

## Moderate Income Housing Plan

### Planning Aspirations

#### Status Quo

- (a) Rezone for densities necessary
- (b) Rehabilitation or expansion of infrastructure
- (c) Rehabilitation of uninhabitable housing stock into MIH
- (d) Waive construction related fees
- (e) Allow IADUs or DADUs
- (f) Rezone for residential use in commercial **broad**
- (g) Rezone for residential use in commercial/ mixed-use zones **public transit**
- (h) Reduce parking requirements **public transit**
- (i) Allow for single room occupancy
- (j) Zoning incentives for MIH in new developments
- (k) Utilize a landlord incentive program, deed restriction grant program, or housing loss mitigation fund
- (l) Reduce, waive, or eliminate impact fees
- (m) Create or participate in a community land trust
- (n) Implement a mortgage assistance program
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- (o) Partner with an entity that promotes the construction or preservation of MIH
- (p) Use CRA set aside for MIH
- (q) Eliminate impact fees for DADUs
- (r) Create a transfer of development rights program
- (s) Ratify a joint acquisition agreement
- (t) Develop a MIH project for disabled or 55+ residents
- (u) Adopt a Station Area Plan **required**
- (v) Allow or approve multifamily dwellings compatible in scale and form with SFD dwellings
- (w) Implement another program to address MIH needs for residents at <80% AMI
- (x) Create an HTRZ
- (y) Create a HOPZ
- (z) Create a FHIZ
- (aa) Approve an HB572/UHIP project
- (bb) Adopt or approve an HB37 density bonus for single-family units *% can be required to be affordable owner-occupied, minimum of 6 units/acre*
- (cc) Adopt or approve an HB37 density bonus for multifamily units *see above, minimum of 20 units/acre*

#### KEY

*Potentially worth 3x points/auto compliance under proposed MIPH 2.0*

## Moderate Income Housing Plan 2.0

### Zoning Actions

*State \$ will partner with the qualifying cities, but not every city will qualify*

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- Zone for housing in transportation corridor
- Zone for housing within designated Wasatch Choice center
- HTRZ
- FHIZ
- Station Area Plan

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- Allow for at least two housing types in a single-family zone or a commercial zone (via DA, zone, overlay) with ownership requirements
- Lot size for single-family detached of smaller than 6k square feet with ownership requirements
- Townhomes
- Mansion-style multiplex that looks like single-family detached
- HB 37 density bonus for single-family ownership or equivalent
- HB 37 density bonus for multifamily ownership or equivalent
- HOPZ
- Detached ADUs

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- *Approve an SB 181 project (unit that is 80% AMI or below can't have a garage)*
- *Approve a HB 572 project*
- *Housing mitigation loss policy*
- *Approve a housing project on publicly owned land*
- *Permanent Supportive Housing OHS recognized*
- *Transitional Housing OHS recognized*
- *Crisis Shelter OHS recognized*