

**6.3 – OVERALL GOALS & OBJECTIVES**

The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for Moderate Income Housing. The overall goal provides the vision, and the objectives represent what Providence City would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved.

**OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT**

Planning housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Providence residents currently enjoy. Improve access to housing opportunities for low and moderate income residents. Improve fair housing practices. Encourage and support the provision of affordable housing units.

Analysis Components & Component Definitions	
OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	The following objectives represent realistic opportunities for the development of moderate income housing within the next five years throughout the city.
STRATEGIES – HOW DO WE MAKE IT HAPPEN?	The following strategies are taken from UCA 10-9a-403(b)(iii)
IMPLEMENTATION PLAN	The following action-based implementation components will help Providence achieve the overall goal and objectives for Moderate Income Housing.
TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY	The timeline includes specific measures and benchmarks, while providing flexibility for the city to make adjustments as needed.
Analysis	
This analysis includes six objectives the city would like to achieve; and seven of the strategies listed in UCA 10-9a-403(b)(iii)	
OBJECTIVE 1.	Modify existing regulatory measures to encourage the development of affordable housing.
STRATEGY UCA 10-9a-403(2)(b)(iii)(A)	Rezone for densities necessary to facilitate the production of moderate income housing.
IMPLEMENTATION PLAN	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Utilize information in the 2020 general plan, the master plans, and the associated maps when considering changes to residential land to allow greater density for both single-family and multi-family housing.</li> </ol>
TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY	<ol style="list-style-type: none"> <li>a. Current.               <ol style="list-style-type: none"> <li>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 33 units/net acre.</li> <li>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.</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>b. On-going. <ul style="list-style-type: none"> <li>i. The city continues to work with development applicants to develop projects that allow for a variety of lot sizes and housing types.</li> <li>ii. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods.</li> <li>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.</li> <li>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.</li> </ul> </li> <li>c. Annually. <ul style="list-style-type: none"> <li>i. The city will review training opportunities and attendance for staff and elected and appointed officials.</li> <li>ii. The city will inform the residents of moderate income housing needs.</li> </ul> </li> <li>d. 4-6 years. <ul style="list-style-type: none"> <li>i. Comprehensive review of the general plan.</li> </ul> </li> </ul>
OBJECTIVE 2	Improve pedestrian safety, walkability and accessibility on city streets, rights of way, and easements.
STRATEGY UCA 10-9a-403(2)(b)(iii)(B)	Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.
IMPLEMENTATION PLAN	<ol style="list-style-type: none"> <li>1. Develop and maintain a city-wide inventory and mapping of existing infrastructure, including but not limited to water, wastewater, stormwater, streets, sidewalks, crosswalks, pathways and trails and their location, condition, gaps, access and inter-connecting points.</li> <li>2. Establish standards for landscaping to reduce water use, and minimize damage to infrastructure in streets and public rights of way.</li> <li>3. Prepare and maintain capital improvement plans for expansion and capital maintenance projects.</li> </ol>
TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY	<ul style="list-style-type: none"> <li>a. Current. <ul style="list-style-type: none"> <li>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.</li> <li>ii. As part of each plan, existing inventory was documented, improvements proposed, and a capital project list with estimated costs and dates were created.</li> <li>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.</li> <li>iv. The city created interactive mapping of existing facilities.</li> <li>v. In following the capital project list for streets, during 2021, the city rebuilt over 20 blocks of streets in the historic downtown area.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>vi. In following the capital project list for culinary water, the city invested in a new culinary water tank for expansion purposes.</li> <li>vii. In following the capital project list for the 40-year water plan, the city worked with a local irrigation company and the State Engineer’s Office to classify a significant portion of the city’s water shares</li> <li>b. On-going. <ul style="list-style-type: none"> <li>i. Update interactive mapping as needed.</li> <li>ii. Infrastructure and facilities are rehabilitated, expanded, and constructed using the schedule in each master plan and as budget allows.</li> </ul> </li> <li>c. Annually. <ul style="list-style-type: none"> <li>i. Review and if needed, adjust the capital project list.</li> <li>ii. Make budget recommendations.</li> </ul> </li> <li>d. 4-6 years. <ul style="list-style-type: none"> <li>i. Comprehensive review of each master plan.</li> </ul> </li> </ul>
OBJECTIVE 3	Support and utilize existing affordable housing resources.
STRATEGY UCA 10-9a-403(2)(b)(iii)(C)	Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.
IMPLEMENTATION PLAN	<ol style="list-style-type: none"> <li>1. Support and promote the housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency.</li> <li>2. Support and promote housing repair and rehabilitation of eligible historic homes utilizing Historic Tax Credit Programs.</li> </ol>
TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY	<ul style="list-style-type: none"> <li>a. Current. <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> <li>b. On-going. <ul style="list-style-type: none"> <li>i. Continue to look for programs offered through other agencies for assistance on repair and rehabilitation of existing housing stock for moderate income housing.</li> <li>ii. Provide opportunities for city representatives to receive training to understand the eligibility requirements for the various assistance programs.</li> <li>iii. Inform the public of available programs.</li> </ul> </li> <li>c. Annually <ul style="list-style-type: none"> <li>i. Review current housing stock for structures for eligibility for repair and rehabilitation programs.</li> <li>ii. Report on the programs that are being utilized.</li> </ul> </li> </ul>

OBJECTIVE 4	Adopt new regulatory measures to encourage the development of affordable housing.
STRATEGY UCA 10-9a-403(2)(b)(iii)(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.
IMPLEMENTATION PLAN	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Encourage the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.</li> </ol>
TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY	<ol style="list-style-type: none"> <li>a. Current <ol style="list-style-type: none"> <li>i. The current mixed-use district allows for less parking spaces per unit than our other zoning districts.</li> <li>ii. The mixed-use district and multi-family design standards require parking spaces and maintenance stations for bicycles.</li> <li>iii. The current city code does not require additional parking for ADUs or IADUs.</li> <li>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.</li> <li>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.</li> </ol> </li> <li>b. On-going. <ol style="list-style-type: none"> <li>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.</li> <li>ii. The city encourages developers to involve and inform current residents of their proposed developments and their impact on the neighborhoods.</li> <li>iii. Review existing code for possible modifications that encourage moderate income housing units.</li> </ol> </li> <li>c. Annually. <ol style="list-style-type: none"> <li>i. Review and report on the number of developments that have utilized cluster, inner block, and PUD ordinances to build moderate income housing units.</li> </ol> </li> </ol>
OBJECTIVE 5	Consider the provision of adaptive re-use (process of taking an existing structure and updating or adapting it for a new use or purpose) and mixed-use projects to stimulate affordable housing and economic development.
STRATEGY UCA 10-9a-403(2)(b)(iii)(E)	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
STRATEGY UCA 10-9a-403(2)(b)(iii)(R)	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
IMPLEMENTATION PLAN	<ol style="list-style-type: none"> <li>1. Allow for the development of detached accessory dwelling units (ADUs) in all residential zones.</li> <li>2. Allow for the development of internal accessory dwelling units (IADUs) in single-family residential zones.</li> </ol>

<p>TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY</p>	<ul style="list-style-type: none"> <li>a. Current. <ul style="list-style-type: none"> <li>i. ADUs and IADUs are currently allowed.</li> <li>ii. ADUs are currently allowed to utilize the service lines from the main structure. Impact fees are not charged.</li> </ul> </li> <li>b. On-going. <ul style="list-style-type: none"> <li>i. As the city reviews applications for ADUs and IADUs, we look for and recommend ways to streamline the processes and reduce obstacles.</li> </ul> </li> <li>c. Annually. <ul style="list-style-type: none"> <li>i. The city staff reviews and reports annually on the number of new and active units.</li> </ul> </li> </ul>
<p>OBJECTIVE 6</p>	<p>Support and utilize existing affordable housing resources</p>
<p>STRATEGY UCA 10-9a-403(2)(b)(iii)(O)</p>	<p>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</p>
<p>IMPLEMENTATION PLAN</p>	<ul style="list-style-type: none"> <li>A. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the Housing Choice Voucher Program, formerly known as Section 8. This program provides long-term monthly rental assistance to eligible renters who reside in Providence.</li> <li>B. Work with neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.</li> </ul>
<p>TIMELINE – SPECIFIC MEASURES AND BENCHMARKS, FLEXIBILITY</p>	<ul style="list-style-type: none"> <li>a. Current. <ul style="list-style-type: none"> <li>i. The city supports programs administered by the Bear River Association of Governments to provide assistance to eligible residents for rent and utility assistance.</li> <li>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.</li> </ul> </li> <li>b. On-going. <ul style="list-style-type: none"> <li>i. The city will continue to work with and support BRAG and other entities that provide assistance for moderate income housing.</li> <li>ii. The city will continue to work to encourage its neighboring cities to support Providence’s efforts to provide moderate income housing.</li> </ul> </li> <li>c. Annually. <ul style="list-style-type: none"> <li>i. The city will work with BRAG for public information announcements informing residents of the various assistance programs.</li> </ul> </li> </ul>