

10-8-10 Affordable Housing Incentives

- A. Purpose. The Providence City General Plan 2020 Initiative #6: Various Housing Opportunities states, *"encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life."* The overall goal for the moderate income housing element of the general plan is to plan 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 housing residents; improve fair housing practices; and encourage and support the provision of affordable housing units.
- B. Intent. It is the intent of this section to support the overall goal of the moderate income housing element of the general plan by promoting development that provides attractively designed and constructed housing that increases the availability of housing, promotes affordable housing, promotes home ownership and promotes conservation of resources, such as water, through efficient land use.
- C. Base standards. The base standards for density, lot size, and setbacks are listed in the Space Requirement Chart in Section 1 of this Chapter.
- D. Density incentive.
 1. Consideration. To be considered for a density incentive, a minimum of 20% of the proposed units must meet the requirements for moderate-income housing. Meaning housing occupied or reserved for households with a gross income of no more than 80% of the median gross income for households of the same size in Cache County.
 - a. Sunset Provision. Consideration for affordable housing incentives shall expire on March 18, 2027, unless extended by the City Council. Applications for affordable housing incentives must be submitted on or before that date. After March 19, 2027, no new applications shall be accepted under this section unless an extension is approved by the City Council.
 2. Deed restriction. A property owner benefiting from affordable housing incentives must record a deed restriction on the property with the Cache County Recorder's Office; which deed restriction shall bind all assigns, heirs, and successors of the property owner.
 - a. Owner-occupied dwelling unit. A deed restriction for an owner-occupied dwelling unit shall restrict both income and housing payments for a period of not less than 5 years.
 - b. Rental occupied dwelling unit. A deed restriction for an owner-occupied dwelling unit shall restrict both income and rental payments for a period of not less than 15 years.
 - i. For an affordable housing rental unit, the monthly rent, including all required housing costs per unit such as utilities and other charges uniformly assessed to all rental units other than charges for optional services, shall be set forth in a written lease and shall not exceed, for the term of the lease, 30 percent of the maximum monthly income for a household making 80 percent area median income (AMI), adjusted for household size.
 3. Applicable zoning districts. A density bonus that increases the number of residential units per net acre may be considered for a development in the R-1-12, R-1-10, R-1-8, R-1-6 single-family residential zones; the R-M-7, R-M-12, R-M-18 multifamily residential zones; and life cycle residential (LCR 4-12) and mixed use district (MXD) zones.
 4. Density. Qualifying developments are eligible for a 20% density increase.
 5. Lot size and setbacks. Lots for the moderate-income housing units can be no less than 80% of the base lot size. Front, street side, and rear setbacks must meet the base minimums; the interior side yard must be no less than 80% of the base interior side yard setback or 5 feet whichever is more, except in the case of a twin-home which may have one zero-foot interior side setback.
 6. Planned Unit Development (PUD). Chapter 10-14 of this Title lists the regulations for PUDs. In addition to the 110% density allowed, a PUD meeting the requirements in Items 1 and 2 above may receive an additional 15% density increase. All other regulations in Chapter 10-14 apply.
 7. Life-cycle residential development. Chapter 10-4 of this Title lists the requirements for life-cycle residential development. For LCR 4-12 development meeting the requirements in Items 1 and 2 above the maximum density shall be 15 units per net acre. All other LCR 4-13 regulations apply.
 8. Mixed-use district development. Chapter 10-4 of this Title lists the regulations for mixed-use development. For horizontal design mixed-use development, the maximum density of shall be no