

THE REDEVELOPMENT AGENCY OF MIDVALE CITY

RESOLUTION NO. 2021-13RDA

**A RESOLUTION AUTHORIZING THE IMPLEMENTATION
OF THE NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAM
BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY**

WHEREAS, the Redevelopment Agency of Midvale City (“Agency”) was created to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act; and

WHEREAS, twenty percent of tax increment generated in the project areas are required to fund affordable housing; and

WHEREAS, the Board of Directors of the Agency has established the City-Wide Housing Fund to support the development and retention of affordable housing in Midvale; and

WHEREAS, the Redevelopment Agency of Midvale City has committed to provide affordable housing opportunities for Midvale residents; and

WHEREAS, the Redevelopment Agency of Midvale City seeks to establish the Neighborhood Housing Improvement Program to provide affordable housing, remove blighted buildings, and improve the condition of the City’s housing stock.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby authorize the Chief Administrative Officer and Executive Director to implement the Neighborhood Housing Improvement Program and execute all necessary documents, subject to the Neighborhood Housing Improvement Program Term Sheet and such other terms and conditions as recommended by Agency’s legal counsel.

Passed and Adopted by the Board of Directors of the Redevelopment Agency of Midvale City, State of Utah, this 24th day of August 2021.



Robert Hale
Chief Administrative Officer



Matt Dahl
Executive Director

ATTEST:



Rori L. Andreason, MMC
Secretary



Voting by the Board:

	“Aye”	“Nay”
Dustin Gettel	<input checked="" type="checkbox"/>	_____
Paul Glover	<input checked="" type="checkbox"/>	_____
Quinn Sperry	<input checked="" type="checkbox"/>	_____
Heidi Robinson	<input checked="" type="checkbox"/>	_____
Bryant Brown	<input checked="" type="checkbox"/>	_____

AMENDED PROJECT TERM SHEET

Program Budget	\$500,000
Funding Source	City-wide Housing Fund
Purpose	<p>The Neighborhood Housing Improvement Program (NHIP) is an Agency-led effort to strategically invest in neighborhoods throughout Midvale, by acquiring and redeveloping properties that pose a significant negative impact on the overall quality of housing stock.</p>
Property Selection Criteria	<p>A property must be considered a blight on the neighborhood to be considered for this program.</p> <p>Eligible properties with a structure on site must meet two of the following criteria:</p> <ul style="list-style-type: none"> • Closed to occupancy by Salt Lake County Health Department • Associated with criminal activity or domestic disturbances (frequent law enforcement visits) • Vacant • Run-down condition, negatively impacting the overall character and quality of the neighborhood <p>Properties that are vacant lots with no major structures capable of human occupancy are eligible without needing to meet any of the other above criteria.</p> <p>Staff will submit a list of properties in closed session for pre-approval by the Board. Staff also seeks approval from the Board to engage with non-approved property owners prior to approval by the Board. Once discussions have begun, staff will notify the Board to discuss property and get their approval.</p>
Affordability Criteria	<p>The property is to be marketed for households with earnings 60% of the Area Median Income (AMI)</p> <p>The property is targeted at families, and the price will reflect the 60% AMI rate adjusted for a family of four.</p>
Property Acquisition	<p>Offers on property contingent on Board approval.</p> <p>Staff will provide Board the following for consideration:</p> <ul style="list-style-type: none"> • Purchase price and contract terms • Site preparation and demolition estimate where necessary. <ul style="list-style-type: none"> - All other properties will be assessed to determine if renovation or demolition is the more appropriate option. • Construction estimate • Available Property Reports

	<ul style="list-style-type: none"> - Title report - Appraisal - Survey - Phase I ESA • Close on property
Project Specific Costs	<p>The costs associated with the acquisition, redevelopment and disposition of the property are:</p> <ul style="list-style-type: none"> • Agent fee • Property acquisition • Demolition and/or site clearance • Design/Engineering • Construction • Marketing • Closing costs • Site maintenance
Land Maintenance	<p>All properties must be assessed to determine if demolition or renovation is the best option for the property.</p> <p>Each property shall have all items left on the land removed from the land in preparation for construction. In the case of demolition, the vacant land shall have a soft landscaping (wood chipping) applied to it until construction can begin, to minimize any negative impacts to the neighborhood.</p> <p>Properties that are not demolished and are to be renovated shall be secured in the most appropriate manner. This may involve the bolting of doors and covering of all windows and entryways with a secure material to deter any unlawful entry or occupation of a premises.</p>
Project Scope and Design	<p>The Agency shall act as developer of the property.</p> <p>The following shall be considered the minimum design standards and should be noted for redevelopment:</p> <ul style="list-style-type: none"> • Minimum 3-bedroom home with a minimum of 1 bathroom • Garage on property • Energy star rating • Low maintenance landscape • Accessory dwelling unit where possible and if allowed <p>The design should be adaptable, in that it may be reused in future NHIP projects.</p> <p>Final design to be approved by the RDA Board.</p>