

RESOLUTION NO. R-2024-0013

A RESOLUTION OF THE OREM CITY COUNCIL AUTHORIZING A 50% REDUCTION IN THE IMPACT FEES CHARGED TO QUALIFYING DEVELOPMENTS IN THE AFFORDABLE SENIOR HOUSING (ASH) OVERLAY ZONE TO ENCOURAGE MODERATE INCOME HOUSING FOR SENIORS

WHEREAS the cost of housing generally in the State of Utah has dramatically increased and become much more difficult for individuals to afford in recent years; and

WHEREAS affordable housing specifically designed for senior citizens can be especially difficult to find for those that are income restricted seniors; and

WHEREAS In 2012, the City of Orem approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors in obtaining suitable housing; and

WHEREAS the City of Orem adopted Ordinance O-2018-0009 which allows for the reduction of impact fees for those projects with "broad public purposes" such as affordable housing; and

WHEREAS the City of Orem adopted a Moderate-Income Housing Strategy to study whether it is feasible to reduce, waive, or eliminate impact fees related to moderate income housing for income restricted seniors as part of it's Moderate Income Housing Strategies pursuant to Utah Code Ann. §10-9a-403(2)(b)(iii)(L); and

WHEREAS Development Services staff has researched existing projects in the ASH zone and has determine the amount of impact fees paid by those projects and has projected the fiscal impact of reducing by 50% the impact fees to be paid by future qualifying projects in the ASH zone; and

WHEREAS a public meeting considering whether the City of Orem should reduce impact fees by 50% for qualifying affordable senior housing projects located in the ASH zone was held by the City Council on December 10, 2024; and

WHEREAS the matter having been submitted and the City Council having fully considered the proposal as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to this proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby directs that it is the policy of the City of Orem that impact fees for qualifying projects in the Affordable Senior Housing (ASH) Overlay Zone beginning on January 1, 2025 shall be reduced by 50% as part of the City's Moderate-

Income Housing Strategies Implementation Plan pursuant to Utah Code Ann. §10-9a-403(2)(a)(iii).

2. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
3. The City Manager and all City Staff are directed to take the necessary steps to implement this policy.
4. All other resolutions and policies in conflict herewith, either in whole or part, are hereby repealed.



PASSED and APPROVED this 10th day of December 2024.



David A. Young, Mayor

ATTEST:



Teresa McKittrick, City Recorder

COUNCILMEMBER

AYE NAY ABSTAIN

Mayor David A. Young
Jeff Lambson
Jenn Gale
Tom Macdonald
LaNae Millett
Chris Killpack
David Spencer

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