

MODERATE INCOME HOUSING ELEMENT FOR GENERAL PLAN

In accordance with Utah State Code (10-9a-403 and 17-27a-403) Midvale City is revising its Moderate-Income Housing Plan to meet the needs of households whose income falls on or below 80% of the area median income (AMI). To achieve this, Midvale City will roll out the plan in three phases.

Phase 1 (October 1st, 2022) - Select 6 of 24 moderate-income housing strategies required by state law, including a five-year implementation plan. Because Midvale City has a fixed guideway public transit station two strategies are required per Utah State Code 10-9a-403(2)(b)(iv), one of which is to develop and adopt a station area plan, the other requires selecting one of the following three strategies, G, H or Q. Midvale City selected strategy Q to create a housing and transit reinvestment zone pursuant to Title 63N Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

Phase 2 (by end of FY22) - Collect and analyze current local demographic and housing data for Midvale City to further refine and strengthen the moderate-income housing implementation plan. Include this baseline data in the General Plan under the Moderate-Income Housing Element.

Phase 3 (FY22 – FY27) - Carry out the moderate-income housing implementation plan and submit annual progress reports through the Utah Housing and Community Development department.

STRATEGIES TOWARD MODERATE-INCOME HOUSING

Seven Moderate Income Housing strategies were selected from Utah State Code 10-9a-403(b)(iii), each of which includes a five-year implementation plan to meet the needs of households who fall on or below 80% AMI in Midvale. Out of 24 strategies, the following seven strategies were carefully considered and selected by the Midvale City Planning Department, the Redevelopment Agency of Midvale City, and City Management. This plan will continue to be updated and refined as current demographic and housing data is collected and analyzed during Phase 2. Determining a baseline of data is critical to better understand the needs of moderate-income households today and into the future. The selected seven strategies include the following:

Selected Strategies

1. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
2. Reduce, waive, or eliminate impact fees related to moderate income housing;
3. Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality;
4. 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;

5. 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;
6. Develop and adopt a station area plan in accordance with Section 10-9a-403.1.; and
7. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

IMPLEMENTATION PLAN

STRATEGY 1		
Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.		
YEAR 1		
TASK	ASSIGNED	PROGRESS
Collect and assess housing and demographic data to determine immediate and future housing needs and goals.	RDA Housing Manager	Report baseline data as part of the Moderate-Income Housing element in the General Plan. Update the implementation plan based on this baseline data.
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA and to increase moderate income housing stock.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of the “basketball court” development.
Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing
YEAR 2		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of the “Holden Street” development.
Promote the Good Landlord Program	RDA	Ongoing

	Planning Department	
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale’s RDA and CDA areas.
YEAR 3		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of the “Depot Street” development.
Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale’s RDA and CDA areas.
Review housing incentive programs, assess number of Moderate-Income Housing Units and make improvements to the application processes.	RDA	Ongoing Housing incentive program assessment/report. Improved application process.
YEAR 4		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale’s Main Street CDA.
Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale’s RDA and CDA areas.
YEAR 5		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale’s Main Street CDA.

Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's RDA and CDA areas.

STRATEGY 2		
Reduce, waive, or eliminate impact fees related to moderate income housing.		
YEAR 1		
TASK	ASSIGNED	PROGRESS
Conduct an impact fee study	City Management	One-time (year 1 & 2)
YEAR 2		
TASK	ASSIGNED	PROGRESS
Conduct an impact fee study	City Management	One-time (year 1 & 2)
YEAR 3		
TASK	ASSIGNED	PROGRESS
Create impact fee policy to increase moderate income housing and incorporate the policy into city code as adopted by City Council.	City Management, RDA, & Planning	Onetime Adopt impact fee policy
YEAR 4		
TASK	ASSIGNED	PROGRESS
Increase developers' awareness of this benefit. Implement and monitor impact fee policy	RDA, Planning, and City Management	Ongoing
YEAR 5		
TASK	ASSIGNED	PROGRESS
Increase developers' awareness of this benefit. Implement and monitor impact fee policy	RDA, Planning, and City Management	Ongoing

STRATEGY 3

Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.

YEAR 1		
TASK	ASSIGNED	PROGRESS
<p>Release an RFP to contract a community partner to administer housing programs and services including a Down Payment Assistance Program (DPA) and a Home Repair Loan/Grant Program.</p> <p>The DPA program will include additional financial incentives for public employees and include homeownership education incentives/requirements</p> <p>Work with the community partner and Midvale’s marketing team to develop a marketing and promotion plan including outreach.</p>	RDA Housing Manager	<p>One-time</p> <p>Enter into a 10-year agreement with a community partner/agency to administer moderate income housing programs.</p> <p>Work with the community partner and Midvale’s marketing team to develop a marketing and promotion plan including outreach.</p> <p>Marketing, promotion, and outreach plan. Launch the program.</p>
YEAR 2		
TASK	ASSIGNED	PROGRESS
Plan and budget the RDA affordable housing funds to support for the DPA program.	RDA Manager & RDA Housing Manager	<p>One-time</p> <p>Annual budget submission and approval.</p>
Apply for CDBG funds to support the program/'s.	RDA Housing Manager	<p>Ongoing</p> <p>Submit CDBG application</p>
Monitor program and contractors’ performance.	RDA Housing Manager	<p>Support 10 households with DPA and homeownership education</p> <p>Support up to 10 households with Home Repair loan or grant</p> <p>Require quarterly reports from program administrator.</p>
Market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing
YEAR 3		
TASK	ASSIGNED	PROGRESS
Monitor contractor and program performance	RDA Housing Manager	<p>Ongoing</p> <p>Support 10 households with DPA and homeownership education</p>

		Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
Market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing
YEAR 4		
TASK	ASSIGNED	PROGRESS
monitor contractor and program performance	RDA Housing Manager	Ongoing Support 10 households with DPA and homeownership education Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
Market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing
YEAR 5		
TASK	ASSIGNED	PROGRESS
monitor contractor and program performance	RDA Housing Manager	Ongoing Support 10 households with DPA and homeownership education Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing

STRATEGY 4

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.

YEAR 1		
TASK	ASSIGNED	PROGRESS
Negotiate and enter into an affordable housing loan agreement with Housing Connect for the construction of the Sunset Gardens affordable housing development.	RDA Housing Manager	Add 89 Moderate Income Housing Units to the housing stock in Midvale.
Partner with a local agency/organization to administer housing programming including a DPA program, a Home Repair Loan Program.	RDA Housing Manager	Onetime, secure partner
YEAR 2		
TASK	ASSIGNED	PROGRESS
Seek out a partner to improve the implementation of the Neighborhood Improvement Program.	RDA Housing Manager, Planning Department	Onetime
Apply for CDBG funds to support these programs.	RDA Housing Manager	Budget and apply funding to the DPA and Home Improvement grant/loan funds – ongoing/annually
YEAR 3		
TASK	ASSIGNED	PROGRESS
Purchase property from UDOT and seek out partner to develop and manage a duplex for affordable housing.	RDA Manager & RDA Housing Manger	One-time
YEAR 4		
TASK	ASSIGNED	PROGRESS
Monitor partnership that we've formed and continue to seek out partnerships to support existing and future affordable housing projects.	RDA Housing Manager	ongoing
YEAR 5		
TASK	ASSIGNED	PROGRESS
Monitor current partnerships that we've formed and continue to seek out new partnerships to support	RDA Housing Manager	ongoing

existing and future affordable housing projects.		
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STRATEGY 5

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.

YEAR 1

TASK	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & Housing Manager	Ongoing
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.

YEAR 2

TASKS	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
Develop a Transportation Reinvestment Area or Community Reinvestment Area, which will generate additional revenues earmarked for affordable housing	RDA, Planning & Community Development	Ongoing (multi-year process)
Consider bonding against future affordable housing funds to support major affordable housing developments in all three CDA areas.	RDA & Community Development	One-time

YEAR 3

TASK	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing

Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
YEAR 4		
TASK	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
YEAR 5		
TASK	ASSIGNED	PROGRESS
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing

STRATEGY 6		
Develop and adopt a station area plan in accordance with Section 10-9a-403.1.		
YEAR 1		
TASK	ASSIGNED	PROGRESS
Apply for funding for all three station areas in Midvale City.	Planning Director	One-time, receive funding
YEAR 2		
TASKS	ASSIGNED	PROGRESS
If funding is awarded, develop all three station area plans.	Planning Director	One-time, complete all three station area plans
YEAR 3		
TASK	ASSIGNED	PROGRESS
Implement and monitor the station area plan.	Planning Department	ongoing
YEAR 4		
TASK	ASSIGNED	PROGRESS
Implement and monitor the station area plan.	Planning Department	ongoing

YEAR 5		
TASK	ASSIGNED	PROGRESS
Implement and monitor the station area plan.	Planning Department	ongoing

STRATEGY 7

Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

YEAR 1		
TASK	ASSIGNED	PROGRESS
Apply for funding for all three station areas in Midvale City.	Planning Director	One-time, receive funding
YEAR 2		
TASKS	ASSIGNED	PROGRESS
If funding is awarded, develop all three station area plans.	Planning Director	One-time, complete all three station area plans
YEAR 3		
TASK	ASSIGNED	PROGRESS
Submit HTRZ application	Planning Department & RDA	One-time
YEAR 4		
TASK	ASSIGNED	PROGRESS
Implement and monitor the HTRZ	Planning Department & RDA	ongoing
YEAR 5		
TASK	ASSIGNED	PROGRESS
Implement and monitor the HTRZ and adjust as needed	Planning Department & RDA	ongoing