

Preferred Housing Criteria

Subcommittee
recommended
criteria

**RENTAL PROJECT
NEW CONSTRUCTION and ADAPTIVE REUSES
MINIMUM REQUIREMENTS**

Rehab
New Constr-
uction

YES	NO	Financial	Rehab	New Constr- uction
X	1	Mixed income/includes middle-income component		X
		Percentage of low income units to middle income units does not exceed 60/40		
X	2	- Percentage of affordable units exceeds percentage of market-rate units if project is located within an area of the City with a median income that is <u>below</u> the City's average percentage (13.6%) of income below the poverty level. (based on Census tract information) - Percentage of market-rate units exceeds percentage of affordable units if project is located within an area of the City with a median income that is <u>above</u> the City's average percentage (13.6%) of income below the poverty level. (based on Census tract information)		X
?	3	For projects in census tracts with income levels below _____, addition of the project will serve to increase the income level of the census tract AMI. HOLD FOR ADDITIONAL DISCUSSION/ANALYSIS	-	X
X	3	Rents not to exceed 80 percent AMI of market for 60 percent of the project AMI	-	X
X	4	Developer investment continued for a minimum of 15 years with the option to waive this requirement in the future		X
?	5	Developer fee (of total project cost) not to exceed: (industry standard based on criteria adopted by the Utah Housing Corporation) - new construction – up to 10% developer profit & overhead, 6% contractor profit, 2% contractor overhead - rehab – up to 18% with an evaluation on a case by case basis		X
X	6	Cost per unit does not exceed 100% industry standard delineating "market" units		X
X	7	Property was purchased at or below market value as determined by MAI appraisal, or on projects for which property was purchased at an inflated value the developer includes excess purchase price in addition to equity.		X

Environmental (Building and surrounding)

X	1	Traffic impacts - close proximity to mass transit services (within 2 blocks)		X
X	2	Traffic impacts - adequate off-street parking is provided (including existing or shared parking)	X	X

City Issues

X	1	Architectural features compatible with the neighborhood i.e. taller buildings stepped-back if abutting single-family residential, design features that add interest (materials, mass, scale).	X	X
X	3	Consistent with adopted City Master Plans, zoning, and other regulations or application contains a detailed statement of changes that would be required (verified by the Planning Division) and the supporting policy reasons for those changes. (Council/RDA Board could then make funding contingent on independent review of those requested changes. In approving contingent funding, Council/RDA Board could specify that conditional funding approval will not influence other review process.) Moved to Housing Policy document – M City Funded Projects – A. Rental Project, B. Home Ownership Project and D. Transit Housing Project	X	X

PREFERRED-Value Added APPROACHES

		<i>Financial</i>		
-	X	Project serves a large number of people for money requested (# TBD) (Projects that fill greatest need, rather than project with the greatest funding need.)	-	-
X	1	Leverage opportunities maximized with non-government money. Ratio of public to private funding.	X	X
X	2	Developer equity investment be a minimum of 2 percent		X
		<i>Environmental (Building and surrounding)</i>		
X	1	On-site manager, or 24-hour telephone number available	X	X
X	2	On-site manager, if over 20 units	X	X
X	3	Development will improve existing site conditions. Site improvement - develop in area that is currently a community burden due to actions of other than current owner (weeds, crime, transient gathering)	X	X
X	4	Development includes water/energy conservation amenities (drought tolerant landscaping, energy star rated appliances, energy efficient windows) LEEDs certification (Leadership in Energy and Environment Design standards) – HOLD PENDING BRIEFING FROM ADMINISTRATION		
X	4	Increases residential density in appropriate areas/areas where the City could benefit from increased density		X

X	5	_____ percent of units or, _____ ratio of units handicapped accessible/visible To Be Determined		X
X	6	_____ percent of units or, _____ ratio of units family friendly (i.e. 3 bedrooms, 2 bath, on-site laundry) To Be Determined		X

City Issues

X	1	Net increase in City housing stock		X
X	2	Project does not duplicate other projects in the area unless there is identifiable need (Project location in relation to other similar projects - distribution of projects)	X	X
X	3	Pedestrian-friendly design features to add interest (such as ground-floor windows , balconies, porches, other architectural elements)		X

VALUE-ADDED-APPROACHES

Environmental

X	1	Includes mid-block walk-ways or other pedestrian amenities	X	X
X	2	Includes a component of open space or recreational space (such as recreational facilities, computer center, community room, children's play area, grassy area, other gathering space)	X	X
-	3	Development is designed in-keeping with Crime Prevention Through Environmental Design (CEPTED) crime prevention-standards	-	-
X	3	Development brings 24-hour presence to an otherwise predominantly day-time-only populated area (crime prevention element)	X	X
X	4	Development enhances neighborhood stability/strength/viability.	X	X
X	5	Development is adaptive re-use of previously abandoned/underused structures	X	X
X	6	Basic services (retail, grocery) available within <u>1/2 mile or 3 blocks</u>	X	X
X	7	Traffic Impacts = <u>location</u> proximity to employment center	X	X

City Issues

X	1	Development rehabilitates a historically significant structure	X	X
X	2	Development extends the usable life of existing housing at a cost that is lower than new construction	X	X

Preferred Housing Criteria
OWNER-OCCUPIED/HOME OWNERSHIP PROJECT
NEW CONSTRUCTION and ADAPTIVE REUSES
MINIMUM REQUIREMENTS

Subcommittee
recommended
criteria

Rehab
New Constr-
uction

		Financial			
YES	NO				
X	1	Mixed income/includes middle-income component			X
		Percentage of low income units to middle income units does not exceed 60/40			
X	2	- Percentage of affordable units exceeds percentage of market-rate units if project is located within an area of the City with a median income that is below the City's average percentage (13.6%) of income below the poverty level. (based on Census tract information)			X
		- Percentage of market-rate units exceeds percentage of affordable units if project is located within an area of the City with a median income that is above the City's average percentage (13.6%) of income below the poverty level. (based on Census tract information)			
?	3	For projects in census tracts with income levels below _____, addition of the project will serve to increase the income level of the census tract AMI -- HOLD FOR ADDITIONAL DISCUSSION/ANALYSIS	-		X
X	4	Rents not to exceed 80 percent AMI of market for 60 percent of the project AMI	-		X
X	3	Developer investment continued for a minimum of 15 years 5 or 7 years with the option to waive this requirement in the future Additional discussion needed – developers generally sell the properties for home ownership			X
X	4	Developer fee (of total project cost) not to exceed: (industry standard based on criteria adopted by the Utah Housing Corporation) - new construction – up to 10% developer profit & overhead, 6% contractor profit, 2% contractor overhead - rehab – up to 18% with an evaluation on a case by case basis			X
X	5	Cost per unit does not exceed 100% industry standard delineating "market" units			X
X	6	Property was purchased at or below market value as determined by MAI appraisal, or on projects for which property was purchased at an inflated value the developer includes excess purchase price in addition to equity.			X
Environmental (Building and surrounding)					
X	1	Traffic impacts - close proximity to mass transit services (within 2 blocks)			X

X	2	Traffic impacts - adequate off-street parking is provided (including existing or shared parking)	X	X
City Issues				
X	1	Architectural features compatible with the neighborhood i.e. taller buildings stepped-back if abutting single-family residential, design features that add interest (materials, mass, scale).	X	X

PREFERRED Value Added APPROACHES

Financial

-	X	+	Project serves a large number of people for money requested (# TBD) (Projects that fill greatest need, rather than project with the greatest funding need.)	-	-
X	1	1	Leverage opportunities maximized with non-government money. Ratio of public to private funding.	X	X
X	2	2	Developer equity investment be a minimum of 2 percent	X	X

Environmental (Building and surrounding)

X	-	1	On-site manager, or 24-hour telephone number available	X	X
X	-	2	On-site manager, if over 20 units	X	X
X		1	Development will improve existing site conditions. Site improvement - develop in area that is currently a community burden due to actions of other than current owner (weeds, crime, transient gathering)	X	X
X	-	4	Development includes water/energy-conservation amenities (drought tolerant landscaping, energy star rated appliances, energy efficient windows) LEEDs certification (Leadership in Energy and Environment Design standards) - HOLD PENDING BRIEFING FROM ADMINISTRATION	-	-
X		2	Increases residential density in appropriate areas/areas where the City could benefit from increased density		X
X		3	____ percent of units or, ____ ratio of units handicapped accessible/visitable <u>To Be Determined</u>		X
X		4	____ percent of units or, ____ ratio of units family friendly (i.e. 3 bedrooms, 2 bath, on-site laundry) <u>To Be Determined</u>		X

City Issues

X	1	Net increase in City housing stock		X
X	2	Project does not duplicate other projects in the area unless there is identifiable need (Project location in relation to other similar projects - distribution of projects)	X	X

X	-	3	Consistent with adopted City Master Plans, zoning and other regulations or application contains a detailed statement of changes that would be required (verified by the Planning Division) and the supporting policy reasons for those changes. (Council/RDA Board could then make funding contingent on independent review of those requested changes. In approving contingent funding, Council/RDA Board could specify that conditional funding approval will not influence other review process.) <u>Moved to Housing Policy document – M City Funded Projects, A. Rental Project, B. Home Ownership Project and D. Transit Housing Project</u>	X	X
X		4	Pedestrian-friendly design features to add interest (such as ground floor windows, balconies, porches, other architectural elements)		X

VALUE-ADDED-APPROACHES

Environmental

X		1	Includes mid-block walk-ways or other pedestrian amenities	X	X
X		2	Includes a component of open space or recreational space (such as recreational facilities, computer center, community room, children's play area, grassy area, other gathering space)	X	X
-	X	3	Development is designed in keeping with Crime Prevention Through Environmental Design (CEPTED)-crime prevention standards	-	-
X		4	Development brings 24-hour presence to an otherwise predominantly day-time-only populated area (crime prevention element)	X	X
X		5	Development enhances neighborhood stability/strength/viability.	X	X
X		6	Development is adaptive re-use of previously abandoned/underused structures	X	X
X		7	Basic services (retail, grocery) available within <u>1/2 mile or 3 blocks</u>	X	X
X		8	Traffic Impacts – <u>location</u> proximity to employment center	X	X

City Issues

X		1	Development rehabilitates a historically significant structure	X	
X		2	Development extends the usable life of existing housing at a cost that is lower than new construction	X	X