

**PROVIDENCE CITY SUPPLEMENTAL INFORMATION
FOR THE
2022 REQUIRED MODERATE INCOME HOUSING REPORT**

Providence City has long recognized the state legislature’s desire that cities plan for the need of moderate income housing. Through the years we have updated our moderate income plan accordingly and have strived to achieve the action items listed in the plans.

The [Providence City General Plan 2020](#) was adopted by [Resolution 004-2020](#) on April 15, 2020. The moderate income housing element begins on page 25; our objectives and strategies to implement the plan begin on page 30. While we have 5 objectives and 16 strategies, Providence City feels the following strategies listed in our plan are specific enough to meet the 6 strategies we selected in the 2022 reporting requirements.

PROVIDENCE CITY GENERAL PLAN 2020 OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	PROVIDENCE CITY GENERAL PLAN 2020 STRATEGIES – HOW DO WE MAKE IT HAPPEN?	1-5 Years	5-15 Years	UCA 10-9a-403(2)(b)(iii) MODERATE INCOME STRATEGIES.
The following objectives represent what Providence would like to achieve the next 15 to 20 years for Moderate Income Housing. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Moderate Income Housing. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).			
1. Support and utilize existing affordable housing resources.	<p>a. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.</p> <p>b. Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency</p> <p>c. Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.</p>		X	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
			X	
			X	

				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
2. Support fair housing practices through education and awareness.	a. Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.	X		A. Rezone for densities necessary to facilitate the production of moderate income housing.
	b. Sponsor and support presentations and information dissemination by non-profit and government agencies.		X	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
	c. Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.	X		
	d. Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.		X	
3. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.	a. Support non-profit and private affordable housing with affordable project with in the City limits.		X	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

	b. Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.	X		W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones
	c. Streamline the local administrative development review and permitting process to allow for cost reductions.	X		
	d. Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.		X	J. Implement zoning incentives for moderate income units in new developments.
4. Consider the provision of adaptive re-use and mixed-use	a. Consider adaptive re-use and missed-use project to stimulate affordable housing and economic development.		X	C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.
5. Adopt new regulatory measures to encourage the development of affordable housing.	a. Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.	X		E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
	b. Have no more restrictions for manufactured housing than for regular housing.	X		
	c. Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.		X	A. Rezone for densities necessary to facilitate the production of moderate income housing.
	d. Promote continued use of the City’s subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.	X		J. Implement zoning incentives for moderate income units in new developments.

The following objective and strategies are in the transportation element of the Providence City General Plan 2020. We feel the strategies meet UCA 10-9a-403(2)(b)(iii)(B)				
6. Improve pedestrian safety, walkability and accessibility on city streets, rights of way, and easements.	A. Develop a city-wide inventory and mapping of existing infrastructure, including but not limited to water, wastewater, stormwater, streets, sidewalks, crosswalks, pathways and grails and their location, condition, gaps, access and inter-connecting points.	X		B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.
	B. Establish standards for landscaping to reduce water use, and minimize damage to infrastructure in streets and public rights of way.	X		
	C. Determine what improvements are needed, prepare estimates, complete design and secure a budget.		X	

Because Providence City recognizes the State Legislature’s desire that city’s provide for moderate income housing, we have utilized and will continue to utilize the strategies listed in this document.

Selected UCA 10-9a-403(b)(iii) strategies	Implementation and Timeline
A. Rezone for densities necessary to facilitate the production of moderate income housing.	<p>a. Current.</p> <ul style="list-style-type: none"> i. The city currently has a variety of zoning districts that range from low densities (1 unit/5 ac) to higher densities that allow up to 18 units/net acre. We also have mixed use districts that allow up to 30 units/net acre. ii. However, during the 2021 election, a referendum vote strongly indicates the majority of Providence City voters are against densities higher than 4 units/net acre, and single-family attached units, and multi-family units. <p>b. On-going.</p> <ul style="list-style-type: none"> i. The city continues to work with development applicants to develop projects that allow for a variety of lot sizes and housing types. ii. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods.

	<ul style="list-style-type: none"> iii. The city will continue to involve residents in the planning process and the ordinance process to create neighborhoods and a community that respects the desires and needs of the current residents, while planning for future resident needs and desires. iv. The city will continue to provide elected officials, appointed officials, and staff with the information and tools necessary to make informed decisions regarding land use and moderate income housing needs. c. Annually. <ul style="list-style-type: none"> i. The city will review training opportunities and attendance for staff and elected and appointed officials. ii. The city will inform the residents of moderate income housing needs. d. 4-6 years. <ul style="list-style-type: none"> i. Comprehensive review of the general plan.
<p>B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.</p>	<ul style="list-style-type: none"> a. Current. <ul style="list-style-type: none"> i. The city has developed and implemented the following master plans: parks, trails, and recreation plan; culinary water plan; 40-year water plan; wastewater plan, and storm water plans. ii. As part of each plan, existing inventory was documented, improvements proposed, and a capital project list with estimated costs and dates were created. iii. The city has ordinances in place to allow xeriscape and low impact development stormwater designs. We also have ordinances in place minimize water damage to infrastructure in streets and public rights of way. The city also allows low water use landscaping in park strips. iv. The city created interactive mapping of existing facilities. b. On-going. <ul style="list-style-type: none"> i. Update interactive mapping as needed. ii. Infrastructure and facilities are rehabilitated, expanded, and constructed using the schedule in each master plan and as budget allows. c. Annually. <ul style="list-style-type: none"> i. Review and if needed, adjust the capital project list. ii. Make budget recommendations. d. 4-6 years. <ul style="list-style-type: none"> i. Comprehensive review of each master plan.
<p>C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.</p>	<ul style="list-style-type: none"> a. Current. <ul style="list-style-type: none"> i. The city supports programs administered by the Bear River Association of Governments to provide assistance to eligible residents for housing repair and rehabilitation projects. ii. In preparation to utilize the tax credit program offered through the Utah Division of State History, the city has completed intensive level surveys on many of the homes in our downtown area that qualify as a historic home.

	<ul style="list-style-type: none"> b. On-going. <ul style="list-style-type: none"> i. Continue to look for programs offered through other agencies for assistance on repair and rehabilitation of existing housing stock for moderate income housing. ii. Provide opportunities for city representatives to receive training to understand the eligibility requirements for the various assistance programs. iii. Inform the public of available programs. c. Annually <ul style="list-style-type: none"> i. Review current housing stock for structures for eligibility for repair and rehabilitation programs. ii. Report on the programs that are being utilized.
<p>E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.</p>	<ul style="list-style-type: none"> a. Current. <ul style="list-style-type: none"> i. ADUs are currently allowed. b. On-going. <ul style="list-style-type: none"> i. As the city staff reviews applications for ADUs, they look for and recommend ways to streamline the processes and reduce obstacles. If appropriate, changes are recommended to planning commission and city council for action. c. Annually. <ul style="list-style-type: none"> i. The city staff reviews and reports annually on the number of new and active units.
<p>J. Implement zoning incentives for moderate income units in new developments.</p>	<ul style="list-style-type: none"> a. Current <ul style="list-style-type: none"> iii. The city currently has a cluster and inner block development ordinance that allows the land use authority to consider modifications and conditions to integrate cluster and inner block developments with the surrounding area. iv. The city currently has a PUD ordinance that allows for a density bonus. This can be used for projects as small as 2 acres. It also allows for reduced right-of-way widths. b. On-going. <ul style="list-style-type: none"> v. The city continues to work with development applicants to develop projects that allow for a variety of lot sizes and housing types while utilizing cluster, inner block, and PUD ordinances. vi. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods. vii. Review existing code for possible modifications that encourage moderate income housing units. c. Annually. <ul style="list-style-type: none"> viii. Review and report on the number of developments that have utilized cluster, inner block, and PUD ordinance to build moderate income housing units.
<p>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</p>	<ul style="list-style-type: none"> a. Current. <ul style="list-style-type: none"> i. The city supports programs administered by the Bear River Association of Governments to provide assistance to eligible residents for rent, and housing repair and rehabilitation projects.

<p>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</p>	<ul style="list-style-type: none"> ii. Two of the city's neighboring cities do not support Providence's efforts to consider higher density, and single-family attached and multi-family-units. b. On-going. <ul style="list-style-type: none"> i. The city will continue to work with a support BRAG and other entities that provide assistance for moderate income housing. ii. The city will continue to work to encourage its neighboring cities to support Providence's efforts to provide moderate income housing. c. Annually. <ul style="list-style-type: none"> i. The city will work with BRAG for public information announcements informing residents of the various assistance programs.
<p>R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530</p>	<ul style="list-style-type: none"> a. Current. <ul style="list-style-type: none"> i. ADUs are currently allowed to utilize the service lines from the main structure. Impact fees are not charged. b. On-going. <ul style="list-style-type: none"> i. The city continues to allow a detached accessory dwelling units to utilize the services from the main structure. c. Annually. <ul style="list-style-type: none"> i. The city staff reviews and reports annually on the number of new and active units.
<p>W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones</p>	<ul style="list-style-type: none"> a. Current <ul style="list-style-type: none"> i. The current mixed-use district allows for less parking spaces per unit than our other zoning districts. ii. The mixed-use district and multi-family design standards require parking spaces and maintenance stations for bicycles. iii. The current city code does not require additional parking for ADUs or IADUs. iv. The city currently has a cluster and inner block development ordinance that allows the land use authority to consider modifications and conditions to integrate cluster and inner block developments with the surrounding area.

	<ul style="list-style-type: none">v. The city currently has a PUD ordinance that can be used for projects as small as 2 acres. It also allows for reduced right-of-way widths.b. On-going.<ul style="list-style-type: none">i. The city continues to work with development applicants to develop projects that allow for a variety of lot sizes and housing types while utilizing cluster, inner block, and PUD ordinances.ii. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods. Review existing code for possible modifications that
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