List of Strategies for Increasing Attainable Housing Opportunties in Ivins City
Scoring and Comments from City Staff

Item	Strategy from Utah Division of Workforce Housing	Score	Score/Comment by CRG	Comments by Director of Finance	Comments by City Manager	Comments by Building/Zoning
A	Rezone for densities necessary to facilitate the production of moderate income housing	5	5 – This has been current strategy employed by the City		Agree with CRG.	Smart growth starts with smart zoning, The City needs to have a place for all types of housing.
B	Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing	4	4 – This strategy is very reasonable. The City could amend master plans to include additional capacity in the infrastructure for areas that have a higher possibility of being changed from LDR to MDR or HDR per strategy A so that when such changes occur that the impact to the infrastructure is more absorbable. The costs of this strategy would be mostly absorbed by the fact that increased densities would lead to higher collections of impact fees.	It depends on what the costs end up being. If the costs are significantly higher than the amount of impact fees collected, this option would not be optimal for the City's financial position.	Agreed. Know where medium/high density is going in advance would allow the City to thave the necessary infrastructure in place ahead of time or to inform developers of their obligations to install the correct infrastructure at time of development.	We should address upsizing our infastructure around the transportation coridoors to provide for proper densities.
C	Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing	0	0 – This strategy seems irrelevant to Ivins City since the City does not have uninhabitable housing stock.		NA	This would be a General Fund hit if we had this type of housing stock.
D	Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/municipality for the construction or rehabilitation of moderate income housing	1	1 – Maybe not impossible logistically, but would be a difficult sell to the public to raise taxes to bring more affordable housing to the area. This could be bumped up to a 4 or a 5 if state or federal funds could be acquired.	This depends on the dollar amount. In general, the City is not in a financial position to subsidize or waive fees.	Currently the City is not in a posititon to offer much in the way of subsidy.	This would be a general fund hit. Building fees are only a small construction cost.
E	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones	5	5 – The state has already implemented this provision for us. It is unclear whether we can charge impact fees for the construction of these types of uses. There are impacts to the system, however, the impacts might be absorbable since average household size is shrinking.		This is feasible since we have gone beyond what the State required as far as legalizing accessory dwelling units	We still have limitations on adu's. Maybe adjust the size limitations to allow bigger detached adu's on bigger parcels.
F	Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers	5	5 – Our transit corridor is 200 East and Center Street and higher densities are already part of the current plan along this corridor.			We have considered adding densities along traffic cooridors in the new land use plan.
G	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors	3	3 – This one is like Item F except it suggests that the City could consider increasing densities even further by amending regulations. Right now the highest possible density in Ivins in a multi-family zone is about 8-12 units per acre. The City could look to regulations that increase this number but maybe only applies to the transit corridor. It might be a tough sell to the public that has embraced low lying building heights and lots of open space.		This could be something like creating a downtown or commercial center on Center Street. We have alread seen a proposal like this from the owner of the property between RVU and VISTA.	We have considered adding densities along traffic cooridors in the new land use plan.

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H	Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities	1	1 – This one just doesn't make sense since our transit system is just not robust enough to eliminate peoples need to own vehicles.		0- This is similar to the goal involving affordable housing close to light rail or Trax. This goas states the objective of Goal Q.	I can see reducing parking requirements in a mixed use project would be benefitial in designing a walk-able community. Underground parking structures are great for hiding parking.
I	Amend land use regulations to allow for single room occupancy developments	4	4 – Definitely possible, not expensive, but is there a real market for this product in Ivins?		Possible. Similar to ADU's.	You would need a developer who wanted to do this type of project. This is done in bigger cities and I don't think it's applicable.
J	Implement zoning incentives for moderate income units in new developments	4	4 – I am not sure how, but I am sure it could be possible. There is already a natural incentive since higher densities seem to increase land values already. More ideas need to be generated on this one.	If the incentives are financially based, the City would not be able to provide much.		I think developing a mixed use zone with moderate income density bonuses is what this solution suggest we do. You give higher densities or waive othe zoning requirements to provide an incentive to builders to provide a product that is affordable.
K	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	4	4 – I think the mayor has some ideas on this one that sound interesting.		The City currently does not have the financial resources to offer a grant program. The mayor's ideas involve a government entity like BLM or SITLA establishing a Land Trust to do something like this.	I think this solution may work but it is time consuming and we would have to add staff to administer.
L	Reduce, waive, or eliminate impact fees related to moderate income housing	1	1 – According to Mike this would have to be subsidized by General Fund unless we could find a grant. That would be difficult.	The City is not in a financial position to subsidize or waive fees.	Agreed.	This would be a hit on the general fund. The state would need to ammend State law on how impact fees are administered to make this relavent.
M	Demonstrate creation of, or participation in, a community land trust program for moderate income housing	4	4 – I don't understand this well, but it sounds similar to the self-help organization, Color Country, that used to partner with Ivins on a few developments. It would be nice to see such an organization re-emerge.		A Land Use Trust concept is where the Trust owns the property and can control what property resells for so that the property is affordable for more than just the first family in.	This also would take additional staff to administer.
N	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	3	3 – This has a low score because it wouldn't be cheap, but it might still be worthwhile. It would be nice if the County or a coalition of cities and other government organizations worked with BLM or something like that to provide land for a housing project that only supports government employees.	The City might be able to help out 1 or 2 individuals but the overal financial position of the City would limit how much could be provided.	The City currently does not have the financial resources to offer a grant program.	This would be a hit to the general fund and take additional staff to administer.

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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	4	4 – See item M, this also sounds like the old self-help organization Color Country. It would be great to support the reforming of a similar organization.		Agree with Chuck's comments.	While this would take staffing to accomplish but there may be some funding for this program. We should keep our eyes on these programs but I'm not sure in our City who would administer.
P	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	0	0 – I'm not sure what this is but it seem not applicable to Ivins.	This would depend on the amount. Overall the City is not in a financial position to subsidize.		I'm not sure if ivins is big enough for these programs. Maybe the local mayors could get together for these type of programs and support a county wide redevelopment agency.
Q	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act	?	? – I am not familiar with this Act		0- Ivins does not have a transit system that would qualify for a housing and transit reinvestment zone. This stategy is typicaly used for areas having major transit (often light rail) corridors where people csn utilize mass transit to go to work rather than drive.	agreed
R	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530	4	4 – Maybe possible, I said above, these units likely do cause an impact, but may be absorbable with the constantly shrinking household size.	Eliminating these impact fees might have a minimal effect depending on the size of the ADU.	I mostly agree with Chuck's comments but would score this lower because whatever the City does not chare for legitimate impacts by new growth, existing residents need to pick up the tab through property taxes from the General Fund.	State law does not allow a City to charge impact fees on ADU's unless you change a meter out. We are not currently charging impact fees for adu's unless a new meter was added.
S	Create a program to transfer development rights for moderate income housing	?	? – I do not have the experience or the creativity to figure out what this means. I would be interested in an example of how this might work.		Generally the transfer of development rights allows you to take lots you might be allowed by an allowed density and transfer those to create an area of higher density.	the zoning goes with the parcel. We do not have a program for higher densities right now that could be transferd

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T	Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing	3	3 – Maybe difficult, but it seems like a good idea to work together with other cities to acquire land from BLM or something like that.	The City would be able to offer a limited amount financially if a joint venture was setup with another entity.		I think any time a partnership could be formed it's possative even if it's just a think tank
U	Develop a moderate income housing project for residents who are disabled or 55 years old or older	3	3 – We definitely have a large 55+ population.		I agree with Chuck's comment but it does still raise many of the same general issues in trying to create any moderate income housing with land prices so high.	This would be a general fund hit and would take staffing to administer.
V	Develop and adopt a station area plan in accordance with Section 10-9a-403.1	0	0 – not applicable to ivins		NA	na
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	3	3 – First problem is that as a bedroom community, we really do not have a walkable community, unless you count the exercise component of walkability. There is a chance that we can get some great commercial city centers at 400 East Center or at 200 E 400 S and create some walkable communities. It would be more difficult to turn the 400 E Center project into an "affordable" project, but there may be an opportunity to create an affordable/walkable community at 400 S/200 E since there is already a grocery store and Family Dollar.		I agree with Chuck's comments.	There may other spots but I agree with chuck that 400 s 200 E is a good area. I think if we designed a zone with Moderate income bonuses this would be the area to do it.

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X	Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing		There are two proposals here that are underlined, that I have scored separately:			
		2	2 – dedication of a local funding source to moderate income housing seems very difficult since we are already struggling to identify income sources for general safety and welfare issues	I agree with Chuck's comments.		I agree.
		3	3 – it is slightly more doable to require new residential developments to commit 10% or more lands to be moderate income housing. Most projects in Ivins are 10 acres or less. It would be even harder on the smaller projects. I'm not sure how such a land use ordinance would look. Could you require every 10-lot subdivision to include a duplex, triplex or fourplex with a deed restriction to keep rents affordable? How acceptable would that be to sprinkle these units throughout the community. Maybe it would be a good way to put some less fortunate families among better off families since that might foster inter-help in the neighborhood in a way that reduces risk of turning an area into a slum.		I mostly agree with Chuck's comments but unsure whether developers would be willing to place deed restriction and I don't know that we can compel that without it involving a taking. We would need to check with Ombudsman.	This also would be a general fund hit or staffing hit to administer.

Is it time to look into a grant writter. Some times these individuals pay for themselves. I've been involved in ARRA funding and I know how much some Cities could have gotten if they had someone looking for grants. The City I worked for benfited for years to come and are still benefitting from that funding. do we have someone looking for CED funding?