications could be made to the ADU ordinance to loosen restrictions and expedite the process.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.
	<b>KEY TASKS (5a)</b>	In 2018 the City revised the ADU ordinance which modified ADU regulations and required an annual ADU report. The 2020 ADU report indicates that the City received 47 ADU applications, with 9 completed, 21 under construction, and 17 under permit review. The 2021 report will be completed in early 2021. In July, the City partnered with AIA Utah and CDC Utah to sponsor a tiny home and ADU design competition called Empowered Living. There are over 100 registered competitors, and design submissions are due at the end of October. The goal is to receive creative solutions to building tiny homes and ADUs and to inform how ordinance changes may be implemented to better facilitate the construction of tiny homes and ADUs. A modification in how ADU Impact Fees was completed, which will reduce the costs associated with building ADU's.
	<b>PROGRESS (5e)</b>	ADUs are permitted as applications are received. The competition is underway and over 100 individuals/teams have registered. A modification of how ADU Impact Fees were calculated was completed in September 2021.
	<b>BARRIERS (5f)</b>	ADU's are challenging and expensive to build. Modifications could be made to the ADU ordinance to loosen restrictions and expedite the process. We are hopeful that the competition will provide insights as to how we can continue to modify ordinance to make ADU construction more feasible and affordable.



STRATEGIES			
	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Reform City practices to promote a responsive, affordable, high-opportunity housing market.
	KEY TASKS (5a)	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.
	PROGRESS (5e)	See item A	See item A
	BARRIERS (5f)	See item A	See item A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019
	KEY TASKS (5a)	The City has increased density near all transit stations in the City with the exception of Ballpark and 2100 South (just outside of the City). The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.	Salt Lake City is in the process of amending the off-street parking requirements found in 21A.44 of the City Code. This amendment started in 2019 and is still going through the administrative and legislative process. The amendment will allow for greater parking flexibility and focus on "context based" parking.
	PROGRESS (5e)	Affordable Housing Overlay has gone through a public process and being analyzed for integration into City code. A draft will be brought before the Planning Commission in the coming months. The City needs to analyze how this will work with other zones that may or may not have density limitations.	The parking ordinance amendment has received a positive recommendation from the Planning Commission in 2019 and are awaiting City Council approval.
	BARRIERS (5f)	Land use code amendments are a long process due to the robust public engagement process.	Land use code amendments are a long process due to the robust public engagement process.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.
	KEY TASKS (5a)	The City is in the process of amending numerous ordinances that will have an impact on the density, intensity, development, and preservation of affordable housing. The Planning Division is proposing changes to the RMF-30 land use designation to allow for form-based code. A Wasatch Front Regional Council grant was awarded for the 2021-2022 fiscal year, and a contractor was selected to help consult on some of these amendments. Additionally, the City is beginning the public input process on an Affordable Housing Overlay, which will provide incentives for the development and preservation of affordable housing. The public process is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	The City is in the process of amending the off-street parking requirements found in 21A.44 of the City Code. This amendment started in 2019 and is still going through the administrative and legislative process. The amendment will allow for greater parking flexibility and focus on "context based" parking. The City is also working with developers to include HIVE transit passes for residents in projects where parking requirements are reduced
	PROGRESS (5e)	A City Council decision is pending on the RMF-30 amendment. Affordable Housing Overlay is beginning the public engagement process, which is anticipated to take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.	The parking ordinance amendment has received a positive recommendation from the Planning Commission in 2019. Initial City Council comments have been received. Initial assessments of HIVE pass incentives have highlighted some logistical hurdles that need to be worked through before this could be fully implemented.
	BARRIERS (5f)	Land use code amendments are long processes due to the robust public engagement required. We anticipate that the zoning and ordinance changes will happen, which will have a significant impact on the production of moderate-income housing.	Land use code amendments are a long process due to the robust public engagement process. City staff is currently exploring HIVE pass options that would make this portion of the task more feasible.

STRATEGIES			
	(I) allow for single room occupancy developments	(J) implement zoning incentives for low to moderate income units in new developments	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Increase housing opportunities for cost-burdened households.
	KEY TASKS (5a)	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	PROGRESS (5e)	See item A	See item A
	BARRIERS (5f)	See item A	See item A
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019
	KEY TASKS (5a)	The City Council is currently considering an ordinance that would change the definition of Single Room Occupancy to Shared Housing and designate appropriate areas for shared housing within the City.	The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.
	PROGRESS (5e)	The Planning Commission sent a positive recommendation for the amendment and the City Council has held two well attended virtual public hearings.	Affordable Housing Overlay has gone through a public process and being analyzed for integration into City code. A draft will be brought before the Planning Commission in the coming months. The City needs to analyze how this will work with other zones that may or may not have density limitations.
	BARRIERS (5f)	Land use code amendments are a long process due to the robust public engagement process.	Land use code amendments are a long process due to the robust public engagement process.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	KEY TASKS (5a)	The City Council is currently considering an ordinance that would change the definition of Single Room Occupancy to Shared Housing and designate appropriate areas for shared housing within the City. The City is also looking into potentially purchasing and rehabilitating hotels/motels that could be used as single room occupancy affordable housing structures.	The City is currently working on an Affordable Housing Overlay that will allow for density bonuses and other incentives for affordable housing. Additional "points" will be added for developments that are near transit opportunities.
	PROGRESS (5e)	The Planning Commission sent a positive recommendation for the amendment and the City Council has held two well attended virtual public hearings.	The Affordable Housing Overlay will be going out for public input shortly. It is anticipated that the public engagement process will take 4 months, after which the formal adoption process with the Planning Commission and City Council will begin.
	BARRIERS (5f)	Land use code amendments are a long process due to the robust public engagement process.	Land use code amendments are a long process due to the robust public engagement process.

STRATEGIES			
	<b>(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis</b>	<b>(L) preserve existing MIH</b>	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase housing opportunities for cost-burdened households.	Increase housing opportunities for cost-burdened households.
	<b>KEY TASKS (5a)</b>	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	<b>PROGRESS (5e)</b>	See item A	See item A
	<b>BARRIERS (5f)</b>	See item A	See item A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Salt Lake City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. Additionally the City has housing rehabilitation programs that assist in the preservation of moderate income housing.	Salt Lake City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. Additionally the City has housing rehabilitation programs that assist in the preservation of moderate income housing. Develop a significant, long-term, and revolving funding source for affordable housing developments.
	<b>PROGRESS (5e)</b>	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened.	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. The RDA has established a Housing Development Trust Fund that allows developers to apply for loans for new construction or the rehabilitation of affordable housing within Salt Lake City. The RDA has released these funds on a competitive basis through a Notice of Funding Availability the last 3 years.
	<b>BARRIERS (5f)</b>	Housing Loss Mitigation is a very complex, multi-layered issue. Staff time is currently one of the biggest obstacles. Additionally, the City would like to hire a consultant to examine many issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification.	Housing Loss Mitigation is a very complex, multi-layered issue. Staff time is currently one of the biggest obstacles. Additionally, the City would like to hire a consultant to examine many issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	<b>KEY TASKS (5a)</b>	The City passed a .5% sales tax increase for the Funding our Future program. Additionally, the RDA has created a Housing Development Fund to provide a long-term affordable housing funding source. The City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. The City has housing rehabilitation programs that assist in the preservation of moderate-income housing. Additionally, the City has embarked on a Gentrification and Displacement study that will suggest additional strategies to preserve low- to moderate-income housing.	The City passed a .5% sales tax increase for the Funding our Future program. Additionally, the RDA has created a Housing Development Fund to provide a long-term affordable housing funding source. The City is working on amending the Housing Loss Mitigation ordinance 18.97 to ensure that affordable housing units are not lost to development pressures. The City has housing rehabilitation programs that assist in the preservation of moderate-income housing. Additionally, the City has embarked on a Gentrification and Displacement study that will suggest additional strategies to preserve low- to moderate-income housing.
	<b>PROGRESS (5e)</b>	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. A consultant was hired in late Q3 of 2021, and they have begun the initial work toward the study.	The ordinance amendment has gone through a public process and before Planning Commission where it was tabled. Staff has established a working group and meetings have been convened. The RDA has established a Housing Development Trust Fund that allows developers to apply for loans for new construction or the rehabilitation of affordable housing within Salt Lake City. The RDA has released these funds on a competitive basis through a Notice of Funding Availability the last 3 years.
	<b>BARRIERS (5f)</b>	Housing Loss Mitigation is a very complex, multi-layered issue. The City recently hired a consultant to examine issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification. The study is anticipated to be completed in late 2022, at which time, an ordinance amendment may occur.	Housing Loss Mitigation is a very complex, multi-layered issue. The City recently hired a consultant to examine issues that tie to the loss and perseveration of affordable housing including displacement, relocation, and gentrification. The study is anticipated to be completed in late 2022, at which time, an ordinance amendment may occur.

STRATEGIES			
	(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(N) participate in a community land trust program for low or MIH	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Reform City practices to promote a responsive, affordable, high-opportunity housing market.	Increase housing opportunities for cost-burdened households.
	<b>KEY TASKS (5a)</b>	Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3. Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	<b>PROGRESS (5e)</b>	See item A	See item A
	<b>BARRIERS (5f)</b>	See item A	See item A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	The Salt Lake City Municipal Code Section 18.98.060 (E) provides for an impact fee exemption for the development of affordable housing units based on AMI.	The City has a Community Land Trust (CLT) that provides opportunities for income qualified residents to purchase a home while the City holds the land in the Trust. No homes have been purchased in 2020, but the City currently has five homes in the CLT.
	<b>PROGRESS (5e)</b>	During 2020 Salt Lake City has granted an impact fee exemption for 231 affordable housing units totaling \$753,494 in savings to the development community.	No specific tasks as they are as projects become available.
	<b>BARRIERS (5f)</b>	Barriers include development community triggering the fee waiver and their ability to make affordable unit projects pencil.	The CLT model has not worked how the City envisioned. This will likely be re-visited to ensure the City has a model that is beneficial to our residents.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	<b>KEY TASKS (5a)</b>	The Salt Lake City Municipal Code Section 18.98.060 (E) provides for an impact fee exemption for the development of affordable housing units based on AMI. Adjustments to ADU impact fees have also been undertaken.	The City has a Community Land Trust (CLT) that provides opportunities for income qualified residents to purchase a home while the City holds the land in the Trust. No homes have been purchased in 2021, but the City currently has thirteen homes in the CLT. The RDA has been approved to create a Westside Community Land Trust. The City is also looking into ways to expand its Community Land Trust and develop a public wealth fund that would facilitate affordable housing in perpetuity.
	<b>PROGRESS (5e)</b>	During 2021 Salt Lake City has granted three impact fee exemptions for projects totaling 1,300 units, 1,278 of which are affordable. The exemptions totaled \$4,525,218 in savings to the development community. The ADU impact fee assessment lowers impact fees by \$2,194 per unit	The CLT is established, and a contractor has been hired on to provide recommendations on ways to improve its functioning and develop a source of funding to create a perpetual stock of affordable housing.
	<b>BARRIERS (5f)</b>	Barriers include development community triggering the fee waiver and their ability to make affordable unit projects pencil. A press release was issued in October 2021 to announce the change in ADU impact fees.	The CLT model has not worked how the City envisioned. A current study being done by a consultant will revisit the model to ensure that the CLT is beneficial to our residents and maintains a perpetual stock of affordable housing.

STRATEGIES			
2019 (REQUIRED & SUBMITTED)	2020 (REQUIRED & SUBMITTED)	2021 (REQUIRED & SUBMITTED)	2022 (REQUIRED & SUBMITTED)
<p><b>(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH</b></p>		<p><b>(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services</b></p>	
<p><b>GOALS (2)</b></p>	<p>Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p>	<p>Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p>	<p>Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p>
<p><b>KEY TASKS (5a)</b></p>	<p>Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.</p>	<p>Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Objective 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.</p>	<p>Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Objective 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.</p>
<p><b>PROGRESS (5e)</b></p>	<p>See item A</p>	<p>See item A</p>	<p>See item A</p>
<p><b>BARRIERS (5f)</b></p>	<p>See item A</p>	<p>See item A</p>	<p>See item A</p>
<p><b>GOALS (2)</b></p>	<p>Same as 2019</p>	<p>Same as 2019</p>	<p>Same as 2019</p>
<p><b>KEY TASKS (5a)</b></p>	<p>Provide financial resources in the form of loans to local housing organizations to develop affordable housing.</p>	<p>The City assisted in the development of two housing projects with 135 affordable units through \$480,768 in impact fee waivers. These projects also received funding from the Olene Walker Housing Loan Fund which is overseen by DWS.</p>	<p>The City assisted in the development of two housing projects with 135 affordable units through \$480,768 in impact fee waivers. These projects also received funding from the Olene Walker Housing Loan Fund which is overseen by DWS.</p>
<p><b>PROGRESS (5e)</b></p>	<p>In May 2020, The RDA provided a \$1.8 M loan to the Community Development Corporation of Utah to acquire property for a affordable housing project.</p>	<p>No specific tasks as they are as projects become available.</p>	<p>No specific tasks as they are as projects become available.</p>
<p><b>BARRIERS (5f)</b></p>	<p>Financial resources are the barrier to this goal.</p>	<p>Marketing and funding have been barriers to this program.</p>	<p>Marketing and funding have been barriers to this program.</p>
<p><b>GOALS (2)</b></p>	<p>Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>	<p>Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p>
<p><b>KEY TASKS (5a)</b></p>	<p>Provide financial resources in the form of loans to local housing organizations to develop affordable housing. Additionally, the City is working with regional funders and local homeless service providers to identify potential projects and determine the best utilization of ARPA-HOME funds earmarked for homeless individuals.</p>	<p>The City and the RDA are partnering with the State on a development with 190 units, 104 of which are affordable. The project is set to open in spring 2023. The City has also partnered on multiple projects that are also funded through the Olene Walker Housing Trust Fund (OWHTF). The OWHTF 2020 annual report states that the fund invested in 306 units at \$5.73 million</p>	<p>The City and the RDA are partnering with the State on a development with 190 units, 104 of which are affordable. The project is set to open in spring 2023. The City has also partnered on multiple projects that are also funded through the Olene Walker Housing Trust Fund (OWHTF). The OWHTF 2020 annual report states that the fund invested in 306 units at \$5.73 million</p>
<p><b>PROGRESS (5e)</b></p>	<p>The RDA has recently acquired properties in the 9-line Community Reinvestment Area for affordable housing and released \$8M for affordable housing developments, which will likely be used as gap financing by developers seeking LIHTC credits.</p>	<p>No specific tasks as they are as projects become available</p>	<p>No specific tasks as they are as projects become available</p>
<p><b>BARRIERS (5f)</b></p>	<p>Financial resources are the barrier to this goal.</p>	<p>Marketing and funding have been barriers to this program.</p>	<p>Marketing and funding have been barriers to this program.</p>

STRATEGIES			
2019 (REQUIRED & SUBMITTED)	2020 (REQUIRED & SUBMITTED)	2021 (REQUIRED & SUBMITTED)	2022 (REQUIRED & SUBMITTED)
<p><b>GOALS (2)</b> Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <p><b>KEY TASKS (5a)</b> Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.</p> <p><b>PROGRESS (5e)</b> See item A</p> <p><b>BARRIERS (5f)</b> See item A</p>		<p><b>GOALS (2)</b> Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <p><b>KEY TASKS (5a)</b> Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city. Objective 2: Remove impediments in City processes to encourage housing development. Objective 3: Lead in the construction of innovative housing solutions. Object 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.</p> <p><b>PROGRESS (5e)</b> See item A</p> <p><b>BARRIERS (5f)</b> See item A</p>	
<p><b>GOALS (2)</b> Same as 2019</p> <p><b>KEY TASKS (5a)</b> The City has worked with the Housing Authority in years past, no investments in 2020.</p> <p><b>PROGRESS (5e)</b> No information provided</p> <p><b>BARRIERS (5f)</b> No information provided</p>		<p><b>GOALS (2)</b> Same as 2019</p> <p><b>KEY TASKS (5a)</b> The City has received and often partners with Wasatch Front Regional Council on planning initiatives. No direct housing projects were funded in 2020 however, in 2019 a grant was approved for the Ballpark area that will likely result in a rezoning of the area. Additionally, in 2017 the City received a grant for the Life on State project which will likely lead to a rezone of the State Street corridor.</p> <p><b>PROGRESS (5e)</b> No information provided</p> <p><b>BARRIERS (5f)</b> No information provided</p>	
<p><b>GOALS (2)</b> Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market. Affordable Housing: Increase housing opportunities and stability for cost-burdened households.</p> <p><b>KEY TASKS (5a)</b> The City provided \$51,181 in CDBG Emergency Assistance to the Valor House to repair the HVAC system. Valor House has 72 units and is owned by the VA, with the Housing Authority of Salt Lake as the Landlord, and First Step House is the property manager.</p> <p><b>PROGRESS (5e)</b> No information provided</p> <p><b>BARRIERS (5f)</b> Funding has been the primary barrier.</p>		<p><b>GOALS (2)</b> Increase Housing Options: Reform City practices to promote a responsive, affordable high-opportunity housing market.</p> <p><b>KEY TASKS (5a)</b> The City has received a Transportation and Land-use Connection grant to update zoning regulations in the downtown area to increase building heights and align building heights with building code requirements for construction types. This is in an effort to increase housing stock in the downtown area. Using this grant, the City has contracted with a consultant to produce an adoptable code amendment to be adopted by the City.</p> <p><b>PROGRESS (5e)</b> None.</p> <p><b>BARRIERS (5f)</b> The barriers should be able to be address through modifications to the proposed code changes. Most barriers are expected on the edges of the downtown where building heights start to transition.</p>	

STRATEGIES		
STRATEGIES	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase housing opportunities for cost-burdened households.
	<b>KEY TASKS (5a)</b>	Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below. Objective 2: Pursue funding for affordable housing opportunities. Objective 3: Stabilize very low-income renters. Objective 4: Secure and preserve long-term affordability. Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below. Objective 6: Increase home ownership opportunities.
	<b>PROGRESS (5e)</b>	See item A
	<b>BARRIERS (5f)</b>	See item A
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019
	<b>KEY TASKS (5a)</b>	The Redevelopment Agency of Salt Lake City has 10 RDA areas of which 8 have triggered the housing set-aside. These funds are released to the development community through a competitive NOFA process. In 2020 77 affordable units have been funded for an investment of \$2.5 million dollars.
	<b>PROGRESS (5e)</b>	No specific tasks as they are as projects become available.
	<b>BARRIERS (5f)</b>	Funding resources and development projects are barriers.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Affordable Housing: Increase housing opportunities and stability for cost-burdened households.
	<b>KEY TASKS (5a)</b>	The Redevelopment Agency of Salt Lake City has 10 RDA areas, of which 8 have triggered the housing set-aside. These funds are released to the development community through a competitive NOFA process. In 2021 \$8M was announced, with applications pending. In 2021, 104 affordable units have been approved for funding, totaling an investment of \$1,340,000. Three projects commenced construction with 390 total units, 334 of which are affordable. A total of 633 units, including 414 affordable units, using RDA funding have, or are scheduled to, come online in 2021.
	<b>PROGRESS (5e)</b>	NOFA was issued in September 2021 with applications for funding due October 29, 2021. Other tasks emerge as projects come online
	<b>BARRIERS (5f)</b>	Funding has been the primary barrier, as has taxing entity participation in new tax increment project areas that would increase the funding pool

# SALT LAKE, COUNTY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(J) implement zoning incentives for low to moderate income units in new developments	(L) preserve existing MIH	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	
	KEY TASKS (5a)	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	
	PROGRESS (5e)	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	
	BARRIERS (5f)	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	Summary of strategies was submitted	
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Make ADUs a legal and useful technique for increasing housing options in Unincorporated SLCo. Currently there are no legal/conforming ADUs in unincorporated SLCo due to the land use/ordinances not allowed	Update the Planned Community zone (PCZ) to allow for and encourage mixed-use centers with higher densities to create walkable centers with all types of housing.	Review and update the Planned Community (PC) zone to implement moderate incomes as part of the community	Preserve current MIH units	
	KEY TASKS (5a)	1- Develop new ADU ordinance, 2- Hold a public hearing at Planning Commission (PC) and Planning Commission Recommends Ordinance and 3 - County Council holds public hearing and adopts new ordinance	SLCo will begin the ordinance update following the completion of the current General Plan in process. After the master planned community project begins actual infrastructure construction will be the time for HCD to assist with Federal Housing Tax Credits projects.	SLCo will begin the ordinance update following the completion of the current General Plan in process.	1- Outreach to low to moderate income households and perform a housing assessment to determine needs to keep homes healthy, safe and functional.	
	PROGRESS (5e)	Task 1 - Ordinance creation has been completed 2- Wed. November 18th the SLCo Planning Commission held public hearing #2 on the ADU ordinance and following made a recommendation for adoption to the County Council. #3 The ordinance now moves on to the County Council.	This strategy has been implemented in 2020 with the approval of a large scale planned community in the SW quadrant. The master planned community includes both higher densities and moderate-income units within mixed-use town centers. SLCo is currently developing the West General Plan which will include this strategy and actions for future ordinance updates.	This strategy has been implemented in 2020 with the approval of a large scale planned community in the SW quadrant which requires 10% of all units to affordable for residents at an average 60% AMI. The development agreement also has additional affordable housing requirements. SLCo is currently developing the West General Plan which will include this strategy and actions.	As of September 2020, 101 low to moderate income homes were rehabilitated in Salt Lake County and 100 senior housing units were rehabilitated in Salt Lake County as well.	In 2020, SLCo HCD completed three tax credit projects totaling 383 units, located within municipalities in Salt Lake County. In 2020, three new additional projects were awarded assistance totaling 307 units, also located within various municipalities in Salt Lake County. In 2020, SLCo HCD continued to provide development of housing for special needs populations.
	BARRIERS (5f)	The ADU ordinance goes to the County Council for a public hearing and potential adoption	SLCo is currently developing a West General Plan which will provide recommendations for the PCZ ordinance.	SLCo is currently developing a West General Plan which will provide recommendations for the PC ordinance. As mentioned, the newly approved master planned community rezone does required 10% of all units to be affordable. SLCo will process development application for this project as they're submitted.	Barriers are sufficient resources needed to accomplish the work. There is a higher demand of resources than available resources. Covid 19 has created obstacles to perform the work in a timely basis.	Developers have encountered increase in construction costs and timeliness of municipality approval of projects.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	
	KEY TASKS (5a)	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	
	PROGRESS (5e)	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	
	BARRIERS (5f)	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	Report was focused on the unincorporated areas.	



**SANDY, CITY**

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES				
		<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b>
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	No data	No data	No data
	KEY TASKS (5a)	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	1.) Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities. 2.) Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences. 3.) Encourage the preservation, upkeep, and maintenance of existing housing. 4.) The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing. 5.) The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income	1.) Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities. 2.) New and existing housing should complement the non-residential uses throughout the City and region 3.) The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing. 4.) The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income	1.) Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities. 2.) The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing. 3.) The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income
	KEY TASKS (5a)	Encourage greater variety of housing by allowing different accessory living units within single-family developments, that are complementary to the existing neighborhoods. Provide market-rate, affordable housing through encouraging secondary units. Promote good property management practices and educate homeowners and landlords regarding City codes, enforcement, expectations, and opportunities within the community. Encourage the distribution and integration of moderate income housing throughout the community	Consider creation of an overlay zone to allow for clustering of residential units in exchange for larger and more effective natural and developed open space resources. Encourage the consolidation of vacant and developable parcels to better accommodate the development of senior and other multi-family and mixed-use projects. Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing. Explore financial tools to promote development of market-rate, affordable and workforce housing. A formal study should be conducted to determine the existing jobs to housing ratio with Sandy City and provide recommendations on actions the City can take to reach a suitable balance. Promote and support mixed-use, employment, and residential growth near existing and future transit stations, existing activity centers, and transportation corridors. Retain, where possible, moderate income housing along the light rail corridor.	Encourage the consolidation of vacant and developable parcels to better accommodate the development of senior and other multi-family and mixed-use projects. Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options. Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing. Retain, where possible, moderate income housing along the light rail corridor.
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	CUP may not be need. Open to guesthouses?	Implement LMI housing requirements for multi-family in The Cairns.	No data
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020	Same as 2020

STRATEGIES	
	<b>(L) preserve existing MIH</b>
2019 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b> No data
	<b>KEY TASKS (5a)</b> No data
	<b>PROGRESS (5e)</b> No data
	<b>BARRIERS (5f)</b> No data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> 1.) Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities. 2.) Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences. 3.) Encourage the preservation, upkeep, and maintenance of existing housing. 4.) The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing. 5.) The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income
	<b>KEY TASKS (5a)</b> Using the Conditional Use Permit process, allow for balconies, porches, pop-outs, and other architectural features to encroach into setbacks. Provide assistance to residents in determining life-safety issues posed by existing structures. Provide information, incentives, and assistance to those wishing to make improvements to their property. Compile a resource guide of home improvement grants and weatherization assistance programs to help the elderly and other special needs populations remain in their desired homes and communities. Implement a neighborhood preservation program that provides assistance to neighborhoods that are struggling to maintain quality of life (utilizing Community Coordinators, Code Enforcement Officers, Sandy Pride, and other programs). Seek out funding sources to aid in financing necessary improvements for aging infrastructure (this may include warranty/insurance options as well as public/private partnerships with those agencies and stakeholders who may also be affected by failing infrastructure). Sponsor and support events tailored to each of the Sandy City Communities, promoting social interaction and community cohesion (e.g. Neighborhood Watch, Night Out Against Crime, Sandy Pride, etc.) Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring. Continue to provide adequate notice and opportunity for neighborhood organizations and residents to voice concerns and resolve land use issues. Ensure that reasonable accommodations are available in housing to those with disabilities. Continue to encourage various entities to continue offering finance and housing programs to persons of moderate income. Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs. Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods). Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts. Encourage the distribution and integration of moderate income housing throughout the community.
	<b>PROGRESS (5e)</b> No data
	<b>BARRIERS (5f)</b> Need a policy to consider outside of a rezone. Could be more accessible (no CUP).
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same as 2020
	<b>KEY TASKS (5a)</b> Same as 2020
	<b>PROGRESS (5e)</b> Same as 2020
	<b>BARRIERS (5f)</b> Same as 2020

**SANTA CLARA, CITY**

COUNTY: WASHINGTON  
AOG/MPO: FCAOG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(J) implement zoning incentives for low to moderate income units in new developments	
2019 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	Promote the Development of moderate income housing by approving revisions to the City General Plan to allocate more land area to medium density housing	Encourage the production of more ADUs in single-family zones.	Encourage more affordable housing options in mixed-use projects in a Planned Development Commercial zone the city proposes to provide for more flexibility in project density by allowing the Planning Commission and City Council to determine the dwelling unit density rather than have a prescribed "hard" limit.	The City will explore zoning incentives such as a density bonus provision whereby additional project density can be granted where some units are designated as "affordable housing units" to increase the supply of moderate income housing units.
	<b>KEY TASKS (5a)</b>	Rezone property from the R-1-10 single family residential zone to PD -Residential, which allows for smaller lots and also for attached housing such as townhomes and condominiums.	Promote the construction of more ADUs in the R-1 zones within Santa Clara City.	See goal	In 2020 the city will research what level of incentives are needed to adequately entice developers to increase the project density and include "affordable units" in the new development.
	<b>PROGRESS (5e)</b>	Approved an amended Planned Development Residential zones for the DR Horton project with 185 proposed townhome units, and also the Solace project with both detached and attached housing with a total of 250 housing units on 52.5 acres.	The city has reviewed the ADU code provisions and has determined that allowing more options or flexibility in the location of an ADU will likely encourage more construction of ADU's in the city's R-1 zones.	This additional flexibility is expected to generate additional affordable housing units in the coming years.	No data
	<b>BARRIERS (5f)</b>	No data	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Rezone significant residential areas(ie, 30-50 acres) to allow higher density housing	Encourage the production of more ADUs in single-family zones.	Encourage higher density (ie, above 12 units / acre) in mixed-use projects in the city's Planned Development Commercial zone.	The City will explore zoning incentives such as a density bonus provision whereby additional project density can be granted where some units are designated as "affordable housing units" to increase the supply of moderate income housing units. The city plans to research what level of incentives are needed to adequately entice developers to increase the project density and include "affordable units" in the new development.
	<b>KEY TASKS (5a)</b>	The City Council has approved amendments to the City General Plan and Zoning map to provide for additional land area for the development of higher-density housing. The City Council has approved rezone requests in 2019-20 for approximately 67 acres with higher density	The key tasks were for staff to produce a proposed code amendment, and for the PC and CC to adopt the more flexible code dealing with ADUs.	The key tasks were for staff to produce a proposed code amendment, and for the PC and CC to adopt the more flexible code dealing with ADUs.	Santa Clara City is interested in pursuing this strategy of providing incentives to developers to produce affordable housing units. No specific plan or code amendment has been discussed at this point but the city has an interest in exploring what other cities are doing to incentivize affordable housing production.
	<b>PROGRESS (5e)</b>	The City Council has rezoned approximately 67 acres to allow for higher density housing.	The Zoning code was amended to allow more location options for an ADU in the spring of 2020.	The Zoning code was amended to allow more location options for an ADU in the spring of 2020.	No data
	<b>BARRIERS (5f)</b>	Higher density accommodates more affordable housing but there are other non-governmental factors which also greatly impact the final result. Those factors include rising land costs, rising costs of public infrastructure, labor shortages for the construction industry, and rising cost	None identified	None identified	No data
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	To allow for zoning incentives for low to moderate income housing in new developments.	Allow a detached ADU at ground level subject to meeting the minimum rear and side residential setbacks mandated in the International Residential Code	In order to encourage more affordable housing options in mixed-use projects in a Planned Development Commercial zone the city proposes to provide for more flexibility in project density by allowing the Planning Commission and City Council to determine the dwelling unit density rather than have a prescribed "hard" limit.	The City will explore zoning incentives such as a density bonus provision whereby additional project density can be granted where some units are designated as "affordable housing units" to increase the supply of moderate-income housing units. In 2020 the city will research what level of incentives are needed to adequately entice developers to increase the project density and include "affordable units" in the new development.
	<b>KEY TASKS (5a)</b>	In 2021, the City Council approved General Plan Amendments and Rezonings to allow for additional land area for multi-family housing in the City. The Planning Commission and City Council approved a rezone on 21 acres allowing for 239-units (120 units affordable).	Same as 2020	Same as 2020	no data
	<b>PROGRESS (5e)</b>	The City Council has rezoned multiple properties allowing for higher density housing this past year and previously in 2019 and 2020. Multi-family townhomes and apartments are currently under construction allowing for more affordable housing opportunities in the CI	In January 2020 the City Council approved an amendment to City Code which provides more flexibility and options in developing Accessory Dwelling Units, ADUs in the city's two single family zoning districts.	In 2019, 2020, and 2021, Santa Clara City rezoned properties to allow for significantly higher density to promote additional affordable housing.	In January 2020 the City Council approved an amendment to City Code which provides more flexibility and options in developing Accessory Dwelling Units, ADUs in the city's two single family zoning districts.
	<b>BARRIERS (5f)</b>	We understand that low to moderate income housing is needed. However, there are many factors as previously stated above which can greatly impact results. The City is encouraging developers to see if federal, state, or local assistance is available to subsidize rents.	no data	no data	no data

# SANTAQUIN, CITY

COUNTY: UTAH/JUAB  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES				
		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	A variety of housing types should be integrated throughout the City in various locations, and consistent with the needs of all household types and incomes.	A variety of housing types should be integrated throughout the City in various locations, and consistent with the needs of all household types and incomes.	A variety of housing types should be integrated throughout the City in various locations, and consistent with the needs of all household types and incomes.
	<b>KEY TASKS (5a)</b>	No data provided	No data provided	No data provided
	<b>PROGRESS (5e)</b>	No data provided	No data provided	No data provided
	<b>BARRIERS (5f)</b>	No data provided	No data provided	No data provided
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Provide a mix of lot sizes and housing types in new residential developments so that a variety of household and demographic types can be integrated with a neighborhood and not isolated in one development area.	Continue to allow for accessory apartments throughout the City to help subsidize mortgage payments and allow for affordable rentals in the City.	Allow for higher density and moderate income residential developments around commercial, and employment centers.
	<b>KEY TASKS (5a)</b>	Staff needs to come up with a draft amendment and take it to Planning Commission and City Council. We will continue to work with developers that propose PUDs.	Continue to allow for attached accessory dwelling units and create new code to allow for detached accessory dwelling units.	The City will be updating the General Plan in the next year which will provide further direction on how moderate income housing will relate to commercial and employment centers.
	<b>PROGRESS (5e)</b>	Staff has started to review the PUD section of code but a draft has not been completed. We continue to review and work with developers on PUD overlay rezones. There are multiple PUD requests the City is reviewing at this time.	People continue to build attached accessory apartments and now can build detached accessory units in the R-8 and MSR Zones.	It is anticipated that the general plan update will be by January 2022.
	<b>BARRIERS (5f)</b>	Staff has been busy reviewing current development proposals and hasn't had a chance to work on the PUD code update.	The City doesn't have a tracking system for accessory apartments. One of the future goals will be to create some type of tracking system to start tracking attached and detached accessory apartments.	After approval of one of the rezones mentioned in 5e, the developer has not yet submitted a sufficient application for the 108-condos to be constructed.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	We will continue to work with developers that propose PUDs and plan on finishing the General Plan next year.	Continue to allow for attached accessory dwelling units throughout the City and detached in the R-8 Residential zone and the Main Street Residential zone. They City does not require any fees to create an accessory apartment other than the regular building permit	The City is currently updating the General Plan which will provide further direction on how moderate income housing will relate to commercial and employment centers.
	<b>PROGRESS (5e)</b>	The City continues to review and work with developers on PUD overlay rezones. There are multiple PUD requests the City is reviewing currently. There are 4 steps we have created to finish the General Plan. We are currently in step 3. The General Plan should be completed next year.	People continue to build attached accessory apartments and now can build detached accessory units in the R-8 and MSR Zones. Many people are still not aware that detached accessory units can be built in certain areas.	Since the last update of our moderate-income housing plan, the City Council has approved two rezones (20 townhomes and 108 condos respectively) next to recently constructed commercial uses. A developer is also in the process of completing a 429-unit townhome project next to commercially zoned land. The City recently approved 8 commercial parcels next to this townhome project.
	<b>BARRIERS (5f)</b>	We are on pace to meet our goals for finishing the General Plan and continue to work on PUD being proposed. The biggest obstacle is time.	The City doesn't have a tracking system for accessory apartments. One of the future goals will be to create some type of tracking system to start tracking attached and detached accessory apartments. We are also trying to find ways to let people know about the detached accessory apartment opportunity in the R-8 and MSR zones.	As discussed in 5c, the biggest obstacle is time. We are waiting for developers to move forward with development at the rezones discussed in 5e.

# SARATOGA SPRINGS, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(G) encourage higher density or moderate income residential development near major transit investment corridors
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure development of housing that qualifies as moderate-income.	Provide affordable housing options in the City.	Provide affordable housing options in the City for those that may rely on public transit.
	KEY TASKS (5a)	No data provided	No data provided	No data provided
	PROGRESS (5e)	No data provided	No data provided	No data provided
	BARRIERS (5f)	No data provided	No data provided	No data provided
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure development of housing that qualifies as moderate-income.	Provide affordable housing options in the City.	Provide affordable housing options in the City for those that may rely on public transit.
	KEY TASKS (5a)	The City Council will need to thoughtfully consider and act on any zoning request to provide housing options that meet the needs of the residents of Saratoga Springs that are categorized as moderate income households.	The City Council needs to consider expanding the use of accessory units to areas outside the 2,888 areas of the District Area Plan. This is the only area in the City that permits accessory units, and only one subdivision, currently. A code amendment is necessary.	The City Council will need to rezone and consider high density at strategic locations along main arterials in the City that provide transit connections.
	PROGRESS (5e)	No task completed as the City Council has not reviewed a zoning request to meet the needs of low-income residents. This is a developer driven request.	No task completed as a draft has yet to be presented to the City Council to expand the allowance of accessory apartments.	One development of moderate income housing has been approved in the future transit corridor. Staff is currently working with the applicant to finalize the site plan and subdivision of the property.
	BARRIERS (5f)	Barrier in 2020 is that the City has not received an application to consider a development to provide for moderate income households. The Covid-19 pandemic has disrupted the typical development process.	This cannot be answered until the City Council considers the implementation of a city-wide accessory apartment ordinance.	There is no deviation of other than a bona-fide transit corridor does not yet exist in Saratoga Springs with only two bus routes in the entire City.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City. Provide moderate income units through Internal Accessory Dwelling Units.	<ul style="list-style-type: none"> <li>• Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.</li> <li>o Provide affordable housing options in the City for those that rely on transit.</li> </ul>
	KEY TASKS (5a)	The City has adopted Zones within the Land Development Code that allow for a variety of housing types and sizes. <ul style="list-style-type: none"> <li>• The Planned Community (PC) and Mixed Residential (MR) zones allow the developer to propose development standards such as minimum lot sizes and lot width which in turn provides a variety of housing types and sizes.</li> <li>• The PC and MR zones allow small to large lots and a range of multi-family unit types.</li> <li>• Development standards are proposed by the applicant, reviewed by City staff, and granted final approval by the City Council</li> <li>• The Land Development Code also offers a range of traditional zones for smaller developments that are less than 50 acres.</li> </ul>	<ul style="list-style-type: none"> <li>• The State enacted House Bill 82 this year requiring Cities to adopt an IADU ordinance.</li> <li>• Planning and Legal staff drafted the proposed ordinance.</li> <li>• A public hearing was held with the Planning Commission who made a positive recommendation to the City Council.</li> <li>• The City Council adopted the Ordinance on September 21, 2021.</li> </ul>	<ul style="list-style-type: none"> <li>• At this time there are two bus routes in the City that operate at peak commuting hours.</li> <li>• In the future Pony Express Parkway will be extended to the east and it is anticipated that this roadway will have either BRT or light rail.</li> <li>• The City has been negotiating preservation of right-of-way that will allow for Roadway extensions and future transit lines.</li> <li>• The City has approved attached units along future transit lines.</li> </ul>
	PROGRESS (5e)	All of the tasks in 5a have been completed and this has resulted in a wide variety of new housing stock in Saratoga Springs.	The Ordinance is now in place as required by HB82. Residents may now apply for IADU building permits	<ul style="list-style-type: none"> <li>• The City has approved the Northshore development which has ~3,000 feet of frontage along the future extension of Pony Express Parkway.</li> <li>• Pony Express Parkway will allow for future transit options.</li> <li>• The Land Use Map of the General Plan includes additional Planned Communities and Mixed Waterfront land uses along this corridor. These uses will allow for a variety of housing types and home/lot sizes.</li> </ul>
	BARRIERS (5f)	The results described in 5e are in line with the outcomes specified in 3. The City is not experiencing deviations from this goal.	The results described in 5e are in line with the outcomes specified in 3. The City is not experiencing deviations from this goal.	The results described in 5e are in line with the outcomes specified in 3. The City is working towards options for additional transit options. The City is not experiencing deviations from this goal.

## SMITHFIELD, CITY

COUNTY: CACHE  
AOG/MPO: BRAGREQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	
2019 ( NOT REQUIRED & SUBMITTED)	GOALS (2)	Smithfield City desires to create a new zone that provides for a mixture of housing types, each type targeted at a specific level of affordability.	Improve Access to Housing Opportunities for Low and Moderate Income Residents	Encourage and Support the Provision of Affordable Housing Units	Smithfield City has and will continue to delegate to staff (City Planner, Engineer, Building Department) the ability to review and approve accessory dwelling units. At this point, those units must be attached to the main dwelling unit. Smithfield City should consider developing an ordinance allowing for detached accessory dwelling units.
	KEY TASKS (5a)	Adopt the ordinance and make it available for property owners' use	Continue to review and approve subdivisions submitted by Neighborhood Housing Solutions in accordance with the City's established subdivision guidelines.	Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.	Smithfield City will consider an ordinance that will allow for detached accessory dwelling units.
	PROGRESS (5e)	adoption/recommendation is not yet complete.	The City processes subdivisions as they are submitted and has done so in accordance with the timelines outlined in City code.	no data	N/A
	BARRIERS (5f)	N/A, as the progress so far is what the City has desired/anticipated.	At this point, Smithfield City's RDA has been focused on commercial and has not considered moderate income housing projects.	no data	While there is a stated goal, there will need to be discussions with the Commission and Council about the desirability of detached ADUs in the City prior to undertaking a heavy amount of research.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Improve access to housing opportunities for low and moderate income residents.	no data	no data	Consider developing an ordinance allowing for detached accessory dwelling units.
	KEY TASKS (5a)	1. Create expanded zoning that assists developers and residents in achieving a diversity in housing types. 2. Allowing for increased density by offering alternatives in open space and construction styles. 3. Work closely with Bear River Association of Governments	no data	no data	Smithfield City will consider an ordinance that will allow for detached accessory dwelling units.
	PROGRESS (5e)	An new Master Plan Zone has been researched and created and is waiting for approval through the Planning Commission and City Council. Multiple developments have been given density approval in areas that would normally be difficult to develop.	no data	no data	N/A
	BARRIERS (5f)	The above mentioned results are regularly compared to the county requirements to ensure compatibility.	no data	no data	While there is a stated goal, there will need to be discussions with the Commission and Council about the desirability of detached ADUs in the City prior to undertaking a heavy amount of research.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Sent a 2018 plan and limited details.	no data	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.
	KEY TASKS (5a)	Sent a 2018 plan and limited details.	no data	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.
	PROGRESS (5e)	Sent a 2018 plan and limited details.	no data	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.
	BARRIERS (5f)	Sent a 2018 plan and limited details.	no data	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.

STRATEGIES		(G) encourage higher density or moderate income residential development near major transit investment corridors	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
2019 ( NOT REQUIRED & SUBMITTED)	GOALS (2)	Support and Utilize Existing Affordable Housing Resources	Improve access to housing opportunities for low and moderate income residents.	Improve access to housing opportunities for low and moderate income residents.
	KEY TASKS (5a)	no data	no data	Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Smithfield.
	PROGRESS (5e)	no data	no data	
	BARRIERS (5f)	no data	no data	
2020 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	Improve access to housing opportunities for low and moderate income residents.
	KEY TASKS (5a)	no data	no data	1. Create expanded zoning that assists developers and residents in achieving a diversity in housing types. 2. Allowing for increased density by offering alternatives in open space and construction styles. 3. Work closely with Bear River Association of Governments
	PROGRESS (5e)	no data	no data	An new Master Plan Zone has been researched and created and is waiting for approval through the Planning Commission and City Council. Multiple developments have been given density approval in areas that would normally be difficult to develop.
	BARRIERS (5f)	no data	no data	The above mentioned results are regularly compared to the county requirements to ensure compatibility.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.
	KEY TASKS (5a)	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.
	PROGRESS (5e)	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.
	BARRIERS (5f)	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.	Sent a 2018 plan and limited details.

# SOUTH JORDAN, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(G) encourage higher density or moderate income residential development near major transit investment corridors	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households.	Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households and reduce overall housing costs by lowering transportation costs near transit and other services.
	<b>KEY TASKS (5a)</b>	The City will examine its current ADU ordinance and consider making changes to the ordinance.	The City will continue to support and pursue transit-oriented developments near transit stops and will continue to approve higher-density development near these centers.
	<b>PROGRESS (5e)</b>	City staff has begun examining the issue and will present findings to the City Council and Planning Commission in 2020.	The City continues to meet with developers and land owners wishing to develop mixed use projects and provides a path toward getting the projects approved. More specifically, the City meets with Daybreak Communities often to discuss plans for developing around the TRAX stations located in Daybreak.
	<b>BARRIERS (5f)</b>	This is a new goal and therefore these questions are premature. The City will address these questions during the next reporting period when it has had an opportunity to follow up on this goal.	Because these projects are in the planning and development stages there are not results that deviate from the desired outcomes. The City anticipates that the housing market and land prices will be a barrier. Developer returns ("highest-and-best-use") can differ from the City's vision for a site.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Remove ADU barriers by reviewing/amending current ordinance to improve clarity, flexibility and applicability to a variety of situations. Provide affordable units in existing single family neighborhoods. Help aging homeowners remain in their homes as costs increase. Accommodate varying family situations/needs.	Capitalize on existing public transit infrastructure to provide more nearby affordable units by allowing a variety of housing types and higher densities than are allowed elsewhere in the City.
	<b>KEY TASKS (5a)</b>	City staff identified two key areas in which the ordinance could improve: technical/clarity changes and substantive/policy changes. City staff also identified the need to provide better information about the ordinance to the public and appointed/elected officials in the form of an illustrative guide, which will eventually be posted on the City's website and distributed to those asking questions about the City's ADU policies and regulations.	The City is currently considering an amendment to the General Plan to include a two subarea plan. One of the areas included in the plan is the Jordan Gateway area, which includes a FrontRunner station and one bus line. This subarea plan proposes allowing additional housing in this area and repurposing existing parking lots for additional development. This subarea plan will then be implemented in the zoning code and will inform development proposals in the area. The City also has ongoing discussions about development opportunities in the town center area of the Daybreak community, which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line. Several housing projects are currently planned or under construction in the town center.
	<b>PROGRESS (5e)</b>	On September 15, 2020, the City Council passed Ordinance 2020-10, which includes the technical/clarity changes mentioned in 5(a). Ordinance 2020-10 clarified and added defined terms, and clarified the process and requirements for establishing an ADU. Following Ordinance 2020-10, City staff distributed information to the Planning Commission and City Council related to the proposed policy/substantive changes. On November 17, 2020, City staff presented information related to the City's current ADU policies, and the City Council discussed those policies, including in light of discussions happening at the legislature. Staff has also prepared a draft of the illustrative guide mentioned in 5(a).	The subarea plan was released for public comment fall 2020 and the Planning Commission discussed it in November 2020. The Planning Commission should forward its recommendation on the plan to the City Council during its December 8, 2020 meeting. As for the Daybreak town center, conversations occur regularly and are ongoing. Additionally, housing is currently being development in or near the town center, including apartments.
	<b>BARRIERS (5f)</b>	Results have not deviated from desired outcomes. The main barriers are time and resources. As mentioned, South Jordan is one of the fastest-growing communities in the state. Most City staff time, and appointed/elected officials' time, is consumed by keeping up with new development proposals and development/building currently underway. Additionally, this year more staff time was dedicated to reviewing and approving the steep increase of ADU applications compared to prior years	Results have not deviated from desired outcomes. The main barriers are time and resources. As mentioned, South Jordan is one of the fastest-growing communities in the state. Most City staff time, and appointed/elected officials' time, is consumed by keeping up with new development proposals and development/building currently underway.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	City has identified communication issues with regards to the ADU ordinance. Corrections will be made in the coming year.	City has updated the general plan to include areas that allow for additional housing density and repurpose existing space to create more housing. This will inform ongoing development in the area around transit areas
	<b>PROGRESS (5e)</b>	City has provided further clarity through communication and additional updates to ADU ordinance.	Ongoing
	<b>BARRIERS (5f)</b>	No deviations from desired outcomes.	No deviations from desired outcomes.



REQUIRED ITEMS: 4  
 TOTAL MENU ITEMS: 4  
 MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	<p><b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b></p>	<p><b>(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency</b></p>
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households.</p>	<p>Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within.</p>
	<p><b>KEY TASKS (5a)</b> The City will continue to support current City ordinances that allow reduced parking requirements for transit-oriented developments.</p>	<p>The City will identify projects eligible for funding assistance through the community reinvestment agency's funds.</p>
	<p><b>PROGRESS (5e)</b> The City's ordinances already allow reduced parking requirements for transit-oriented and higher-density developments near transit stops.</p>	<p>The City worked closely with Ivory Homes to approve a project on 11400 South near Redwood Road that provide moderate-income housing. The City is currently reviewing the preliminary plat application for this project.</p>
	<p><b>BARRIERS (5f)</b> Because these projects are in the planning and development stages there are not results that deviate from the desired outcomes. Barriers the City has seen in the past are that market forces and some developers do not want to reduce parking even for projects in a TOD area.</p>	<p>Because these projects are in the planning and development stages there are not results that deviate from the desired outcomes. Barriers to implementation are market forces beyond the City's control including land prices.</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Capitalize on existing public transit infrastructure by making efficient use of land a priority and avoiding the excess costs and barriers created by unnecessary parking infrastructure.</p>	<p>Create specific opportunities for affordable housing units and opportunities for people to afford existing housing in the City. Maintain existing and well-maintained single-family residential neighborhoods. Continue to maintain curbs, sidewalks, walkways, and street lighting to maintain walkability and install these features if existing neighborhoods lack such features.</p>
	<p><b>KEY TASKS (5a)</b> When a development, housing or otherwise, is proposed in a TOD area, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval from the City Council or through creating shared parking agreements (see South Jordan City Municipal Code § 16.26).</p>	<p>In addition to the deed-restricted units in the Ivory development, the City is having ongoing discussions with other developers and landowners that are interested and able to use RDA money to build affordable, deed-restricted units. The City is continually working with its Engineering and Public Works Departments to identify areas of needed improvements within neighborhoods. Each year, a CDBG Annual Action Plan is submitted to the City Council and the public before going to HUD. Projects are identified through a competitive application process. Starting the in-house Home Repair Program requires writing policy manuals, identifying eligible contractors, and then releasing info to the public. Releasing the DPA program to the public involves making our first loans to employees, identifying any improvements needed to the policies, making corrections, and then making it available to the general public.</p>
	<p><b>PROGRESS (5e)</b> The tasks are completed with each project because the options to reduce parking already exist.</p>	<p>Deed-restricted units are being built and more are being negotiated. CDBG is already happening for the year, with construction going on identified projects, including ADA ramps and flashing beacons. Construction is progressing smoothly. So far, six employees have received DPA application materials. No loans have been made yet.</p>
	<p><b>BARRIERS (5f)</b> Results have not deviated from desired outcomes. The main barriers are time and resources to explore creative development and parking solutions.</p>	<p>No undesired outcomes so far. Barriers include staff time to complete each item, which has been addressed by shifting some responsibilities.</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Same as 2020</p>	<p>Same as 2020</p>
	<p><b>KEY TASKS (5a)</b> Same as 2020</p>	<p>Same as 2020</p>
	<p><b>PROGRESS (5e)</b> Same as 2020</p>	<p>Projects are ongoing</p>
	<p><b>BARRIERS (5f)</b> Same as 2020</p>	<p>The city is transitioning away from CDBG funds to RDA funds due to the inflexibility of CDBG funds/ The city has also found it challenging to qualify people for the program due to income thresholds and meeting the expense ratios required.</p>

# SOUTH OGDEN, CITY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Include affordable housing goals in redevelopment planning. Review all current ordinances in anticipation of including low-cost housing in new redevelopment efforts.	Include affordable housing goals in redevelopment planning. Review all current ordinances in anticipation of including low-cost housing in new redevelopment efforts. Refine 2008 housing plan goals
	<b>KEY TASKS (5a)</b>	Review and update the zoning map as needed to allow for higher density residential in redeveloping areas. Create new zoning/modify existing zoning to allow for a mix of residential densities to support the production of moderate income housing in redeveloping areas. Support recent and ongoing zoning ordinance modifications in anticipation of redevelopment efforts and reinvestment in the city.	Create new zoning/modify existing zoning to allow for the integration of higher density residential and/or moderate income residential into the city's redeveloping commercial areas. Create mixed-use zoning to allow for the integration of residential into the redevelopment of commercial and/or employment centers. Use MIH findings to inform redevelopment planning process and match identified housing needs with existing programs and related services
	<b>PROGRESS (5e)</b>	2008 Update to the General Plan identified areas with commercial, mixed use, and residential redevelopment potential. New ordinances and development guidelines have been implemented and continue to be modified in anticipation of future redevelopment needs.	2008 Update to the General Plan identified areas with commercial, mixed use, and residential redevelopment potential. New ordinances and development guidelines have been implemented and continue to be modified in anticipation of future redevelopment needs.
	<b>BARRIERS (5f)</b>	The city is holistically evaluating moderate-income housing as a key priority of the 2020 General Plan Update to ensure strategies are achieving the desired outcomes for affordable housing in South Ogden.	The city is holistically evaluating moderate-income housing as a key priority of the 2020 General Plan Update to ensure strategies are achieving the desired outcomes for affordable housing in South Ogden.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019 with: Work with local developers to meet South Ogden's housing needs and goals to create a balanced and market-ready housing product.	Same as 2019
	<b>PROGRESS (5e)</b>	Same as 2019	Same as 2019
	<b>BARRIERS (5f)</b>	Same as 2019	Same as 2019
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	Same as 2019	Review and update the zoning map as needed to allow for higher density residential in redeveloping areas. Create new zoning/modify existing zoning to allow for a mix of residential densities to support the production of moderate income housing in redeveloping areas. Support recent and ongoing zoning ordinance modifications in anticipation of redevelopment efforts and reinvestment in the city.
	<b>PROGRESS (5e)</b>	Same as 2020	Same as 2020
	<b>BARRIERS (5f)</b>	Same as 2020	Same as 2020

# SOUTH SALT LAKE, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(G) encourage higher density or moderate income residential development near major transit investment corridors	(J) implement zoning incentives for low to moderate income units in new developments
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase housing opportunities by expanding the City's Housing Rehabilitation Program and supporting other existing programs	the City has implemented TOD and Downtown districts to create opportunities for additional high density development in areas best served by frequent mass transit opportunities.
	<b>KEY TASKS (5a)</b>	The key task of item 2 is to continue working with developers to build a variety of housing types accessible to a variety of income levels throughout the City and to concentrate dense, quality development in areas with access to frequent mass transit options. Urban Livability and Community Connections also have the task of continuing to work with existing income restricted homeowners each year to assist in upkeep of existing houses and neighborhoods.	The key task of item 2 is to continue working with developers to build a variety of housing types accessible to a variety of income levels throughout the City and to concentrate dense, quality development in areas with access to frequent mass transit options. Urban Livability and Community Connections also have the task of continuing to work with existing income restricted homeowners each year to assist in upkeep of existing houses and neighborhoods.
	<b>PROGRESS (5e)</b>	All of the tasks from item 5a are a continual work in progress. The City has seen increasing results from these efforts and the number of units under development in transit-rich parts of the City have grown exponentially in the last 2-3 years. The results are an increasing variety of housing types in the City including an increasing number of affordable units located in key locations.	All of the tasks from item 5a are a continual work in progress. The City has seen increasing results from these efforts and the number of units under development in transit-rich parts of the City have grown exponentially in the last 2-3 years. The results are an increasing variety of housing types in the City including an increasing number of affordable units located in key locations.
	<b>BARRIERS (5f)</b>	South Salt Lake and surrounding cities have seen increasing demand for residential units. The consequence of increasing demand and low vacancy rates is that much of the existing housing stock in South Salt Lake, about 1/3 being single family residences, has seen unexpected rises in value over the past several years. The City is continually reviewing solutions to address the need for a variety of housing types within the community.	South Salt Lake and surrounding cities have seen increasing demand for residential units. The consequence of increasing demand and low vacancy rates is that much of the existing housing stock in South Salt Lake, about 1/3 being single family residences, has seen unexpected rises in value over the past several years. The City is continually reviewing solutions to address the need for a variety of housing types within the community.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	1.) Identify developers who are willing to provide affordable units as part of their development. 2.) Identify incentives for providing affordable units. 3.) Approve development entitlements. \$.) Verify that units have been provided are indeed affordable and protected for those in the stated categories.	1.) Identify developers who are willing to provide affordable units as part of their development. 2.) Identify incentives for providing affordable units. 3.) Approve development entitlements. \$.) Verify that units have been provided are indeed affordable and protected for those in the stated categories.
	<b>PROGRESS (5e)</b>	Ongoing. Working with the developers to address unit addition or loss through ongoing communication	Ongoing. Working with the developers to address unit addition or loss through ongoing communication
	<b>BARRIERS (5f)</b>	No deviation from plan. The largest challenge has been finding developers wanting to participate or finding the best incentives to foster participation	No deviation from plan. The largest challenge has been finding developers wanting to participate or finding the best incentives to foster participation
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Encourage development and maintenance of an affordable and attainable supply of housing for all income levels.	Same as 2019
	<b>KEY TASKS (5a)</b>	Development Code review and analysis. Policy discussion with elected officials and stakeholders. Identify and explore partnerships with existing and new community organizations to identify needs for at-risk and underserved populations. Increasing Code Enforcement efforts and community relations to support attractive and healthy neighborhoods that will in turn attract new residents and development	Development Code review and analysis. Policy discussion with elected officials and stakeholders. Identify and explore partnerships with existing and new community organizations to identify needs for at-risk and underserved populations. Increasing Code Enforcement efforts and community relations to support attractive and healthy neighborhoods that will in turn attract new residents and development
	<b>PROGRESS (5e)</b>	None identified	None identified
	<b>BARRIERS (5f)</b>	None identified	None identified

STRATEGIES		
	<b>(L) preserve existing MIH</b>	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase opportunities for affordable housing through rehabilitation and neighborhood revitalization by continuing and expanding existing programs and partnerships to provide grants and loans for revitalization, Healthy Home initiatives, and home repair.
	<b>KEY TASKS (5a)</b>	The key task of item 2 is to continue working with developers to build a variety of housing types accessible to a variety of income levels throughout the City and to concentrate dense, quality development in areas with access to frequent mass transit options. Urban Livability and Community Connections also have the task of continuing to work with existing income restricted homeowners each year to assist in upkeep of existing houses and neighborhoods.
	<b>PROGRESS (5e)</b>	All of the tasks from item 5a are a continual work in progress. The City has seen increasing results from these efforts and the number of units under development in transit-rich parts of the City have grown exponentially in the last 2-3 years. The results are an increasing variety of housing types in the City including an increasing number of affordable units located in key locations.
	<b>BARRIERS (5f)</b>	South Salt Lake and surrounding cities have seen increasing demand for residential units. The consequence of increasing demand and low vacancy rates is that much of the existing housing stock in South Salt Lake, about 1/3 being single family residences, has seen unexpected rises in value over the past several years. The City is continually reviewing solutions to address the need for a variety of housing types within the community.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019
	<b>KEY TASKS (5a)</b>	1.) Identify developers who are willing to provide affordable units as part of their development. 2.) Identify incentives for providing affordable units. 3.) Approve development entitlements. \$.) Verify that units have been provided are indeed affordable and protected for those in the stated categories.
	<b>PROGRESS (5e)</b>	Ongoing
	<b>BARRIERS (5f)</b>	Working to maintain programs
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Encourage the preservation of existing housing through city-supported initiatives and increased code enforcement to make needed repairs, upgrades, and promote property maintenance.
	<b>KEY TASKS (5a)</b>	Development Code review and analysis. Policy discussion with elected officials and stakeholders. Identify and explore partnerships with existing and new community organizations to identify needs for at-risk and underserved populations. Increasing Code Enforcement efforts and community relations to support attractive and healthy neighborhoods that will in turn attract new residents and development
	<b>PROGRESS (5e)</b>	None identified
	<b>BARRIERS (5f)</b>	None identified

SOUTH WEBER, CITY		COUNTY: DAVIS AOG/MPO: WFRC	
STRATEGIES		<b>(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH</b>	<b>(L) preserve existing MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	South Weber is in Phase One of a multi-year plan that will increase the sewer capacity which will handle potential future multi-family and mixed-use developments in the affected part of the city.	See that no action on the part of the City endangers or inhibits the continued existence of both rental housing and owner-occupied housing that qualifies and moderate-income housing.
	<b>KEY TASKS (5a)</b>	1. Budget for the projected projects in the City's annual budget. 2. City Engineer to provide design and bid specifications for the project. 3. Bid out and award project to successful bidder. 4. Oversee project to completion.	Each fee, tax or utility rate increase proposed will include an analysis of impact on existing MIH along with recommendations on minimizing or eliminating any impact to existing MIH. In addition, each land use action taken by the Planning Commission will be analyzed for impact on existing MIH.
	<b>PROGRESS (5e)</b>	Budgeting has been completed for FY2019/2020. The City is functioning on all levels including progress on Capital Facilities Plan.	Since this goal has just been identified and adopted, there have been no proposed actions before the City Council or Planning Commission that would have any effect on existing MIH.
	<b>BARRIERS (5f)</b>	There are no deviations from the desired outcome.	There are no deviations from the desired outcome.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Do not inhibit the continued existence of housing that qualifies as moderate-income
	<b>KEY TASKS (5a)</b>	Same as 2019	Include research of impact on existing MIH during each decision analysis
	<b>PROGRESS (5e)</b>	Task 1 is complete. The City recently adopted an updated General Plan and is now in process of updating our Capital Facilities Plan to match the changes. Once complete, Task 2 will be undertaken.	This has been accomplished throughout the year and has the desired result of not harming the amount of MIH within the City.
	<b>BARRIERS (5f)</b>	Needing to update the Capital Facilities Plan will delay the start of our next project, but having an updated plan to work from is essential to aligning the projects to and ultimately meeting the stated goal.	There are no deviations from the desired outcome.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Complete a multi-year plan that will increase storm water capacity	Same as 2020
	<b>KEY TASKS (5a)</b>	No data	Same as 2020
	<b>PROGRESS (5e)</b>	Task 1 is complete. The City recently adopted an updated General Plan and is now in process of updating our Capital Facilities Plan to match the changes. Once complete, Task 2 will be undertaken.	Same as 2020
	<b>BARRIERS (5f)</b>	Needing to update the Capital Facilities Plan will delay the start of our next project, but having an updated plan to work from is essential to aligning the projects to and ultimately meeting the stated goal.	Same as 2020

REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 3 MAJOR TRANSIT INVESTMENT COORIDOR: NO		
STRATEGIES		<b>(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	South Weber will utilize Wasatch Front Regional Council grants and assistance programs wherever possible in meeting MIH goals.
	KEY TASKS (5a)	It will be necessary to monitor programs available through WFRC, determine if any will advance MIH goals, and if so, apply for the assistance.
	PROGRESS (5e)	Since this goal has just been identified and adopted, there have been no tasks completed so far.
	BARRIERS (5f)	There are no deviations from the desired outcome thus far.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019
	KEY TASKS (5a)	Same as 2019
	PROGRESS (5e)	This has been accomplished throughout the year and the result is the City is more aware of WFRC programs than ever before.
	BARRIERS (5f)	There are no deviations from the desired outcome thus far.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020
	KEY TASKS (5a)	Same as 2020
	PROGRESS (5e)	Same as 2020
	BARRIERS (5f)	Same as 2020

SPANISH FORK, CITY		COUNTY: UTAH AOG/MPO: MAG	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 3 MAJOR TRANSIT INVESTMENT COORIDOR: YES
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(G) encourage higher density or moderate income residential development near major transit investment corridors
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage the use of Master Planned Developments to provide a mix of lot and home sizes and home types (townhomes, twin homes, accessory apartments, and single-family detached homes) in residential zoning districts.	Continue to allow accessory apartments (basement, mother-in-law) in the R-3 and R-1-6 zoning districts.
	KEY TASKS (5a)	Review projects and rezoning in areas designated in the General Plan for higher densities. Increase the base density for select zones that allow for Master Planned Developments.	Addressing an opportunity to allow throughout most portions of the City.
	PROGRESS (5e)	The City has seen continuous applications for developments with housing products other than traditionally single-family residential housing products. Residential zones in Spanish Fork City allow for a variety of densities. This provides for dwelling units catering to a variety of household needs to be constructed. In the event a Master Planned Development is constructed within any of the applicable residential zones, a variety of housing types can be utilized (i.e. townhomes, condominiums, twin homes, etc.). The City also recently adopted two new zoning districts. The R-4 and the R-5. They are the City's highest density residential zones and allow for up to 18 dwelling units per acre. The zones allow for a mix of dwelling types including twin homes, duplexes, townhomes, and stacked flats. These new zones will enhance Spanish Fork City's ability to supply a variety of housing types including densities not previously permitted.	The City has seen a substantial increase in ADU's.
	BARRIERS (5f)	No deviations or unforgiving barriers encountered to date.	No deviations or unforgiving barriers encountered to date.
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Continue to encourage affordable housing in Spanish Fork City by providing a range of housing types and price levels in the City.
	KEY TASKS (5a)	Same as 2019	Same as 2019
	PROGRESS (5e)	Same as 2019 with the following: The first project utilizing the R-5 district (Rees Apartments 36 units), has been completed. The first project to utilize the R-4 district (Ridgeline Parkway Community 336 units), has been approved and will be under construction soon. The second project planning to utilize the R-4 district (Vista View 176 units), is currently under review by City Staff. These new zones will enhance Spanish Fork City's ability to supply a variety of housing types including densities not previously permitted	Same as 2019
	BARRIERS (5f)	No deviations or unforgiving barriers encountered to date.	Same as 2019
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Continue to encourage affordable housing in Spanish Fork City by providing a range of housing types and price levels in the City.
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2019	The City has seen a substantial increase in ADU's. Thus far in 2021, 23 ADU's have been approved.
	BARRIERS (5f)	Same as 2020	Designations have been completed. High density residential ordinances are in place. Development regulations specific to transit-oriented developments in process. Residential upzoning resulted in the approval of 424 new housing units in the 2020. It is anticipated that Building Permits for more that 600 new homes will be issued in 2021.

# SPRINGVILLE, CITY

COUNTY: UTAH  
AOG/MPO: MAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORDINATOR: YES

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Review each zone map amendment request for an increase in residential density to determine if the proposed change contributes to the completeness of and housing balance within its neighborhood and if it advances the city's desire to provide moderate-income housing. Initiate city sponsored zone map amendments for areas identified as well suited to increased residential density.	Provide for simple and by-right establishment of accessory dwelling units within most residential areas in the city.	Encourage the development of complete neighborhoods by providing opportunities for diverse housing in commercial and mixed use zones.
	<b>KEY TASKS (5a)</b> Provide a clear process for zone map amendment applications. Initiate an update of the general plan to ensure that adequate area is provided for higher density housing to facilitate moderate-income housing.	1. Draft regulations for the establishment and monitoring of accessory dwelling units. 2. Adopt ADU ordinance 3. Advertise ADU ordinance and administer establishment and monitoring procedures.	Initiate an update of the general plan to ensure that adequate areas of mixed use and commercial development are designated to allow for higher density housing to facilitate moderate-income housing.
	<b>PROGRESS (5e)</b> None of these tasks have been completed.	Task 1, drafting regulations, has begun. Staff received positive feedback from Planning Commission on a presentation of draft regulatory elements.	Many such areas are designated in the current general plan, but it is beyond time to update and refine the plan.
	<b>BARRIERS (5f)</b> None of these tasks have been completed.	No deviations have occurred. A former city council tabled discussion of expanding ADU's but the current council is supportive of this endeavor.	The general plan update has not yet been undertaken.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same goals as 2019	Same goals as 2019	Same goals as 2019
	<b>KEY TASKS (5a)</b> Same key tasks as 2019	Same key tasks as 2019	Same key tasks as 2019
	<b>PROGRESS (5e)</b> The zone map amendment application process has been reviewed and refined. The first city sponsored zone map amendment was completed on September 1, 2020. This amendment changed the zone for a nearly 4-acre block in Springville's downtown from Community Commercial to the new Main Street South Gateway Zone; a downtown mixed use zone permitting multifamily and attached single family housing with no density limit. The General Plan Update process has commenced under direction of the City Council, beginning with procurement of a consultant for the project.	Code drafting was completed. The revised ADU ordinance was adopted on August 4, 2020. The ordinance extended ADUs as a by right land use to all single family homes city wide. Production of explanatory materials and processing forms in under way.	Two key areas are under consideration for higher density mixed use zones, ahead of the completion of the General Plan update. The General Plan Update process has commenced under direction of the City Council, beginning with procurement of a consultant for the project.
	<b>BARRIERS (5f)</b> No results deviated from the desired outcomes specified. The barriers encountered included concern from citizens and elected officials about the height and density proposed by staff for the city initiated rezoning, and concern over reducing the land available for commercial development by mixed use, or residential zone map amendments.	As expected there were citizens that both supported and opposed the expansion of ADUs, but support outweighed opposition. The results were better than expected as staff was unsure if the council would support such a broad expansion.	To this point, all indications are that the areas under consideration for higher density mixed use are well supported and that such areas will be a key element of the updated General Plan.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same goals as 2020	Same goals as 2020	Same goals as 2020
	<b>KEY TASKS (5a)</b> Same key tasks as 2020	Same key tasks as 2020	Same key tasks as 2020
	<b>PROGRESS (5e)</b> The zone map amendment application process has been reviewed and refined. The first city sponsored zone map amendment was completed on September 1, 2020. This amendment changed the zone for a nearly 4-acre block in Springville's downtown from Community Commercial to the new Main Street South Gateway Zone; a downtown mixed use zone permitting multifamily and attached single family housing with no density limit. The General Plan Update process has commenced under direction of the City Council, beginning with procurement of a consultant for the project. Springville has rezoned 20 acres from an R1-10 Zone to a special overlay, increasing the density from 4.2 du/acre to 11 du/acre, providing for a potential of an additional 136 units. These units include small single family homes, cottages, multiple townhome types, stacked flats, loft homes, apartments and others, which provide a diverse range of moderate income housing options. The city is currently considering the Lakeside Landing Special District Overlay Zone which would rezone nearly 200 acres from commercial to residential ranging from 12 to 24 units per acre, providing for nearly 2,000 additional housing units across a diverse range of unit types.	Same progress as 2020, and code amendments to comply with revisions to the state law were completed.	Same progress as 2020
	<b>BARRIERS (5f)</b> Same barriers as 2020	Same barriers as 2020	Same barriers as 2020



STRATEGIES	
STRATEGIES	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Maximize residential development and employment adjacent to the planned Springville Frontrunner Station.
	<b>KEY TASKS (5a)</b> Review the current Village Center Zone to ensure that it is allowing for the maximization of residential development at the transit center.
	<b>PROGRESS (5e)</b> While the zoning is in place to accomplish this strategy, the zone text has not been reviewed and revised in light of changing practices in planning and evolution in the market for transit oriented residential development.
	<b>BARRIERS (5f)</b> The review of the current zone has not yet occurred.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same goals as 2019
	<b>KEY TASKS (5a)</b> Same key tasks as 2019
	<b>PROGRESS (5e)</b> Same progress as 2019
	<b>BARRIERS (5f)</b> Same barriers as 2019
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same goals as 2020
	<b>KEY TASKS (5a)</b> Same key tasks as 2020
	<b>PROGRESS (5e)</b> Same progress as 2020, and the city is collaborating with UTA and property owners to complete a station area plan for the planned site of the Springville Frontrunner Station.
	<b>BARRIERS (5f)</b> Same barriers as 2020

# ST. GEORGE, CITY

COUNTY: WASHINGTON  
AOG/MPO: FCAOG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 6  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Increase affordable housing opportunities for low to moderate income households	Increase affordable housing opportunities for low to moderate income households	Increase affordable housing opportunities for low to moderate income households
	<b>KEY TASKS (5a)</b>	Form not submitted in 2019	Form not submitted in 2019	Form not submitted in 2019
	<b>PROGRESS (5e)</b>	Form not submitted in 2019	Form not submitted in 2019	Form not submitted in 2019
	<b>BARRIERS (5f)</b>	Form not submitted in 2019	Form not submitted in 2019	Form not submitted in 2019
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2019	Same goals as 2019	Same goals as 2019
	<b>KEY TASKS (5a)</b>	Educate community about the need for attainable housing; work with developers and builders; obtain Planning Commission and City Council approval	The ordinance has been approved and permits are tracked. We would need to engage GIS in ADU mapping, and a mechanism to track the number of units rented would need to be created.	Work with and encourage developers to build mixed-income housing in appropriate areas. Planning Commission recommendation with approval by City Council. In addition, utilizing a consultant if needed.
	<b>PROGRESS (5e)</b>	All tasks are ongoing. Riverwalk Village was completed in 2020 bringing 46 low and moderate income units online for St. George City residents.	The ordinance has been approved and permits are tracked. 50 ADU permits have been granted since the ordinance was approved in Fall 2019.	We have approved three mixed use projects with density ranging from 30 to 50 du/ac. Additionally, we are working with a consultant to begin a Master Plan for the downtown area, which will help address this goal.
	<b>BARRIERS (5f)</b>	Working with developers to make attainable housing projects pencil is a major challenge. The City is exploring the creation of an Attainable Housing zone to outline strategies and incentives.	To boost the number of ADUs built for rentals, we plan to increase marketing efforts to the public in 2021. Financing for initial build is one barrier that has been encountered; solutions can be explored.	Interest from developers in higher density and moderate-income residential development is high. Identifying a location that meets Goal 2 and aligns with the developer's goal can sometimes be challenging . The Downtown Master Plan will assist with this.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020	Same goals as 2020	Same goals as 2020
	<b>KEY TASKS (5a)</b>	Same key tasks as 2020. In addition, the City of St. George is in the process of updating the overall general plan and creating a downtown area plan. Both will address areas where greater densities may be appropriate. The City of St. George is in the process of conducting a housing inventory. Data is currently being collected and compiled in a user friendly format. It is anticipated that the inventory will be completed in 2022. This inventory will result in a housing dashboard that will have the ability to be updated regularly with timely and accurate data.	<ul style="list-style-type: none"> <li>1 - Ordinance created.</li> <li>2 - Business license tracking mechanism created.</li> <li>3 - City GIS team is conducting inventory and working on visually mapping ADUs</li> </ul>	Work with and encourage mixed-income housing during planning staff review meetings for proposals when appropriate. Educate the community, Planning Commission, and City Council of mixed-income and missing middle housing.
	<b>PROGRESS (5e)</b>	All tasks are ongoing. Of note, the City is working with Friends of Switchpoint to open The Point Transitional Housing. This project is a conversion of a motel into 52 transitional housing units. This project is anticipated to be opened in 2022.	<ul style="list-style-type: none"> <li>1 - complete; ordinance has been approved.</li> <li>2 - complete; tracking mechanism has been created. Current active licenses in 2021 3</li> <li>3 - actively pursuing; GIS has data and is troubleshooting data gaps; anticipate prototype dashboard in early 2022.</li> </ul>	Three (3) mixed use projects with densities ranging from 30 to 50 dwelling units per acre have been approved and constructed since the 2019 adoption of the MIH element of the General Plan. Several others are in the planning stages. The city is currently revising the General Plan and creating a Downtown Area Master Plan; both will factor in additional density and diversity of housing choice.
	<b>BARRIERS (5f)</b>	Desired outcomes are actively being pursued.	The number of rented out ADUs is less than the number of those permitted. Marketing efforts in 2021 were increased through the City's involvement with the Southern Utah Home Builders Association (SUHBA) and Housing Action Coalition (HAC). The City will continue to focus on marketing the availability of ADUs in 2022. The City will also support innovative construction and financing options for such structures, which are actively being explored through HAC.	Several completed projects have increased density but not necessarily affordability. Identifying projects that make a profit for the developer with units that are attainably priced is challenging. Both the General Plan and Downtown Area Plans should help create guidelines for housing attainability.

STRATEGIES				
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage sustainable housing	Rehabilitate and preserve housing to increase rental properties, homeownership, and reinvestment in the City of St. George.	Encourage sustainable housing
	KEY TASKS (5a)	Form not submitted in 2019	Form not submitted in 2019	Form not submitted in 2019
	PROGRESS (5e)	Form not submitted in 2019	Form not submitted in 2019	Form not submitted in 2019
	BARRIERS (5f)	Form not submitted in 2019	Form not submitted in 2019	Form not submitted in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2019	Same goals as 2019	Same goals as 2019
	KEY TASKS (5a)	Recommendation from Planning Commission with approval by City Council for individual projects. This is also a specific strategy that will be addressed in the downtown Master Plan.	If a program were to be explored: draft eligibility criteria, gather public input, identify properties ripe for reinvestment, connect interested developers with owners where appropriate. Consider funding as an incentive for homeowners and owner-rehab projects. Possible rehabilitation properties may be identified as part of the Downtown Master Plan.	Identify a partner and support their efforts with funding and other resources.
	PROGRESS (5e)	The consultant has been awarded the contract for the Downtown Master Plan and will begin soon. It is anticipated that this will be completed in one year.	The City donated the land and additional funding for the new 55-unit mixed-income housing project, Riverwalk Village, which has a long-term deed restriction in place.	The city partnered with Friends of Switchpoint by donating land and additional funding for the new 55-unit mixed-income housing project, Riverwalk Village, which has a long-term deed restriction in place.
	BARRIERS (5f)	Parking has spilled out to the street in some areas where higher density projects have been approved, even when near transit and active transportation routes. The Downtown Master Plan will aid in developing better design and zoning options for reduced parking.	COVID-19 halted activities. Future progress will depend heavily on the long-term impacts of the pandemic.	To date, the desired results have been met.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	Applicant submits request through project development to be approved by Planning Commission and City Council. The Downtown Area Master Plan will help guide strategies for potential parking changes in City ordinance.	Examine opportunities on a case by case basis. Actively explore ways CDBG funding can more strategically be utilized. Explore Community Land Trust options.	Evaluate opportunities. Assist as appropriate with potential projects.
	PROGRESS (5e)	Parking reductions for student housing and downtown multifamily housing have been granted in past years. It is anticipated that the Downtown Area Plan will be adopted in 2022. Implementing the actions in that Plan will be undertaken in 2022 and subsequent years.	The City is working with Friends of Switchpoint to open The Point Transitional Housing. This project is a conversion of a motel into 52 transitional housing units. Funding of this project will be provided through the City's CDBG-CV funds, a grant match through the Governor's Office of Planning & Budget and private donors. This project is anticipated to be opened in 2022. The property also includes land which is planned for a future LITEC project.	Emergency Housing Vouchers received by St. George Housing Authority. LHC Coordinated Entry has occurred, and vouchers have been awarded to eligible applicants.
	BARRIERS (5f)	Same barriers as 2020	The City continues to work with service providers and developers to identify projects that meet this objective.	Desired outcomes have been met; municipality will continue to seek opportunities to assist service providers as opportunities become available.

# SUMMIT, COUNTY

COUNTY: SUMMIT  
AOG/MPO: MAG

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Identify and implement a wide range of strategies to increase housing density and diversity in appropriate locations. Such strategies may include: a. Increasing allowed densities for affordable housing projects where appropriate and where adequate levels of services and amenities and transit can be provided, or the impact otherwise mitigated.	Support the use of private, local, state, and federal assistance for housing development or preservation. Summit County in concert with TCFC and the Canyons Village Master Association created an Assessment District as part of the new Canyons Village Master Plan.	Support nonprofit agencies and organizations that provide shelter, housing, and related services to low and moderate income households.
	<b>KEY TASKS (5a)</b>	Applicant: Finalize the project design and unit configuration and income targets. Summit County Community Development Department: Review Construction Drawings and CUP Summit County Housing Director and Office of County Attorney: prepare and record Affordable Housing Agreement and associated Deed Restrictions.	The Assessment District will finance the the redesign of Canyons Resort Drive, acquire parcel LV6 for the development of Workforce Housing (169 units) and the development of the Ecker Hill Park & Ride Lot and associated Kilby Road improvements. The Park and Ride project is complete, development plans have been submitted for the workforce housing project (2019) and the redesign of Canyons Resort Drive is under design.	Key tasks include the applicants obtaining the necessary development entitlements. The execution of the housing agreement is part of this process as well as the recordation of the associated deed restrictions. The fee waivers are requested/granted based upon the public benefit of the proposed project.
	<b>PROGRESS (5e)</b>	A rezone and CUP has been approved for the project. However, the project may be amended/augmented as per the Applicant.	The CVMA have submitted plans in accordance with the Canyons Village Development Agreement Amendment. The County's Community Development Department are now engaged in reviewing the project plans. The Park and Ride lot is now complete.	The UOP project has received its certificate of occupancy and soliciting tenants. MCHT's 64 condos are now under construction. Because these are early stage projects, the results and project impacts on housing affordability will be evaluated upon completion and after the UOP has had an opportunity to acquire tenants.
	<b>BARRIERS (5f)</b>	The density of the planned project is difficult to accommodate while trying to comply with the various height, parking and setback requirements required by the Snyderville Basin Development Code. Also, project financing is also challenging for all affordable projects.	The Park and Ride and Kilby Road improvements are now complete. The Park and Ride utilization was high during special events like Sundance Film Festival. As the Jeremy Ranch roundabouts are completed, increased use of the Park and Ridge is expected. No unexpected outcomes are associated with the Workforce Housing Project to date.	Affordable workforce projects always take more time than both parties anticipate. Project entitlements, public hearings, associated housing agreements and deed restrictions all take time to negotiate. During this time, markets can also change which might mean a given project will need to augment its project.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Summit County will continue to evaluate/monitor the County's housing needs by complying with the Moderate Income Housing Plan requirements. Furthermore, Summit County will begin the key task to amend the County's General Plans to include a Circulation Element as required in Utah Code 17-27a-403 (Plan preparation).	The Assessment District will finance the the redesign of Canyons Resort Drive, acquire parcel LV6 for the development of Workforce Housing (169 units) and the development of the Ecker Hill Park & Ride Lot and associated Kilby Road improvements. The Park and Ride project is complete, development plans have been submitted for the workforce housing project (2019) and re ready to issue; the redesign of Canyons Resort Drive is under design.	Same as 2019
	<b>PROGRESS (5e)</b>	Various transportation and transit studies are underway in Summit County. Additionally, the County has invested in data tools that will allow for population projections, employment projections, proposed land uses and transportation to be appropriately correlated. This project is in its early stages of development, but should result in helping the County to evaluate the most appropriate locations to allow for more intensive development.	The CVMA have submitted plans in accordance with the Canyons Village Development Agreement Amendment. The County's Community Development Department reviewed the plans and are ready to issue the building permit. The Park and Ride lot is now complete.	MCHT's 64 condos are now under construction. Because this is an early stage projects, the results and project impacts on housing affordability will be evaluated upon completion and after the applicant has had an opportunity to acquire tenants.
	<b>BARRIERS (5f)</b>	No barriers have been identified as of the date of this report. However, this is an early stage project and challenges may be presented as the County moves through the planning process thru 2021.	The Park and Ride and Kilby Road improvements are now complete. The Park and Ride utilization was high during special events like Sundance Film Festival. As the Jeremy Ranch roundabouts are completed, increased use of the Park and Ridge is expected. No unexpected outcomes are associated with the Workforce Housing Project to date.	Affordable/workforce projects always take more time than both parties anticipate. Project entitlements, public hearings, associated housing agreements and deed restrictions all take time to negotiate. During this time, markets can also change which might mean a given project will need to augment its project.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Incomplete submission	Incomplete submission	Incomplete submission
	<b>KEY TASKS (5a)</b>	Incomplete submission	Incomplete submission	Incomplete submission
	<b>PROGRESS (5e)</b>	Incomplete submission	Incomplete submission	Incomplete submission
	<b>BARRIERS (5f)</b>	Incomplete submission	Incomplete submission	Incomplete submission

STRATEGIES				
STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(N) participate in a community land trust program for low or MIH	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Encourage the private sector to build affordable housing. Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.	Consider mechanisms to provide a realistic opportunity to meet estimated housing needs within eastern Summit County, including a variety of housing types and affordability.	Examine any potential programs or partnerships with the Mountainland Association Governments for the creation of moderate-income housing opportunities.
	<b>KEY TASKS (5a)</b>	Each unit needs to obtain the required building permits and record the required deed restrictions for each targeted property. This requires both staff and the applicants to work together-especially with regards to the process inclined to income qualify new tenants. New home owners will be required to income qualify (or contract for the service) another individual/family who desires to rent the ADU. Most home buyers have limited experience regarding AMI income qualifications.	This program is ongoing. The greatest challenge to MCHT are acquiring lots at a price point where the "self-help" program can be implemented. Also, income qualifying individuals/families who are willing to commit to the required sweat equity requirements requires time and patience to close transactions. the majority of these developments occur in partnership cities where infrastructure is available.	Meet with MAG regarding funding opportunities for housing and infrastructure in the county
	<b>PROGRESS (5e)</b>	The county is currently reviewing specific lots in silver creek village for the development of ADUs on the same lot as market rate unit. Once these units are approved by the community development department, the economic development and the legal department will prepare a specific deed restriction for the subject property. We should have some of these units completely entitled by the end of December 2019 or the first quarter of 2020.	Summit County has maintained a contract with Mountainland Community Housing Trust (MCHT) for 5+ years. Mountainlands has provided services in the capacity as a developer for MIH.	Work with MAG to complete several ongoing infrastructure development and studies.
	<b>BARRIERS (5f)</b>	No results are yet available to evaluate the current approach. We expect to have some results by mid 2020. However, (non deed restricted) ADU's are being used in Summit County for a variety of housing purposes.	Organizational capacity and perceived conflicts of interest may present a barrier. However, the County's contract should create the necessary separation to mitigate an perceived conflict to a level of insignificance.	No data is available for the project goal as it was recently adopted in November 2019
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019 and Explore a Fee Deferral Program and/or other incentives for Deed-Restricted ADUs.	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019	Responds to Inquiries from the Summit County and Cedar Crest Village Overlay Committee as requested. Summit County should meet with MAG the first quarter of 2020 regarding potential CDBG funding for infrastructure in support of the Cedar Crest Village Overlay Zone project.
	<b>PROGRESS (5e)</b>	The County is currently reviewing specific lots in Silver Creek Village for the development of ADUs on the same lot as a market rate unit. Once these units are approved by the Community Development Department, the Economic Development and Legal Department will prepare a specific deed restriction for the subject property. Several units should be completely entitled by the first quarter of 2020.	Same as 2019	The Cedar Crest project is currently in the concept design phase. Summit County also has an infrastructure study underway. Once these studies are complete, Summit County and the Committee will meet with Mountainland Association of Governments (MAG) to discuss potential funding opportunities.
	<b>BARRIERS (5f)</b>	No results are yet available to evaluate the current approach. We expect to have some results by mid 2020. However, (non deed restricted) ADUs are being used in Summit County for a variety of housing purposes.	Same as 2019	No data is available for this project goal as it was just recently adopted in November 2019. Staff will report on the direction of the project in the 2020 Annual Moderate Income Report.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Incomplete submission	Incomplete submission	Incomplete submission
	<b>KEY TASKS (5a)</b>	Incomplete submission	Incomplete submission	Incomplete submission
	<b>PROGRESS (5e)</b>	Incomplete submission	Incomplete submission	Incomplete submission
	<b>BARRIERS (5f)</b>	Incomplete submission	Incomplete submission	Incomplete submission

STRATEGIES	
STRATEGIES	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2) Consider incentives such as fee-waivers and density increases to encourage private sector development of moderate income housing.
	KEY TASKS (5a) Meet with the local council of governments to examine potential opportunities for funding for infrastructure and housing creation to meet the needs of the residents of all of Summit County.
	PROGRESS (5e) Finish a current infrastructure study.
	BARRIERS (5f) No data is available for this project and the current infrastructure study is underway.
2020 (REQUIRED & SUBMITTED)	GOALS (2) Same as 2019
	KEY TASKS (5a) Once the Eastern Summit County Infrastructure study is complete, Summit County should meet with the Council of Governments to see if there is an opportunity for partnership. Summit County could potentially contribute funding towards infrastructure in exchange for partnership cities/towns increasing the supply of income/deed restricted Moderate-Income housing. The Council of Governments meets quarterly.
	PROGRESS (5e) The Eastern Summit County Infrastructure Study is underway. It should be complete by the first quarter of 2021. No results can be gathered until the study is complete and a plan developed in concert with Eastern Summit County partnership communities. The Cedar Crest Village Overlay project also represents an opportunity site.
	BARRIERS (5f) No data is available for this project goal as the Eastern Summit County Infrastructure Study is not yet complete.
2021 (REQUIRED & SUBMITTED)	GOALS (2) Incomplete submission
	KEY TASKS (5a) Incomplete submission
	PROGRESS (5e) Incomplete submission
	BARRIERS (5f) Incomplete submission

# SUNSET, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities</b>
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Information not provided.	Information not provided.	Information not provided.
	KEY TASKS (5a)	Information not provided.	Information not provided.	Information not provided.
	PROGRESS (5e)	These items are addressed by the Boulevard Mixed-Use Zoning and Town Center Zoning	These items are addressed by the Boulevard Mixed-Use Zoning and Town Center Zoning	These items are addressed by the Boulevard Mixed-Use Zoning and Town Center Zoning
	BARRIERS (5f)	Information not provided.	Information not provided.	Information not provided.
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Information not provided.	Information not provided.	Information not provided.
	KEY TASKS (5a)	Information not provided.	Information not provided.	Information not provided.
	PROGRESS (5e)	The Planning Commission and City Council re-zoned property in an area from C-2 (commercial) to BMU (boulevard mixed use), which allows mostly multi-family dwellings with a few commercial units.	Same progress as 2019	Same progress as 2019
	BARRIERS (5f)	Information not provided.	Information not provided.	Information not provided.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Information not provided.	Information not provided.	Information not provided.
	KEY TASKS (5a)	Information not provided.	Information not provided.	Information not provided.
	PROGRESS (5e)	Information not provided.	Information not provided.	Information not provided.
	BARRIERS (5f)	Information not provided.	Information not provided.	Information not provided.

# SYRACUSE, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Information not provided.		
	KEY TASKS (5a)	Study barriers to creating ADU's on single family lots.	Create a mixed-use development zone	Apply for a TLC grant with Wasatch Front Regional Council to commission a Housing Plan
	PROGRESS (5e)	Information not provided.		
	BARRIERS (5f)	Information not provided.		
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Amend restrictive ordinances that act as barriers to accessory dwelling units	To allow moderate-density housing with the hope that it will be relatively affordable.	To study the state of housing in the city to see how to move forward effectively.
	KEY TASKS (5a)	1.Study the Code to find unnecessary restrictions to accessory dwelling units. 2.Amend those ordinances. 3.Track permit applications for accessory dwelling units in hopes of seeing an increase.	1.Create the Zone. 2.Allow development in the Zone. 3.Anticipate that living cost per unit is more affordable than other per-unit development in the city based on the assumption that increased residential density is more affordable than lower densities.	1.Commission a study of housing in the city. 2.Discuss possible strategies that could be implemented to improve housing affordability. 3.Implement said strategies.
	PROGRESS (5e)	All tasks have been completed. The anticipated increase in registered accessory dwellings did not occur. There was also no clear improvement to housing affordability in the city.	Step 1 has been completed. The other two are ongoing, though there are 2 approved developments in this Zone. One has gone back to the drawing board at threat of referendum, but the other has applied for a site plan approval at the time of this writing.	None.
	BARRIERS (5f)	The City is utilizing the other strategies in the General Plan to address housing affordability. There were not any barriers encountered in the process outside of some general concerns about potential impacts on neighborhoods potentially posed by ADU's.	No development has occurred in the Mixed-Use Zone, so there is currently nothing against which to measure affordability. All discussions have indicated that the residential units in the proposed or approved developments will be market rate with no moderate or low-income units.	None yet, so this is not yet applicable.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Same goals as 2020	Not provided
	KEY TASKS (5a)	Same tasks as 2020	Same tasks as 2020	Not provided
	PROGRESS (5e)	Same progress as 2020	Same progress as 2020	Not provided
	BARRIERS (5f)	Same barriers as 2020	Same barriers as 2020	Not provided



TAYLORSVILLE, CITY		COUNTY: SALT LAKE AOG/MPO: WFRC
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure that there is no legal impediment to create MIH. Engage in Transit Oriented Development.
	KEY TASKS (5a)	Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable housing development and what role the City should play in facilitating development and redevelopment. Review standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU's) and guest houses to allow their continued uses. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conforming uses. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, minimum house size, flag lots, and deep lots. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation corridors. Consider the creation of city approved criteria for townhome development on narrow infill lots in designated zoning districts. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. Continue to conduct studies and develop small area master plans for nodes throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability. develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent property taxes, and potential partnerships to create mixed-income residential projects. Pursue funding for the development of a Trails Master Plan that focuses on safe walking routes to schools, connections to recreation, education, job centers, economic opportunities, and transit facilities. Integrate related elements of the regional active transportation plans and recreational trails plans into a Taylorsville-specific plan. Pursue an interlocal agreement with the Utah Transit Authority for the designation of Major Transit Investment Corridors. Seek funding for implementation of the trail network in Taylorsville. Participate in regional discussions and planning efforts to ensure connectivity to surrounding communities and transit opportunities. Plan for high density, high quality, mixed use zoning and development along Major Transit Investment Corridors. Allow for parking reductions in future development along Major Transit Investment Corridors.
	PROGRESS (5e)	No data
	BARRIERS (5f)	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Facilitate land use transitions and infrastructure development that promotes walkability, connectivity, and access to multi-modal transportation options that reduce transportation costs for Taylorsville residents.
	KEY TASKS (5a)	1. Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. 2. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable housing development and what role the City should play in facilitating development and redevelopment. 3. Review standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU's) and guest houses to allow their continued uses. 4. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conforming uses. 5. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, minimum house size, flag lots, and deep lots. 6. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation corridors. 7. Consider the creation of city approved criteria for townhome development on narrow infill lots in designated zoning districts. 8. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. 9. Continue to conduct studies and develop small area master plans for nodes throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability. 10. Develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent property taxes, and potential partnerships to create mixed-income residential projects.  1. Pursue funding for the development of a Trails Master Plan that focuses on safe walking routes to schools, connections to recreation, education, job centers, economic opportunities, and transit facilities. 2. Integrate related elements of the regional active transportation plans and recreational trails plans into a Taylorsville-specific plan. 3. Pursue an interlocal agreement with the Utah Transit Authority for the designation of Major Transit Investment Corridors. 4. Seek funding for implementation of the trail network in Taylorsville. 5. Participate in regional discussions and planning efforts to ensure connectivity to surrounding communities and transit opportunities. 6. Plan for high density, high quality, mixed use zoning and development along Major Transit Investment Corridors. 7. Allow for parking reductions in future development along Major Transit Investment Corridors.
	PROGRESS (5e)	None have been completed so far, but several are in process.
	BARRIERS (5f)	N/A
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020
	KEY TASKS (5a)	Same as 2020
	PROGRESS (5e)	Same as 2020
	BARRIERS (5f)	Same as 2020

REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 12 MAJOR TRANSIT INVESTMENT COORIDOR: YES			
STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure that there is no legal impediment to create MIH. Engage in Transit Oriented Development.	Ensure that there is no legal impediment to create MIH
	KEY TASKS (5a)	Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable housing development and what role the City should play in facilitating development and redevelopment. Review standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU's) and guest houses to allow their continued uses. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conforming uses. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, minimum house size, flag lots, and deep lots. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation corridors. Consider the creation of city approved criteria for townhome development on narrow infill lots in designated zoning districts. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. Continue to conduct studies and develop small area master plans for nodes throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability. develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent property taxes, and potential partnerships to create mixed-income residential projects.	Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable housing development and what role the City should play in facilitating development and redevelopment. Review standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU' s) and guest houses to allow their continued uses. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conforming uses. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, minimum house size, flag lots, and deep lots. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation corridors. Consider the creation of city approved criteria for townhome development on narrow infill lots in designated zoning districts. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. Continue to conduct studies and develop small area master plans for nodes throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability. develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent property taxes, and potential partnerships to create mixed-income residential projects.
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Implement land use transitions and zoning ordinances that support a diverse housing stock that facilitates the needs of Taylorsville residents through all stages of life.	Implement land use transitions and zoning ordinances that support a diverse housing stock that facilitates the needs of Taylorsville residents through all stages of life.
	KEY TASKS (5a)	1. Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. 2. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable housing development and what role the City should play in facilitating development and redevelopment. 3. Review standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU's) and guest houses to allow their continued uses. 4. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conforming uses. 5. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, minimum house size, flag lots, and deep lots. 6. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation corridors. 7. Consider the creation of city approved criteria for townhome development on narrow infill lots in designated zoning districts. 8. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. 9. Continue to conduct studies and develop small area master plans for nodes throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability. 10. Develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent property taxes, and potential partnerships to create mixed-income residential projects.	Same as E
	PROGRESS (5e)	None have been completed so far, but several are in process.	None have been completed so far, but several are in process.
	BARRIERS (5f)	N/A	N/A
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020

STRATEGIES			
	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure that there is no legal impediment to create MIH	Engage in transit oriented development.
	KEY TASKS (5a)	Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable housing development and what role the City should play in facilitating development and redevelopment. Review standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU's) and guest houses to allow their continued uses. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conforming uses. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, minimum house size, flag lots, and deep lots. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation corridors. Consider the creation of city approved criteria for townhome development on narrow infill lots in designated zoning districts. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. Continue to conduct studies and develop small area master plans for nodes throughout the City to better understand what land use transitions are appropriate to facilitate job creation and retention, economic prosperity, moderate-income housing development, and economic sustainability. develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent property taxes, and potential partnerships to create mixed-income residential projects.	Pursue funding for the development of a Trails Master Plan that focuses on safe walking routes to schools, connections to recreation, education, job centers, economic opportunities, and transit facilities. Integrate related elements of the regional active transportation plans and recreational trails plans into a Taylorsville-specific plan. Pursue an interlocal agreement with the Utah Transit Authority for the designation of Major Transit Investment Corridors. Seek funding for implementation of the trail network in Taylorsville. Participate in regional discussions and planning efforts to ensure connectivity to surrounding communities and transit opportunities. Plan for high density, high quality, mixed use zoning and development along Major Transit Investment Corridors. Allow for parking reductions in future development along Major Transit Investment Corridors.
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Implement land use transitions and zoning ordinances that support a diverse housing stock that facilitates the needs of Taylorsville residents through all stages of life. Facilitate land use transitions and infrastructure development that promotes walkability, connectivity, and access to multi-modal transportation options that reduce transportation costs for Taylorsville residents.	Implement land use transitions and zoning ordinances that support a diverse housing stock that facilitates the needs of Taylorsville residents through all stages of life. Facilitate land use transitions and infrastructure development that promotes walkability, connectivity, and access to multi-modal transportation options that reduce transportation costs for Taylorsville residents.
	KEY TASKS (5a)	Same as A	Same as B
	PROGRESS (5e)	None have been completed so far, but several are in process.	None have been completed so far, but several are in process.
	BARRIERS (5f)	N/A	N/A
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020

STRATEGIES		
	<b>(J) Implement zoning incentives for low to moderate income units in new developments</b>	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Implement a density bonuses or a land acquisition system to create the incentive
	<b>KEY TASKS (5a)</b>	Develop a best practice guide on housing incentive programs supported by the City. Market incentive programs to developers and provide resources to developers to leverage those programs. The RDA will continue to track, set aside, and use the 20% housing TIF allocation as authorized by State Code and City Ordinance. Consider strategic acquisition or rezoning of property within the City that can be used for the development of mixed-use and mixed-income developments. Develop and present for consideration to the Taylorsville Planning Commission and City Council an ordinance amendment or official policy of the city that: 1.) Offers density incentives for multi-family residential projects that include a minimum number of targeted units to residents at 50% AMI or below. 2.) Requires any multi-family project that receives a City incentive to dedicate a minimum number of units to residents at 50% AMI or below. 3.) Establishes minimum affordable housing requirements for all new multi-family projects. 4.) Clarifies criteria for utilizing and prioritizing incentive based programs for housing. 5.) Requires all new multi-family developments within 1/2 mile of a Major Transit Investment Corridor to have a minimum percentage of units dedicated to residents at 50% AMI or below. Pursue funding for the development of a Trails Master Plan that focuses on safe walking routes to schools, connections to recreation, education, job centers, economic opportunities, and transit facilities. Integrate related elements of the regional active transportation plans and recreational trails plans into a Taylorsville-specific plan. Pursue an interlocal agreement with the Utah Transit Authority for the designation of Major Transit Investment Corridors. Seek funding for implementation of the trail network in Taylorsville. Participate in regional discussions and planning efforts to ensure connectivity to surrounding communities and transit opportunities. Plan for high density, high quality, mixed use zoning and development along Major Transit Investment Corridors. Allow for parking reductions in future development along Major Transit Investment Corridors.
	<b>PROGRESS (5e)</b>	No data
	<b>BARRIERS (5f)</b>	No data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Promote, preserve, and develop community partnerships to facilitate the creation and retention of moderate-income housing stock.
	<b>KEY TASKS (5a)</b>	1. Develop a marketing plan for housing programs that can be provided to community-based partners. 2. Create an inventory of housing programs and make that information readily available to real estate agents and to existing and potential residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. 3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program. 4. Assist income eligible first-time homebuyers in purchasing homes in Taylorsville through the Down Payment Assistance program. 5. Maintain a close partnership with Housing Connect (formerly the Housing Authority of Salt Lake County) to facilitate rental assistance vouchers or other eligible programs to residents. 6. Work with community-based partners to develop a Taylorsville specific marketing policy. 7. Develop a best practice guide on housing incentive programs supported by the City. 8. Market incentive programs to developers and provide resources to developers to leverage those programs. 9. Consider strategic acquisition or rezoning of property within the City that can be used for the development of mixed-use and mixed-income developments. 10. Develop and present for consideration to the Taylorsville Planning Commission and City Council an ordinance amendment or official policy of the city that: Offers density incentives for multi-family residential projects that include a minimum number of targeted units to residents at 50% AMI or below. Requires any multi-family project that receives a City incentive to dedicate a minimum number of units to residents at 50% AMI or below. Establishes minimum affordable housing requirements for all new multi-family projects. Clarifies criteria for utilizing and prioritizing incentive based programs for housing. Requires all new multi-family developments within 1/2 mile of a Major Transit Investment Corridor to have a minimum percentage of units dedicated to residents at 50% AMI or below.  11. The RDA will continue to track, set aside, and use the 20% housing TIF allocation as authorized by State Code and City Ordinance. 12. Develop a city ordinance that requires a Taylorsville specific relocation plan for any land use transition that impacts the moderate-income housing supply. 13. Evaluate a city-run program that would provide design standards, guidelines, and assistance for home rehab projects. 14. Perform an assessment of the City's existing housing stock to identify neighborhoods that would benefit from housing rehabilitation programs. 15. Evaluate city ordinances, standards, and regulations to determine if there are barriers to maintaining and improving the City's existing housing stock.
	<b>PROGRESS (5e)</b>	3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program. - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock. 4. Assist income eligible first-time homebuyers in purchasing homes in Taylorsville through the Down Payment Assistance program. - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.
	<b>BARRIERS (5f)</b>	The outcomes have been desirable thus far. The City is continuing to implement the strategies as staff time and resources allow.
2021 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	Same as 2020
	<b>KEY TASKS (5a)</b>	Same as 2020
	<b>PROGRESS (5e)</b>	Same as 2020
	<b>BARRIERS (5f)</b>	Same as 2020

STRATEGIES	
2019 (REQUIRED & SUBMITTED)	<p><b>(L) preserve existing MIH</b></p> <hr/> <p><b>GOALS (2)</b> Promote partnerships with entities engaging in the preservation of moderate income housing. Provide funding for down payment assistance to help moderate income individuals obtain homeownership. Ensure that there is no legal impediment to create MIH</p> <hr/> <p><b>KEY TASKS (5a)</b> Develop a marketing plan for housing programs that can be provided to community-based partners. Create an inventory of housing programs and make that information readily available to real estate agents and to existing and potential residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program. Assist income eligible first time home buyers in a purchasing homes in Taylorsville through the Down Payment Assistance program. Maintain a close partnership with Housing Connect (formerly the Housing Authority of Salt Lake County) to facilitate rental assistance vouchers or other eligible programs to residents. Work with community based partners to develop a Taylorsville specific marketing policy. Develop a city ordinance that requires a Taylorsville specific relocation plan for any land use transition that impacts the moderate income housing supply. Evaluate a cityrun program that would provide design standards, guidelines, and assistance for home rehab projects. Perform an assessment of the City's existing housing stock to identify neighborhoods that would benefit from housing rehabilitation programs. Evaluate city ordinances, standards, and regulations to determine if there are barriers to maintaining and improving the City's existing housing stock.</p> <hr/> <p><b>PROGRESS (5e)</b> No data</p> <p><b>BARRIERS (5f)</b> No data</p> <hr/> <p><b>GOALS (2)</b> Housing Programs. Implement land use transitions and zoning ordinances that support a diverse housing stock that facilitates the needs of Taylorsville residents through all stages of life.</p> <hr/> <p><b>KEY TASKS (5a)</b> 1. Develop a marketing plan for housing programs that can be provided to community-based partners. 2. Create an inventory of housing programs and make that information readily available to real estate agents and to existing and potential residents se homes to residents 80% AMI or below through the City's Idea House program. 4. Assist income eligible first-time homebuyers in a purchasing homes in Taylorsville through the Down Payment Assistance program. 5. Maintain a close partnership with Ho eligible programs to residents. 6. Work with community-based partners to develop a Taylorsville specific marketing policy. 7. Develop a best practice guide on housing incentive programs supported by the City. 8. Market incentive programs to developer: property within the City that can be used for the development of mixed-use and mixed-income developments. 10. Develop and present for consideration to the Taylorsville Planning Commission and City Council an ordinance amendment or official polic targeted units to residents at 50% AMI or below. Requires any multi-family project that receives a City incentive to dedicate a minimum number of units to residents at 50% AMI or below. Establishes minimum affordable housing requirements for all ne all new multi-family developments within 1/2 mile of a Major Transit Investment Corridor to have a minimum percentage of units dedicated to residents at 50% AMI or below. 11. The RDA will continue to track, set aside, and use the 20% housing TIF allc specific relocation plan for any land use transition that impacts the moderate-income housing supply. 13. Evaluate a city-run program that would provide design standards, guidelines, and assistance for home rehab projects. 14. Perform an assessment of 15. Evaluate city ordinances, standards, and regulations to determine if there are barriers to maintaining and improving the City's existing housing stock.</p> <p>1. Annually review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City. 2. Conduct developer, builder, and stakeholder focus groups to discuss barriers to affordable standards, ordinances and criteria for the creation of Accessory Dwelling Units (ADU's) and guest houses to allow their continued uses. 4. Study the possibility of grandfathering existing ADU's and guest houses to recognize them to be legal non-conform minimum house size, flag lots, and deep lots. 6. Annually review the Taylorsville Zoning Map to determine areas where higher density housing or other housing fits within the vision for the City. Specific consideration will be paid to major transportation c designated zoning districts. 8. Develop a Taylorsville-specific relocation plan for any redevelopment that impacts existing moderate-income housing. 9. Continue to conduct studies and develop small area master plans for nodes throughout the City to be prosperity, moderate-income housing development, and economic sustainability. 10. Develop a report examining redevelopment potential of underutilized properties that analyzes vacancy rates, structure to land value ratio, status of delinquent propert</p> <hr/> <p><b>PROGRESS (5e)</b> 3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program.                      - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.                      4. Assist income eligible first-time homebuyers in a purchasing homes in Taylorsville through the Down Payment Assistance program.                      - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.                      None have been completed so far, but several are in process.</p> <p><b>BARRIERS (5f)</b> The outcomes have been desirable thus far. The City is continuing to implement the strategies as staff time and resources allow.</p> <hr/> <p><b>GOALS (2)</b> Same as 2020</p> <p><b>KEY TASKS (5a)</b> Same as 2020</p> <p><b>PROGRESS (5e)</b> Same as 2020</p> <p><b>BARRIERS (5f)</b> Same as 2020</p>
2021 (REQUIRED & NOT-SUBMITTED)	<p><b>GOALS (2)</b> Same as 2020</p> <p><b>KEY TASKS (5a)</b> Same as 2020</p> <p><b>PROGRESS (5e)</b> Same as 2020</p> <p><b>BARRIERS (5f)</b> Same as 2020</p>

STRATEGIES			
STRATEGIES	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage the utilization of LIHTC for the development of moderate-income housing in the City targeting populations 50% AMI or below.	Utilize State and County resources to further the development of moderate-income housing in Taylorsville
	KEY TASKS (5a)	Develop a best practice guide on housing incentive programs supported by the City. Market incentive programs to developers and provide resources to developers to leverage those programs. The RDA will continue to track, set aside, and use the 20% housing TIF allocation as authorized by State Code and City Ordinance. Consider strategic acquisition or rezoning of property within the City that can be used for the development of mixed-use and mixed-income developments. Develop and present for consideration to the Taylorsville Planning Commission and City Council an ordinance amendment or official policy of the city that: 1.) Offers density incentives for multi-family residential projects that include a minimum number of targeted units to residents at 50% AMI or below. 2.) Requires any multi-family project that receives a City incentive to dedicate a minimum number of units to residents at 50% AMI or below. 3.) Establishes minimum affordable housing requirements for all new multi-family projects. 4.) Clarifies criteria for utilizing and prioritizing incentive based programs for housing. 5.) Requires all new multi-family developments within 1/2 mile of a Major Transit Investment Corridor to have a minimum percentage of units dedicated to residents at 50% AMI or below.	Develop a best practice guide on housing incentive programs supported by the City. Market incentive programs to developers and provide resources to developers to leverage those programs. The RDA will continue to track, set aside, and use the 20% housing TIF allocation as authorized by State Code and City Ordinance. Consider strategic acquisition or rezoning of property within the City that can be used for the development of mixed-use and mixed-income developments. Develop and present for consideration to the Taylorsville Planning Commission and City Council an ordinance amendment or official policy of the city that: 1.) Offers density incentives for multi-family residential projects that include a minimum number of targeted units to residents at 50% AMI or below. 2.) Requires any multi-family project that receives a City incentive to dedicate a minimum number of units to residents at 50% AMI or below. 3.) Establishes minimum affordable housing requirements for all new multi-family projects. 4.) Clarifies criteria for utilizing and prioritizing incentive based programs for housing. 5.) Requires all new multi-family developments within 1/2 mile of a Major Transit Investment Corridor to have a minimum percentage of units dedicated to residents at 50% AMI or below.
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Promote, preserve, and develop community partnerships to facilitate the creation and retention of moderate-income housing stock.	Promote, preserve, and develop community partnerships to facilitate the creation and retention of moderate-income housing stock.
	KEY TASKS (5a)	<p>Seeking homeownership opportunities, housing rehabilitation services and rental assistance. 3. Purchase, rehab and sell using Connect (formerly the Housing Authority of Salt Lake County) to facilitate rental assistance vouchers or other resources and provide resources to developers to leverage those programs. 9. Consider strategic acquisition or rezoning of property of the city that: Offers density incentives for multi-family residential projects that include a minimum number of units for multi-family projects. Clarifies criteria for utilizing and prioritizing incentive based programs for housing. Requires strategic acquisition as authorized by State Code and City Ordinance. 12. Develop a city ordinance that requires a Taylorsville review of the City's existing housing stock to identify neighborhoods that would benefit from housing rehabilitation programs.</p> <p>Review housing development and what role the City should play in facilitating development and redevelopment. 3. Review zoning uses. 5. Explore text amendments to the municipal code that impact minimum lot size, setbacks reductions, corridors. 7. Consider the creation of city approved criteria for townhome development on narrow infill lots in order to better understand what land use transitions are appropriate to facilitate job creation and retention, economic development, and potential partnerships to create mixed-income residential projects.</p>	Same as J
	PROGRESS (5e)	<p>3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program.</p> <ul style="list-style-type: none"> <li>- This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.</li> </ul> <p>4. Assist income eligible first-time homebuyers in purchasing homes in Taylorsville through the Down Payment Assistance program.</p> <ul style="list-style-type: none"> <li>- This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.</li> </ul>	<p>3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program.</p> <ul style="list-style-type: none"> <li>- This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.</li> </ul> <p>4. Assist income eligible first-time homebuyers in purchasing homes in Taylorsville through the Down Payment Assistance program.</p> <ul style="list-style-type: none"> <li>- This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.</li> </ul>
	BARRIERS (5f)	The outcomes have been desirable thus far. The City is continuing to implement the strategies as staff time and resources allow.	The outcomes have been desirable thus far. The City is continuing to implement the strategies as staff time and resources allow.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020

STRATEGIES			
STRATEGIES		(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Support the Housing connect (Housing authority of Salt Lake County)	Set aside RDA funds for housing.
	KEY TASKS (5a)	Develop a marketing plan for housing programs that can be provided to community based partners. Create an inventory of housing programs and make that information readily available to real estate agents and to existing and potential residents seeking homeownership opportunities, housing rehabilitation services and rental assistance. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program. Assist income eligible first time home buyers in a purchasing homes in Taylorsville through the Down Payment Assistance program. Maintain a close partnership with Housing Connect (formerly the Housing Authority of Salt Lake County) to facilitate rental assistance vouchers or other eligible programs to residents. Work with community based partners to develop a Taylorsville specific marketing policy	Develop a best practice guide on housing incentive programs supported by the City. Market incentive programs to developers and provide resources to developers to leverage those programs. The RDA will continue to track, set aside, and use the 20% housing TIF allocation as authorized by State Code and City Ordinance. Consider strategic acquisition or rezoning of property within the City that can be used for the development of mixed-use and mixed-income developments. Develop and present for consideration to the Taylorsville Planning Commission and City Council an ordinance amendment or official policy of the city that: 1.) Offers density incentives for multi-family residential projects that include a minimum number of targeted units to residents at 50% AMI or below. 2.) Requires any multi-family project that receives a City incentive to dedicate a minimum number of units to residents at 50% AMI or below. 3.) Establishes minimum affordable housing requirements for all new multi-family projects. 4.) Clarifies criteria for utilizing and prioritizing incentive based programs for housing. 5.) Requires all new multi-family developments within 1/2 mile of a Major Transit Investment Corridor to have a minimum percentage of units dedicated to residents at 50% AMI or below.
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Promote, preserve, and develop community partnerships to facilitate the creation and retention of moderate-income housing stock.	Promote, preserve, and develop community partnerships to facilitate the creation and retention of moderate-income housing stock.
	KEY TASKS (5a)	Same as J	Same as J
	PROGRESS (5e)	3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program. - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock. 4. Assist income eligible first-time homebuyers in a purchasing homes in Taylorsville through the Down Payment Assistance program. - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.	3. Purchase, rehab and sell homes to residents 80% AMI or below through the City's Idea House program. - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock. 4. Assist income eligible first-time homebuyers in a purchasing homes in Taylorsville through the Down Payment Assistance program. - This is an ongoing program and has proven successful in increasing the low- moderate-income housing stock.
	BARRIERS (5f)	The outcomes have been desirable thus far. The City is continuing to implement the strategies as staff time and resources allow.	The outcomes have been desirable thus far. The City is continuing to implement the strategies as staff time and resources allow.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020

# TOOELE, COUNTY

COUNTY: TOOELE  
AOG/MPO: WFRC

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data	
	KEY TASKS (5a)	no data	no data	no data	
	PROGRESS (5e)	Tooele County has recently adopted the Planned Community Zone (PC), which encourages master planned communities with a variety of housing types, some of which would be suitable for moderate-income housing. Tooele County recently rezoned a large area of parcels to the PC zone. It is anticipated that additional properties in appropriate locations will be proposed to be rezoned to the PC zone in the future. When the Tooele County General Plan is updated (anticipated in 2020), additional areas within the county can be identified, as suitable locations for rezones necessary to ensure the production of moderate-income housing.	Tooele County has actively worked with the Utah Department of Transportation (UDOT) to be awarded funding for the Midvalley Highway project at the north end of the Tooele Valley (construction has started in the third quarter of 2019). Additionally, funding has recently been set aside by the County to go towards infrastructure improvements for construction of a wastewater trunk line.	Tooele County currently allows for accessory dwelling units (both attached and detached) in various zoning districts. Additional updates can be made to our zoning districts and county ordinances in order to allow for and reduce regulations related to accessory dwelling units.	The Tooele County General Plan Update 2016 promotes the creation of "centers" along SR-36, and in other appropriate areas throughout the Tooele Valley. These "centers" would be appropriate locations for moderate-income housing. Tooele County should establish a mixed-use zone that would further promote a mixture of commercial and residential uses with the potential for moderate-income housing.
	BARRIERS (5f)	no data	no data	no data	
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage the production of moderate income housing with newly rezone properties.	Encourage the construction of MIH with new and expanded infrastructure.	Allow for additional residential units in residential zones.	Create zones that allow for a mixture of uses, including MIH. Encourage general plan "centers".
	KEY TASKS (5a)	Applicants should apply for rezones in appropriate locations according to the general plan. Planning staff should review and process for approval through the planning commission and County Commission/Council.	The County should continue to work with UDOT & UTA to be awarded funding for transportation related projects, and be a willing partner in any studies related to transportation planning. The County should explore improvements to water and sewer infrastructure.	Process for approval applications that are submitted for ADUs and as appropriate increase availability of ADUs in other zones.	Growth should be focused around identified centers as development moves forward in the built environment. County Staff should propose new mixed use zones.
	PROGRESS (5e)	We had a rezone request submitted to our planned community zone by Suburban Land Reserve in 2020, which would have included a temple by the Church of Jesus Christ of Latter-day Saints in Erda. Due to public disputes, the applicant withdrew their request.	The County has been awarded funding for UDOT improvements for SR-36, 1-80 and the Midvalley Highway. UTA has made recent improvements to their transit routes.	Staff has reviewed various ADUs in 2020, and they have been forwarded to the Planning Commission for approval.	County Staff has discussed new mixed-use zones, but hasn't moved any ordinance update towards approval. The County processed a P-C rezone that could have allowed for some MIH, but was ultimately withdrawn by the applicant due to public response.
	BARRIERS (5f)	The County Commission is moving forward with officially withdrawing the approved P-C rezone stated above, and other rezones that were overturned by referendum. Referendums for proposed master planned development has become a barrier in our community.	The County recently cancelled a sewer trunk line in Erda, because a large economic development project incorporated into Grantsville City.	The County hasn't encountered any barriers this year with ADUs.	The County hasn't been able to allocate sufficient time in 2020 to accommodate this goal, since we have been working on getting other large ordinance updates approved.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Encourage the production of moderate income housing with newly rezoned properties.	Encourage the construction of MIH with new and expanded infrastructure.	Allow for additional residential units in residential zones.	Create zones that allow for a mixture of uses, including MIH. Encourage general plan "centers".
	KEY TASKS (5a)	Applicants should apply for rezones in appropriate locations according to the general plan. Planning staff should review and process for approval through the Planning Commission and County Council.	The County should continue to work with UDOT & UTA to be awarded funding for transportation-related projects, and be a willing partner in any studies related to transportation planning. The County should continue to explore improvements for water/sewer infrastructure.	Process for approval applications that are submitted for ADUs and as appropriate increase availability of ADUs in other zones.	Growth should be focused around identified centers as development moves forward in the built environment. County staff should propose new mixed-use zones.
	PROGRESS (5e)	On October 19, 2021, the Tooele County Council approved a rezone to the P-C zone for a master planned community in Erda called Oquirrh Point. Through the approval process, the applicant committed to providing moderate income housing in the development.	The County has been awarded funding for current/future improvements for SR-36, 1-80 & Midvalley Highway (currently exploring additional phases for future construction). UTA has made recent improvements to their transit routes in the county.	Staff has reviewed various ADUs in 2021, and they have been approved by the Planning Commission. Updated general plan (in progress) should propose additional areas for the expansion of ADUs to better plan for future growth and help resolve housing crisis.	County staff has discussed new mixed-use zones, but hasn't moved any ordinance update towards approval. The County Council recently adopted the P-C zone for the Oquirrh Point master planned community that should have mixed-uses and MIH.
	BARRIERS (5f)	The most recent rezone to the P-C zone should fulfill the desired incomes with moderate income housing. However, with recent developments, referendums have become a barrier to developments coming to fruition. Increased housing costs affect MIH as well.	The County continues to encounter barriers to master planned communities/planned growth through referendums. Continued difficulty in planning for growth can restrict access to infrastructure and continue reliance on wells & septic tank systems.	The County hasn't encountered any barriers this year with ADUs.	The County hasn't been able to allocate sufficient time in 2021 to accommodate progress towards this goal (other than working on general plan update). Additional progress in 2022 should be anticipated.



STRATEGIES				
STRATEGIES		<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH</b>	<b>(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	Tooele County has a number of major transit corridors within the Tooele Valley (Interstate 80, Midvalley Highway, SR-36 & SR-138). Moderate-income residential development could be supported near these major corridors in appropriate locations. It is anticipated that significant financial investments will be made to these corridors as residential growth increases within the county.	Tooele County can work in tandem with the Tooele County Housing Authority to identify State or Federal funds or tax incentives that would promote the construction of moderate-income housing.	Tooele County has an established partnership with the Wasatch Front Regional Council (WFRC). The County can work with WFRC to identify programs and additional funding that would support the construction of moderate-income housing.
	BARRIERS (5f)	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	The County has a number of major transit corridors that could accommodate MIH.	Work with the Tooele County Housing Authority to obtain funding to provide incentives for MIH.	Tooele County has a partnership with the WFRC, and can work towards grant funding.
	KEY TASKS (5a)	As the general plan is updated, focus should be made on implementing transit improvements near established centers of growth. Funding should be sought to improve our transit corridors.	County Staff will need to improve our collaborative efforts with the Housing Authority to obtain funding for MIH goals. The County should prioritize time towards this effort.	Work with WFRC to obtain grant funding for MIH related projects/studies.
	PROGRESS (5e)	The general plan update is in progress and should identify appropriate centers for growth along the major transit corridors.	The County hasn't been able to allocate time towards accomplishing this goal in 2020.	In 2020, The County has obtained a grant from WFRC for our general plan update, which is in progress. This should encourage MIH in appropriate locations throughout the County.
	BARRIERS (5f)	In general, the County has had a significant amount of referendums for master planned communities along our major transit corridors. Additional public education should be prioritized during the general plan update to identify appropriate areas for MIH.	The County should prioritize time to seek out opportunities for grant funding for MIH.	As we move forward with the general plan update, it will be a difficult task to get public support for identifying appropriate locations for MIH or higher density housing.
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	The County has a number of major transit corridors that could accommodate MIH.	Work with the Tooele County Housing Authority to obtain funding to provide incentives for MIH.	Tooele County has a partnership with the WFRC, and can work towards grant funding.
	KEY TASKS (5a)	As the general plan is adopted (early 2022), focus should be made on implementing transit improvements near centers of growth. Funding should be sought to improve our transit corridors and plan for future anticipated growth within the county.	County staff will need to improve our collaborative efforts with the Housing Authority to obtain funding for MIH goals. The County should prioritize time towards this effort.	Work with WFRC to obtain grant funding for MIH-related projects/studies.
	PROGRESS (5e)	The general plan update is in progress (anticipated adoption in early 2022), and should identify appropriate centers for growth along the major transit corridors.	The County hasn't been able to allocate time towards accomplishing this goal in 2021.	In 2020, the County was successfully awarded a grant from WFRC for our general plan update (currently in progress), which should support MIH. The County is working towards obtaining a transportation plan grant from WFRC, which could improve transit corridor and support MIH.
	BARRIERS (5f)	In general, the County has had a significant amount of recent referendums for master planned communities along our major transit corridors. Attempts have been made to provide community education during general plan open houses (low attendance by community).	The County should prioritize time to seek out opportunities for grant funding for MIH.	As we have been working on the general plan update, we haven't been able to get adequate public engagement (partly due to Covid), to help the community identify appropriate locations for MIH or higher density housing.

**TOOELE CITY, CITY**

COUNTY: TOOELE  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 8  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	No goals provided for 2019	No goals provided for 2019	No goals provided for 2019	
	<b>KEY TASKS (5a)</b>	Key tasks not provided in 2019	Key tasks not provided in 2019	Key tasks not provided in 2019	
	<b>PROGRESS (5e)</b>	Tooele City has recently rezoned various properties to the MR-8 Multi-Family Residential zone permitting up to eight units per acre and the MR-16 Multi-Family Residential zone permitting up to 16 units per acre. The City has also created a new multi-family residential zoning district, the MR-25 25 Multi-Family zone permitting up to 25 dwelling units per acre and has amended building height and setback restrictions within this zone to be more compatible to developments with this density.	Tooele City has created In-Fill Overlay Districts applicable to older portions of the City where existing housing stock is increasingly aging and in need of renovation. The Infill Overlay zoning district is formulated to appropriately encourage residential development and redevelopment on lots and parcels of record that may be nonconforming or surrounded by developed land in order to more efficiently utilize residential land, existing public infrastructure, and public services.  Tooele City is always seeking ways to improve the Infill Overlay districts to utilize or rehabilitate existing infrastructure and make development more feasible. The City is currently considering amendments to lot width and frontage requirements that would assist subdivision of existing narrow lots into lots able to be developed with smaller and more affordable homes.  Tooele City should also seek to revise the Infill Overlay district area's incentives to encourage replacing or remodeling a dilapidated housing unit that may become a more affordable housing unit than new construction.	Tooele City Code already permits General Fund subsidies and the Tooele City Council is considering increasing these for moderate income housing. Any time impact fees are waived there is a requirement that the fee is made up for through General Fund subsidies.	On August 21, 2019, the Tooele City Council approved an ordinance enacting Chapter 7-14a addressing accessory dwelling units. This ordinance permits detached, attached and interior accessory dwelling units for properties that meet certain qualifications of lot size, setbacks, parking and so forth. Having the Accessory Dwelling Unit ordinance complete, Tooele City will now begin implementing this ordinance through the building permit process.
	<b>BARRIERS (5f)</b>	No barriers provided for 2019	No barriers provided for 2019	No barriers provided for 2019	No barriers provided for 2019
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	To support the construction of a wide variety of housing.	Using existing infrastructure to encourage the construction of moderate income housing.	Reduce the cost of construction for moderate income housing.	To allow the construction of smaller dwelling units on the same property as an existing dwelling unit.
	<b>KEY TASKS (5a)</b>	No key tasks provided in 2020	Tooele City has an ongoing sewer and water modeling study to identify areas of capacity and need to help guide land use decisions	Tooele City passed a code text amendment to increase impact fee waivers for affordable housing.	Approve the ordinance and development standards to construct an accessory unit.
	<b>PROGRESS (5e)</b>	All of them. Tooele City has regularly considered applications to rezone to various housing densities throughout the year of 2020. General Plan coming December of 2020.	Some of the modeling has been completed.	The ordinance has been approved and amended.	The ordinance is complete and is in place. The results have not yielded as many ADUs as we had hoped it would. Many property owners have inquired but there have not been any permit applications submitted to construct ADUs.
	<b>BARRIERS (5f)</b>	There were no deviations from the desired outcome.	There are no deviations or barriers detected at this time.	There are no deviations or barriers to implementation at this time.	There are not any detectable barriers to this goal at this time. Qualifying property owners are free to construct ADUs.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same goals as 2020	Same goals as 2020	Same goals as 2020	Same goals as 2020
	<b>KEY TASKS (5a)</b>	1. Submittal of Rezoning applications. 2. Noticing for public hearings. 3. Public Hearing with Planning Commission and City Council. 4. City Council renders a decision on requested zoning.	Same key tasks as 2020	Same key tasks as 2020	Same key tasks as 2020
	<b>PROGRESS (5e)</b>	All of them. Tooele City has regularly considered applications to rezone to various housing densities throughout the year of 2021.	Same progress as 2020	Same progress as 2020	Same progress as 2020
	<b>BARRIERS (5f)</b>	There were no deviations from the desired outcome.	Same barriers as 2020	Same barriers as 2020	Same barriers as 2020

STRATEGIES					
		(G) encourage higher density or moderate income residential development near major transit investment corridors	(L) preserve existing MIH	(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	No goals provided for 2019	No goals provided for 2019	No goals provided for 2019	No goals provided for 2019
	KEY TASKS (5a)	Key tasks not provided in 2019	Key tasks not provided in 2019	Key tasks not provided in 2019	Key tasks not provided in 2019
	PROGRESS (5e)	Tooele City is in the process of revising the General Plan. Included in this revision are the Land Use and Transportation Elements. These elements will be reviewed and locations within the City near major transportation corridors, mass transit stops, future mass transit corridors and so forth will be identified and considered for medium and higher density residential zoning districts where various housing types may be constructed.	In many older areas of Tooele City there are some legally non-conforming duplexes, apartment buildings and other housing units that were constructed prior to existing zoning codes. These non-conforming units are protected by Tooele City Code Chapter 7-3; Non-Conforming Uses. This ordinance permits non-conforming buildings and land uses to persist in perpetuity as long as there is not a cessation of use greater than one year and also permits the re-construction of non-conforming buildings if destroyed by fire or other calamity. There are no plans to change or otherwise amend this ordinance and these non-conforming, potentially moderate income housing units will continue without challenge by Tooele City.	Tooele City's accessory dwelling unit ordinance provides 50% reductions in impact fees for all attached and detached units. Impact fee reductions include culinary water, sanitary sewer, public safety and parks and recreation fees. Interior accessory dwelling units are exempt from payment of any impact fees.  Tooele City Infill Overlay districts also reduce culinary water fees by 50% which serves to encourage development of smaller less expensive lots within the City. This serves to make lots more affordable in the In-Fill areas and facilitates more affordable housing.  Tooele City ordinances permit the City Council to reduce impact fees for affordable housing units and the City should plan to partner with State organizations such as the Utah Housing Authority to encourage the construction of moderate income housing.	Work with Tooele County Housing Authority and have a City representative attend the quarterly meetings. Tooele City has the largest population in Tooele County and has the most to gain from partnering with the Housing Authority to construct more moderate income housing. Tooele City is also working with the Utah Housing Authority, directing them to new developments where lots can be purchased and developed as moderate income housing with the assistance of subsidies and City reduction of impact fees as permitted by Tooele City Code.
	BARRIERS (5f)	No barriers provided for 2019	No barriers provided for 2019	No barriers provided for 2019	No barriers provided for 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	To ensure higher density developments have greater access to major transportation corridors and public transit systems that are available on those corridors.	No goals provided in 2020	Reduce the cost of construction for moderate income housing.	Provide incentives that will help promote the construction of moderate-income housing
	KEY TASKS (5a)	Identify major transit investment corridors and address these areas in the General Plan.	No key tasks provided in 2020	Tooele City passed a code text amendment to increase impact fee waivers for affordable housing.	We have only had the instances mentioned in #4 where an applicant has wanted to come forward and work on such a request.
	PROGRESS (5e)	This is an ongoing process and has not been completed.	No progress provided in 2020	The ordinance has been approved and amended.	Tooele City partnered with the Utah Housing Corporation and the Tooele County Housing Authority to entitle two small subdivisions, totaling 12 lots, with appropriate deed-restricted moderate-income housing protections. Tooele City allowed a 75% impact fee reduction for all of the lots.
	BARRIERS (5f)	There are not any detectable barriers to this goal at this time. As described the General Plan is being completed and will clearly indicate these areas which will assist in zoning map assignments in the future.	No barriers provided in 2020	There are no deviations or barriers to implementation at this time.	There are no deviations or barriers encountered at this time.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	No goals provided in 2021	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	Same key tasks as 2020	No key tasks provided in 2021	Same key tasks as 2020	Same key tasks as 2020
	PROGRESS (5e)	Same progress as 2020	No progress provided in 2021	Same progress as 2020	Same progress as 2020
	BARRIERS (5f)	Same barriers as 2020	No barriers provided in 2021	Same barriers as 2020	Same barriers as 2020

TREMONTON, CITY

COUNTY: BOX ELDER  
AOG/MPO: BRAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 13  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>Encourage the development of moderate-income housing on the west side of Interstate 84 and on the south side of Interstate 15 and other areas of the City that distribute moderate-income housing projects throughout the City. This policy is to be balanced with Policy 1.2 Location of Moderate Income Housing.</p> <p>Create the development of moderate-income housing in a mixed-income development as encouraged in UTC10-9a-401 (3)(b).</p> <p><b>KEY TASKS (5a)</b> No key tasks given in 2019</p> <p><b>PROGRESS (5e)</b> No progress given in 2019</p> <p><b>BARRIERS (5f)</b> No barriers given in 2019</p>	<p>Use tax increment funds to pay or prepay impact fees for moderate-income housing projects.</p> <p>Use tax increment funds to construct infrastructure to serve a moderate-income housing project. City impact fees or other funds shall pay for the upsizing of the infrastructure that creates additional capacity within the infrastructure.</p> <p>Use tax increment funds to acquire land and develop infrastructure on the property to be used for moderate-income housing projects.</p> <p>Use tax increment funds to address public or private infrastructure that is deficient, needs maintenance, or otherwise needs improvement for moderate-income housing projects or neighborhoods.</p>	<p>Support BRAG's Major Home Repair Program which facilitates funding (a loan to the homeowner at low-interest rates) to address repairs.</p> <p>Support Habitat for Humanity Northern Utah's efforts to rehabilitate homes as moderate income housing.</p> <p>Demolish, alter, modernize, reconstruct, or rehabilitate single-family homes including but not limited to, manufactured homes, modular homes, and mobile homes that are hazardous, dangerous, or otherwise substandard as determined by the Tremonton City Council, Tremonton City Redevelopment Agency, or other governmental agency. If mobile home park resident is displaced by anyone of these activities and as allowed by Utah Code Annotated 17C-1-411 (1) (c) and Utah Code Annotated 10-8-1.7 use incremental tax revenue for relocation expenses of displaced mobile home park residents.</p> <p>Use tax increment funds generated from the West Liberty Foods Project Area to provide low-interest loans or grants to improve, upgrade, or maintain existing subsidized multi-family moderate-income housing complexes. Said improvements, upgrades, or maintenance may include but are not limited to: infrastructure, interior upgrades and remodels, landscaping, recreation improvements; energy efficiency projects; exterior and architectural remodels, or upgrades.</p> <p>Demolish, replace, alter, modernize, reconstruct, or rehabilitate multi-family homes that are hazardous, dangerous, or otherwise substandard as determined by the Tremonton City Council, Tremonton City Redevelopment Agency, or other governmental agency.</p>	<p>Encourage the development of moderate-income housing in proximity to amenities such as parks, schools, shopping, hospital, Tremonton Senior Center (for senior housing), Tremonton Food Pantry, etc.</p> <p>Where locations are ideally situated for moderate-income housing projects due to proximity to community amenities and services the Tremonton City, RDA purchase and hold property to be used for moderate-income housing for emerging special populations or special projects.</p> <p>Encourage the development of projects that have a mix of land uses that blend a combination of residential, commercial, cultural, or institutional uses, where those functions are physically and functionally integrated.</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Same goals as 2019</p> <p><b>KEY TASKS (5a)</b></p> <p>Identify and work with developers to extend infrastructure underneath Interstate 15 and Interstate 84.</p> <p>Identify and work with developers to consider creating development projects that have various housing types such as single-family detached housing, multi-family attached housing, multi-family stacked housing.</p> <p>Work with Planning Commission to consider rezoning pockets of higher density adjacent to single-family detached housing, when appropriate.</p> <p>Work with Planning Commission to consider accessory dwellings to be permitted in certain zones.</p> <p><b>PROGRESS (5e)</b></p> <p>City is currently in discussion with a developer that is considering extend infrastructure underneath Interstate 15 and Interstate 84.</p> <p>Tremonton City has completed rezoning for mixed housing types in the Hansen Annexation and Archibald Plat J. The City continues to have discussion for rezoning additional properties to have a mix of housing types such as the River Edge Annexation.</p> <p>Tremonton City has completed rezoning for higher densities in the Hansen Annexation and Archibald Plat J. The City continues to have discussion for rezoning additional properties to have higher densities such as the River Edge Annexation .</p> <p>City staff has worked with Planning Commission to draft an accessory dwellings ordinance which is in the process of being reviewed.</p> <p><b>BARRIERS (5f)</b></p> <p>The City continues to work towards achieving the outcome desired. Some of the tasks are still in process and yet to be completed. One future barrier is the water source development. The City is running into capacity issues with secondary water.</p>	<p>Same goals as 2019</p> <p>When moderate-income housing projects are proposed in Tremonton, have the Tremonton City Redevelopment Agency consider using tax increment funds to pay or prepay impact fees for moderate income housing projects.</p> <p>For locations that are ideal for moderate-income housing, approach landowners about the possibilities of acquiring land. Use tax increment funds to acquire the land.</p> <p>The Tremonton City RDA has paid the impact fees using tax increment funds for a housing that Habitat for Humanity Northern Utah is currently building.</p> <p>The Tremonton City RDA is in discussion for acquiring property for a small multi-family moderate-income housing project.</p>	<p>Same goals as 2019</p> <p>Be proactive in identifying homes in disrepair that may be eligible for BRAG's Major Home Repair Program, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.</p> <p>Contact homeowner to do a preliminary screen regarding income eligibility for BRA G's Major Home Repair Program, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.</p> <p>Perform a feasibility study on acquiring a mobile home park and redeveloping the property into safe housing for moderate-income families.</p> <p>Tremonton City Redevelopment Agency to use moderate-income housing set aside to improve, upgrade, or maintain existing subsidized multi-family moderate-income housing complexes.</p> <p>Tremonton City RDA is currently working with Neighborhood Nonprofit Housing Corporation on grants that make improvements to single-family homes that are owned by moderate income individuals.</p> <p>Tremonton City RDA is currently working with Neighborhood Nonprofit Housing Corporation on a feasibility study for acquiring a mobile home park and redeveloping the property into safe housing for moderate-income families</p>	<p>Same goals as 2019</p> <p>The City is currently reviewing the City's Land Use Plan and as part of this planning effort identify locations for moderate-income housing in proximity to amenities such as parks, schools, shopping, hospital, Tremonton Senior Center (for senior housing), Tremonton Food Pantry, etc.</p> <p>The City is currently reviewing the City's Land Use Plan and as part of this planning effort identify locations for moderate-income housing in proximity to amenities such as parks, schools, shopping, hospital, Tremonton Senior Center (for senior housing), Tremonton Food Pantry, etc.</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Same as 2020</p> <p><b>KEY TASKS (5a)</b> Same as 2020</p> <p><b>PROGRESS (5e)</b> Same as 2020</p> <p><b>BARRIERS (5f)</b> Same as 2020</p>	<p>Same as 2020</p> <p>Same as 2020</p> <p>Same as 2020</p> <p>Same as 2020</p>	<p>Same as 2020</p> <p>Same as 2020</p> <p>Same as 2020</p> <p>Same as 2020</p>	<p>Same as 2020</p> <p>Same as 2020</p> <p>Same as 2020</p> <p>Same as 2020</p>

STRATEGIES		(L) preserve existing MIH	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Same as C	Use tax increment funds generated from the West Liberty Foods Project Area to provide mortgage assistance for special populations to have housing choices in the market.	No further information given	No further information given	No further information given	No further information given
	KEY TASKS (5a)			No further information given	No further information given	No further information given	No further information given
	PROGRESS (5e)			No further information given	No further information given	No further information given	No further information given
	BARRIERS (5f)			No further information given	No further information given	No further information given	No further information given
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2019	Same goals as 2019				
	KEY TASKS (5a)	Be proactive in identifying homes in disrepair that may be eligible for BRAG's Major Home Repair Program, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.  Contact homeowner to do a preliminary screen regarding income eligibility for BRA G's Major Home Repair Program, Habitat for Humanity Northern Utah, and Neighborhood Nonprofit Housing Corporation.  Perform a feasibility study on acquiring a mobile home park and redeveloping the property into safe housing for moderate-income families.  Tremonton City Redevelopment Agency to use moderate-income housing set aside to improve, upgrade, or maintain existing subsidized multi-family moderate-income housing complexes.	Use tax increment funds generated from the West Liberty Foods Project Area to provide mortgage assistance for special populations to have housing choices in the market.				
	PROGRESS (5e)	Tremonton City RDA is currently working with Neighborhood Nonprofit Housing Corporation on grants that make improvements to single-family homes that are owned by moderate income individuals.  Tremonton City RDA is currently working with Neighborhood Nonprofit Housing Corporation on a feasibility study for acquiring a mobile home park and redeveloping the property into safe housing for moderate-income families					
	BARRIERS (5f)						
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020				
	KEY TASKS (5a)	Same as 2020	Same as 2020				
	PROGRESS (5e)	Same as 2020					
	BARRIERS (5f)						

STRATEGIES				
STRATEGIES		(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
2019 (REQUIRED & SUBMITTED)	GOALS (2)	No further information given	No further information given	No further information given
	KEY TASKS (5a)	No further information given	No further information given	No further information given
	PROGRESS (5e)	No further information given	No further information given	No further information given
	BARRIERS (5f)	No further information given	No further information given	No further information given
2020 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			
2021 (REQUIRED & SUBMITTED)	GOALS (2)			
	KEY TASKS (5a)			
	PROGRESS (5e)			
	BARRIERS (5f)			

# UINTAH, COUNTY

COUNTY: UINTAH  
AOG/MPO: UBAG

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH</b>
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p> <p><b>KEY TASKS (5a)</b> No key tasks indicated in 2019</p> <p><b>PROGRESS (5e)</b> No progress indicated in 2019</p> <p><b>BARRIERS (5f)</b> No barriers indicated in 2019</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>No key tasks indicated in 2019</p> <p>No progress indicated in 2019</p> <p>No barriers indicated in 2019</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>No key tasks indicated in 2019</p> <p>No progress indicated in 2019</p> <p>No barriers indicated in 2019</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>No key tasks indicated in 2019</p> <p>No progress indicated in 2019</p> <p>No barriers indicated in 2019</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p> <p><b>KEY TASKS (5a)</b> The objectives will be initiated through directives, county staff, and Commission input. The County will work with all county departments, community boards and commissions, and community stakeholders for input on issues related to the housing plan. Objectives will be accomplished through changes to county policies and procedures, county code modifications, and looking for grants. Keep the self-help housing projects moving forward.</p> <p><b>PROGRESS (5e)</b> The county has also made changes to the subdivision ordinance reducing the minimum road width from 36 feet to 30 feet.</p> <p><b>BARRIERS (5f)</b> No issues indicated.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Changes have been made to the county code with respect to accessory dwelling units (ADU) which has made it possible for ADUs to be rented separately from the main residence on the property.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Our commercial zone allows for the development of high density housing.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>No progress indicated in 2020</p>
2021 (REQUIRED & NOT-SUBMITTED)	<p><b>GOALS (2)</b> Nothing provided in 2021</p> <p><b>KEY TASKS (5a)</b></p> <p><b>PROGRESS (5e)</b></p> <p><b>BARRIERS (5f)</b></p>			

STRATEGIES				
		(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services	(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p>
	<b>KEY TASKS (5a)</b>	No key tasks indicated in 2019	No key tasks indicated in 2019	No key tasks indicated in 2019
	<b>PROGRESS (5e)</b>	No progress indicated in 2019	No progress indicated in 2019	No progress indicated in 2019
	<b>BARRIERS (5f)</b>	No barriers indicated in 2019	No barriers indicated in 2019	No barriers indicated in 2019
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourage a variety of development options to lower cost and enhance community character.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p>	<p>Uintah County accommodates the housing needs of a diversity of household income levels without jeopardizing the character of the community.</p> <p>Encourages the maintenance and improvement of the existing housing stock, particularly the affordable housing stock.</p>
	<b>KEY TASKS (5a)</b>			Encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing by providing information on housing weatherization programs available through the Uinta Basin Association of Governments and other home improvement assistance programs.
	<b>PROGRESS (5e)</b>	No progress indicated in 2020	No progress indicated in 2020	No progress indicated in 2020
	<b>BARRIERS (5f)</b>			
2021 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>			
	<b>KEY TASKS (5a)</b>			
	<b>PROGRESS (5e)</b>			
	<b>BARRIERS (5f)</b>			



# VERNAL, CITY

COUNTY: UINTAH  
AOG/MPO: UBAG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	None included in 2019	None included in 2019	None included in 2019
	KEY TASKS (5a)	Housing needs projections have been stated in this plan and they must be accompanied with a regulation reform and an implementation strategy for obtaining the appropriate housing.  Additional density is suggested in the R-4 zone allowing up to 40 units per acre with conditional use approval and the allowance of increased height allowances and without restrictions designating design parameters that include structure placement on site and adjoining property views. Location analysis is critical and current zoning should be established in support of the objective for sites appropriate for this density in the community.	Flexibility in Infrastructure requirements may be allowed on a case by case basis when cost savings can be verified, and the integrity of the systems can be maintained. This would include water and sewer capacity, parking allowances, street widths, open space and landscaping requirements, etc.	It is recommended that the city adopt a workforce housing overlay zone that can be established in the regulation base that will allow an expedited review of projects with specific time requirements built in. A maximum of 90 days for approval of projects including conditional use permit processing would be included, as well as, a limitation of time involved in the public hearing requirements. The time requirement would begin when an applicant submits a complete application when affordability is intended for households with incomes at least below 80% of the area median income.
	PROGRESS (5e)	None included in 2019	None included in 2019	None included in 2019
	BARRIERS (5f)	None included in 2019	None included in 2019	None included in 2019
	2020 (REQUIRED & SUBMITTED)	GOALS (2)	Update ordinance, general plan and future land use map to allow more areas for higher residential densities	Identify areas of the City and qualify them for CDBG grant funding.
KEY TASKS (5a)	Audit and update general plan, update land use ordinance	Identify areas of need, conduct qualifying surveys, apply for grants, install infrastructure	Update future land use map, update ordinance	
PROGRESS (5e)	Future land use map with significantly more moderate and high density areas, update housing element to reflect current need	Identify areas of need, begin structuring surveys	All tasks. Increased utilization of vacant space in existing buildings for residential purposes	
BARRIERS (5f)	time, economic changes, covid	No barriers noted	No barriers noted	
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same goals as 2020	Same goals as 2020	Same goals as 2020
	KEY TASKS (5a)	Update land use ordinance	Same key tasks as 2020	Update future land use map, update ordinance, create a CDA with housing set asides.
	PROGRESS (5e)	Task not complete but significant interest has been expressed t he new zone by various developers	Same progress as 2020	Same progress as 2020
	BARRIERS (5f)	Same barriers as 2020	Same barriers as 2020	Same barriers as 2020

STRATEGIES	(J) implement zoning incentives for low to moderate income units in new developments	(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	None included in 2019	None included in 2019
	KEY TASKS (5a)	Vernal City should adopt a modified version of inclusionary zoning which will require all developers with subdivisions of more than 5 units to develop 10% of all units that are affordable for families with incomes below 60% of AMI. In-lieu financial allowances should also be adopted but only be allowed in dire circumstances and when duress can be verified at the discretion of the planning commission and the city council. The Uintah Basin Assistance Council on behalf of Vernal City, as allowed, could administer in-lieu funds.	An allowance for the reduction of impact fees and fees generally should be made and specified in the impact fee regulation for affordability.
	PROGRESS (5e)	None included in 2019	None included in 2019
	BARRIERS (5f)	None included in 2019	None included in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Not included in 2020.	Not included in 2020.
	KEY TASKS (5a)	Not included in 2020.	Not included in 2020.
	PROGRESS (5e)	Not included in 2020.	Not included in 2020.
	BARRIERS (5f)	Not included in 2020.	Not included in 2020.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Not included in 2021.	Not included in 2021.
	KEY TASKS (5a)	Not included in 2021.	Not included in 2021.
	PROGRESS (5e)	Not included in 2021.	Not included in 2021.
	BARRIERS (5f)	Not included in 2021.	Not included in 2021.

VINEYARD, CITY		COUNTY: UTAH AOG/MPO: MAG	REQUIRED ITEMS: 3 TOTAL MENU ITEMS: 6 MAJOR TRANSIT INVESTMENT COORIDOR: YES
STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Encourage and promote affordable housing developments by incentivizing developers to build this type of housing.	Provide the framework for the successful integration of a mix of housing types in the community's various neighborhoods.
	KEY TASKS (5a)	Adopt ordinances which allow for a variety of residential areas and building types providing for a range of housing alternative and densities to meet the needs of a diverse population.	No information provided
	PROGRESS (5e)	In 2017, the city adopted an Accessory Dwelling Unit (ADU) ordinance providing wide scale allowance for ADUs to be integrated into single family homes within the city. Over the past three years the city has approved 78 ADUs and currently has 37 ADUs under review.	Introduce and integrate rental units and moderate-income housing into neighborhoods by allowing higher-density development to act as a buffer between commercial and lower density more affluent single-family residential areas.
	BARRIERS (5f)	No barriers provided in 2019	No barriers provided in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019
	KEY TASKS (5a)	Same as 2019	Same as 2019
	PROGRESS (5e)	The Vineyard Zoning Code allows for the erection, construction, reconstruction, alteration, repair and use of a mix of buildings, structures, and land. It allows for small farms, low-density residential estates, traditional single-family dwellings, medium and high-density multi-family buildings (duplex units, townhouses, condominiums, and apartments), and associated and compatible accessory uses. It also facilitates mixed-use transition areas between major roadways and high impact uses between residential neighborhoods. Lastly, Special Purpose Zoning Districts have been established to assist in meeting specific residential needs and goals including affordable housing.  The Vineyard Downtown ordinance was adopted in early 2020 and provides for unlimited multifamily residential. A concept plan was adopted which promotes live work units, apartments, condos and a townhome community.	There have been 17 ADUs successfully approved in 2020.  The city has worked with developers to plan for accessory dwelling units. One major developer now builds all single-family dwellings to have basements that can easily be converted into an accessory dwelling unit.
	BARRIERS (5f)	None provided in 2020	None provided in 2020
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020
	PROGRESS (5e)	We are currently working with a developer in creating a mixed-use apartment complex in the RMU. As the RMU has reached its maximum density, we have worked with the Planning Commission and developers to increase the density through a development agreement that would allow for increased commercial space as well as 300 new multifamily housing units.	The city has provided allowances for ADUs within single family homes and recently updated its ordinance to accommodate the provisions for ADUs created through House Bill 82. There have been 64 ADUs licensed or renewed from November 2020 to November 2021. There are a total of 103 licensed ADU's in Vineyard.  The city has worked with developers to plan for accessory dwelling units. One major developer now builds all single-family dwellings to have basements that can easily be converted into an accessory dwelling unit.
	BARRIERS (5f)	None provided in 2021	None provided in 2021

STRATEGIES			
STRATEGIES	(G) encourage higher density or moderate income residential development near major transit investment corridors	(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Provide opportunities for moderate income households to purchase attainable housing to support the economic vitality of the community.	No information provided
	<b>KEY TASKS (5a)</b>	Ensure that future regulations do not inhibit the development of moderate-income housing in appropriate locations and that the necessary infrastructure is available to support these projects.	Identify and work with affordable housing programs like Housing Authority of Utah County that will assist moderate income households in being able to purchase homes through voucher programs and discounts.
	<b>PROGRESS (5e)</b>	The city has recently entitled a 350-acre development adjacent to the future Vineyard Frontrunner Station for a mix of high density residential and commercial uses. The developer is planning 5,000-6,000 residential high density units with varying housing types consisting of apartments, condos, live work units and townhomes.	
	<b>BARRIERS (5f)</b>	No barriers provided in 2019	No barriers provided in 2019
			Provide the framework for the successful integration of a mix of housing types in the community's various neighborhoods.  Increase the availability of affordable single-family units by identifying areas that will be best suited for moderate income housing and incentivizing developers to undertake these projects.  incentivize the development of a range of housing types, including attached dwellings and multi-family units for purchase by streamlining development processes for units that will be affordable to moderate income households.  Establish developer incentives that promote the construction of a variety of housing types including smaller, affordable units.  Encourage an appropriate mix of housing types and styles and require appropriate code compliance and property maintenance to sustain neighborhood individuality, quality and appearance.  Identify sites to consider for affordable housing development, including higher density housing on smaller lot sizes to offer a mix of housing options that apply to a variety of population demographics.
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019
	<b>PROGRESS (5e)</b>	The city worked diligently to zone land for future development to accommodate varied housing types around the Vineyard Frontrunner Station.	Same as 2019
	<b>BARRIERS (5f)</b>	None provided in 2020	None provided in 2020
			Same as 2019  The city has considered utilizing RDA funds to purchase land within the future Vineyard Downtown to construct affordable housing.  The city has added 673 multifamily units from October 2019 to October 2020. Currently, Vineyard now has 2,794 total multifamily units (1,125 townhomes & 1,669 Apartments/Condominiums).
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2020	Same as 2020
	<b>KEY TASKS (5a)</b>	Same as 2020	Same as 2020
	<b>PROGRESS (5e)</b>	The city worked diligently to zone land for future development to accommodate varied housing types around the Vineyard Frontrunner Station, Clegg Farm property, and the Regional Mixed-Use Zone (RMU).	Same as 2020
	<b>BARRIERS (5f)</b>	None provided in 2021	None provided in 2021
			Same as 2020  None provided in 2021

# WASATCH, COUNTY

COUNTY: WASATCH  
AOG/MPO: MAG

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES		<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(I) allow for single room occupancy developments</b>	<b>(J) implement zoning incentives for low to moderate income units in new developments</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Allow, in compliance with county codes, moderate income housing in the North Village Overlay Zone (NVOZ) and Jordanelle Basin Overlay Zone (JBOZ), which have been designed to support a mix of uses at higher densities. Continue to consider areas in the JBOZ and NVOZ that allow for attached housing products that may be used as moderate income housing.	Consider on-site workforce housing in conjunction with resort developments.	Incentivize developers to produce moderate income housing within higher density development in accordance with County codes. Fee-in-lieu payments may not be a preferred option for these areas. Encourage fee-in-lieu payments instead of moderate income units for lower density areas of the unincorporated county. Work with local municipalities to encourage development of moderate income housing in incorporated areas where services are available.
	<b>KEY TASKS (5a)</b>	no data	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data	no data
2020 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	no data	no data	no data
	<b>KEY TASKS (5a)</b>	no data	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data	no data
2021 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	no data	no data	no data
	<b>KEY TASKS (5a)</b>	no data	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data	no data

STRATEGIES	(L) preserve existing MIH	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Require deed restrictions on property that reserves the property for households earning income at or below 80% of AMI. Discourage the removal of deed restrictions. Regulate the use of deed restrictions by requiring business licenses of property owners who rent deed restricted properties. Work with local municipalities to preserve moderate income housing.	Implement a mortgage assistance program for County employees over time. Extend the program to other essential services and agencies if they choose to adopt the program. Allow funding to come in part from the trust fund managed by the Wasatch County Housing Authority.	Encourage low-interest loans that assist entities in developing moderate income housing stock.	Partner with Mountainland Association of Governments (MAG) or a similar organization for technical assistance in transportation planning to design transportation corridors and systems that provide access to services for moderate income housing.
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data
2021 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data

WASHINGTON CITY, CITY

COUNTY: WASHINGTON  
AOG/MPO: FCAOG

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 7  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES	(A) rezone for densities necessary to assure the production of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(J) implement zoning incentives for low to moderate income units in new developments
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>1) Promote first time homebuyer down payment assistance programs, such as the Bank of Utah HOMESTART Program, to assist moderate-income households to purchase their first home. 2) Offer incentives to developers to provide affordable low and moderate income housing by expanding the zones in which density bonuses apply and offer lower, deferred impacts fees and considering establishing sliding scale impact fees. 3) Inventory infill sites to consider for rezoning that may be appropriate to develop condominiums or other higher density housing that is harmonious with the surrounding neighborhood. 4) Encourage the use of high quality manufactured housing.</p>	<p>1) Partner with the Saint George Housing Authority to address affordable housing needs in Washington County. 2) Promote the establishment of "accessory dwelling units", such as basement apartments to increase the supply of affordable rental units.</p>	<p>1) Promote first time homebuyer down payment assistance programs, such as the Bank of Utah HOMESTART Program, to assist moderate-income households to purchase their first home. 2) Offer incentives to developers to provide affordable low and moderate income housing by expanding the zones in which density bonuses apply and offer lower, deferred impacts fees and considering establishing sliding scale impact fees. 3) Inventory infill sites to consider for rezoning that may be appropriate to develop condominiums or other higher density housing that is harmonious with the surrounding neighborhood. 4) Encourage the use of high quality manufactured housing.</p>
	<p><b>KEY TASKS (5a)</b></p> <p>no data</p>	<p>no data</p>	<p>no data</p>
	<p><b>PROGRESS (5e)</b></p> <p>no data</p>	<p>no data</p>	<p>no data</p>
	<p><b>BARRIERS (5f)</b></p> <p>no data</p>	<p>no data</p>	<p>no data</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>Same as 2019</p>	<p>Same as 2019</p>	<p>Same as 2019</p>
	<p><b>KEY TASKS (5a)</b></p> <p>The city recently adopted new standards for Planned Unit Developments (PUD's), including the availability of increasing densities with developers having a choice to include affordable housing (purchase or rentals). The city's planning commission and council routinely encourage developers to take advantage of these density increases</p>	<p>Unfortunately, we found out through our local Five County of Governments that we can not legally partner with the St. George Housing Authority, so that strategy will have to be replaced this coming year. As for strategy #2 of promoting the establishment of "accessory dwelling units" to increase the supply of more affordable rental units, we passed amended ordinances in our residential zoned properties to the allowance of such units. Several citizens have already taken advantage of this strategy.</p>	<p>The city recently adopted new standards for Planned Unit Developments (PUD's), including the availability of increasing densities with developers having a choice to include affordable housing (purchase or rentals). The city's planning commission and council routinely encourage developers to take advantage of these density increases</p>
	<p><b>PROGRESS (5e)</b></p> <p>Strategy #1 has not been utilized as of yet, so no results. #2 has been utilized several times as it relates to using our new PUD ordinance for increased density for affordable housing purchases. The results will be known this coming year as the units are completed and sold with special FHA financing program(s). #3 has also been used with positive results in higher densities awarded and subsidized rents through HUD financing of the apartment complex. #4 hopefully will have an application for a manufactured home development with subsidized stall rentals and purchase of the home program.</p>	<p>As stated above, amended city ordinances, with positive success in seeing citizens take advantage of the opportunities for them and their renters.</p>	<p>Strategy #1 has not been utilized as of yet, so no results. #2 has been utilized several times as it relates to using our new PUD ordinance for increased density for affordable housing purchases. The results will be known this coming year as the units are completed and sold with special FHA financing program(s). #3 has also been used with positive results in higher densities awarded and subsidized rents through HUD financing of the apartment complex. #4 hopefully will have an application for a manufactured home development with subsidized stall rentals and purchase of the home program.</p>
	<p><b>BARRIERS (5f)</b></p> <p>As a result of the deviations from desired outcomes, the city will make adjustments to the goals and strategies in our upcoming update to our affordable housing plan. We will continue to gather information between now and then, especially seeing what will come out of the two to three current projects in the building stage. We really have not seen too much trouble other than the HOMESTART program not available in our area, so we will look for another such program or revisit another strategy in place of.</p>	<p>There have been no deviations from stated strategy, thus no barriers have come up as of this date and time.</p>	<p>As a result of the deviations from desired outcomes, the city will make adjustments to the goals and strategies in our upcoming update to our affordable housing plan. We will continue to gather information between now and then, especially seeing what will come out of the two to three current projects in the building stage. We really have not seen too much trouble other than the HOMESTART program not available in our area, so we will look for another such program or revisit another strategy in place of.</p>
2021 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <p>Same as 2019</p>	<p>Same as 2019</p>	<p>Same as 2019</p>
	<p><b>KEY TASKS (5a)</b></p> <p>Washington City has implemented a "bonus density" option into the Planned Unit Development zoning (PUD). This gives the developer options in meeting criteria for an increase in density.</p>	<p>We originally wanted to partner with the Saint George Housing Authority but found out we could not legally do so. As an alternative to this, we decided to promote their efforts to community members. In the past, basement apartments and renting out casitas etc. were not allowed in single-family residential zoning areas. House Bill 82 has changed this and now allows owners to rent out these areas as apartments if they so wish. Washington City is in support of this and is seeing more of these types of buildings being built.</p>	<p>Washington City has implemented a "bonus density" option into the Planned Unit Development zoning (PUD). This gives the developer options in meeting criteria for an increase in density.</p>
	<p><b>PROGRESS (5e)</b></p> <p>Regarding goal #1, we are in the process of implementing a link on our website for information regarding the down payment assistance program for first time homebuyers. Regarding goal #2, Washington City has utilized the Planned Unit Development zone for increased densities and will continue to work with developers in the future. Regarding goal #3 We are at the tail end of the planning process for a condominium development that will bring affordable housing to the city. We have not received any applications for a manufactured home development but will consider this open for future development.</p>	<p>We are in the process of updating the affordable housing information on our website. In regards to goal #2, we have gotten positive feedback from builders who have built mother-in-law apartments and/or casitas to their home(s).</p>	<p>Regarding goal #1, we are in the process of implementing a link on our website for information regarding the down payment assistance program for first time homebuyers. Regarding goal #2, Washington City has utilized the Planned Unit Development zone for increased densities and will continue to work with developers in the future. Regarding goal #3 We are at the tail end of the planning process for a condominium development that will bring affordable housing to the city. We have not received any applications for a manufactured home development but will consider this open for future development.</p>
	<p><b>BARRIERS (5f)</b></p> <p>Washington City continually looks for ways that could provide better results such as implementing a link on our website to better spread the word. City staff discusses affordable housing issues with the Planning Commission and City Council to shed light on the issue to consider options that could help the affordable housing situation. There are developers that are not concerned with affordable housing but rather concerned with their own personal finance agenda which makes it difficult for them to want to participate in such programs.</p>	<p>Since we are not able to legally partner with the Saint George Housing Authority, we are in the process of promoting their services on our website to make this information available to community members.</p>	<p>Washington City continually looks for ways that could provide better results such as implementing a link on our website to better spread the word. City staff discusses affordable housing issues with the Planning Commission and City Council to shed light on the issue to consider options that could help the affordable housing situation. There are developers that are not concerned with affordable housing but rather concerned with their own personal finance agenda which makes it difficult for them to want to participate in such programs.</p>

STRATEGIES	(L) preserve existing MIH	(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH	(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> 1) Promote the use of the Single-Family Rehabilitation and Reconstruction Program to extremely low to moderate income households. This program offers low-interest loans and grants for maintaining and/or rehabilitating housing. 2) Help locate moderate to extremely low income families that need weatherization assistance. Direct these households to contact the Five County Association of Governments Weatherization Program. The Weatherization Program lowers monthly utility bills by making housing more energy efficient.	1) Promote first time homebuyer down payment assistance programs, such as the Bank of Utah HOMESTART Program, to assist moderate-income households to purchase their first home. 2) Offer incentives to developers to provide affordable low and moderate income housing by expanding the zones in which density bonuses apply and offer lower, deferred impacts fees and considering establishing sliding scale impact fees. 3) Inventory infill sites to consider for rezoning that may be appropriate to develop condominiums or other higher density housing that is harmonious with the surrounding neighborhood. 4) Encourage the use of high quality manufactured housing.	1) Promote the use of the Single-Family Rehabilitation and Reconstruction Program to extremely low to moderate income households. This program offers low-interest loans and grants for maintaining and/or rehabilitating housing. 2) Help locate moderate to extremely low income families that need weatherization assistance. Direct these households to contact the Five County Association of Governments Weatherization Program. The Weatherization Program lowers monthly utility bills by making housing more energy efficient.
	<b>KEY TASKS (5a)</b> no data	no data	no data
	<b>PROGRESS (5e)</b> no data	no data	no data
	<b>BARRIERS (5f)</b> no data	no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b> Identify those who are in need of assistance with utility bills, helping them in applying for such programs. This helps keep their housing cost down. We meet each year with Habitat for Humanity as it relates to the project and family they have selected to build a home for, working with them to keep other costs above the impact fees to as little as possible.	The city recently adopted new standards for Planned Unit Developments (PUD's), including the availability of increasing densities with developers having a choice to include affordable housing (purchase or rentals). The city's planning commission and council routinely encourage developers to take advantage of these density increases	Identify those who are in need of assistance with utility bills, helping them in applying for such programs. This helps keep their housing cost down. We meet each year with Habitat for Humanity as it relates to the project and family they have selected to build a home for, working with them to keep other costs above the impact fees to as little as possible.
	<b>PROGRESS (5e)</b> Utility assistance is always ongoing, with great results in helping our citizens who struggle. Habitat for Humanity annual new home program generally takes place in the spring with great success.	Strategy #1 has not been utilized as of yet, so no results. #2 has been utilized several times as it relates to using our new PUD ordinance for increased density for affordable housing purchases. The results will be known this coming year as the units are completed and sold with special FHA financing program(s). #3 has also been used with positive results in higher densities awarded and subsidized rents through HUD financing of the apartment complex. #4 hopefully will have an application for a manufactured home development with subsidized stall rentals and purchase of the home program.	Utility assistance is always ongoing, with great results in helping our citizens who struggle. Habitat for Humanity annual new home program generally takes place in the spring with great success.
	<b>BARRIERS (5f)</b> No deviations or barriers as it relates to those items stated in 5e. All is going well.	As a result of the deviations from desired outcomes, the city will make adjustments to the goals and strategies in our upcoming update to our affordable housing plan. We will continue to gather information between now and then, especially seeing what will come out of the two to three current projects in the building stage. We really have not seen too much trouble other than the HOMESTART program not available in our area, so we will look for another such program or revisit another strategy in place of.	No deviations or barriers as it relates to those items stated in 5e. All is going well.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b> Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b> Identifying those who are in need of assistance with utility bills and directing them in the right direction for applying for utility relief programs. This in-essence will help keep their housing costs down. Meeting with Habitat for Humanity as it relates to the project(s) they are involved with.	Washington City has implemented a "bonus density" option into the Planned Unit Development zoning (PUD). This gives the developer options in meeting criteria for an increase in density.	Identifying those who are in need of assistance with utility bills and directing them in the right direction for applying for utility relief programs. This in-essence will help keep their housing costs down. Meeting with Habitat for Humanity as it relates to the project(s) they are involved with.
	<b>PROGRESS (5e)</b> Utility assistance is always ongoing. Habitat for Humanity annual new home program generally takes place in the Spring.	Regarding goal #1, we are in the process of implementing a link on our website for information regarding the down payment assistance program for first time homebuyers. Regarding goal #2, Washington City has utilized the Planned Unit Development zone for increased densities and will continue to work with developers in the future. Regarding goal #3 We are at the tail end of the planning process for a condominium development that will bring affordable housing to the city. We have not received any applications for a manufactured home development but will consider this open for future development.	Utility assistance is always ongoing. Habitat for Humanity annual new home program generally takes place in the Spring.
	<b>BARRIERS (5f)</b> We have yet to find a partnership for a rehabilitation and reconstruction project but would like to keep this available as the Washington County Water Conservancy District may be limiting (sometime in the future) the amount of new homes they are able to provide water to. If this does happen, rehabilitation of existing homes could become a great tool.	Washington City continually looks for ways that could provide better results such as implementing a link on our website to better spread the word. City staff discusses affordable housing issues with the Planning Commission and City Council to shed light on the issue to consider options that could help the affordable housing situation. There are developers that are not concerned with affordable housing but rather concerned with their own personal finance agenda which makes it difficult for them to want to participate in such programs.	We have yet to find a partnership for a rehabilitation and reconstruction project but would like to keep this available as the Washington County Water Conservancy District may be limiting (sometime in the future) the amount of new homes they are able to provide water to. If this does happen, rehabilitation of existing homes could become a great tool.



STRATEGIES		
2019 (REQUIRED & SUBMITTED)	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	
	<b>GOALS (2)</b>	1) Partner with the Saint George Housing Authority to address affordable housing needs in Washington County. 2) Promote the establishment of "accessory dwelling units", such as basement apartments to increase the supply of affordable rental units.
	<b>KEY TASKS (5a)</b>	no data
	<b>PROGRESS (5e)</b>	no data
	<b>BARRIERS (5f)</b>	no data
2020 (REQUIRED & SUBMITTED)		
	<b>GOALS (2)</b>	Same as 2019
	<b>KEY TASKS (5a)</b>	Unfortunately, we found out through our local Five County of Governments that we can not legally partner with the St. George Housing Authority, so that strategy will have to be replaced this coming year. As for strategy #2 of promoting the establishment of "accessory dwelling units" to increase the supply of more affordable rental units, we passed amended ordinances in our residential zoned properties to the allowance of such units. Several citizens have already taken advantage of this strategy.
	<b>PROGRESS (5e)</b>	As stated above, amended city ordinances, with positive success in seeing citizens take advantage of the opportunities for them and their renters.
	<b>BARRIERS (5f)</b>	There have been no deviations from stated strategy, thus no barriers have come up as of this date and time.
2021 (REQUIRED & SUBMITTED)		
	<b>GOALS (2)</b>	Same as 2019
	<b>KEY TASKS (5a)</b>	We originally wanted to partner with the Saint George Housing Authority but found out we could not legally do so. As an alternative to this, we decided to promote their efforts to community members. In the past, basement apartments and renting out casitas etc. were not allowed in single-family residential zoning areas. House Bill 82 has changed this and now allows owners to rent out these areas as apartments if they so wish. Washington City is in support of this and is seeing more of these types of buildings being built.
	<b>PROGRESS (5e)</b>	We are in the process of updating the affordable housing information on our website. In regards to goal #2, we have gotten positive feedback from builders who have built mother-in-law apartments and/or casitas to their home(s).
	<b>BARRIERS (5f)</b>	Since we are not able to legally partner with the Saint George Housing Authority, we are in the process of promoting their services on our website to make this information available to community members.

# WASHINGTON TERRACE, CITY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>	<b>(L) preserve existing MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	The City will continually make efforts to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing. Facilitate the development of a mix of housing and open space within the City. Encourage owners of in-fill properties to consider low to moderate income housing when developing their properties.	Encouraging a variety of housing and residential opportunities by establishing a range of residential densities and lot sizes near major transit investment corridors	Support the development of single-family dwellings, mixed-use development, and retirement housing in the City.	As resources are available, the City will support the Weber Housing Authority Emergency Home Repair Program to assist in housing maintenance for moderate to low income homeowners. Encourage the maintenance of older homes in the City as a means of providing moderately priced housing for families of moderate income.
	<b>KEY TASKS (5a)</b>	no data	no data	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	<b>PROGRESS (5e)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	<b>BARRIERS (5f)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	<b>PROGRESS (5e)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	<b>BARRIERS (5f)</b>	Same as 2019	Same as 2019	Same as 2019	Same as 2019

# WASHINGTON, COUNTY

COUNTY: WASHINGTON  
AOG/MPO: FCAOG

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: NO

STRATEGIES		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH</b>	<b>(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Revise zoning ordinances to better accommodate a variety of attainable housing options. Seek to find location(s) in Unincorporated County that would be conducive to develop attainable housing.	Seek to find location(s) in Unincorporated County that would be conducive to develop attainable housing.	Support attainable housing efforts of local jurisdictions, non-profits, and developers.
	<b>KEY TASKS (5a)</b>	Proactively work to identify and amend County Land Use Ordinance requirements that may create unnecessary obstacles for attainable housing.	Define a list of infrastructure needs and services that can sustain attainable housing in an established unincorporated community or near an incorporated community.	Partner and/ or apply for grants and funding incentives for construction of attainable housing solutions.
	<b>PROGRESS (5e)</b>	no data	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data	no data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Rewrite code, work closely with commissioners and developers, revise zoning to allow for accessory dwellings to be rented long term. Encourage development adjacent to incorporated areas in an effort to make annexation more convenient for infrastructure access. Allow density kickbacks for open space.	We have identified the needs and now need to map out appropriate areas, then communicate our findings with local districts. We are looking at areas with existing infrastructure as focal points for development.	Research grants and funding to provide solutions for local agencies and developers, and take action to generate grant possibilities for these agencies. Look into methods to give developers incentive to build attainable housing.
	<b>PROGRESS (5e)</b>	The county is currently in the process of modifying the code concerning the Planned Development Zone and accessory dwellings. The county has placed a moratorium on short-term rental units in order to revise code to allow for more long-term rental options.	Washington County is funding a feasibility study for growth of Kolob area. A study is also in progress for a Dammeron Valley area infrastructure master plan.	The county has created funding partners such as IHC, and increased collaboration with HAC and Healthy Dixie.
<b>BARRIERS (5f)</b>	Currently drafting code for ADUs and STRs. Barriers to these goals have been staff workloads, time allocation, complexity of code, and conflicting stakeholder interests.	We have found a dire need for water and sewer systems. Local SSD's lack the funding and infrastructure to provide the needed services to grow. Sewer systems or alternate systems are needed for future development.	These are ongoing tasks and we have not observed deviations from the desired outcomes. Difficulties have arisen in regards to communication due to COVID19 lockdowns.	
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	no data	no data	no data
	<b>KEY TASKS (5a)</b>	no data	no data	no data
	<b>PROGRESS (5e)</b>	no data	no data	no data
	<b>BARRIERS (5f)</b>	no data	no data	no data

# WEBER, COUNTY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: NO DATA  
TOTAL MENU ITEMS: 5  
MAJOR TRANSIT INVESTMENT COORIDOR: NA

STRATEGIES		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	A goal of Weber County is to provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley.	A goal of Weber County is to provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley.	A goal of Weber County is to provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley.
	<b>KEY TASKS (5a)</b>	Encourage residential development projects to incorporate a mix of housing sizes, types, and prices	Review current County ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning	Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability.
	<b>PROGRESS (5e)</b>	No data	No data	No data
	<b>BARRIERS (5f)</b>	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Same as 2019	Same as 2019	Same as 2019
	<b>KEY TASKS (5a)</b>	Same as 2019	Same as 2019	Same as 2019
	<b>PROGRESS (5e)</b>	Weber County has implemented an updated cluster subdivision ordinance. However, staff has begun drafting amendments to the PRUD ordinance. The proposed amendments will include the requirement for developments larger than 10 acres to provide a variety of housing types. Bonus densities may be awarded for affordable housing components of new developments under the proposed language	Staff continually looks for opportunities for partnership/support with the Weber Housing Authority. Weber County has spent the better part of 2020 working on an Accessory Dwelling Unit ordinance that would allow for ADUs to be permitted in all residential zones of the County. This ordinance has received positive recommendations from both the Ogden Valley Planning Commission and Western Weber Planning Commission. The ordinance is scheduled for County Commission consideration in December of 2020.	Weber County has implemented an updated cluster subdivision ordinance. However, staff has begun drafting amendments to the PRUD ordinance. The proposed amendments will include the requirement for developments larger than 10 acres to provide a variety of housing types. Bonus densities may be awarded for affordable housing components of new developments under the proposed language
	<b>BARRIERS (5f)</b>	The County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.	The County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.	The County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	Report only covers unincorporated areas.	Report only covers unincorporated areas.	Report only covers unincorporated areas.
	<b>KEY TASKS (5a)</b>	Report only covers unincorporated areas.	Report only covers unincorporated areas.	Report only covers unincorporated areas.
	<b>PROGRESS (5e)</b>	Report only covers unincorporated areas.	Report only covers unincorporated areas.	Report only covers unincorporated areas.
	<b>BARRIERS (5f)</b>	Report only covers unincorporated areas.	Report only covers unincorporated areas.	Report only covers unincorporated areas.

STRATEGIES			
		(L) preserve existing MIH	(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	A goal of Weber County is to support affordable homeownership and rental housing opportunities in Ogden Valley, and maintain the quality of existing single-family housing stock	Support the Weber Housing Authority
	KEY TASKS (5a)	Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income homeowners.	Work with the Weber Housing Authority to address the earlier mentioned goals
	PROGRESS (5e)	No data	No data
	BARRIERS (5f)	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019
	KEY TASKS (5a)	Same as 2019	Same as 2019
	PROGRESS (5e)	Weber County has prioritized this principle for future implementation when resources and staff time become available	Weber County has prioritized this principle for future implementation when resources and staff time become available
	BARRIERS (5f)	The County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.	The County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Report only covers unincorporated areas.	Report only covers unincorporated areas.
	KEY TASKS (5a)	Report only covers unincorporated areas.	Report only covers unincorporated areas.
	PROGRESS (5e)	Report only covers unincorporated areas.	Report only covers unincorporated areas.
	BARRIERS (5f)	Report only covers unincorporated areas.	Report only covers unincorporated areas.

**WEST BOUNTIFUL, CITY**

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(L) preserve existing MIH	(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH	(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
2019 (REQUIRED & SUBMITTED)	GOALS (2)	None provided in 2019	None provided in 2019	None provided in 2019
	KEY TASKS (5a)	None provided in 2019	HUD's Title I program HOME, Investment Partnership Acts HUD's 203k Rehab program Community Development Block Grant	None provided in 2019
	PROGRESS (5e)	Impact fees have also been waived for ADUs.	None provided in 2019	Impact fees have also been waived for ADUs.
	BARRIERS (5f)	None provided in 2019	None provided in 2019	None provided in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Update and revise the ADU ordinance to provide more flexibility	Very affordable housing with new ownership that could disappear – City wanted to preserve it	Eliminate ADU impact fees
	KEY TASKS (5a)	Evaluate ordinance issues, including State Law concerns. Draft new ordinance language. Planning Commission Public Hearing - forward a recommendation to the City Council. City Council adoption.	Ordinance revisions	NA – just an adjustment to our fee schedule
	PROGRESS (5e)	Evaluation of current ordinance, drafting of new ordinance changes, and Planning Commission discussion. This has created an awareness of some changes that should be made. The discussion included an educational presentation on ADUs.	General concurrence on changes with mobile park owners	Task is complete
	BARRIERS (5f)	With staffing changes and Covid issues, this has been a difficult year to accomplish this goal.  Our outcomes are not yet established but appear to be headed in a more flexible direction.	Access issue seems to not have a solution with a very long narrow parcel and only one UDOT road access	NA
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Assist a mobile home park with expansion and introduce housing options to commercial areas.	Same as 2020
	KEY TASKS (5a)	The update included creating a draft, holding a public hearing and several workshop discussions, a recommendation by the Planning Commission, and adoption by the City Council.	A series of meetings to review access solutions for mobile home park. Consultants developed a draft, Planning Commission reviewed and modified the draft, a public hearing was held, and the City Council has reviewed the draft in a work session.	Review of impact fee codes and practices related to assessments on ADUs.
	PROGRESS (5e)	Ordinance is complete and all steps were completed	Effort is complete for the mobile home park, preserving affordable housing. New draft overlay for housing in commercial zones should be adopted before the end of the year.	Same as 2020
	BARRIERS (5f)	The original goal was accomplished. Understanding new state laws related to ADUs required additional time for the process.	Fire code regulations, neighboring property owner, and geographic features stand in the way of expanding mobile home park, but the city was able to maintain current status. No barriers have been encountered for draft ordinance.	Same as 2020

WEST HAVEN, CITY

COUNTY: WEBER  
AOG/MPO: WFRC

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES	(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(G) encourage higher density or moderate income residential development near major transit investment corridors
2019 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b> Not provided in 2019</p> <p><b>KEY TASKS (5a)</b> Work collaboratively with other agencies, including WACOG, Wasatch Front Regional Council, UDOT, Weber County, and UTA to facilitate and advocate for the expansion of existing road infrastructure in areas designated for higher-density housing, particularly Midland Drive and its intersections from 4750 S to 1900 W. This will be an ongoing process.</p> <p>Work collaboratively with other agencies, including WACOG, Wasatch Front Regional Council, UDOT, Weber County, and UTA to facilitate and advocate for the expansion of existing and creation of new alternative transportation options, including bus routes, pedestrian and cyclist lanes and trails, and improved access to the Roy FrontRunner station, particularly in areas designated for higher-density residential development. This will be an ongoing process.</p> <p><b>PROGRESS (5e)</b> Not provided in 2019</p> <p><b>BARRIERS (5f)</b> Not provided in 2019</p>	<p>Not provided in 2019</p> <p>The Planning Commission will review the sample ADU ordinance provided by the Utah League of Cities and Towns. This will be completed by April 2020.</p> <p>The Planning Commission will draft an ordinance to allow for accessory dwelling units in residential zones and solicit public input throughout the process. This will be completed by June 2020.</p> <p>The City Council will adopt an ordinance allowing for accessory dwelling units in residential zones prior October 2020.</p> <p>Not provided in 2019</p> <p>Not provided in 2019</p>	<p>Not provided in 2019</p> <p>Strategy 1– The Planning Commission will review the General Plan map to ensure that zoning near major transit investments corridors (particularly I-15, Midland Drive, Hinckley Drive, and the Roy FrontRunner Station) encourages higher density or moderate income housing. This will be completed by June 2020.</p> <p>The Planning Commission will review the zoning code for areas near major transit investments corridors (particularly I-15, Midland Drive, Hinckley Drive, and the Roy FrontRunner Station) to ensure that it encourages higher density or moderate income housing as appropriate. This will be completed by June 2020.</p> <p>The City Council will review any recommendations from Planning Commission relating to Strategy 1 &amp; 2 and will adopt changes as appropriate. This will be completed by October 2020.</p> <p>Not provided in 2019</p> <p>Not provided in 2019</p>
2020 (REQUIRED & SUBMITTED)	<p><b>GOALS (2)</b></p> <ol style="list-style-type: none"> <li>1 - Work to expand existing road structure of Midland Drive from 4750 S to 1900 W</li> <li>2 - Work to expand alternate transportation strategies</li> </ol> <p><b>KEY TASKS (5a)</b></p> <ol style="list-style-type: none"> <li>1- 1) Funding for RoW purchases. 2) RoW purchases. 3) Secure funding commitment from UDOT and other stakeholders. 4) Design and Construction.</li> <li>2 - This represents an ongoing cycle: 1) Funding and Grant opportunities applications. 2) Possible RoW purchases. 3) Coordination with stakeholders and property owners. 4) Design and Construction.</li> </ol> <p><b>PROGRESS (5e)</b></p> <ol style="list-style-type: none"> <li>1) City has received funding from WAYCOG and UDOT for RoW easement purchases. Proceeding to Step 2.</li> <li>2 - City completed road and sidewalk improvements on 2550 South (2700 W to 3500 W) in 2020. Recently received funding for sidewalk improvements for 3300 South (2700 W to 3500 W) and sidewalk improvement along 3500 W including a bridge over the adjacent canal.</li> </ol> <p><b>BARRIERS (5f)</b></p> <ol style="list-style-type: none"> <li>1 - No deviation at this point.</li> <li>2 - No deviation at this point. Some barriers include RoW negotiations and timing of funding cycles</li> </ol>	<ol style="list-style-type: none"> <li>1 - Planning Commission to review sample ADU ordinance by April 2020</li> <li>2 - Planning Commission to draft ADU ordinance by June 2020</li> <li>3 - City Council to adopt ADU ordinance by October 2020</li> </ol> <p>1 - 1) Obtain draft language from UCLT. 2) Review with Planning Commission 3) Discussion</p> <p>2 - 1) Review proposed language as Planning Commission 2) Finalize language. 3) Hold public hearing for proposed ADU ordinance.</p> <p>3 - 1) Receive draft from Planning Commission 2) Review Ordinance 3) Discussion and Adoption</p> <p>1 - Planning Commission reviewed proposed ADU Ordinance language in early March. Pushed to set a meeting and public hearing</p> <p>2 - Planning Commission reviewed ADU Ordinance language. They then proceeded to hold a public hearing on April 22. Planning Commission voted to recommend ordinance and forward to the City Council.</p> <p>3 - Ordinance was reviewed with official passage on May 6, 2020. Much quicker than was planned.</p> <p>No deviation at this point. Timing issue due to COVID-19 impact on meetings.</p>	<ol style="list-style-type: none"> <li>1 - Planning Commission to review Master Plan for higher density housing along major corridors</li> <li>2 - Planning Commission to review Zoning Map to encourage higher-density along transit routes</li> <li>3 - City Council to review recommendations of Planning Commission and adopt such ordinances</li> </ol> <p>1 - 1) Receive draft from Planning Commission 2) Review Ordinance 3) Discussion and Adoption</p> <p>2 - 1) Review Zoning Map by Planning Commission 2) Propose possible changes 3) Consolidate changes and codify draft language</p> <p>3 - 1) Receive suggested changes to the Master Plan and Zoning Map made by Planning Commission 2) Discuss applicability and Draft changes as appropriate. 3) Adopt revised Master Plan and Zoning Map</p> <p>1 - Ordinance was reviewed with official passage on May 6, 2020. Much quicker than was planned.</p> <p>2 - None of the tasks have been completed. The Planning Commission opted to focus on the General Plan as a map for consideration of use. Altering the Zoning Map could create issues for existing owners.</p> <p>3 - The City Council adopted a revised General Plan with several changes. Preservation of areas for high-density, multi-family development was kept on the east side of Midland and Hinckley. A development is already in the works for apartments and townhomes in that area.</p> <p>1 - No deviation at this point.</p> <p>2 - The goal deviated due to possible impact on current property owners if rezones were considered. A reevaluation of this strategy is necessary.</p> <p>3 - Changes to the Zoning Map were not extensively made. Changing the General Plan provides a template for the direction the Council is looking while direct Zoning Map changes are a bit more cumbersome to enact unless a developer is directly attached.</p>
2021 (REQUIRED & NOT-SUBMITTED)	<p><b>GOALS (2)</b> No information provided in 2021</p> <p><b>KEY TASKS (5a)</b> No information provided in 2021</p> <p><b>PROGRESS (5e)</b> No information provided in 2021</p> <p><b>BARRIERS (5f)</b> No information provided in 2021</p>	<p>No information provided in 2021</p> <p>No information provided in 2021</p> <p>No information provided in 2021</p> <p>No information provided in 2021</p>	<p>No information provided in 2021</p> <p>No information provided in 2021</p> <p>No information provided in 2021</p> <p>No information provided in 2021</p>

**WEST JORDAN, CITY**

COUNTY: SALT LAKE  
AOG/MPO: WFR

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 9  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		(A) rezone for densities necessary to assure the production of MIH	(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Consider incentives in creation of moderate income housing.	Consider incentives in creation of moderate income housing.	Consider incentives in creation of moderate income housing. Where appropriate create new moderate income units.	Consider incentives in creation of moderate income housing. Where appropriate create new moderate income units.
	KEY TASKS (5a)	Consider a new Supportive Housing Zone and implement new development standards which incentivize moderate income housing by allowing a variety of smaller homes, smaller lots, and lessened development standards.  Evaluate zoning and determine if it is an impediment to moderate income housing; consider programs to rehabilitate distressed homes; and pursue development of high quality moderate income housing options in the City.  Consider moderate income housing as a density bonus in appropriate zones.	Consider fee reimbursement program to reduce construction costs if an agreement with the developer can be reached where the developer will provide a certain percentage of units in the moderate income rent range.	Explore options to create additional moderate income units such as accessory dwelling units in existing R-1 zones in select locations.  Consider allowing detached "Casita type" accessory dwelling units in appropriate single family zones.	Consider ways to create moderate income housing near large employment centers that matches the average wages paid by employers.
	PROGRESS (5e)	No information in 2019	No information in 2019	No information in 2019	No information in 2019
	BARRIERS (5f)	No information in 2019	No information in 2019	No information in 2019	No information in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	KEY TASKS (5a)	Same as 2019	Same as 2019	Same as 2019	Allow higher density multi-family housing in commercial zones and require a percentage of the units in new multi-family developments be in the moderate income range.
	PROGRESS (5e)	Same as 2019	Same as 2019	The City currently allows, as a conditional use, accessory dwelling units in all rural residential and rural estate zones. The City of West Jordan has been actively pursuing allowing ADUs in other residential zones of the City. The concept of allowing ADUs has been through the West Jordan Planning Commission who has recommended that a public outreach effort be conducted to gather public opinion about what are the correct residential zones to allow ADUs in. The city is also considering allowing ADUs in new planned developments in the Planned Community (PC) zones.	In 2018 the City adopted the Residential Overlay District which permits as an overlay to the base commercial zone high density multi-family residential in existing commercial areas. The minimum density allowed in the residential overlay is 45 dwelling units per acre with a maximum of 75 dwelling units per acre.
	BARRIERS (5f)	Same as 2019	Possible resistance to ordinance allowing ADU's.	Possible resistance to ordinance allowing ADU's.	None
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020	Same as 2020	Same as 2020



STRATEGIES					
		(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(J) implement zoning incentives for low to moderate income units in new developments	(L) preserve existing MIH
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Consider incentives in creation of moderate income housing. Where appropriate create new moderate income units.	No information in 2019	Consider incentives in creation of moderate income housing. Where appropriate create new moderate income units.	Preserve existing moderate income housing.
	KEY TASKS (5a)	Consider rezoning appropriate properties to a zone and density that supports moderate income housing, such as properties with one half mile of the TRAX line.  Consider providing financial assistance for developers to encourage moderate income housing at TOD sites, where appropriate.	No information in 2019	Consider requiring a percentage of the units in new multi-family developments be in the moderate income range.  Consider partnering with multi-family developers to reduce development costs or incentivize builders to provide moderate income units.	Look at ways to promote and continue to assist income qualified homeowners with home rehabilitations and emergency repairs using Community Development Block Grant (CDBG) and HOME funds.  Consider proactively enforcing licensing and property maintenance ordinances on all rental properties. Some rental units tend to have deferred maintenance which, if left unchecked, can decrease the property's appeal and lead to problem tenants. Ensuring proper upkeep allows existing rental units to remain safe, viable options for moderate income families.  Encourage all rental properties to participate in the City's "Good Landlord" program.
	PROGRESS (5e)	No information in 2019	No information in 2019	No information in 2019	No information in 2019
	BARRIERS (5f)	No information in 2019	No information in 2019	No information in 2019	No information in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019	Same as 2019	Same as 2019	Same as 2019
	KEY TASKS (5a)	Same as 2019	Same as 2019	Same as 2019	Promote and continue to assist income qualified homeowners with home rehabilitations, emergency repairs and down payment assistance using Community Development Block Grant (CDBG) and HOME funds.
	PROGRESS (5e)	There are three active transit oriented zones in the city, all adjacent to the UTA Trax line. Gardner Village Station Community. Between 2018 and 2020 The Station at Gardner Station opened as a mixed use community 272 multi-family units and approximately 30,000 sf of flex retail/office space. The density of this transit oriented development is 23 units per acre.  West Jordan City Center Station Community. This area has yet to see any redevelopment. The former retail buildings have been converted from a retail strip mall to office/warehouse use that is owned and occupied by Jordan School District. There is other privately owned retail, office, repair shops, a Trax station and various manufacturing businesses in operation on the 42 acre TOD site. The city is in the process of adopting a new master plan for the TOD site. If this master plan is adopted and followed a net result could be 2,200 new dwelling units in the 30 to 60 units per acre range and approximately 700,000 square feet of office, retail, commercial and research buildings over the next 30 years.  Jordan Valley Community. This area is the most active multi-family area in the city. In 2015 a 135 unit high density multi-family apartment project was opened for occupancy. Two years later another 135 unit high density multi-family apartment project was opened for occupancy. Currently a 207 unit multi-family apartment project is under construction. All the dwellings are within a few hundred feet of the Jordan Valley Trax station and all the apartment buildings have a minimum residential density in excess of 45 units per acre. Another apartment project is in the final stages of approval and will contain 240 units at a density of 41 units per acre. In total since 2015, 717 dwelling units will or have been provided. Also 200 of the existing one and two bedroom dwelling units' rents, in the TOD area, fall within the less than 80% AMI, when the units are available.	The city has adopted reduced parking requirements for all developments within transit oriented development areas. Parking maximums regulate parking within TODs. A maximum of 1.5 parking stalls are required for each dwelling unit opposed to a minimum of 2.5 stalls under standard parking regulations.  Parking requirements are also reduced in senior housing developments. A maximum between .5 and 1.25 stalls per dwelling is required depending on the type of senior housing which is less than standard parking requirements for the same type of dwelling that is not senior housing.	The City is close to approving a 592 acre 2,960 dwelling unit project an incentive was granted the developer who will be creating a minimum of 5% of the units in the project as moderate income housing dispersed throughout the development. This development is largely single family with a percentage of townhome product. There is no multi-family within the development. In total at build-out of the project 148 new moderate income units will be added.	The city is active in preserving moderate income housing. To qualified applicants the city allocates per year: \$175,000.00 for home repairs, \$40,000.00 revolving loan fund for home repairs, \$50,000.00 home down-payment assistance; up to \$7,500.00 per applicant, \$10,000.00 in rental assistance.
	BARRIERS (5f)	None	None	Same as 2019	Home Repair program: none. Down-payment assistance program: \$7500.00 is limiting in housing market; increase to \$10,000.00 per applicant. Rental Assistance: None.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	KEY TASKS (5a)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	PROGRESS (5e)	Same as 2020	Same as 2020	Same as 2020	Same as 2020
	BARRIERS (5f)	Same as 2020	Same as 2020	Same as 2020	Same as 2020

STRATEGIES		
STRATEGIES		<b>(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Where appropriate create new moderate income units.
	KEY TASKS (5a)	Utilize tax credits and other funds to construct moderate income housing units. Consider redeveloping blighted multi-family residential with higher density, moderate income units.  Consider prioritizing construction of units to meet the moderate income housing demand determined by the UAHFT Housing Model.  Expedite review timeframes for developments containing moderate income housing units.
	PROGRESS (5e)	No information in 2019
	BARRIERS (5f)	No information in 2019
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2019
	KEY TASKS (5a)	Where appropriate create new moderate income units by requiring a percentage of new housing in planned developments to be moderate income housing.
	PROGRESS (5e)	Same as 2019
	BARRIERS (5f)	May meet developer resistance. To off-set resistance consider moderate income housing as a density bonus or a required amenity in appropriate zones; or expedite review timeframes for developments containing moderate income housing units.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020
	KEY TASKS (5a)	Same as 2020
	PROGRESS (5e)	Same as 2020
	BARRIERS (5f)	Same as 2020

## WEST POINT, CITY

COUNTY: DAVIS  
AOG/MPO: WFRFCREQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH	(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
2019 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	Facilitate the expansion of a sewer line that is needed along SR-193 that will benefit the future higher density development that is planned within these areas;	Plan for ways to incorporate higher density residential development within the commercial zones.	Plan for ways to incorporate higher density residential development within the commercial zones.
	KEY TASKS (5a)	No data	Re-examining accessory dwelling units throughout the City.	Examining flexibility on zoning throughout the City.
	PROGRESS (5e)	No data	These items are strategies that can be implemented immediately in order to make progress on housing issues.	These items are strategies that can be implemented immediately in order to make progress on housing issues.
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	Identify funding for the project,	Review the code that restricts accessory dwelling units	Identify areas within the city that could incorporate mix use developments
	KEY TASKS (5a)	The City Council needed to support this project and help fund, easements needed to be obtained and the execution of the project was completed. This will be able to serve the housing needs in this area.	We need to go the Planning Commission and City Council for approval	We need to finalize a market analysis that has just begun in the city in hope to identify areas that might benefit from mix use developments.
	PROGRESS (5e)	The installation of the sewer line along SR-193	Staff has been meeting with consultants looking over the code to proposes some recommendations to reduce restrictions. No results yet have been adopted by ordinance.	We have just started an market analysis to help identify uses around future transportation corridors.
	BARRIERS (5f)	The city overcame acquiring easements and the construction of this line to make it prepared for development on this property. This property has a future of a variety of housing types.	COVID 19 and the ability to meet regularly in in-person meetings.	Time and COVID-19 have made it challenging to have in-person meetings to get the study started earlier.
2021 (REQUIRED & SUBMITTED)	GOALS (2)	Same as 2020	Update the code to allow ADU's in detached structures and remove roadblocks	Update the codes to reflect the goal stated above.
	KEY TASKS (5a)	Same as 2020	The City Council has approved the change	Once the consultant has completed the study the Planning Commission and Council will look that needs and then work on updating the code if needed.
	PROGRESS (5e)	Same as 2020	Staff has been meeting with consultants looking over the code to proposes some recommendations to reduce restrictions. City Council has adopted the changes	Staff has been meeting with consultants looking over the code to proposes some recommendations to reduce restrictions. No results yet have been adopted by ordinance.
	BARRIERS (5f)	Same as 2020	COVID 19 and the ability to meet regularly in in-person meetings.	The consultants has just started working on the study area.

# WEST VALLEY CITY, CITY

COUNTY: SALT LAKE  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 15  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES				
		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH</b>	<b>(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Part of the main goal, see columns for strategy C, H, or L.	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	Part of the main goal, see columns for strategy C, H, or L.
	KEY TASKS (5a)		All three apartment developments required a zone change. One of the zone changes was initiated proactively by the City to accommodate new apartments in the City's downtown project known as Fairbourne Station. Another zone change was approved despite significant public opposition from City residents as well as residents from a neighboring municipality. To facilitate additional apartments within Fairbourne Station the City assembled property in part through tax increment and demolished blighted residential properties.	
	PROGRESS (5e)		Progress has been ongoing with a variety of programs and incentives	
	BARRIERS (5f)		no data	
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data
2021 (REQUIRED & SUBMITTED)	GOALS (2)	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies
	KEY TASKS (5a)			
	PROGRESS (5e)	During the reporting period, the City Council rezoned a 2.79 acre property at 3036 S Decker Lake Drive for a 219-unit apartment development with a density of 78 units/acre.		In response to HB 82 passed by the Utah Legislature in the 2021 General Session, West Valley City now allows internal accessory dwelling units in all residential zones.
	BARRIERS (5f)			

STRATEGIES					
	(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers	(G) encourage higher density or moderate income residential development near major transit investment corridors	(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities	(J) implement zoning incentives for low to moderate income units in new developments	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Part of the main goal, see columns for strategy C, H, or L.	Part of the main goal, see columns for strategy C, H, or L.	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	Part of the main goal, see columns for strategy C, H, or L.
	KEY TASKS (5a)			All three apartment developments required a zone change. One of the zone changes was initiated proactively by the City to accommodate new apartments in the City's downtown project known as Fairbourne Station. Another zone change was approved despite significant public opposition from City residents as well as residents from a neighboring municipality. To facilitate additional apartments within Fairbourne Station the City assembled property in part through tax increment and demolished blighted residential properties.	
	PROGRESS (5e)			Progress has been ongoing with a variety of programs and incentives	
	BARRIERS (5f)			no data	
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data	no data
	KEY TASKS (5a)	no data	no data	no data	no data
	PROGRESS (5e)	no data	no data	no data	no data
	BARRIERS (5f)	no data	no data	no data	no data
2021 (REQUIRED & SUBMITTED)	GOALS (2)	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies
	KEY TASKS (5a)				
	PROGRESS (5e)	The City continues to allow higher density residential development in the City Center (CC) and Mixed Use (MXD) zones which also allow commercial development. A 201-unit apartment development with a density of 70 units/acre was recently completed within the CC zone at 2986 W Lehman Ave.	Both the 219-unit and the 201-unit apartment developments mentioned earlier are within walking distance of light rail stations. In fact, the apartment development approved at 3036 S Decker Lake Drive is adjacent to the light rail station on Decker Lake Drive just north of 3100 South.	The City Center zone, which is serviced by the 704 TRAX Green Line and 10 local bus routes at the West Valley Central Station, allows a 10% reduction from the City's minimum parking requirements. The City's code also allows for reductions to minimum parking requirements for developments with a mix of uses that have different peak parking demands where parking can be shared. In addition, the City's code allows further reductions through a use specific parking study that can demonstrate that the proposed use would have a parking demand less than the minimum requirements.	Within the City Center zone, the City has no density limit
	BARRIERS (5f)				

STRATEGIES					
STRATEGIES	<b>(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis</b>	<b>(L) preserve existing MIH</b>	<b>(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality</b>	<b>(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]</b>	
2019 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	Part of the main goal, see columns for strategy C, H, or L.	Part of the main goal, see columns for strategy C, H, or L.	
	<b>KEY TASKS (5a)</b>		All three apartment developments required a zone change. One of the zone changes was initiated proactively by the City to accommodate new apartments in the City's downtown project known as Fairbourne Station. Another zone change was approved despite significant public opposition from City residents as well as residents from a neighboring municipality. To facilitate additional apartments within Fairbourne Station the City assembled property in part through tax increment and demolished blighted residential properties.		
	<b>PROGRESS (5e)</b>		Progress has been ongoing with a variety of programs and incentives		
	<b>BARRIERS (5f)</b>		no data		
2020 (REQUIRED & NOT-SUBMITTED)	<b>GOALS (2)</b>	no data	no data	no data	
	<b>KEY TASKS (5a)</b>	no data	no data	no data	
	<b>PROGRESS (5e)</b>	no data	no data	no data	
	<b>BARRIERS (5f)</b>	no data	no data	no data	
2021 (REQUIRED & SUBMITTED)	<b>GOALS (2)</b>	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	
	<b>KEY TASKS (5a)</b>				
	<b>PROGRESS (5e)</b>	The West Valley City Housing Authority administers the Section 8 Housing Choice Voucher Program to provide long-term subsidized assistance to eligible tenants. Using HOME funds, the City offers home rehabilitation grants to preserve affordable, safe, sanitary and decent housing for low-income families and individuals. Utilizing CDBG funding, the City also provides grants for home maintenance and minor repair services to extremely low income homeowners within the City to correct emergency repairs on their home.	As described above, the City and the City's Housing Authority administer programs that help preserve existing moderate income housing	The City has a residency incentive program in the Police Department that includes \$10,000 to purchase a home within West Valley.	Through an interlocal cooperation agreement with Salt Lake County and the four other entitlement cities, West Valley City participates in the HOME Investment Partnership Program. Through this partnership, West Valley receives HOME funds that are used to fund the housing programs mentioned earlier in this report.
	<b>BARRIERS (5f)</b>				

STRATEGIES						
STRATEGIES		(T) (S for County) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH	(U) (T for County) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance	(V) (U for County) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income	
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Part of the main goal, see columns for strategy C, H, or L.	Part of the main goal, see columns for strategy C, H, or L.	Part of the main goal, see columns for strategy C, H, or L.	Part of the main goal, see columns for strategy C, H, or L.	
	KEY TASKS (5a)					
	PROGRESS (5e)					
	BARRIERS (5f)					
2020 (REQUIRED & NOT-SUBMITTED)	GOALS (2)	no data	no data	no data	no data	
	KEY TASKS (5a)	no data	no data	no data	no data	
	PROGRESS (5e)	no data	no data	no data	no data	
	BARRIERS (5f)	no data	no data	no data	no data	
2021 (REQUIRED & SUBMITTED)	GOALS (2)	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	The city utilizes strategies from the whole of the state code list to achieve the above mentioned strategies	
	KEY TASKS (5a)					
	PROGRESS (5e)	West Valley City has its own housing authority. As described above the City's Housing Authority administers the Section 8 Housing Choice Voucher Program.	Later this year, West Valley City will be applying for funding from the Wasatch Front Regional Council's Transportation and Land Use Connection Program to update the City's General Plan	The City Redevelopment Agency's most recent efforts to utilize moderate income housing set-aside funds are described in the proceeding report section.	The City uses HOME funds to provide up to a \$15,000 down payment assistance grant to eligible households wishing to locate within the City.	
	BARRIERS (5f)					

WHITE CITY, METRO TOWNSHIP

COUNTY: SALT LAKE  
AOG/MPO: WFCR

REQUIRED ITEMS: 3  
TOTAL MENU ITEMS: 3  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES		(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones	(L) preserve existing MIH	(W) (V for County) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Create more moderate-income housing options.	White City Metro Township desires to keep its current moderate-income housing safe and affordable. To do so, White City will identify the specific locations of current MIH. White City will also establish a good landlord program and achieve code enforcement (See White City Metro Township MIH Plan 2019).	Support measures and efforts that contribute to neighborhood stabilization.
	KEY TASKS (5a)	The above strategy works to make MIH units where there are none currently by allowing ADUs. ADUs can become a second source of income for desiring families. ADUs are also typically more affordable places to live than traditional housing (i.e. single-family homes). White City must write and adopt an ADU Ordinance, which will include a public process where ADUs will be carefully defined and the type of ADUs allowed, and where, will be outlined. Discussion of ADU specifications will occur at public meetings and throughout the general plan process.	To preserve MIH, where MIH is located within the metro will be identified first. Patterns in the spatial distribution of MIH will be noted and analyzed. The identification of MIH will guide specific next steps. There is some concern regarding housing and yard disrepair. Such conditions can bring down property values near the property in disrepair, which can be economically detrimental to moderate-income households in the vicinity. Achieving more regular code enforcement will help protect housing and prevent housing conditions from deteriorating. Additionally, the creation of a good landlord program can incentivize landlords to maintain safe and comfortable housing. This is important in preventing the creation of slumlords who provide unsafe housing to vulnerable households without facing consequences.	Provide exterior curb-appeal grants to 5 homes per year through 2024 (25 total). Support applications and funding from the Green and Healthy Homes Initiative to conduct critical needs home repair in low and moderate-income housing. Support applications and funding from the Utah Weatherization Assistance Program to help low-income residents, especially the elderly and disabled, to reduce energy consumption through home improvements. Support applications and funding from Assist Utah's Emergency Home Repair, Accessibility Design, and Aging in Place programs. Conduct and use a sidewalk inventory, and connect any sidewalk gaps to promote walkability and enhance destination accessibility.
	PROGRESS (5e)	Some information regarding ADUs has been provided to White City officials. This was provided at the Housing Element Open House and during discussion at planning commission and general plan steering committee meetings. Information was well-received.	Code enforcement has been increased. The Greater Salt Lake Municipal Services District hired additional staff to increase capacity to five code enforcement officers.	This task has not been completed.
	BARRIERS (5f)	It is too soon to see how the various tasks will impact White City.	It is too soon to see how the various tasks will impact White City.	It is too soon to see how the various tasks will impact White City.
	GOALS (2)	No data	No data	No data
2020 (REQUIRED & NOT-SUBMITTED)	KEY TASKS (5a)	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
	GOALS (2)	Same as 2019	Preserve MIH	<ul style="list-style-type: none"> <li>Help low and moderate-income residents to identify and apply for grants and funding opportunities that do, such as the Green and healthy Homes initiative and the Utah Weatherization Assistance Program, among others.</li> <li>Support better housing conditions in part by identifying infrastructure investments, such as fixing sidewalk gaps, that further facilitate MIH and the success of MIH families.</li> </ul>
2021 (REQUIRED & SUBMITTED)	KEY TASKS (5a)	<ol style="list-style-type: none"> <li>Draft an accessory dwelling unit ordinance that meets the stated needs.</li> <li>Work with the public, Planning Commission, and the Council to tailor the ordinance to White City.</li> <li>Adopt the ordinance.</li> <li>Propagate information about ADUs to residents.</li> </ol>	<ol style="list-style-type: none"> <li>Achieve code enforcement.</li> <li>Gather data of safe/adequate housing conditions during code enforcement operations throughout 2022 (and carrying on).</li> <li>Analyze data, numerically and spatially.</li> <li>Understand housing conditions.</li> <li>Consider implementing a good landlord program to hold landlords accountable.</li> <li>Ensure future land use map created in 2021-2021 General Plan does not zone out low and moderate-income housing.</li> <li>Update land use ordinances to prevent purchaser of two or more lots from tearing down White City's existing houses on those lots, combining lots, and building a "McMansion" on the new lot.</li> <li>Create action plan for helping residences stay compliant.</li> </ol>	<ol style="list-style-type: none"> <li>Identify grants and other funding opportunities.</li> <li>Apply for infrastructure-related grants.</li> <li>Develop public engagement strategy to share information about household-level grants with residents.                             <ol style="list-style-type: none"> <li>Create a website for Long Range Planning for White City, where information about housing including programs for MIH families, can be housed.</li> <li>Include "housing" as one of the twelve planning themes (one monthly throughout 2021) and include various events that help propagate this information and answer resident questions.</li> </ol> </li> </ol>
	PROGRESS (5e)	Task One – Completed. Task Two – Completed. Task Three – Completed. The Internal Accessory Dwelling Unit ordinance for White City was adopted in October 2021. Task Four – In process.  Results – Residents in White City can now have internal accessory dwelling units in their houses and apply for building permits or business licenses to rent them out. We have not collected any data yet due to the short time since adoption of the ordinance.	Task One – Additional code enforcement staff were hired, which has allowed necessary code enforcement to be achieved. Task Two – All primary functions of planning, code enforcement, building and business licensing have been moved to a new tracking software called Citworks this allows high quality data acquisition and recording issues. Task Three – All primary functions of planning, code enforcement, building and business licensing have been moved to a new tracking software called Citworks that is a GIS based system to better analyze issues and trends in the community. Task Five – Staff reviewed the implementation of a good landlord program. Research showed emerging awareness that these programs tend to lead to discrimination in housing. This strategy has been dismissed. Task Six – The General Plan has been completed by the steering committee and is in the adoption process. Proposed adoption is February 2022. The future land use map retains existing housing and encourages opportunities for diverse housing options.	<ol style="list-style-type: none"> <li>Task one is complete. White City has secured funding and completed an RFP for the Walk White City Plan. It is projected to be done August 2022.</li> <li>Task two is in process. There are multiple projects being worked on to complete an inventory of infrastructure in White City like the Walk White City Plan which will yield a full sidewalk inventory.</li> <li>Task three is complete. There is a long range planning web page that hosts surveys, updates, links to information, and documents needed for residents.</li> </ol>
	BARRIERS (5f)	So far, there has been no data collection as a result of the following tasks being completed.	In 2019, a good landlord program was proposed as a potential aid to this goal, but that has since been dismissed for its generally discriminatory effects. Additionally, the community has strong NIMBY-ism to any zoning other than single-family residential or agricultural. Not having a full inventory of the current MIH housing has made it difficult to create an action plan for residences to stay compliant.	There has not yet been a deviation from the desired outcome.
	GOALS (2)	Same as 2019	Preserve MIH	<ul style="list-style-type: none"> <li>Help low and moderate-income residents to identify and apply for grants and funding opportunities that do, such as the Green and healthy Homes initiative and the Utah Weatherization Assistance Program, among others.</li> <li>Support better housing conditions in part by identifying infrastructure investments, such as fixing sidewalk gaps, that further facilitate MIH and the success of MIH families.</li> </ul>



# WOODS CROSS, CITY

COUNTY: DAVIS  
AOG/MPO: WFRC

REQUIRED ITEMS: 4  
TOTAL MENU ITEMS: 4  
MAJOR TRANSIT INVESTMENT COORIDOR: YES

STRATEGIES				
		<b>(A) rezone for densities necessary to assure the production of MIH</b>	<b>(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers</b>	<b>(G) encourage higher density or moderate income residential development near major transit investment corridors</b>
2019 (REQUIRED & SUBMITTED)	GOALS (2)	Ensure that the City's housing continues to meet the needs of residents of all income levels.	Ensure that the City's housing continues to meet the needs of residents of all income levels.	Ensure that the City's housing continues to meet the needs of residents of all income levels.
	KEY TASKS (5a)	Review the City's zoning ordinance and identify possible factors that limit the development of different housing types. Revise the zoning ordinance to enable the development of a variety of housing types in residential zones, including requirements on setbacks and lot size.	Consider Form-based Codes and similar mixed-use zoning mechanisms to support the development of new residential units in mixed-use zones.	Review the City's zoning ordinance and identify possible factors that limit the development of different housing types. Revise the zoning ordinance to enable the development of a variety of housing types in residential zones, including requirements on setbacks and lot size. Consider Form-based Codes and similar mixed-use zoning mechanisms to support the development of new residential units in mixed-use zones.
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data
2020 (REQUIRED & SUBMITTED)	GOALS (2)	To provide areas in the city where moderate income housing can be built.	To provide for a smooth transition from commercial/industrial to residential development.	To have higher residential density around the Woods Cross Front Runner Station.
	KEY TASKS (5a)	<ol style="list-style-type: none"> <li>1. Amend the General Plan to allow diversified housing in the northwest quadrant</li> <li>2. Create zoning classifications to allow for diversified housing in the areas identified in the General Plan.</li> <li>3. Rezone property to new classifications as requested by property owners.</li> </ol>	<ol style="list-style-type: none"> <li>1. Amend the General Plan to allow diversified housing in the northwest quadrant</li> <li>2. Create zoning classifications to allow for diversified housing in the areas identified in the General Plan.</li> <li>3. Rezone property to new classifications as requested by property owners.</li> </ol>	<ol style="list-style-type: none"> <li>1. Complete study identifying development potential around the Front Runner Station</li> <li>2. Identify properties that can be developed and work with property owners to develop</li> <li>3. Construct a bridge over the tracks to allow development on the west side of the tracks</li> </ol>
	PROGRESS (5e)	1 and 2 have been completed. We have designated the areas on the General Plan and the appropriate zoning classifications have been created.	1 and 2 have been completed. We have designated the areas on the General Plan and the appropriate zoning classifications have been created.	The study has been completed. The study was well received by the City Council, but due to other priorities no action has been taken on moving the recommendations of the study forward.
	BARRIERS (5f)	So far everything has gone as planned. The City has little opportunity to speed up step number three, since this is at the discretion of private property owners.	So far everything has gone as planned. The City has little opportunity to speed up step number three, since this is at the discretion of private property owners.	There are two main barriers. <ol style="list-style-type: none"> <li>1. Funding for an overpass</li> <li>2. Proximity to Holly Refinery has limited the location of housing due to safety concerns</li> </ol>
2021 (REQUIRED & SUBMITTED)	GOALS (2)	No data	No data	No data
	KEY TASKS (5a)	No data	No data	No data
	PROGRESS (5e)	No data	No data	No data
	BARRIERS (5f)	No data	No data	No data

STRATEGIES	
<b>(L) preserve existing MIH</b>	
<b>2019 (REQUIRED &amp; SUBMITTED)</b>	<b>GOALS (2)</b> Diversify the housing types available for purchase.
	<b>KEY TASKS (5a)</b> Target funding, wherever possible to maintain an affordable housing stock. Work to preserve, maintain and rehabilitate existing affordable housing stock through home repair and similar programs.
	<b>PROGRESS (5e)</b> No data
	<b>BARRIERS (5f)</b> No data
<b>2020 (REQUIRED &amp; SUBMITTED)</b>	<b>GOALS (2)</b> To ensure that we preserve the existing moderate income housing we have in the city
	<b>KEY TASKS (5a)</b> 1. Set up a RDA program to provide assistance to homeowners to pier their homes 2. Apply for CDBG funds to assist in the piercing of homes.
	<b>PROGRESS (5e)</b> These both are ongoing. We have been able to pier 12 homes and hope to do more into the future
	<b>BARRIERS (5f)</b> So far everything has gone as planned. Lack of funding has stopped us from piercing all of the homes that are experiencing problems due to subsidence.
<b>2021 (REQUIRED &amp; SUBMITTED)</b>	<b>GOALS (2)</b> No data
	<b>KEY TASKS (5a)</b> No data
	<b>PROGRESS (5e)</b> No data
	<b>BARRIERS (5f)</b> No data