


## GOAL V: PROVIDE HOUSING OPPORTUNITIES FOR A RANGE OF FAMILY AND INCOME TYPES.

	Strategy	Why	Who	How
H 1	Foster mixed-use and walkable neighborhood zoning to encourage a mix of housing types-including multi-family-for a mix of incomes.	See GOAL I: ENHANCE AIR QUALITY 		EXAMPLES: <ul style="list-style-type: none"> <li>• Accessory dwelling units (in-law apartments).</li> <li>• Single-family attached products, such as townhomes, row houses, condominiums</li> <li>• Small-lot detached condominiums (drip-line ownership), Example: Harvard Park</li> <li>• Apartments</li> <li>• Single-room occupancy residences</li> <li>• Congregate senior living</li> <li>• Garden-style apartments</li> <li>• Mid-rise and high-rise apartments where appropriate</li> </ul>
H 2	Promote density bonuses to developers to promote development of affordable housing.	<ul style="list-style-type: none"> <li>• Makes it economically attractive and possible for developers to provide affordable housing, even when land costs are high</li> </ul>	developers, local governments, Envision Utah	<ul style="list-style-type: none"> <li>• Work with cities and developers to develop density bonus programs.</li> <li>• Envision Utah will provide a tool box of model zoning codes and design standards, and facilitate access to relevant expertise</li> </ul>
H 3	Encourage energy efficiency ordinances.	See GOAL I: ENHANCE AIR QUALITY		
H 4	Provide information regarding developer incentives and tax breaks for development of affordable and mixed-income housing.	<ul style="list-style-type: none"> <li>• Mixture of incomes helps incorporate affordable housing without creating concentrations of poverty, which often increase crime</li> <li>• Incentives make such projects more attractive to developers, and allow them to include affordable products without sacrificing their expected return.</li> </ul>	developers, local and state governments, Quality Growth Commission, Envision Utah	<ul style="list-style-type: none"> <li>• Envision Utah work with developers, local and state government to implement incentive programs.</li> <li>• Envision Utah can provide a tool box of options with information on how those options have worked elsewhere</li> <li>• Quality Growth Commission should study options for state, local, and federal incentives</li> </ul>
H 5	Create local housing trust funds to develop and maintain affordable housing.	<ul style="list-style-type: none"> <li>• Local housing trust funds are vehicles that allow local government participation in financing of affordable housing development, and therefore local control. They have the advantage of attracting other development capital into community, and in addition to making for good social policy, they also contribute to economic development.</li> </ul>	local governments, Utah Housing Technical Assistance Program (UHTAP), Department of Community & Economic Development (DCED)	<ul style="list-style-type: none"> <li>• Pass ordinances at local level to create housing trust funds (usually configured as a restricted fund within the general fund). The ordinance should create a board to oversee the fund and serve as an advisory body to the city council. The board will make money available for housing development projects that serve people who earn less of 80% or 50% of median income. Can be set up as loan or grant program.</li> <li>• Self-replenish through existing revenue stream, e.g. % of transient room tax, loan payments and investment dividends go back into fund.</li> <li>• UHTAP can provide model ordinances and technical assistance in setting up trust funds.</li> </ul>
H 6	Encourage cooperative region-wide fair share housing policies.	<ul style="list-style-type: none"> <li>• Helps to equalize the burden of providing affordable housing throughout the region</li> <li>• Helps to better meet regional needs</li> </ul>	Quality Growth Commission, DCED, local governments, Utah Issues, UHTAP, redevelopment agencies, other housing advocates	<ul style="list-style-type: none"> <li>• Begin by identifying overall affordable housing needs for the region. Conduct inventory of existing affordable housing in communities and compare to need.</li> <li>• Work with communities, DCED; use H.B. 295 plans and inventories.</li> <li>• Quality Growth Commission should coordinate/oversee these efforts</li> </ul>
H 7	Support strategies to reduce ozone and save energy.	See GOAL I: ENHANCE AIR QUALITY		
H 8	Develop a program of incentives to local governments to develop and implement plans for affordable and mixed-use, mixed-income housing.	<ul style="list-style-type: none"> <li>• Would encourage communities to adopt and implement affordable housing plans, as required by H.B. 295</li> </ul>	Quality Growth Commission, DCED, redevelopment agencies, affordable housing advocates	<ul style="list-style-type: none"> <li>• Quality Growth Commission should require compliance with H.B. 295 before a municipality would be able to qualify for QGC funds.</li> </ul>