

Goal C-5. Meeting Moderate-Income Housing Needs/Programs

To address the promotion, funding and development of moderate-income housing.

Policies: C-5.1 Encourage opportunities for the development of adequate housing for low and moderate-income households by using land-use regulation techniques, i.e. zoning ordinances. rezone for densities necessary to facilitate the production of moderate-income residential development housing in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Additionally, Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

State Strategy A: Rezone for densities necessary to facilitate the production of moderate-income residential development housing in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

- Action: Create and maintain quarter acre lot densities in a planned unit development (PUD) that allows the construction of multi-family moderate and low-income housing.

- Projected completion: August of 2023

C-5.2 Consider the impact of proposed ordinances, assessments and fees on moderate and low income housing affordability and availability by avoiding service that increase costs. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

State Strategy B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

- Action: Install new sewer and water infrastructure within or adjacent to existing and future Planned Unit Development (PUD) areas that provide access without additional financial burden.

- Projected completion: August of 2023

C-5.3 Encourage the development of affordable housing by government agencies and non-profit organizations by facilitating simple and effective application processes.

State Strategy O: 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, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- Action: Attend State and County Land Use seminars so we can identify potential sources of Moderate-income housing funding. Make application for at least two funding agencies. Partner with the Utah Housing Authority or the Cedar City Housing Authority in application for low-income or moderate-income housing grants.

Projected completion: March 2023

~~C-5.4— Inform the public about programs such as low cost loans, equity sharing, deed restrictions and other resources to facilitate more moderate income housing. (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones; Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.~~

State Strategy A: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

- Action: Amend By-laws of the Enoch City Community Development and Renewal Agency (CDRA) to include the moderate-income housing set aside as detailed in Utah Code and facilitate the expenditure of the set aside for a moderate-income housing development.
- Projected completion: August 2023

C-5.5 Maintain the required County, State, and Federal reporting mechanisms and use the data as a resource for land-use regulation decisions-