



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – December 1, 2020**

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment.

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during Public Comment.)

E. Presentations and Reports

1. Mayor's Report

2. [Presentation of Annual Riverdale City Redevelopment Agency 2020 Report](#)

Michael Eggett, Deputy Director Riverdale RDA

3. [Presentation of Annual Moderate Income Housing Review Report](#)

Michael Eggett, Community Development Director

F. Consent Items

1. [Consideration to approve meeting minutes from:](#)

November 17, 2020 City Council Work Session

November 17, 2020 City Council Regular Session

G. Discretionary Items

H. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting. **Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 25th day of November, 2020 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) the Standard-Examiner via email. Shalee Nay, City Recorder

**The City Council meeting on December 1, 2020 is viewable and will be conducted electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above. **

<https://www.youtube.com/user/riverdalecity>

**RIVERDALE CITY
CITY COUNCIL AGENDA
December 1, 2020**

AGENDA ITEM: E2

SUBJECT: Presentation of Annual Riverdale City Redevelopment Agency 2020 Report

PRESENTER: Mike Eggett, Deputy Director Riverdale RDA

INFORMATION: a. [Exec Summ 2020 Riverdale RDA Report CC 20201201](#)
b. [2020 Riverdale City Annual RDA Report](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Commission meeting on: 12-1-2020

Petitioner: Redevelopment Agency of Riverdale City

Summary of Proposed Action

Once per year, the Redevelopment Agency of Riverdale City (RDA) is responsible to prepare and provide a reporting to the associated taxing entities who participate in City designated and approved redevelopment areas. As a result, the RDA has authorized Lewis Young Robertson and Birmingham and Associates (LYRB) to prepare and distribute this annual report to all associated taxing entities who are involved in these Riverdale City redevelopment areas.

Following this executive summary is the "2020 Annual Report" document as completed by LYRB. RDA staff will present and briefly discuss this report with the City Council as a formal report to the City Council regarding the activities taken and completed over the last year, as well as, reviewing and reporting on the current timelines and future expectations for each redevelopment area.

There is no action to be taken in this matter.

Title 10 Ordinance Guidelines (Code Reference)

There is no Title 10 Ordinance guidance in this matter, however, this reporting is being provided to be in compliance with Utah State Code 17C-1-603.

General Plan Guidance (Section Reference)

There is no General Plan Guidance necessary for this report.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator

2020 ANNUAL REPORT

REDEVELOPMENT AGENCY OF RIVERDALE CITY, UTAH

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



NOVEMBER 1ST REPORT

Dated as of November 1, 2020
Prepared By: Lewis Young Robertson & Burningham, Inc.
In compliance with Utah Code Section 17C-1-603


**LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.**

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SECTION 1: EXECUTIVE SUMMARY

Introduction

Lewis Young Robertson & Burningham, Inc (“LYRB”) has been retained by the Riverdale City Redevelopment Agency (the “Agency”) to assist with the management and reporting requirements of the Agency’s five project areas:

 **Riverdale Road,**
 **1050 West,**
 **550 West,**
 **West Bench, and**
 **700 West**

LYRB has compiled the various creation and related documents associated with the five project areas, created annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency’s Project Areas in the future.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As new reporting requirements were adopted in legislation and became effective in 2011 and further revised and amended in 2016, this report facilitates the RDA’s compliance with the new code, providing the data necessary to fulfill these new reporting requirements. This particular section of Utah Code mandates that the Agency provide an annual report to the county auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Riverdale City RDA, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA Taxing Entities	
Steve Brooks	Riverdale City
Roger Brunker	Weber County
Holin Wilbanks	Weber County
Jon Ritchie	Weber School District
Jeff Stephens	Weber School District
Lance Wood	Central Weber Sewer Improvement District
Bruce Bennett	Weber County Mosquito Abatement District
Tage Flint	Weber Basin Water Conservancy District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of the RDA, including descriptions of each Project Area, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities.

It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2021, the annual RDA report will be disseminated only to the Governor's Office of Economic Development and will be due on or before December 31st of each calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOED database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

Provided in this report is an overview of the 1050 West Riverdale Road Project Area and the 550 West Project Area, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs. Also included are brief summaries and overviews of the two project areas that have not yet been triggered: West Bench and 700 West and the Riverdale Road Project Area, which has sunset.

Overview of the Redevelopment Agency

The Redevelopment Agency of Riverdale City was created by the Riverdale City Council on September 21, 1988 with the adoption of Ordinance #367 in accordance with the provision of the Utah Neighborhood Development Act, UCA 11-19-1. The Agency presently operates under UCA Title 17C "Limited Purpose Local Government Entities – Community Development and Renewal Agencies."

In the process of adopting the ordinance creating the Agency, the City Council "determined that it is in the best interest of the residents of the City of Riverdale to adopt redevelopment plans and otherwise take action for redevelopment and revitalization of certain areas of the City since to do so will promote health, safety, morals, and the general welfare of the community . . . that it is desirable that redevelopment activities in the City of Riverdale be carried out pursuant to the Utah Neighborhood Development Act; and . . . that the RDA exercise all powers set forth in the Act and all provisions of State law hereby adopted by reference and modified as amendments are made thereto by the Utah State Legislature."

The RDA functions under the guidance of the Governing Board, as outlined below, with the Executive Director, Rodger Worthen, handling operational and administrative matters.

Originally, under the Act (17C), each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area ("URA") and Economic Development Area ("EDA"). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area ("CDA").

Changes to the Act, made in 2016, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas ("CRA"). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRAs are created under a redevelopment agency. To create a CRA, an agency must first adopt a survey resolution that designates a survey area and authorizes the agency to prepare a project area plan and budget. The draft budget and plan are then created and then the agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing

entities. If the agency plans to use eminent domain in the CRA, a development impediment study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the development impediment study from a taxing entity committee (“TEC”). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA’s tax increment revenue.

As both of the active project areas in the Agency were created prior to this expansion of UCA 17C, both of these Project Areas has been classified simply as a Redevelopment Area, or RDA. The West Bench Project Area, which is not yet active, and the Riverdale Road Project Area, which has sunset, are also classified as RDAs. The fifth and final project area, 700 West, is classified as a CDA.

Authority and Powers of the Agency

The authority of the Agency is directed by UCA Title 17C.
17C-1-202

- I. A community development and renewal agency may:
 - ☞ Sue and be sued;
 - ☞ Enter into contracts generally;
 - ☞ Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
 - ☞ Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
 - ☞ Enter into a lease agreement on real or personal property, either as lessee or lessor;
 - ☞ Provide for urban renewal, economic development, and community development as provided in this title;
 - ☞ Receive tax increment as provided in this title;
 - ☞ If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
 - ☞ Accept financial or other assistance from any public or private source for the agency’s activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
 - ☞ Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
 - ☞ Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency’s other purposes, including:
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
 - ☞ Transact other business and exercise all other powers provided for in this title.

Governing Board, Executive Director, and Taxing Entity Committee

Table 1.2: Board of Trustees

Governing Board		
Norm Searle	RDA Chairman	Riverdale City Mayor
Brent Ellis	RDA Board Member	Riverdale City Council Member
Bart Stevens	RDA Board Member	Riverdale City Council Member
Alan Arnold	RDA Board Member	Riverdale City Council Member
Steve Hilton	RDA Board Member	Riverdale City Council Member
Braden Mitchell	RDA Board Member	Riverdale City Council Member

Table 1.3: Staff Members

Directors		
Steve Brooks	RDA Executive Director	Riverdale City Administrator
Michael Eggett	RDA Deputy Executive Director	Riverdale City Community Development Director
Cody Cardon	RDA Finance Director	Riverdale City Finance Director

Table 1.4: Taxing Entity Committee

Taxing Entity Committee	
Norm Searle	Riverdale City
Steve Brooks	Riverdale City
Holin Wilbanks	Weber County
Roger Brunker	Weber County
Robert Petersen	Weber School District
Jon Ritchie	Weber School District
Lance Wood	General Taxing Entities
Scott Jones	Utah State Board of Education

SUMMARY OF REQUESTED FUNDS

In accordance with Utah Code 17C-1-603(3) this report is for informational purposes only and does not alter the amount of tax increment that this Agency is entitled to collect. **The Agency requests all tax increment legally available from each of the Agency's project areas described below;** however, these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), and/or interlocal cooperation agreements.

Table 1.5: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2020 (Ending Dec. 31, 2020)	Tax Year 2021 (Beginning Jan. 1, 2021)
Property Tax Increment		
1050 West	\$248,182	\$248,182
550 West	359,922	361,373
Total Revenue	\$608,104	\$609,555

General Overview of Active Project Areas

LYRB has updated the Project Area Budget for each area which includes a multi-year projection of revenues and expenditures based upon current market conditions and the specifications outlined in the governing documents related to sources and uses of tax increment. The combined budget for all three Project Areas that are currently drawing tax increment is summarized below.

Table 1.6: Combined Budget

PROJECT AREA BUDGET 2020 - 2032		
REVENUES	FY 2020 TOTALS	REMAINING LIFE
Property Tax Increment		FY 2020 to Sunset
550 West	\$347,025	\$1,429,693
1050 West	240,167	488,349
Total Revenue	\$587,192	\$1,918,042
EXPENDITURES	FY 2020 TOTALS	REMAINING LIFE
RDA Administration @ 5%		
550 West	\$27,805	\$143,940
1050 West	12,008	24,417
Developer Payments		
550 West – Utility Relocation and Infrastructure	250,000	1,000,000
Other Redevelopment Activities		
550 West		
1050 West	228,159	463,931
Affordable Housing		
550 West	69,220	285,753
Use of Fund Balance		
1050 West		
Total Expenditures	\$587,192	\$1,918,042

SECTION 2: OVERVIEW OF THE 1050 WEST PROJECT AREA

Table 2.1: Project Area Overview

OVERVIEW				
Type RDA	Acreage 28.4 27.8 Developed 0.6 Undeveloped	Purpose Commercial Development	Taxing District 300 & 843	Tax Rate 0.01016 & 0.010409
Creation Year 1993	Base Year 1993	Term 25	Trigger Year 1997	Expiration Year FY 2021
Base Value \$63,694	TY 2019 Value \$36,266,953	Increase 56,839%	FY 2020 Increment \$241,765 Calculated \$240,167 Received	Remaining Life 1 year

The 1050 West Project Area was created in June 1993 and is governed by the (a) “1050 West Neighborhood Development Plan” dated January 25, 1993. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency.

The purpose of this Project Area is to incentivize commercial development in Riverdale City along Riverdale Road, which will create jobs and increase property tax revenue to the taxing entities. The Project Area consists of all parcels inside a triangular shaped area bordered by 1050 West on the east, Riverdale Road on the north, and I-84 on the west. A map of the Project Area is included as **Appendix A**.



Sources of Funds

Table 2.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Property Tax Increment Calculated	\$276,042
Uncollected Tax Increment	(1,598)
Property Tax Increment Collected and Paid to Agency	240,167
Total Sources of Funds	\$240,167

The Project Area is intended to draw property tax increment beginning with the taxes collected in 1996 and remitted to the agency in 1997 and continue for 25 years through and including taxes collected in 2020 and paid to the Agency in 2021. The Agency has received tax increment revenue every year beginning in 1996 calculated at a level of 100% for the first five years, then ratcheting downward to the current level of 60%. The tax increment level is currently set according to the followings schedule:

Table 2.3: Tax Increment Levels

TAX INCREMENT LEVELS	
TY Years	%
1996-2000	100%
2001-2005	80%
2006-2010	75%
2011-2015	70%
2016-2020	60%

Uses of Funds

Table 2.4: Uses of Funds

FY 2020 USES OF FUNDS	
Administration	\$12,008
Redevelopment Activities	\$228,159
Total Uses of Funds	\$240,167

Project Area Reporting and Accountability

Relative Growth in Assessed Value

Table 2.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2019 vs. 2018)	\$36,266,953	\$39,572,612	-8.4%	-8.4%
Project Area Life Growth in Project Area (2019 vs. 1993)	36,266,953	63,694	56839%	28%
ASSESSED VALUES IN RIVERDALE CITY				
Annual Growth in Riverdale City (2019 vs. 2018)	725,322,887	677,301,456	7.1%	7.1%
Project Area Life Growth in Riverdale City (2019 vs. 1997)	725,322,887	332,723,682	118.0%	3.0%

Benefits Derived by Participating Taxing Entities

Table 2.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues at expiration of Project Area
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased and the participation level has ratcheted down to 60%, with 40% of tax increment being returned to the taxing entities. The taxing entities are also benefiting from the number of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2020. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. As illustrated below, development has resulted in the participating taxing entities receiving 54,917% tax increment above the base value.

Table 2.7: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET** REVENUES	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2020	N/A	\$402,941	\$734	54,917%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	N/A	\$162,774	\$734	22,185%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The 1050 West Project Area was created with the intent of incentivizing commercial and industrial development. Notable businesses housed in the Project Area include:



-  Target
-  Starbucks Café
-  CVS Pharmacy
-  Sportsman's Warehouse
-  PetSmart
-  Carl's Jr.
-  Jamba Juice
-  Applebee's
-  Shoe Carnival

-  Honeybaked Ham
-  Lucky Buffet
-  Pier 1 Imports
-  Best Buy
-  Cosmoprof
-  Gordmans
-  Mattress Firm



Recent development within the project includes the completion of Target's renovation including a Starbucks Café within the building.

The Project Area was created with the intent of supporting commercial development along Riverdale Road. Residential development was not a priority for this Project Area. The Project Area, therefore, contains 0 residential units and 0 acres of residentially developed acres. The Project Area does, however, support the housing at the Riverdale Senior Center with its funds.

Forecasted Project Area Budget Update

LYRB has updated the Project Area Budget which includes a multi-year projection of revenues and expenditures based upon current market conditions and the specifications outlined in the documents as briefly described above related to sources and uses of tax increment. LYRB projects that the Project Area will generate approximately \$240k over the remaining year of the Project Area. The multi-year budget

attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 2.8: Project Area Budget

PROJECT AREA BUDGET FY 2020 - 2021		
REVENUES	TOTALS	NPV @ 4.00%
Property Tax Increment	\$240,167	\$230,930
Total Revenue	\$240,167	\$230,930
EXPENDITURES	TOTALS	NPV @ 4.00%
Agency Administration	12,008	11,546
Redevelopment Activities/ Contribution to Fund Balance	228,159	219,383
Total Expenditures	\$240,167	\$230,930

Other Issues

LYRB has not identified any major areas of concern with the 1050 West Project Area, and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

Project Area Multi-Year Budget

The following four sheets represent the FY 2020, FY 2021, FY 2022, and abbreviated multi-year budgets.

1050 West Project Area

2020 Annual Budget



	Tax Year	2019
	Payment Year	2020
REVENUES		
TAXABLE VALUATION:		
Real Property/Centrally Assessed		
Area 300 & 301		31,047,410
Less: Area 300 & 301 Base Year Value		(57,390)
Subtotal Assessed Value - Area 300 & 301	\$	31,104,800
Area 843		-
Subtotal Assessed Value - Area 300 & 301	\$	5,225,847
Less: Area 843 Base Year Value		-
Subtotal Assessed Value - Area 843	\$	-
Riverdale City		0.0972%
Weber Basin Water Conservancy District		0.0153%
Central Weber Sewer Improvement District		0.0607%
Weber County Mosquito Abatement District		0.0101%
Weber Area Dispatch 911 & Emergency Services District		0.0219%
Total Tax Rate Area 300 & 301:		1.1016%
Total Tax Rate Area 843: (excludes Sewer Improvement District)		1.0409%
Personal Property Tax Rate:		
Total Tax Rate Area 300 & 301 (Rate from Prior Year):		1.1537%
Total Tax Rate Area 843 (Rate from Prior Year excluding Sewer Improvement District):		1.0888%
TAX INCREMENT REVENUES		
Real Property/Centrally Assessed Revenues:		
Tax Increment Area 300 & 301:	\$	342,650
Tax Increment Area 843:		-
Personal Property Revenues:		
Tax Increment Area 300 & 301:		60,291
Tax Increment Area 843:		-
Total Tax Increment:	\$	402,941
Percent of Tax Increment for Project		60%
Project Portion		
Total Tax Increment Available to RDA	\$	241,765
Adjustments	\$	(1,598)
Total Tax Increment Paid to RDA	\$	240,167
EXPENDITURES		
Administration	\$	12,008
Redevelopment Activities/ Contribution to Fund Balance	\$	228,159
Project Area Budget and Uses of Funds	\$	-
Total Uses	\$	240,167

1050 West Project Area

2021 Annual Budget



	Tax Year	2020
	Payment Year	2021
REVENUES		
TAXABLE VALUATION:		
Real Property/Centrally Assessed		
Area 300 & 301		32,496,254
Less: Area 300 & 301 Base Year Value		(57,390)
Subtotal Assessed Value - Area 300 & 301	\$	32,553,644
Area 843		-
Subtotal Assessed Value - Area 300 & 301	\$	4,995,065
Less: Area 843 Base Year Value		-
Subtotal Assessed Value - Area 843	\$	-
Riverdale City		0.0972%
Weber Basin Water Conservancy District		0.0153%
Central Weber Sewer Improvement District		0.0607%
Weber County Mosquito Abatement District		0.0101%
Weber Area Dispatch 911 & Emergency Services District		0.0219%
Total Tax Rate Area 300 & 301:		1.1016%
Total Tax Rate Area 843: (excludes Sewer Improvement District)		1.0409%
Personal Property Tax Rate:		
Total Tax Rate Area 300 & 301 (Rate from Prior Year):		1.1016%
Total Tax Rate Area 843 (Rate from Prior Year excluding Sewer Improvement District):		1.0409%
TAX INCREMENT REVENUES		
Real Property/Centrally Assessed Revenues:		
Tax Increment Area 300 & 301:	\$	358,611
Tax Increment Area 843:		-
Personal Property Revenues:		
Tax Increment Area 300 & 301:		55,026
Tax Increment Area 843:		-
Total Tax Increment:	\$	413,637
Percent of Tax Increment for Project		60%
Project Portion		
Total Tax Increment Available to RDA	\$	248,182
Adjustments	\$	-
Total Tax Increment Paid to RDA	\$	248,182
EXPENDITURES		
Administration	\$	12,409
Redevelopment Activities/ Contribution to Fund Balance	\$	235,773
Project Area Budget and Uses of Funds	\$	-
Total Uses	\$	248,182



	===== HISTORIC			PROJECTED =====		
Tax Year	2012	2018	2019	2020		TOTALS
Payment Year	2013	2019	2020	2021		
REVENUES						
TAXABLE VALUATION:						
Real Property/Centrally Assessed			100,065	11,342		
Total Real/Centrally Assessed Property Incremental Assessed Value	\$ 23,987,192	\$ 34,410,459	\$ 31,104,800	\$ 32,553,644		
Total Personal Property Incremental Assessed Value	\$ 3,158,836	\$ 5,225,847	\$ 5,225,847	\$ 4,995,065		
Grand Total Incremental Assessed Value	\$ 27,146,028	\$ 39,636,306	\$ 36,330,647	\$ 37,548,709		
Real Property/Centrally Assessed Tax Rate:						
Total Tax Rate Area 300 & 301:	1.3961%	1.1537%	1.1016%	1.1016%		
Total Tax Rate Area 843: (excludes Sewer Improvement District)	1.3081%	1.0888%	1.0409%	1.0409%		
Personal Property Tax Rate:						
Total Tax Rate Area 300 & 301: (Rate from Prior Year):	1.3569%	1.2070%	1.1537%	1.1016%		
Total Tax Rate Area 843: (Rate from Prior Year excluding Sewer Improvement District):	1.2715%	1.1361%	1.0888%	1.0409%		
TAX INCREMENT REVENUES						
Real Property/Centrally Assessed Revenues:						
Tax Increment Area 300 & 301:	\$ 334,672	\$ 396,993	\$ 342,650	\$ 358,611	\$ 1,098,255	
Tax Increment Area 843:	200	-	-	-		
Personal Property Revenues:						
Tax Increment Area 300 & 301:	42,862	63,076	60,291	55,026	178,392	
Tax Increment Area 843:	-	-	-	-		
Total Tax Increment:	\$ 377,734	\$ 460,069	\$ 402,941	\$ 413,637	\$ 1,276,647	
Percent of Tax Increment for Project	70%	60%	60%	60%		
Project Portion						
Total Tax Increment Available to RDA	\$ 264,414	\$ 276,042	\$ 241,765	\$ 248,182	\$ 765,988	
Adjustments		\$ (1,975)	\$ (1,598)		\$ (3,573)	
Total Tax Increment Paid to RDA	\$ 264,414	\$ 274,066	\$ 240,167	\$ 248,182	\$ 762,415	
EXPENDITURES						
Administration			12,008	12,409	24,417	
Redevelopment Activities/ Contribution to Fund Balance		274,975	228,159	235,773	738,907	
Project Area Budget and Uses of Funds	\$	(909)			(909)	
2005 Variable Rate Bond - Senior Housing - Annual Debt Service Payment	\$ 134,165	-	-	-	-	
Senior Housing Facility	130,249	-	-	-	-	
Total Uses	\$ 264,414	\$ 274,066	\$ 240,167	\$ 248,182	\$ 762,415	

SECTION 3: OVERVIEW OF THE 550 WEST PROJECT AREA

Table 3.1: Project Area Overview

OVERVIEW				
Type RDA	Acreage 46.7 31.69 Developed 11.93 Undeveloped	Purpose Commercial Development	Taxing District 422 & 957	Tax Rate 0.01016 & 0.010409
Creation Year FY 2005	Base Year FY 2005	Term 15 Years	Trigger Year FY 2009	Expiration Year FY 2023
Base Value \$8,804,597	TY 2019 Value \$40,129,731	Increase 356%	FY 2020 Increment \$346,098 Calculated \$347,025 Received	Remaining Life 3 Years

The 550 West Project Area was created in March 2005 and is governed by the “550 West Redevelopment Project Area Plan” dated February 15, 2005. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency.

The purpose of this Project Area is to incentivize commercial development in Riverdale City along Riverdale Road, which will create jobs and increase property tax revenue to the taxing entities and sales tax revenues to certain taxing entities. The Project Area includes parcels on the west side of Riverdale Road beginning on the south intersection of Riverdale Road and the UPRR tracks north to, but not including, the Lowe’s store. From this section to the east side of Riverdale Road, the area includes various parcels bordered by 300 West on the east. The area also includes a few smaller parcels to the north and one to the west, all north of 300 West along Riverdale Road. A map of the Project Area is included as **Appendix A**.



Sources of Funds

Table 3.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Property Tax Increment Calculated	\$345,205
Uncollected tax Increment	(3,626)
Property Tax Increment Collected and Paid to Agency	341,624
Total Sources of Funds	\$341,624

Uses of Funds

Table 3.3: Uses of Funds

FY 2020 USES OF FUNDS	
Agency Administration	\$6,682
Infrastructure & Utility Relocation	196,873
Other Redevelopment Activities	69,318
Affordable Housing	68,751
Total Uses of Funds	\$341,625

Throughout the life of the Project Area, of the total increment received, the Agency has paid 20% to an affordable housing fund, retained 5% for Agency Administration, and has used the remaining 75% for infrastructure and utility relocation and for other redevelopment activities per the creation documents described above.

Development Obligations and Incentives

Table 3.4: Capped Development Incentive

Capped Development Incentive	
Riverdale Center IV, LLC	\$250,000
Tax Increment to Developer	\$250,000

After accounting for the annual administration fees and contributions to the affordable housing fund, the Agency has provided an incentive fund to be used by a developer, Riverdale Center IV, LLC, within the Project Area. The developer has constructed infrastructure and paid for utility relocation prior to receiving tax increment, and the Agency has entered into an agreement to reimburse the developer on an annual basis for expenses related to this development.

The Agency is scheduled to make annual payments over the remaining life of the Project Area to the developer.

Project Area Reporting and Accountability

Relative Growth in Assessed Value

Table 3.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2019 vs. 2018)	\$40,129,731	\$38,640,459	3.9%	3.9%
Project Area Life Growth in Project Area (2019 vs. 2005)	40,129,731	8,804,597	356%	11%
ASSESSED VALUES IN RIVERDALE CITY				
Annual Growth in Riverdale City (2019 vs. 2018)	725,322,887	677,301,456	7.1%	7.1%
Project Area Life Growth in Riverdale City (2019 vs. 2005)	725,322,887	332,723,682	118.0%	5.7%

Benefits Derived by Participating Taxing Entities

Table 3.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Creation of 292 new jobs
*Increased Property Tax Revenues when Project Expires
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the number of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2022. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 3.7: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2020	\$464,298	\$347,025	\$101,542	342%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The 550 West Project Area was created with the intent of incentivizing commercial and industrial development. Notable businesses and buildings housed in the Project Area include:



-  Ulta Beauty
-  Café Zupas
-  Noodles & Company
-  Goodwood Barbecue
-  Carter's
-  Sport Clips
-  Dressbarn
-  Firehouse Subs
-  JC Penny
-  Costa Vida
-  Subway
-  Maurice's

-  7-Eleven
-  Men's Wearhouse
-  Batteries Plus Bulbs
-  Massage Envy
-  Advance Auto Parts
-  John Paras Furniture
-  Farmers Insurance
-  American Title Loans
-  STOR-N-LOCK Self Storage
-  T-Mobile
-  T.J. Maxx
-  Famous Footwear
-  Lane Bryant

Future Projects

-  Starbucks
-  42-unit apartment building
-  3 New Drive-Thru Restaurants at approximately 400 West and Riverdale Road



Within the project area, developments have occurred and continue to occur. At 4104 South Riverdale Road, a developer demolished the old Chevron gas station. The City has approved the developer's site plan which includes the development of a strip mall center, which would support three to four new

businesses/restaurants/café. The development has not yet been built, but the building plans have been reviewed for permitting release. At 4189 South 300 West, plans for new apartment buildings are developing. The apartments will support 30 new residential units on site and include an updated clubhouse and possibly a pool. building plans have not yet been submitted or approved.

The Project Area was created to support industrial and commercial development. Some of the Project Area does contain residential development, 5.6 acres or 12.8% of the Project Area. Within the Project Area are approximately 104 residential units, all within the Greenhill at Riverdale Apartment Center. There is a total of about 44 acres and 31.69 acres are developed.

Forecasted Project Area Budget Update

LYRB has updated the Project Area Budget which includes a multi-year projection of revenues and expenditures based upon current market conditions and the specifications outlined in the documents as briefly described above related to sources and uses of tax increment. LYRB projects that the Project Area will generate approximately \$1.3M over the remaining 3 years of the Project Area. The Agency will use approximately \$144K for administration of the Project Area, \$1M will be used for infrastructure and utility relocation, and \$285K will be set aside for affordable housing. The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.8: Project Area Budget

PROJECT AREA BUDGET TY 2020 – 2022		
REVENUES	TOTALS	NPV @ 4.00%
Property Tax Increment	\$1,429,693	\$1,296,608
Total Revenue	1,429,693	1,296,608
EXPENDITURES	TOTALS	NPV @ 4.00%
Agency Administration	143,940	129,991
Infrastructure & Utility Relocation	1,000,000	907,474
Affordable Housing	285,753	259,143
Total Expenditures	\$1,429,693	\$1,296,608

Other Issues

LYRB has not identified any other areas of concern with the 550 West Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

Project Area Multi-Year Budget

The following three sheets represent the FY 2020, FY 2021, and abbreviated multi-year budgets.

550 West Project Area

2020 Annual Budget

October 31, 2020



		Tax Year	2019
		Payment Year	2020
REVENUES			
TAXABLE VALUATION:			
Real Property/Centrally Assessed			
Area 422 & 424			37,096,050
Less: Area 422 & 424 Base Year Value			(8,593,726)
Total Real/Centrally Assessed Property Incremental Assessed Value		\$	28,502,324
Personal Property			
Area 422 & 424			2,994,664
Less: Area 422 & 424 Base Year Value			(210,871)
Total Personal Property Incremental Assessed Value		\$	2,783,793
Total Tax Rate Area 422 & 424:			1.1016%
Total Tax Rate Area 957 (excludes Sewer Improvement District):			1.0409%
Personal Property Tax Rate:			
Total Tax Rate Area 422 & 424 (Rate from Prior Year):			1.1537%
TAX INCREMENT REVENUES			
Real Property/Centrally Assessed Revenues:			
Tax Increment Area 422 & 424:	\$		313,982
Tax Increment Area 957			-
Personal Property Revenues:			
Tax Increment Area 422 & 424:			32,117
Total Tax Increment:		\$	346,098
Percent of Tax Increment for Project			100%
Project Portion			
Total Tax Increment Available to RDA	\$		346,098
Total Tax Increment Paid to RDA		\$	347,025
EXPENDITURES			
Project Area Budget and Uses of Funds			
RDA Admin	\$		27,805
Infrastructure and Utility Relocation			250,000
Other Redevelopment Activities			-
Affordable Housing (20%)			69,220
Total Uses		\$	347,025

550 West Project Area

2021 Annual Budget

October 31, 2020



	Tax Year	2020
	Payment Year	2021
REVENUES		
TAXABLE VALUATION:		
Real Property/Centrally Assessed Area 422 & 424		37,096,050
Less: Area 422 & 424 Base Year Value		(8,593,726)
Total Real/Centrally Assessed Property Incremental Assessed Value	\$	28,541,341
Personal Property Area 422 & 424		2,994,664
Less: Area 422 & 424 Base Year Value		(210,871)
Total Personal Property Incremental Assessed Value	\$	2,783,793
Total Tax Rate Area 422 & 424:		1.1537%
Total Tax Rate Area 957 (excludes Sewer Improvement District):		1.0888%
Personal Property Tax Rate:		
Total Tax Rate Area 422 & 424 (Rate from Prior Year):		1.1016%
TAX INCREMENT REVENUES		
Real Property/Centrally Assessed Revenues:		
Tax Increment Area 422 & 424:	\$	328,831
Tax Increment Area 957		425
Personal Property Revenues:		
Tax Increment Area 422 & 424:		30,666
Total Tax Increment:	\$	359,922
Percent of Tax Increment for Project		100%
Project Portion		
Total Tax Increment Available to RDA	\$	359,922
Total Tax Increment Paid to RDA	\$	359,922
EXPENDITURES		
Project Area Budget and Uses of Funds		
RDA Admin	\$	37,938
Infrastructure and Utility Relocation		250,000
Other Redevelopment Activities		-
Affordable Housing (20%)		71,984
Total Uses	\$	359,922



	<===== HISTORIC		PROJECTED =====>			
Tax Year	2019	2020	2021	2022		TOTALS
Payment Year	2020	2021	2022	2023		
REVENUES						
TAXABLE VALUATION:						
Total Real/Centrally Assessed Property Incremental Assessed Value	\$ 28,502,324	\$ 28,541,341	\$ 28,541,341	\$ 28,541,341		
Personal Property Area 422 & 424	2,994,664	2,994,664	2,994,664	2,994,664		
Less: Area 422 & 424 Base Year Value	(210,871)	(210,871)	(210,871)	(210,871)		
Subtotal Assessed Value - Area 422 & 424	\$ 2,783,793	\$ 2,783,793	\$ 2,783,793	\$ 2,783,793		
Total Personal Property Incremental Assessed Value	\$ 2,783,793	\$ 2,783,793	\$ 2,783,793	\$ 2,783,793		
Grand Total Incremental Assessed Value	\$ 31,286,117	\$ 31,325,134	\$ 31,325,134	\$ 31,325,134		
Real Property/Centrally Assessed Tax Rate:						
Total Tax Rate Area 422 & 424:	1.1016%	1.1537%	1.1537%	1.1537%		
Total Tax Rate Area 957 (excludes Sewer Improvement District):	1.0409%	1.0888%	1.0888%	1.0888%		
Personal Property Tax Rate:						
Total Tax Rate Area 422 & 424 (Rate from Prior Year):	1.1537%	1.1016%	1.1537%	1.1537%		
TAX INCREMENT REVENUES						
Real Property/Centrally Assessed Revenues:						
Tax Increment Area 422 & 424:	\$ 313,982	\$ 328,831	\$ 328,831	\$ 328,831	\$ 3,389,299	
Tax Increment Area 957	-	425	425	425	2,784	
Personal Property Revenues:						
Tax Increment Area 422 & 424:	32,117	30,666	32,117	32,117	466,768	
Total Tax Increment:	\$ 346,098	\$ 359,922	\$ 361,373	\$ 361,373	\$ 3,858,850	
Percent of Tax Increment for Project	100%	100%	100%	100%		
Project Portion						
Total Tax Increment Available to RDA	\$ 346,098	\$ 359,922	\$ 361,373	\$ 361,373	\$ 3,858,850	
Adjustments	\$ 927					
Total Tax Increment Paid to RDA	\$ 347,025	\$ 359,922	\$ 361,373	\$ 361,373	\$ 3,832,825	
EXPENDITURES						
Project Area Budget and Uses of Funds						
RDA Admin	\$ 27,805	\$ 37,938	\$ 39,098	\$ 39,098	\$ 244,280	
Infrastructure and Utility Relocation	250,000	250,000	250,000	250,000	2,595,546	
Transfer for Redevelopment Activities						
Other Redevelopment Activities	-	-	-	-	191,933	
Affordable Housing (20%)	69,220	71,984	72,275	72,275	766,803	
Total Uses	\$ 347,025	\$ 359,922	\$ 361,373	\$ 361,373	\$ 3,832,825	

SECTION 4: OVERVIEW OF THE WEST BENCH PROJECT AREA

Table 4.1: Brief Project Area Overview

Brief OVERVIEW	
Creation Year	2005
Initial Year of Tax Increment	TBD
Expiration of Project Area	TBD
Project Area Purpose	Infrastructure Development

The West Bench Project Area was created in May 2005 but the Project Area Budget was not approved by the TEC until October 25, 2012. The intended purpose of this Project Area is to develop project area improvements and public infrastructure both within and outside the project area.

The Project Area includes parcels on both sides of Riverdale Road in the vicinity of 1500 West. On the north side of Riverdale Road, the area is bounded on the east by I-84, on the west by I-15, and on the north by the AFCU campus at approximately 4600 South.

On the south side of Riverdale Road, the area is bounded generally by the back property lines of parcels along 1500 West, Riverdale Road on the north, and Riverdale's Golden Spike Park on the east. A map of the Project Area is included as **Appendix A**.

Sources of Funds

Property Tax

On October 25, 2012, the TEC approved the budget through Resolution TEC 2012-1, outlining that 100% of tax increment generated by the Project Area will go to the Agency for a period of 15 years, with a \$9,000,000 cap. Collection of tax increment was initially scheduled to trigger no earlier than 2014 and no later than 2020. The Agency, however, discussed with the TEC the need to wait until development occurred in order maximize the resources of tax increment collection. Development has not yet commenced but is expected to occur before 2025. In order to better align the timing of development and collection and use of tax increment, the Agency approached the TEC requesting that the mandatory trigger date be extended from 2020 to 2025. The TEC passed Resolution #2019-02 which allowed the trigger date to be extended until 2025. Because the Agency does not know exactly when the Project Area will be triggered, except that it will occur between now and 2025, revenues and expenses from this Project Area are not included in the tables in this report's first section. This budget was approved by the TEC on October 25, 2012 and was adopted on the same date.

Uses of Funds

All tax increment flowing to the Agency will be used for development purposes, primarily for the relocation of high voltage power lines within the Project Area. No tax increment under the approved budget is authorized for administration purposes and the City will absorb these costs. In addition, the Agency has obtained a Resolution from the Olene Walker Housing Loan Fund Board, waiving the requirement to contribute certain portions of increment to implement the City's low to moderate income housing plan.

Benefits Derived by Participating Taxing Entities

Benefits to taxing entities will include the creation of jobs stemming from commercial development in the Project Area. Commercial development will also increase sales tax revenues to the taxing entities.

The most significant benefit to the taxing entities will be realized when the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. It is estimated that the taxing entities will see an increase in property tax revenues of up to 500%.

Forecasted Project Area Budget

Below is a summary of the Project Area Budget as adopted by Resolution TEC 2012-1. According to the Project Area Budget, the Project Area is expected to generate \$9.0m over the 15-year tax increment collection period. The Agency will use the full \$9.0m for infrastructure and utility relocation.

Table 4.2 Project Area Budget

Forecasted Project Area Budget	
REVENUES	TOTALS
Property Tax Increment	9,000,000
Total Revenue	\$9,000,000
EXPENDITURES	TOTALS
Infrastructure & Utility Relocation	9,000,000
Total Expenditures	\$9,000,000

Development

The Project Area consists of 40.6 developed acres (55%) and 32.87 undeveloped acres (45%). There are four residential housing units within the project area over 6.32 acres.

Recently fully constructed is the Brook Haven Office Building #3, which is a three-story Class A office space. Currently being constructed is the Riverdale Business Park Phase 2, which consists of a flex use space condominium building. The building will be located by the Bravo Arts Academy on 1500 West across street from Reeve and Associates engineering office.

Other Issues

LYRB has not identified any major areas of concern with the West Bench Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

SECTION 5: OVERVIEW OF THE 700 WEST PROJECT AREA

Table 5.1: Brief Project Area Overview

Brief OVERVIEW	
Creation Year	2016
Initial Year of Tax Increment	TBD
Expiration of Project Area	TBD
Project Area Purpose	Infrastructure Development Other Project Opportunities and Enhancement

The 700 West CDA was created in 2016. The purpose of the Project Area is to realize the area's high potential for development. It lays near the Interstate and along Riverdale Road. The CDA will strengthen the economic base of the community and taxing entities within the County, broaden and diversify the tax base, and promote the development of job growth and goods and services to residents of the City and the surrounding community. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

A map of the Project Area is included as **Appendix A**.

Sources of Funds

Property Tax

According to the Official Project Area Final Plan, the seven taxing entities located within the Project Area are anticipated to participate for 20 years at 70-percent. The total sources of tax increment funds are estimated to be approximately \$5,430,555 over the 20-year life of the Project Area. Because all of the Interlocal Agreements with taxing entities are not yet in place, the revenues and expenditures for this Project Area are not included in the tables in this report's first section. Based on more recent negotiations, it is more likely that the school district will only participate 50-percent for 12 years. Once negotiations are completed and all the Interlocal Agreements are finalized, the Agency will incorporate the Project Area's projected revenues and expenses in the Agency's total projected revenues and expenses.

Uses of Funds

Uses of funds in the Project Area will include car dealership expansions and relocations, mixed-retail, office, and flex space developments. The primary objectives of the community development area include: 1) pursuing development of vacant parcels of property within the Project Area, 2) installation and upgrade of public utilities within the Project Area, which will result in an economic increase to the Agency, City, and Community, 3) possible relocation of current businesses and land owners in order to promote a greater economic vitality within the Project Area, and 4) improve public gathering spaces within the Project Area.

Benefits Derived by Participating Taxing Entities

Benefits to taxing entities will include the creation of jobs stemming from commercial development in the Project Area. Commercial development will also increase sales tax revenues to the taxing entities.

The most significant benefit to the taxing entities will be realized when the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project Area.

Forecasted Project Area Budget

Below is a summary of the Project Area Budget. According to this budget, the Project Area is expected to generate \$5.4m over the 20-year tax incremental collection period. The Agency will use approximately \$5.1m for infrastructure and relocation.

Table 5.2: Project Area Budget

Forecasted Project Area Budget	
REVENUES	TOTALS
Property Tax Increment	5,430,555
Total Revenue	\$5,430,555
EXPENDITURES	TOTALS
Project Area Administration @ 5%	271,528
Redevelopment Activities (Infrastructure, Relocation, Incentives, etc.) @ 95%	5,159,027
Total Expenditures	\$5,430,555

Development

The Project Area has some residential development, 4.49 acres of residential development. There are 55 residential housing units, located in Leslie's Mobile Home Park.

Other Issues

LYRB has not identified any major areas of concern with the 700 West Project Area.

SECTION 6: OVERVIEW OF THE RIVERDALE ROAD PROJECT AREA

Table 6.1: Brief Project Area Overview

Brief OVERVIEW		The Riverdale Road Project Area was created in October 1989 and is governed by the (a) "Riverdale Road Neighborhood Development Plan" dated August 28, 1989; and (b) "Final Amended Project Area Plan" dated January 11, 2005. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency.
Creation Year	1989	
Trigger Year	1993	
Expiration Year	FY 2017	
Project Area Purpose	Incentivize Commercial Development	The purpose of this Project Area is to incentivize commercial development in Riverdale City along Riverdale Road, which has created jobs and increased

property tax revenue to the taxing entities as well as sales tax revenues to some taxing entities. The Project Area consists generally of various parcels located along the north side of Riverdale Road from 1-84 to 700 West and along the south side of Riverdale Road from 700 West to the Weber River. The Project Area continues along the east side of Riverdale Road across the viaduct, including various parcels to the border of Riverdale City limits. A map of the Project Area is included as **Appendix A**.

Sources of Funds

Property Tax

The Project Area was intended to draw property tax increment beginning with the taxes collected in 1992 and remitted to the agency in 1993 and continue for 25 years through and including taxes collected in 2016 and paid to the Agency in 2017. Although the Project Area has sunset, it will continue to collect delinquent tax payments owned in prior years as they are received by the County. The Agency estimates that the Project Area is due an additional \$35,262 in delinquent property tax payments.

Uses of Funds

Throughout the life of the Project Area, of the total increment received by the Agency has been used for affordable housing fund (20%), Agency Administration (5%), and redevelopment activities (75%). Last Year, the Agency sold land it owned within the Riverdale Road RDA to a developer, Grand Slam Ventures, LLC. ("GSV"), who planned to develop the land into a Krispy Kreme Doughnuts. GSV agreed to develop the site and install all the necessary infrastructure required, and the Agency agreed to pay for the costs of the infrastructure improvements. The total cost for the improvements was estimated to be about \$424,000. The Agency plans to pay for this from revenues from the sale of the land, from the Riverdale Road RDA's positive fund balance, and with future revenues of delinquent property tax payments.

Benefits Derived by Participating Taxing Entities

Benefits to taxing entities includes the creation of jobs stemming from commercial development in the Project Area. Commercial development has also increase sales tax revenues to the taxing entities.

The most significant benefit to the taxing entities was realized when the Project Area expired. At that point the Agency will no longer received tax increment and the taxing entities received property tax income based on the full assessed value in the Project area.

Development

The Project Area consists of 64.3 developed acres (81%) and 15.4 undeveloped acres (19%). The Project Area consists of some residential development. There are 44 residential units constructed across 10.3 acres. 12.8% of the Project Area, therefore, is developed with residential developments, including the Riverdale Senior Center which contains 20 residential apartment units.

A number of renovations have begun or been completed. Scandinavian Designs Furniture is nearly completed on their plans to renovate and utilize the old Babies R Us space along Riverdale Road and by Zurcher's; final inspection to occur soon. Currently be constructed is a new 2-3 tenant commercial space building. The Good Earth Foods is nearing completion on their full store remodel. Floor and Décor recently completed their renovation and now utilizes the old Sports Authority space along Riverdale Road and 1050 West area in the Family Center North center. Finally, there has been a La-Z-Boy Gallery Store renovation of the vacant space next to the AtHome store along Riverdale Road and in the Family Center North center.

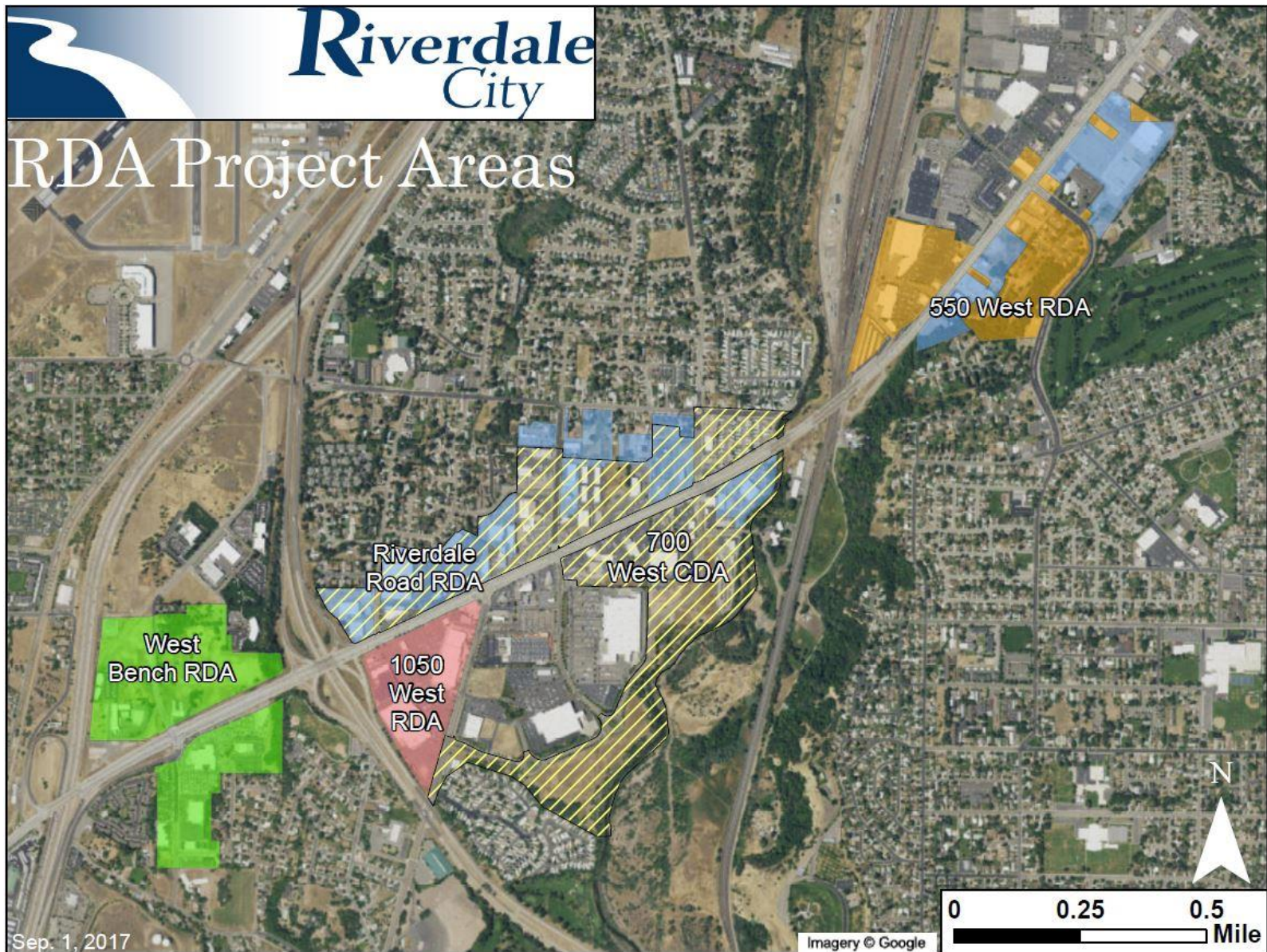
The Krispy Kreme donut shop was recently completed.

Other Issues

LYRB has not identified any major areas of concern with the Riverdale Road Project Area.

Appendix A: Map of Project Areas

All Project Areas



Map Legend

- West Bench RDA
- Riverdale Road RDA
- 1050 West RDA
- 700 West CDA
- 550 West RDA

**RIVERDALE CITY
CITY COUNCIL AGENDA
December 1, 2020**

AGENDA ITEM: E3

SUBJECT: Presentation of Annual Moderate Income Housing Review Report

PRESENTER: Mike Eggett, Deputy Director Riverdale RDA

INFORMATION:

- a. [Exec Summ 2020 Mod Income Housing Report CC 20201201](#)
- b. [Mayor Letter of Approval – 2020 Riv Mod Income Housing Report](#)
- c. [RivCity to UtahStateHousingRep2020 – 20201118](#)
- d. [Report Spreadsheet for DWS Annual Report 20201111](#)
- e. [Riverdale City – Five-Year Projected growth facts 2020](#)
- f. [Riverdale Mod Income Housing Plan 2018 approved](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Commission meeting on: 12-1-2020

Presenter: Community Development Department

Summary of Proposed Action

In accordance with newly adopted Utah State Code Annotated 10-9a-401 and 17-27a-401 (where applicable), Riverdale City is now required to annually prepare and submit an Annual Moderate Income Housing Report to the Division of Workforce Services and the Wasatch Front Regional Council in order to be in full compliance with these State Codes. Further, a component of this submitted reporting is to provide this same report information on the City website so that this information may be accessible by the public who may have interest in this information. This new reporting requirement will be anticipated to be completed by or before December 1st of each year hereafter. Therefore, the Riverdale Community Development Department has worked on and completed the reporting documents necessary to fulfill these requirements and has submitted all the reporting documentation to DWS and WFRC in compliance with these State Codes. Additionally, this information will also be published and available to the public on the City website by or before December 1st.

A recommended part of this reporting is to share this information with the City Council and, at a minimum, receive approval of the report by the municipality's leadership. Mayor Searle has reviewed this report and has signed off in support of the reported documentation that has been provided to DWS and WFRC. As a result, the Community Development Department has provided the Annual Moderate Income Housing Report documentation following this executive summary document. Community Development Department staff will present and briefly discuss this report and its findings with the City Council.

There is no action to be taken in this matter.

Title 10 Ordinance Guidelines (Code Reference)

There is no Title 10 Ordinance guidance in this matter, however, this reporting has been completed in compliance with Utah State Code 10-9a-401 and 17-27a-401.

General Plan Guidance (Section Reference)

There is no General Plan Guidance necessary for this report.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator	

Bill Cobabe, City Administrator



23 November 2020

FROM: Norm Searle, Mayor
Riverdale City

TO: Department of Workforce Services (DWS)
Wasatch Front Regional Council (WFRC)

SUBJECT: SB 34 Moderate Income Housing Plan Report

I have reviewed the attached report and support the forwarding of this comprehensive document to the Department of Workforce Services (DWS) and the Wasatch Front Regional Council (WFRC).

This is to confirm my acknowledgement that Mr. Michael Eggett, Riverdale City Community Development Director, has to the best of my knowledge, fulfilled the State of Utah requirements in submitting this information.

This report will also be posted on the Riverdale City Website for public information and an overview of the report will also be presented by Mr. Eggett, in an upcoming city council meeting.

Best regards!

Norm Searle, Mayor
Riverdale City



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Riverdale City (Municipal Corporation)

Reporting Date: November 11th, 2020

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Riverdale City Riverdale, Utah 84405

4600 South Weber River Drive 801-394-5541

Mayor's First and Last Name: Mayor Norm Searle

Mayor's Email Address: nsearle@riverdalecity.com

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Michael Eggett

Preparer's Title: Community Development Director/Deputy RDA Executive Director

Preparer's Email Address: meggett@riverdalecity.com

Preparer's Telephone: 801-394-5541 Extension: 1215

When did the municipality last adopt moderate-income housing element of their general plan?

December 18, 2018

Link to moderate-income housing element on municipality website:

http://www.riverdalecity.com/departments/comm_dev/Housing_Report_2018.html

UCA 10-9a-403 (2)(b)(iii) and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

See attached spreadsheet

2. Please state the municipality's goal(s) associated with the strategy

See attached spreadsheet

3. What are the specific outcomes that the strategy intends to accomplish?

See attached spreadsheet

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

See attached spreadsheet

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

See attached spreadsheet

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

See attached spreadsheet

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

See attached spreadsheet

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

See attached spreadsheet

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

See attached spreadsheet

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

See attached spreadsheet

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

We currently are utilizing moderate-income housing set aside from multiple RDA areas to benefit low to moderate income housing programs and facilities within Riverdale City. This is outlined more in detail in the attached spreadsheet report.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

[UCA 10-9a-408\(2\)I\(i\)](#): (data should be from validated sources, like US Census, with verified methodologies)

- A current estimate of the city's rental housing needs for the following income limits:

○ 80% of the county's adjusted median family income	<u>14.1%</u>
○ 50% of the county's adjusted median family income	<u>22.6%</u>
○ 30% of the county's adjusted median family income	<u>37.6%</u>

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - ✓ An updated estimate of the municipality's 5-year moderate-income housing needs
 - ✓ A findings report of the annual moderate-income housing element review
 - ✓ The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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Menu items 10-9a-403.(3)(b)
(iii)

1. State strategy municipality included in the moderate-income housing element of its general plan below.

2. Please state the municipality's goal(s) associated with the strategy

3. What are the specific outcomes that the strategy intends to accomplish?

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

A - Rezone for densities necessary to assure the production of moderate income housing

Comments are made in the Riverdale City General Plan referencing rezoning to higher density designations in order to accommodate new low to moderate income housing near growing areas along major development and transportation hubs and where rezoning establishes healthy residential housing mixes and makes most sense in Riverdale City. These are strategies noted in the MIH portion of the General Plan:

- Riverdale should encourage the development of residential areas of various densities and price ranges.
- The city encourages a diversity of housing types and cost ranges, including those that will permit persons of low and moderate incomes to locate in Riverdale City.

This housing strategy is tied to the following goals from the MIH section of the General Plan:

2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.

5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing through the City in various locations, and consistent with the needs of all segments of the population.

6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.

This strategy provides for sensible zoning changes for low to moderate income housing to accommodate growing needs in Riverdale City to establish alternative modes of housing in the community.

Rezone changes submitted and approved have been maintained in an annual rezone request log as well as approved rezone changes to allow for low to moderate income housing growth have been reflected on the Riverdale City zoning map.

5a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.	5b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.	5c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.	5d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.	5e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?	5f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
Key tasks associated with rezoning for densities to accommodate low to moderate income housing include: the application and document submission process; the noticing and document preparation process for future meetings; the public hearing and meeting notification process; the meetings with the public, planning commission and city council; and the updating of official documents and zoning map to reflect the approved rezoning changes to the zoning map.	The primary parties responsible for completing key tasks associated with rezoning for low to moderate income housing development and densities include: the property owner/developer requesting a rezoning change for development purposes; the developer of the property itself to establish a strong housing mix for different household sizes and ages; the Community Development Department of Riverdale City working with the property owner/developer through the rezoning and development process; and the Planning Commission and City Council who ultimately review and approve the rezoning requests for mix of lot sizes and housing types within Riverdale City.	Resources required to complete the tasks shown in 5a include: costs associated with personnel activities by Riverdale City for the rezoning; costs associated with the materials for publishing, posting, and notifying the public of the request and the rezoning process; and finally, costs associated with the use of the public facilities for holding meetings and accommodating discussion regarding rezoning requests.	Deadlines required for completing each task for rezoning requests include: deadline to submit the rezoning application and supporting documentation; deadline to advertise for the rezoning public hearing with the planning commission; deadline to approve the rezoning petition per Utah State Code.	Each rezoning request for low to moderate income housing type of projects have been reviewed, processed, and completed by Riverdale City leadership and staff. There is currently a new rezoning request forthcoming for a low to moderate income housing type zoning change to an existing low density zoned group of parcels in Riverdale City.	At times Riverdale City staff and leadership have been challenged by the public's perception of housing projects and development associated with low to moderate income housing rezoning request proposals. Additionally, a barrier to low to moderate housing density rezoning requests is a potential increase of impact of existing roadway and other city-provided utilities to these types of housing projects. Typically, rezoning requests for low to moderate income housing densities around and near to single-family density established neighborhoods and residences lead to more public scrutiny and debate over the merits of these types of requests.

B - Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing

Comments are made in the Riverdale City General Plan referencing plans and programs set up to rehabilitate and expand infrastructure that will encourage the construction of moderate income housing, specifically in the sections of the Plan entitled "Housing Policies" and "Alternate Land Uses". Examples noted in the General Plan include rehabilitation and expansion of infrastructure in Redevelopment Areas (RDAs) of the City, as well as, the City Senior Center and Planned Residential Unit Development areas for expansion and construction of new moderate income housing in Riverdale City.

This housing strategy is tied to the following goals from the MIH section of the General Plan:

1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program.
4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.
5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.
8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.

This strategy has been established in the General Plan to provide direction on ways in which the existing and new infrastructure can be improved and developed throughout the City to accommodate new economic growth through residential and commercial development means within the established RDA areas, as well as, providing for new planned residential growth through infrastructure development that accommodates planned residential communities by using PRUD development codes and policies.

Efforts have been made throughout the previous year to identify and develop ways in which new low to moderate income housing growth could be developed in established RDA areas by long range planning and better understanding the infrastructure needs necessary in existing RDA areas in order to accommodate new residential housing growth needed to accomplish the goals found in the MIH section. Further, the City has approved a new PRUD subdivision and the infrastructure tied to the subdivision to better accommodate new housing needs for the senior community in Riverdale.

E - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

This strategy was not included in the moderate-income housing element of the general plan. However, it will need to be included in the Plan in the future as Riverdale City does currently have a zoning designation (R-2) that allows for accessory dwelling units (ADUs) to be approved and established in Riverdale City per City Code 10-9C, which allows for owner-occupied housing for a rental dwelling use in the same house as the homeowner.

This housing strategy is tied to the following goals from the MIH section of the General Plan:

2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.
5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.
6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.
7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.

This strategy allows the City to provide additional low to moderate income housing options to residents in the community by allowing existing homeowners in the R-2 zone to apply for a conditional use permit and thereafter, if approved, allow the homeowners to rent out up to 50% of their dwelling to another individual, small residential group, or family seeking residence in that portion of the home, as long as the homeowner continues to live in the residence as well. There are a few additional criteria that need to be met in order to maintain the residential character of the surrounding neighborhood.

The monitoring associated with this goal is accomplished through the review of conditional use permits that have been submitted to the City over the last year for this activity. Many homeowners additionally benefit from this use currently and have renters living in their home subject to meeting the standards of City Code 10-9C-3 and 4 specifically.

Key tasks associated with facilitating the rehabilitation or expansion of infrastructure needed to accomplish this goal include: identifying where utility services need to expand, enlarge, extended within the RDA and PRUD areas to accommodate new low to moderate income housing growth; establishing the funding plans necessary to accomplish the expansion, enlargement, and/or extension of needed utilities potentially by working with private development partners to fund the projects; and finally, executing the plans and funding to install new infrastructure as part of these projects.	Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: the Riverdale Redevelopment Agency leadership and agency staff; Riverdale City leadership and city staff; private developers, agencies, and other development partners working on developing low to moderate housing in RDA areas and PRUD areas; financial partners and other funding sources to assist in accomplishing these housing development goals.	Resources required to complete the tasks shown in 5a include: costs associated with personnel activities by Riverdale City and the RDA working on a housing project in the RDA area or PRUD area; costs associated with planning, engineering, surveying, etc reviews in order to develop new infrastructure for a low to moderate income housing project in these areas; costs associated with the RDA assistance for construction personnel, equipment, and materials needed to rehabilitate or construct new infrastructure within these areas.	Deadlines required for completing each task for rehabilitation or expansion of infrastructure include: the deadlines needed to accomplish long range planning goals within RDA areas prior to development planning; deadlines associated with the actual submission of applications by developers for projects within the RDA area or PRUD area for development of housing; deadlines associated with the establishment of development agreements with the City and Agency; and deadlines connected to the approvals for RDA or PRUD housing projects and the actual construction timelines tied to the installation and/or rehabilitation infrastructure for the housing projects.	For RDA areas tasks completed so far vary based on the RDA area, but long range planning and infrastructure needs evaluations are currently occurring; additionally, conceptual site planning discussions are also occurring in order to develop the best fit for new moderate income housing in these RDA areas. Results of these activities have not quite developed at this time but seem to be supportive of developing new low to moderate income housing options in these areas. For PRUD areas, a recent PRUD subdivision has been approved and construction of new infrastructure to accommodate additional senior oriented housing has started to be developed in this PRUD area.	As it relates to RDA areas at this time, the only potential deviation would be for a developer to change their ideas and no longer desire to establish residential housing in an RDA area. At current time, there are no plans known to deviate, however, these concepts are in the early stages of development within the RDA areas. Barriers of infrastructure development in RDA areas include delayed timelines for the developers, financing concerns or issues associated with funding increased infrastructure costs, and working through the shared future plan ahead with the developers in these RDA areas. As it relates to the PRUD areas, there has been no known deviation known for tasks agreed to as part of this subdivision development other than the potential for some owners to not be senior aged residents in this community. Barriers of infrastructure development in the PRUD area has included errors in infrastructure development and additional expenditures required by the developer to resolve these issues prior to developing new residential housing.
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Key tasks of each stage needed to accomplish this goal are as follows: the homeowner applicant needs to fill out and submit the conditional use permit application and be aware of the criteria required to gain approval for an ADU use in their home; the Planning Commission thereafter reviews and considers for approval the request during an upcoming meeting; if the Planning Commission approves the conditional use request, then the homeowner may move forward in letting an individual, small group, or family move into the ADU space in the residence.	Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: the Riverdale City staff and Planning Commission; the homeowner applicant; and the renter and user(s) of the accessory dwelling unit.	Resources required to complete the tasks shown in 5a include: costs associated with personnel activities by Riverdale City; costs associated with the materials for publishing, posting, and notifying the public of the request for the conditional use permit; and finally, costs associated with the use of the public facilities for holding meetings and accommodating discussion regarding conditional use permit requests for the ADU.	Deadlines required for completing each task for the creation and allowance of accessory dwelling units include: conditional use permit application deadlines by the homeowner and payment for the hearing with the Planning Commission; meeting held with the Planning Commission two weeks after application and typically a decision is made by the Planning Commission that night.	Each time a conditional use permit application for accessory dwelling units has been submitted, the city staff and eventually Planning Commission review and consider the request, given that the applicant meets all requirements established by City Code 10-9C-3 and 4. Results of application and approval allow for the homeowner to thereafter rent out the agreed to portion of the home to another individual, small group, or family.	At time Riverdale City staff is made aware of accessory dwelling units that are in the R-2 zone that have not complied with City Code 10-9C in that no conditional use permit was approved for the rental unit use of the home or no homeowner is living in the home and the residence is operating as a duplex in a single-family dwelling zone. In this case, city staff contacts the property/homeowner and discusses the process to legally establish the residence as an owner occupied accessory dwelling unit facility. Oftentimes, educating the property owner of these standards has been very helpful in curing these known violations in the R-2 zone. One other barrier that occurs with this strategy is that homeowners will indicate they are willing to live in the home and comply with the requirements of City Code 10-9C-3 and 4, then they get their conditional use permit, and move out but continue to operate the accessory dwelling unit and turn the residence into a duplex in violation if City Code 10-9C.
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F - Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers and G - Encourage higher density or moderate income residential development near major transit investment corridors	Comments are made frequently in the updated version of the General Plan in the Housing Policies, Alternate Land Uses, and Transportation sections respectively of the Plan which identify the need for and opportunities for the allowance of higher density and moderate income residential development in and around commercial centers and mixed-use zones within Riverdale City. To that point, Riverdale City even has a City Code for the Mixed Use (MU) Zone under City Code 10-13G and approximately 68 acres of land are currently zoned in this category. Further, the General Plan updates made over the last few years have placed an emphasis of identifying opportunities to develop higher density and moderate income residential development nearer to Riverdale Road transit corridor, commercial centers of the City and within RDA areas of the City.	This housing strategy is tied to the following goals from the MIH section of the General Plan: 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area. 9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.	This strategy is an effort by the City to carry out long range planning and more immediate planning efforts to accommodate higher density and low to moderate income housing development and growth in the community around transportation corridors and in an effort to benefit new and existing commercial center development and RDA center development within Riverdale City. Clearly, residential units are of great benefit to driving new commercial opportunities within existing commercial core areas, as well as, new and/or redeveloped commercial core areas.	Riverdale City is able to monitor annual progress towards this goal through reviewing and evaluating the efforts of the Redevelopment Agency, working with landowner and development partners in identifying where new multi-family and low to moderate income residential opportunities exist in the community, and evaluating the need to update the Land Use Master Plan of the General Plan, as well as the zoning map to accomplish these goals where it is of most benefit to Riverdale City and this region of Weber County.
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L - Preserve existing moderate income housing	The moderate income housing element, as represented in the Riverdale City General Plan, discusses programs authorized and provided by the City's Redevelopment Agency Residential Loan Program to encourage moderate income housing use, retention, and rehabilitation within aging residential housing districts within Riverdale City. These existing programs are identified as the <i>Purchase Assistance Program</i> and the <i>Housing Rehabilitation Loan Program</i>. Additionally, Riverdale City also has a <i>Safe Sidewalk Improvement Program</i> to maintain walkability and sidewalk disrepair.	This housing strategy is tied to the following goals from the MIH section of the General Plan: 1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program. 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.	This strategy is a targeted and authorized effort by the Redevelopment Agency of Riverdale City to administrate multiple housing retention and moderate income housing rehabilitation programs to improve otherwise uninhabitable housing stock into moderate income housing an to preserve existing moderate income housing within the Riverdale community. This strategy is an important component to maintain stability in existing moderate income housing neighborhoods in the city.	Riverdale City is able to monitor annual progress towards this goal through reviewing and evaluating the efforts of the Redevelopment Agency staff in administering these programs to applicants. Further, these programs require educational components to existing and future residents and Riverdale City works annually to provide information to the residents and the public about the availability of these programs to Riverdale homewoners.
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Key tasks of each stage needed to accomplish this goal are as follows: city leadership and staff need to work together in long range planning activities and strategy sessions to determine how best to update the Land Use Master Plan and potentially the zoning map to accommodate new types of higher density and low to moderate income housing opportunities in the City near to commercial core areas, transportation corridors and RDA areas; further, where possible, city leadership and staff should maintain an open-minded stance on rezone petitions, development in RDA areas for housing opportunities, and other similar activities to encourage growth in targeted areas as noted in the General Plan.

Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: city leadership, staff, and the planning commissioners to work on long range and immediate planning decision-making to accomplish these goals; landowners, developers, and commercial development specialists, as well as, regional development partners who can assist and direct Riverdale City with options for higher density and low to moderate income residential development in and around commercial cores, transportation corridors, and RDA areas.

Resources required to complete the tasks shown in 5a include: funding needed for costs associated with personnel activities to accomplish long range planning updates to the General Plan and evaluate changes to the zoning map; funding to pay for the assistance of private contractors, planning organizations, or other third-party groups in assisting the City in fulfilling these tasks in order to meet this goal; funding and costs associated with the legislative processes required to update the General Plan, Land Use Master Plan, and/or zoning map.

Deadlines required for completing each task for the creation and allowance of higher density and moderate income residential development include: deadlines and public hearing notice requirements associated with the legislative processes to update the General Plan, Land Use Master Plan, and/or the zoning map; deadlines created throughout the process for delivery and satisfaction of planning objectives to accomplish the tasks associated with this strategy; other associated planning and approval deadlines that are required to accomplish these long range and more immediate planning tasks.

Riverdale City leadership, Planning Commission, and city staff is frequently working on these tasks and evaluating the changing needs within Riverdale City for potential development and redevelopment of higher density and moderate income housing in the community. The Riverdale City team is frequently updating and approving requests for zoning map changes, updates to the General Plan, and changes to the Land Use Master Plan, where applicable to accomplish these tasks. Results of these actions are identified in the General Plan, Land Use Master Plan, changing zoning map, and new development projects occurring within the City. Recently a rezone request for moderate income housing use was approved by the City Council in compliance with the General Plan updates. Additionally, a site plan amendment to an existing apartment project was approved and will allow for new moderate income housing to exist in an RDA area in alignment with the updated General Plan language.

These types of tasks and changes seem to invite some concern by many as it relates to expanding higher density and moderate income housing in the community. Oftentimes members of the local community may show concern associated with discussing the expansion of higher density and moderate income housing in the community. That being said, there has been evidence recently that the public at large may not be as concerned about the expansion of higher density and moderate income housing in and around commercial centers and RDA areas. These sentiments, however, do make discussion and consideration of these types of changes more challenging for city leadership, planning commissioners, and city staff to work through. Barriers encountered during the implementation of this strategy often come from lack of education or understanding by members of the public or straight out disagreements about the approval of decision-making that may be of concern to members of the public who publicly discuss concerns associated with the impacts of proposed and/or approved changes.

Key tasks of each stage needed to accomplish this goal are as follows: an applicant for one of these programs accesses the program page, fills out the application and then submits it to the RDA; RDA staff processes and screens the application to verify qualification for utilization of this program on applicant's residence; RDA staff then notifies the applicant of qualification and then, if qualifying, disburses rehabilitation and improvement funds or purchase assistance funds to the moderate income homeowner applicant. Loans are then supervised thereafter per the programs.

Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: the RDA staff who oversee and administer these programs and their funding resources; the applicant homeowner(s); other third party resources and services to verify participation qualification for funding uses.

Resources required to complete the tasks shown in 5a include: online information and documentation necessary to provide applications and resource information; financial credit check and personal information programs to verify moderate income needs of applicants and their homes; costs associated with RDA staff activities and administration of the program; funding made available through the RDA disbursements.

Deadlines required for completing each task for the rehabilitation and preservation of existing moderate income housing include: there are no specific deadlines associated with the key tasks of this strategy, however, as a general courtesy RDA staff works diligent to complete verifications and to disburse qualifying funds to moderate income homeowners in a timely fashion after application so preservation and rehabilitation activities can commence on the moderate income residences.

Applications for these programs are frequently being submitted to the Riverdale City RDA staff and these applications are thereafter being processed and qualifying funds administered annually. Results of these processes have led to multiple housing projects and improvements to moderate income housing stock that might otherwise fall into a state of disrepair and dilapidation in older neighborhoods in Riverdale City. Riverdale City and the RDA are proud of these programs and the positive influences these programs have on moderate income housing within the community.

Every once in a while these programs provide funding for moderate income housing rehabilitation and improvement projects wherein the homeowner is unable to completely fulfill agreed to standards of the program and or these improvement projects are later removed, modified, or otherwise altered by a new homeowner. These scenarios lead to administrative challenges and/or a lowered level of impact than original expected to occur on these rehabilitation and retention efforts. Barriers encountered during the course of implementation of these programs is typically tied to the inability to at times receive return loan payments, as agreed to, to the RDA for assistance provided to moderate income homeowners. Failure to repay loans erodes the programs funding resources and mechanisms for future applicants.

M - Reduce impact fees as defined in Section 11-36a-102 related to low and moderate income housing

Riverdale City does not currently impose impact fees on any development projects within its community, including low to moderate income housing developments. This strategy allows for Riverdale City to accommodate more and less expensive development opportunities to developers of property, including low to moderate housing development projects, within the Riverdale community.	This housing strategy is tied to the following goals from the MIH section of the General Plan: 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.	This strategy is in place to accommodate more and less expensive development opportunities in Riverdale City and is intended to allow for the addition of new quality projects, including those of low to moderate income housing, that strengthen the mixture of land uses and building products available to the local community.	Riverdale City is able to monitor annual progress towards this goal through continued efforts to not impose any new impact fees on developments in the City. Riverdale City has maintained a consistent tradition of not imposing impact fees on developers of property in the City and will maintain that posture into the future.
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O - Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality

Riverdale City has authorized the Redevelopment Agency of Riverdale City to administer and implement a mortgage assistance program for employees of Riverdale City to reside in available moderate income housing within the community. This program is known as the <i>Purchase Assistance Program</i> and is referenced in the Housing Policies section of the General Plan and further outline on the City's website on the RDA of Riverdale City webpage.	This housing strategy is tied to the following goals from the MIH section of the General Plan: 1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale's RDA program. 2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age. 4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region. 5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population. 8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.	This strategy is in place to provide opportunities to full-time POST certified police officers and full-time certified firefighter/EMT employees of Riverdale City to find moderate income housing suitable to meet their family's needs and to encourage them to be residents of Riverdale City. The philosophy of this program is to encourage the maintenance, rehabilitation, and retention of moderate income housing stock by employees of the City who value the community that they work in.	Riverdale City is able to monitor annual progress towards this goal through applications submitted throughout the year by employees of the City who desire to utilize this purchase assistance from the RDA. Qualifying applications are retained and monitored thereafter to make sure that the employee is fulfilling the terms of the program and maintaining their moderate income home property.
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Key tasks of each stage needed to accomplish this goal are as follows: maintain the current standard of not imposing impact fees on property development; avoid changing this standard unless there is a good strong reason to start the imposition of land development impact fees.	Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: Riverdale City leadership and staff; property developers and landowners.	Resources required to complete the tasks shown in 5a include: no special resources are required to complete the tasks associated with this strategy, other than personnel costs associated with this decision-making.	Deadlines required for completing each task for the reduction or lack of impact fees related to low to moderate income housing development include: there are no deadlines required to meet this strategy as this strategy is currently in place and ongoing; any change to this strategy would be required to go through the appropriate legislative process for such a change.	Tasks identified in item 5a and for this strategy have already been completed and are in place. The results are that Riverdale City has blossomed greatly in multiple land use development aspects, including low to moderate income housing stock and development, as a result of the no impact fees strategy.	There really is no known way to deviate from the no impact fees strategy as impact fees are never assessed on a development project with the exception of the sewer use fee, which is a pass along fee on the building permit on behalf of the local sewer district. Riverdale City has no encountered any known barriers during the course of the implementation of this strategy in meeting these MIH goals.
Key tasks of each stage needed to accomplish this goal are as follows: an employee applicant for this program accesses the program page, fills out the application and then submits it to the RDA; RDA staff processes and screens the application to verify qualification for utilization of this program on applicant's desired residence; RDA staff then notifies the applicant of qualification and then, if qualifying, disburses purchase assistance funds to the moderate income homeowner applicant. Loans are then supervised thereafter per the programs.	Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: the RDA staff who oversee and administer this program and its funding resources; the applicant employee future homeowner(s); other third party resources and services to verify participation qualification for funding uses.	Resources required to complete the tasks shown in 5a include: online information and documentation necessary to provide application and resource information; financial credit check and personal information programs to verify moderate income needs of employee applicants and to purchase a moderate income home; costs associated with RDA staff activities and administration of the program; funding made available through the RDA disbursements.	Deadlines required for completing each task for the purchase assistance provided to city employees seeking to purchase existing moderate income housing include: there are no specific deadlines associated with the key tasks of this strategy, however, as a general courtesy RDA staff works diligent to complete verifications and to disburse qualifying funds to employees seeking this assistance to purchase a moderate income home in a timely fashion after application so the employee can purchase the desired moderate income residence.	Applications for these programs are frequently being submitted to the Riverdale City RDA staff and these applications are thereafter being processed and qualifying funds administered annually. Results of these processes have led to city employees from the police and fire departments who have taken advantage of this program and had the RDA purchase assistance program help them in purchasing moderate income housing in the City that might otherwise fall into a state of disrepair and dilapidation in older neighborhoods in Riverdale City. Riverdale City and the RDA are proud of these types of RDA programs and the positive influences these programs have on moderate income housing within the community.	There may not be a deviation from the desired outcomes with this program, however, there have been challenges in educating in getting city police and fire department employees to desire to take advantage of this program to relocate into Riverdale City neighborhoods with existing moderate income housing opportunities as they arise. This concern has led to lowered level of impact than is desired through this program. Barriers encountered during the course of implementation of these programs is again tied to lack of interest by city police and fire department employees to take advantage of this program more often.

V- Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency

The Redevelopment Agency of Riverdale City, in collaboration with efforts from Riverdale City staff, oversees and administers a Riverdale Senior Center facility that provides for rent apartments to qualifying seniors within the local regional community who are in low to moderate income housing situations. This facility is funded in part through income generated by Riverdale RDA areas. This is referenced in the Housing Policies and Alternate Land Uses sections of the General Plan.

This housing strategy is tied to the following goals from the MIH section of the General Plan:

2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.
3. Increase the level of rental assistance for very low and low income and special need populations.
4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.
5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.
6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.

This strategy has been established in an effort to provide the fixed income senior population with rental residential spaces to seniors on a low to moderate income budget. Currently, the Riverdale Senior Center rents out one bedroom and two bedroom units to qualifying seniors with low to moderate income living needs. This strategy also provides seniors in the local region opportunities to gather together for activities and meals provided by the City and RDA.

Riverdale City is able to monitor annual progress towards this goal through the RDA in its role as the landlord and care provider for the facility, its upkeep, meal availability, and activities provided. Riverdale City and the RDA are frequently collaborating with the seniors who live in this facility and who have a committee leadership that communicates needs of the senior residents and participants of senior programs to the City and RDA leadership and staff.

Key tasks of each stage needed to accomplish this goal are as follows: this strategy has already been accomplished in that this facility and its programs are operating and being maintained by the RDA and by Riverdale City. Revenue generated by RDA areas in the community are still being utilized to assist in the maintenance, upkeep, and facility costs associated with the Riverdale Senior Center and its programs.	Primary parties that are responsible for completing key tasks in each stage of this strategy include the following: Redevelopment Agency staff and leadership; Riverdale City staff and leadership; third party partners who assist with programs, maintenance, and upkeep of the facility; and the Senior Committee who communicate needs and concerns of residents in the center.	Resources required to complete the tasks shown in 5a include: personnel costs associated with the maintenance, upkeep, and programming of the Senior Center, meals, and activities; costs tied to equipment, materials, and other items to maintain the facilities, and costs associated with third party service entities who assist in maintaining the senior center and administering senior center programs.	Deadlines required for completing each task for using set aside moderate income housing funds tied to the RDA include: there are no deadlines required to meet this strategy as this strategy is currently in place and ongoing. However, with time the funding resources for the senior center and its ties to aging RDA areas will be ended. Thereafter, Riverdale City will need to find new ways to fund the senior center, staff that administer and maintain the center, and programming associated with the center.	Tasks associated with this strategy have already been completed at this time in that the Riverdale Senior Center has been built and functioning successfully as planned and programmed for many years now. Results of this strategy have yielded senior apartments that are completely filled and rented by seniors with low to moderate income housing needs. Additionally, the senior center has been operating for many years with reduced cost or free lunches provided to seniors in the local community, as well as, a broad calendar of activities that have yielded large participation numbers over the years and provided a community gathering place for senior aged individuals.	There are no known deviations currently occurring in relationship to this strategy and/or tasks associated with this strategy at this time. As noted in 5d, a major barrier that Riverdale City is working through to plan for the future is to determine, once the RDA funding available to the senior center expires, how to continue funding and maintaining the senior center, the senior apartments therein, the lunches provided to the seniors, and the activities associated with the facility (which includes all personnel costs associated with this facility). Many ideas have been discussed over recent years how to accomplish this goal and a specific solution and plan has yet to be selected to pass this upcoming funding barrier.
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Section 1: Population by tenure in Riverdale city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	8,039	8,685	77	9,280	595
Total Population in occupied housing units (ACS Table B25008)	8,039	8,685	77	9,280	595
Total Population in owner- occupied housing (ACS Table B25008)	6,504	6,770	28	6,787	17
Total Population in renter- occupied housing (ACS Table B25008)	1,535	1,915	49	2,493	578

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Riverdale city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	3,073	3,470	44	3,806	336
Total occupied units (ACS Table B25032)	2,883	3,267	35	3,469	202
Owner-occupied structures (ACS Table B25032)	2,303	2,434	12	2,403	-31
1 unit, detached	1,678	1,946	36	2,086	140
1 unit, attached	73	57	-2	34	-23
2 units	8	0	-1	-5	-5
3 or 4 units	60	11	-7	-52	-63
5 to 9 units	37	0	-6	-52	-52
10 to 19 units	19	0	-2	-21	-21
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	428	405	-8	383	-22
Boat, RV, van, etc.	0	15	2	29	14
Renter-occupied structures (ACS Table B25032)	580	833	23	1,066	233
1 unit, detached	84	127	7	257	130
1 unit, attached	0	29	4	83	54
2 units	32	98	9	199	101
3 or 4 units	115	201	7	182	-19
5 to 9 units	68	63	-11	-42	-105
10 to 19 units	120	141	8	267	126
20 to 49 units	50	55	-3	4	-51
50 or more units	54	100	9	142	42
Mobile homes	57	19	-6	-27	-46

Boat, RV, van, etc.	0	0	0	0	0
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Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Riverdale city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	2,883	3,267	35	3,469	202
Total households in owner-occupied housing (ACS Table B25003)	2,303	2,434	12	2,403	-31
With a Mortgage (ACS Table B25081)	1,599	1,565	-2	1,489	-76
Without a Mortgage (ACS Table B25081)	704	869	14	914	45
Total households in renter-occupied housing (ACS Table B25003)	580	833	23	1,066	233

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Riverdale city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	190	203	9	336	133
For rent (ACS Table B25004)	73	74	3	132	58
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	38	36	-1	41	5
Sold, not occupied (ACS Table B25004)	14	0	1	26	26
For seasonal, recreational, or occasional use (ACS Table B25004)	0	0	0	-1	-1
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	65	93	6	139	46

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in

Table B25010	2009 American Community Survey	2017 American Community Survey	2025 Projection
Average Household Size (ACS Table B25010)	2.79	2.66	2.68
Average Owner Household Size (ACS Table B25010)	2.82	2.78	2.82
Average Renter Household Size (ACS Table B25010)	2.65	2.30	2.34

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Riverdale city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,044	\$978	-\$5	\$911	\$ (67)
Units with a mortgage (ACS Table B25088)	\$1,271	\$1,241	-\$6	\$1,164	\$ (77)
Units without a mortgage (ACS Table B25088)	\$319	\$377	\$10	\$473	\$ 96
Median gross rent (ACS Table B25064)	\$756	\$743	\$4	\$815	\$ 72

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Riverdale city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$54,757	\$55,428	\$127	\$55,433	\$ 5
Owner-occupied income (ACS Table B25119)	\$60,122	\$62,917	\$696	\$68,898	\$ 5,981
Renter-occupied income (ACS Table B25119)	\$41,724	\$37,393	-\$654	\$30,903	\$ (6,490)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Weber County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$62,036	\$4,500	\$99,847	\$ 37,811
1-person household	\$29,772	\$28,665	-\$210	\$26,425	\$ (2,240)
2-person household	\$55,725	\$64,626	\$946	\$69,465	\$ 4,839
3-person household	\$57,433	\$69,135	\$1,406	\$78,377	\$ 9,242
4-person household	\$64,729	\$80,555	\$1,854	\$92,211	\$ 11,656
5-person household	\$64,762	\$77,672	\$1,438	\$85,860	\$ 8,188
6-person household	\$68,473	\$78,549	\$858	\$80,271	\$ 1,722
≥ 7-person household	\$70,172	\$87,625	\$1,999	\$99,665	\$ 12,040
Median FAMILY income (ACS Table B19119)	\$60,433	\$71,359	\$1,223	\$77,763	\$ 6,404
2-person family	\$55,622	\$64,191	\$920	\$68,702	\$ 4,511
3-person family	\$60,830	\$69,204	\$1,073	\$73,734	\$ 4,530
4-person family	\$62,119	\$78,984	\$1,869	\$91,897	\$ 12,913
5-person family	\$65,619	\$77,441	\$1,370	\$85,161	\$ 7,720
6-person family	\$67,933	\$80,688	\$1,243	\$85,712	\$ 5,024
≥ 7-person family	\$67,674	\$87,992	\$2,465	\$103,626	\$ 15,634

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

Survey.

*NOTE: AMI is calculated at the COUNTY level.

The estimates below are provided for informational purposes only.
You are not required to report the data below this line.

Population Not Living in Occupied Housing as Defined by the U.S. Census Bureau

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection
Population living in group housing, homeless, or other living arrangements	0	8,685	579	7,334

Annual Vacancy Rates

Table B25003 Table B25004	2009 American Community Survey	2017 American Community Survey	2025 Projection
Total Vacancy Rate	5.8%	5.5%	8.1%
Homeowner Vacancy Rate	1.6%	1.5%	1.7%
Rental Vacancy Rate	11.2%	8.2%	11.0%

NOTE: The cost burden ratios presented below are estimates of the TYPICAL household in the municipality.
The severity of a household's cost burden increases as its income declines.

Average Housing Cost Burden Ratio

Table B25064 Table B25088 Table B25119	2009 American Community Survey	2017 American Community Survey	2025 Projection
Ratio of the municipality's median rent to the median RENTER household income in the municipality	21.7%	23.8%	31.6%
Ratio of the municipality's median mortgage costs to median OWNER household income in the municipality	25.4%	23.7%	20.3%

Ratios greater than 30% indicate that the average renter/owner household in the municipality is burdened by housing costs. Ratios greater than 50% indicate that the average renter/owner household in the municipality is severely burdened by housing costs

Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household

Table B25088 Table B19019	2009 American Community Survey	2017 American Community Survey	2025 Projection
Ratio of median rent in the municipality to 100% of the median income of a family of 4 in the county	14.6%	11.3%	10.6%
Ratio of median rent in the municipality to 80% of the median income of a family of 4 in the county	18.3%	14.1%	13.3%
Ratio of median rent in the municipality to 50% of the median income of a family of 4 in the county	29.2%	22.6%	21.3%
Ratio of median rent in the municipality to 30% of the median income of a family of 4 in the county	48.7%	37.6%	35.5%

Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.

Housing Policies Update -
Riverdale General Plan
December 18, 2018 City
Council Mtg

HOUSING POLICIES

Updated by Community Development – 12-3-2018

INTRODUCTION

The attractiveness and desirability of neighborhoods as well as the design, location and the quality of the construction of residential units greatly influences the quality of life for a community's residents. Riverdale encourages residential communities and those living in them to take pride in caring for their homes.

The population of Riverdale City has grown in the past 35 years.

Table G - Population Growth

Year	Riverdale City		Weber County	
	Population	Growth	Population	Growth
1980	6031		144,616	
1990	6419	6.4%	158,333	9.4%
2000	7656	19.3%	196,533	24.1%
2010	8426	10.1%	231,236	17.7%
2020	9093 est.	7.9% est.	258,423 est.	11.8% est.
2023	9213 est.	1.3% est.	264,962 est.	2.5% est.

1. Housing is constructed to meet the minimum requirements of the adopted codes which include safeguards against natural and man-made environmental hazards.
2. Residential developments within the Hill AFB/APZ areas are regulated or restricted by an easement agreement with property owners within this area.
3. Future residential development will be designed so as to be compatible with existing neighborhoods and to preserve the peaceful character of Riverdale.
4. Commercial, industrial, and high-density housing shall be located in areas offering the least impact on existing residential areas and infrastructure.

Part of Riverdale's General Plan (adopted April 25, 2001 and updated on November 15, 2011 and September 2, 2014) includes a Housing Development Plan for the city with a Housing Goals and Objectives section as a foundation for all housing affordable or supportive, activities, goals, policies and potential programs.

MODERATE INCOME HOUSING ELEMENT

INTRODUCTION

The availability of moderate income housing has become a statewide concern. In 1996, the Utah State Legislature adopted 10-9-307 of the Utah Code dealing with "Plans for Moderate Income Housing". This section of the State Code requires that every municipality adopt a plan for moderate income housing within the community. The plan must address the following five issues:

- 1) An estimate of the existing supply of moderate income housing located within the municipality;
- 2) An estimate of the need for moderate income housing in the municipality for the next five years as revised biennially;
- 3) A survey of total residential land use;
- 4) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- 5) A description of the municipality's program to encourage an adequate supply of moderate income housing.

The purpose of the Moderate Income Housing Element of the Riverdale City General Plan is to address these five issues and to establish the City's goals and policies for moderate income housing.

Moderate income housing, as defined by the Utah State Code 10-9a-103 (34), is: "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located". The 2016 median income level for Weber County for a household of four is approximately \$78,253 and in Riverdale it is approximately \$62,472 according to US Census Bureau data.¹ The Weber County median income level is recommended by the State to be used by Riverdale in determining whether or not housing is affordable.

1. RIVERDALE AFFORDABLE HOUSING POLICIES

Housing is one of the most basic needs of all people. All residents of Riverdale should have access to adequate housing regardless of income.

- Riverdale should encourage the development of residential areas of various densities and price ranges.
- The city encourages a diversity of housing types and cost ranges, including those that will permit persons of low and moderate incomes to locate in Riverdale City.

Riverdale has various alternative housing types. These existing units represent owner occupied mobile homes and trailers, as well as rental units including apartments, duplexes and fourplexes. These housing units total 1,249 dwellings, which represents 36 percent of the 3,456 total number of dwellings in the City.

The cost of housing continues to rise due to the increasing cost of building materials, real estate and necessary public infrastructure such as roads, water, sewer and power. According to the U.S. Census, in 2016 the average sales price for a home was approximately \$171,200 in Weber County. In 2016 the home prices in Riverdale City averaged \$170,300.

¹ U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

2. ESTIMATE OF EXISTING SUPPLY

In order to assist municipalities in estimating the existing supply of affordable housing units within each city, the State has provided analysis tools for estimating affordable housing units available in Riverdale City. Riverdale City used this data to estimate their existing supply, which involved an evaluation of the 2016-2018 census data, as well as, residential building permits issued in 2016-2018, including the number of single family and multifamily permits issued and their valuation.² An analysis of residential building permits issued between 2016-2018 showed that the City issued the following number of residential permits for new housing:

2016-2018 Residential Permits

Single Family 29
Condominium 0
Twin Home 0
Duplex 0
Mobile Homes 9
Total: 38³

Using the State's criteria for median income housing and affordability, an analysis of the valuation of each permit was done. That analysis showed that of the 38 residential permits issued between 2016-2018, approximately 71 percent would be considered affordable.

According to the Utah State Five-Year Housing Projection Calculator, Riverdale has plenty available rental units for households making 80 to 50 percent and a small shortage of available rental units for households making 30 percent of the Metropolitan Statistical Area Median Income (MSAMI). Utah State Affordable Housing projections show the percentage of households classified as having incomes above the median will increase while those making less than the median will decrease in the next five years.³

3. ESTIMATE OF THE NEED FOR MODERATE INCOME HOUSING IN THE MUNICIPALITY FOR THE NEXT FIVE YEARS

The majority of the need for moderate income housing within Riverdale will be to serve the city's own growth as well as provide housing for migrants/commuters working in Weber County and the neighboring cities of the MSA. Riverdale's goal is to provide adequate housing for existing and incoming residents and more particularly their children as they grow up and move out of their parents' homes.

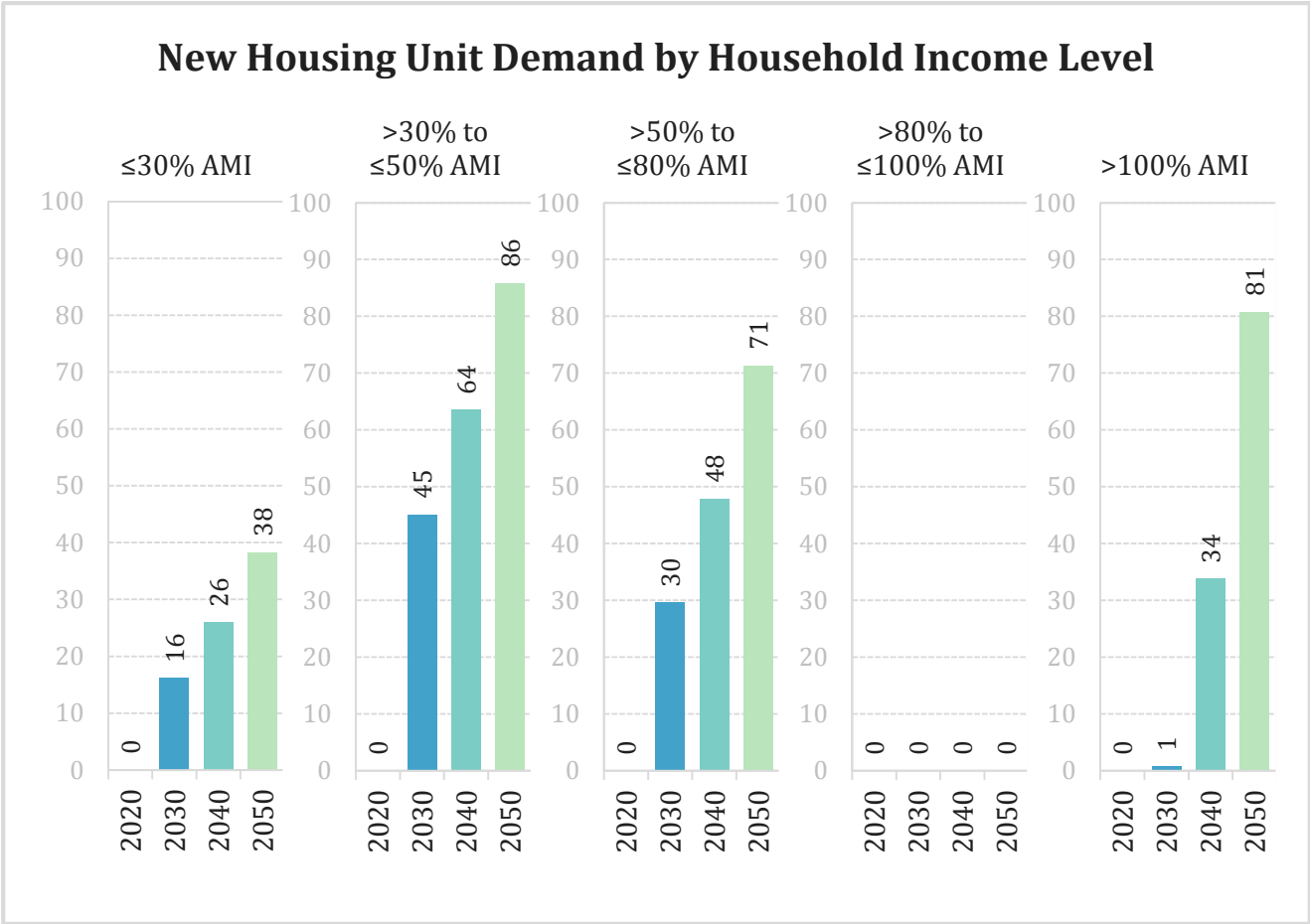
According to the 2016 U.S. American Community Survey data, Riverdale's population is expected to increase from 8,189 in 2010 to 9,213 in 2023 with an increase of 1,024 residents. If the city's current trend continues, the Utah State Five-Year Housing Projection Calculator estimates that new residents will, for the most part, be able to find additional moderate income housing by 2023. However, according to the Utah State

² Riverdale City Planning and Zoning Department 2018

³ State of Utah Home Ownership Rate/Personal Income Projection Utah Governor's Office of Planning and Budget
<http://alfred.stlouisfed.org/series?seid=UTHOWN&rid=144>

Affordable Housing Model, population growth in Riverdale between 2016 and 2030 will create a demand for the moderate-income housing for up to 70.4 units for individuals and families earning 80 percent, 50 percent, and 30 percent of the MSAMI.

Table H – New Housing Unit Demand by Household Income Level
(Source: 2010 U.S. Census Bureau, 2014 ACS, and UAHFT, October 6, 2016)



Currently Riverdale has affordable housing availability for moderate income families making 80 percent of the MSAMI with 39 percent of the city’s housing meeting the moderate income housing requirements and creating a supply of available units. Additional moderate income housing units will not be required during the next five years unless previously undeveloped areas of the city are developed as the net need for those in the 80 to 50 percent categories is currently less than housing units available. There has been a significant decrease in net need for those families in the 30 percent category although there is still existent a small deficit of housing units that are available in this category.

Table I - Housing Types

Year	Owner Occupied Homes	Rental Homes	Occupied Units Paying Rent	Homeowner Vacancy	Rental Vacancy
2010	2286	748	741	1.7%	5.8% ⁴
2014	2153	899	844	1.8%	12.9% ⁵
2016	2430	799	721	3.1%	15.7% ⁶

Riverdale has various alternative housing types. These existing units represent owner occupied mobile homes and trailers, as well as rental units including apartments, duplexes and fourplexes. There have been a number of studies presented to Riverdale City during previous years, by multifamily dwelling developers, indicating there is a market for apartment type multifamily dwellings in the Weber County area.⁷ Currently in the city, single family dwelling rentals, mobile homes, apartment units, duplexes and fourplexes total 1,339 dwellings and represent 39 percent of the 3,456 total dwellings in the City as of 2016, per the American Community Survey. In 2016, based on a breakdown of housing types and U.S. Census data, there is an indication that Riverdale has a 15.7 percent rental vacancy rate and this would indicate that Riverdale City currently has a sufficient number of multifamily dwelling units available.⁸

The cost of housing in Utah continues to rise due to the increasing cost of building materials, real estate, and necessary public infrastructure such as roads, water, sewer and power. According to the Utah Census, in 2016 the average sales price for a home was approximately \$171,200 in Weber County. In 2016 the home prices in Riverdale City averaged \$170,300. The need for affordable housing throughout Weber County continues to grow but Riverdale City is nearly built out and only has a limited amount of land is still available for development. Large single-family subdivisions should be developed in neighboring cities because Riverdale does not have much land available for this type of development. There are areas of the city that could be redeveloped into housing, but this would require the removal of existing homes on lots that could potentially accommodate multiple dwellings. There are also some building lots in the city that would qualify as infill lots without the removal of existing dwellings.

According to the 2016 American Community Survey numbers, Riverdale's average owner-occupied home ownership was 70.3 percent, and the renter-occupied housing units was at 23.1 percent with a small percentage of vacant housing units at 6.6 percent. Riverdale

⁴ U.S. Census Bureau Selected Housing Characteristics American Community Survey 5-Year Estimates

⁵ U.S. Census Bureau Selected Housing Characteristics American Community Survey 5-Year Estimates

⁶ U.S. Census Bureau Table B25001: Total Housing units. and Table B25032: Tenure by units in structure. American Community Survey

⁷ Scenic Development City Council presentation on multifamily housing 06/21/11

http://www.riverdalecity.com/meetings_events/meetings/council/minutes/2011/062111_cc_min.pdf and Destination Homes Planning Commission presentation 09/14/11

http://www.riverdalecity.com/meetings_events/meetings/planning_commission/minutes/2011/091411_pc_min.pdf

⁸ U.S. Census Bureau Table B25001: Total Housing units. and Table B25032: Tenure by units in structure. American Community Survey

Table J - Housing Costs

Year	Riverdale City House Payment	Rent	Weber County House Payment	Rent
1980	395	237	344	224
1990	661	326	650	286
2010	914	756	1,284	628 ⁹
2016	968	765	1,046	795 ¹⁰

City's housing objectives include providing adequate moderate income housing for individuals who wish to work and live in the city so that families renting or seeking less expensive housing have an alternative to locating in outlying areas and commuting if employed in Riverdale City. This goal will also help the city prevent increased traffic congestion, the need for more roads, greater energy consumption and an increase in air pollution, while encouraging businesses to locate closer to their employee base. Development of the West Bench RDA Project Area has the potential to create an estimated 500 new retail/service type jobs based on the 60 acres of land available for new development. The number and types of jobs created could necessitate additional affordable housing in Riverdale, some of which could conveniently be built on available West Bench Project Area land. Projected needed affordable housing units if the West Bench Project Area is developed are based on our present 2010 census information which indicates approximately 20 percent of those who live in Riverdale work in Riverdale.¹¹ Using these figures, Riverdale estimates this project area could create a need for an additional 100 moderate income housing units, which our present and projected vacancy rates would absorb. Over the next five years the city is confident this vacancy rate and absorption is accurate and does not create a need for additional moderate income affordable housing units.

Table K - Housing Income

	Riverdale City	Weber County
Year	Household Income	Household Income
1980	\$18,323	\$17,287
1990	\$31,075	\$30,125
2010	\$52,125	\$54,086
2016	\$53,665	\$59,660 ¹²

The percentage of households renting in Riverdale had decreased from 32.5 percent in 1990 to 23.2 percent in 2010. In 2016, the percentage of households renting in Riverdale has decreased slightly to 23.1 percent as compared to 25.5 percent for Weber County.

⁹ www.city-data.com Riverdale Utah Houses and Residents 2009 and the Utah Affordable Housing Model <http://www.huduser.org/datasets/50per.html> 2001-2012

¹⁰ U.S. Census Bureau Table B25088: Median selected monthly owner costs (dollars) by mortgage status, and Table B25064: Median gross rent (dollars). American Community Survey.

¹¹ <http://onhemap.ces.census.gov/> and <http://lehd.did.census.gov/led/datatools/qwi-online.html>

¹² U.S. Census Bureau Table B25119: Median household income past 12 months. American Community Survey

Table L - Percent Renting

Year	Riverdale City Percent Renting	Weber County Percent Renting
1980	21.8%	29.6%
1990	32.5%	27.0%
2010	23.2%	25.0%
2016	23.1%	25.5% ¹³

Riverdale City has more than the state required rental housing for our population with the inclusion of mobile and modular home rental spaces. With the rapid rise of the elderly segment of the City's population, affordable elderly housing is a growing need that Riverdale City proactively addressed by building a Senior Center with 20 housing units using RDA funds in 2005. An assisted care facility has also been approved with construction scheduled to begin in early 2019, which will be built adjacent to the West Bench Project Area and will house approximately 83 residents. Riverdale City is supportive of the idea of seeing the potential future addition of owner occupied, slab-on-grade, patio type single-family dwellings built by 2020 as these types of dwellings are easy to market and popular with Riverdale's growing senior population.

There were 472 persons living below the poverty level in Riverdale City in 2010, which represents 5.6 percent of the population with 19.9 percent children under 18 years old. The average Riverdale per capita income in 2010 was \$21,768, just under Weber County at \$22,849. As people begin their careers in entry-level positions with modest incomes they typically reside in apartments or starter homes.¹⁴ These types of housing in Riverdale City attract youth and bring vitality to the community. Therefore one of Riverdale's goals is to promote an adequate supply of housing to meet the needs of all economic segments of the community. To encourage more affordable housing opportunities, Riverdale must continue to support the following programs:

- Private or public sector U.S. Department of Housing and Urban Development (HUD) housing development grants and Section 8 program rental subsidy certification for families, the elderly and handicapped households. All of Riverdale's large meter residential complexes and Senior Housing Facility and all new residential construction are Americans with Disabilities Act (ADA) compliant.
- The General Plan Use map provides for development densities that allow a variety of housing types, including townhouses, condominiums, manufactured homes and detached single-family homes. This range in housing types and densities is designated in order to help meet the need for affordable housing. The Riverdale core neighborhoods would be an ideal location for infill development compatible with existing homes. They would be close to developed infrastructure and existing goods and services.

¹³ U.S. Census Bureau Table B25001: Total Housing units, and Table B25032: Tenure by units in structure, American Community Survey

¹⁴ Median Single and Multifamily Listing Price <http://www.realtor.com>

- In addition to these residential zones, the City also allows clustered residential developments under Planned Residential Unit Development and Cluster Subdivisions ordinances. The PRUD provisions function as overlay zones and allow design flexibility in the development of lands within the City. These clustering ordinances encourage the realization of several potential public benefits, one of them being to encourage the construction of affordable housing units within the City under conditions and requirements that will insure development of residential environments of sustained desirability and stability.
- Riverdale City currently has several PRUD developments currently with 170 single story on-grade patio homes. These developments typically have small lots and with this type of dwelling are geared more toward the senior population.
- Riverdale City encourages the availability of affordable housing alternatives for the disabled, elderly, single mothers, persons with AIDS, victims of domestic abuse and the homeless. Riverdale City has never adopted ordinances that would prevent the development of moderate income housing for the above mentioned groups. Considered a regional retail hub, Riverdale is a small suburb with a population of approximately 8,600 residents adjacent to Ogden City and therefore subsidizes alternative housing in larger cities in Weber County because 80 percent of Riverdale's population sales tax is redistributed to neighboring cities with larger populations. This redistribution of tax dollars helps to fund affordable housing for the disabled, elderly, single mothers, persons with AIDS, victims of domestic abuse and the homeless. Large facilities designed to house the homeless and those with AIDS are located approximately two miles from Riverdale in Ogden at The Ogden Rescue Mission and three miles from Riverdale at St. Anne's Shelter/Lantern House. Housing for victims of domestic abuse is available three and a half miles from Riverdale at the Ogden YCC and the WSU Women's Center provides housing resource assistance for single mothers with a dedicated resource center three miles east of Riverdale. Developmental and physically disable housing is available at Graham Court and OWCAP Disabilities Housing in Ogden both just two short miles from Riverdale and at Tri-County Independent Living which is three miles and Trinity Mission Wide Horizons located five miles from Riverdale. The former Christian Heritage Academy in Riverdale is currently vacant and on the market for sale and could be converted into alternative housing for any of these groups.

4. SURVEY OF RESIDENTIAL ZONING¹⁵

The City has fifteen zones that allow for residential uses. They are: Agricultural A-1 (40,000 sq. ft.) and A-2 (2 acres); Residential Estate RE-15 (15,000 sq. ft.) and RE-20 (20,000 sq. ft.); Single Family Residential R-1-10 (10,000 sq. ft.); R-1-8 (8,000 sq. ft.) R-1-6 (6,000 sq. ft.) and R-1-4.5 (4,500 sq. ft.); Residential Single Family R-2 (8,000 sq. ft.) and Single

¹⁵ Riverdale City Code http://www.sterlingcodifiers.com/codebook/index.php?book_id=631

Family and Rental Unit R-2 (10,000 sq. ft.); Multiple Family R-3 (moderate density), R-4 (moderate/high density) and R-5 (high density); Mobile Home Park RMH-1; Low Impact Transition Overlay LIT (specialized housing/apartments/assisted care); Mixed Use MU (housing/apartments in a commercial setting). Riverdale City also has an ordinance regulating Planned Residential Unit Developments PRUD with areas of the city that are designated for such type of development specified in the General Plan, and supports cluster development options and multiple family residential overlay (MFROZ) desires.

The Residential Zones of Riverdale City are formulated to provide a range of housing choices to meet the needs of Riverdale City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These zones are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings, multifamily dwellings, condominiums and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

The larger land zones including the A-1 and A-2 zones are primarily for agricultural use; however residential uses are also included. The A-1 and A-2 zones may be designed to preserve lands suited for farming and ranching operations and may be in areas that are intended to protect land suited for farming and ranching operations and may be in areas that are intended to protect the land from adverse development, this protective measure is in place on properties along South Weber Drive as part of the Air Installation Compatible Use Zone AICUZ implemented by Hill Air Force Base and the State of Utah. Additionally, these zones are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development for other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities so that an orderly development pattern is encouraged.

The purpose of the Low Density Residential Zones (RE-15, RE-20, R-1-10, R-1-8, R-1-6 and R-2) is to provide for single family residential areas and single family dwelling units on larger individual lots.

The purpose of the Medium Density Residential Zone (R-2 with rental unit and R-3) is to identify and encourage the development of a variety of medium housing density types and styles, including single family dwellings, two-family dwellings and four family dwellings. The purpose of the High Density Residential Zone (R-4 and R-5) is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments. The city recently passed a Multiple Family Residential Overlay Zone (MFROZ) ordinance to facilitate the development of condominiums and townhouses. The purpose of the Mixed Use (MU) Zone is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City. The purpose of the Low Impact Transition Overlay Zone LIT is to allow the presentation of uses that will not adversely impact adjacent properties; specialized apartments such as senior housing may be considered in this zone.

In addition to these residential zones, the City also allows clustered residential developments under Planned Residential Unit Development (PRUD) and Cluster Subdivisions ordinances. The PRUD provisions function as overlay zones and allow design flexibility in the development of lands within the City. These clustering ordinances encourage the realization of several potential public benefits, one of them being to encourage the construction of affordable housing units within the City under conditions and requirements that will insure development of residential environments of sustained desirability and stability.

Zoning for multifamily housing: Multifamily housing in Riverdale City is considered housing that is comprised of attached units such as apartments, condominiums and town houses. Riverdale City currently has seven, R-5, High Density residential complex developments (RCC 10-9F), five of which are rental apartment developments and two are owner occupied condominium developments. Additionally there is a senior apartment complex located in a Low-Impact Transition Zone that is considered high density.

There are two areas of the city that are zone R-4 which is a medium/high density zone (RCC10-9E). One area is occupied by apartments and the other area has a number of single family dwellings currently existing on the property with additional undeveloped vacant property making up the area.

The R-3 zoned areas (RCC 10-9C) are considered a medium density. There are currently four areas of the city that are zoned R-3, three of these areas contain fourplex dwelling units and one of these areas would accommodate a fourplex structure.

The R-2 (RCC 10-9C) areas of the city allows and has mixed existing attached Two Family dwellings, which consist of side-by-side duplex type dwellings or over/under apartment type dwellings, mixed in with a large amount of single-family dwellings. Approximately half of Riverdale City's low density residential areas are zoned R-2.

Additionally, there are two, four unit townhouses existing in a Mixed Use (MU) Zone.

Provision of density bonuses: Riverdale City has adopted ordinances, RCC 10-13H: Multiple Family Residential Overlay Zone (MFROZ), RCC 10-22: Planned Residential Unit Development (PRUD) and RCC 10-23: Cluster Subdivisions. These zones allow the implementation for increasing densities through clustering, lot area reduction, reduction of yard setbacks and by the flexibility of entering into a Development Agreement between the city and developer.

Allowance of inclusionary zoning: Riverdale City has implemented the concept of inclusionary zoning; it is something that naturally exists within our city. Approximately 30 percent of the city's residential areas are rental properties. This includes single family, apartments and manufactured (mobile) homes all of which are affordable to lower-income households.

Special infill and adaptive reuse ordinance: Riverdale City ordinance, RCC 10-12: INFILL LOTS allows for residential development on lots that would not otherwise qualify for development under existing ordinances. The provision for a residential development

agreement allows the city the flexibility when dealing with infill properties that can safely be developed.

Flexible development standards and design allowances: Riverdale City has adopted a MULTIPLE FAMILY RESIDENTIAL OVERLAY ZONE that allows individually owned townhomes or condominiums to be developed with flexible guidelines and future control regulations by means of a Development Agreement with the city. Also as part of RCC 10-22: PLANNED RESIDENTIAL UNIT DEVELOPMENT ordinance the city has the ability to negotiate and modify development aspects to allow flexibility and initiative in site and building design and location.

Other: Riverdale City's MIXED USE ZONE allows the development of residential uses, whether rental apartments or owner occupied to exist within commercially developed areas. We currently have a 70 acre parcel of land that is zoned Mixed Use and as stated above we have a townhome development in an existing Mixed Use zoned area.

EVALUATION OF ZONING'S AFFECT ON HOUSING OPPORTUNITIES

The Riverdale City Planning Commission and City Council holds one of the most important keys to providing housing opportunities for persons of moderate income with the power to determine zoning designations throughout Riverdale. According to U.S. Census Data, Riverdale City's numbers of rentals including; apartments, mobile homes and other dwelling unit that a rental rate for our population is at approximately 29.5 percent. It appears from the data received that Riverdale's zoning has established housing for moderate income families. According to HUD, families making 50 percent of the median income will typically be renters and may be affected by zoning, but may also be impacted by market conditions beyond the control of the city.¹⁶ HUD also asserts that families making 30 percent of the median income often need federal or state government housing assistance and are beyond the scope of zoning influence.

5. RIVERDALE'S PROGRAM TO ENCOURAGE MODERATE INCOME HOUSING

The Moderate Income Housing Element was originally adopted as part of the Riverdale City General Plan in April of 2001. From 1995 to 2010 the city has seen the population go from 7207 to just over 8400. The Utah State GOPB has determined that the population forecast of Riverdale in the year 2040 will be 9,694.

Riverdale City has implemented a Redevelopment Agency (RDA) Loan Program that provides no-interest or low-interest loans of up to \$30,000 to home owners that qualify. Riverdale will continue to support the supply of affordable housing in both rental and owner occupied for people at low and moderate income levels that meet the needs of a population which varies in household size and age. The City anticipates that current zone and land use regulations will continue to provide a more than adequate supply of moderate income housing in the future. At this time the city does not see the potential for a substantial increase in moderate income housing units as there are no proposals for apartments, town homes or condominium units being considered by the City Council or Planning Commission

¹⁶ <http://portal.hud.gov/hudportal/HUD>

and the city currently appears to be over the State moderate income housing recommendation based on our population and median income levels. If a previously undeveloped area of the city were to be developed in the future and at that time it was determined there is a greater need for moderate income housing, city officials would update the General Plan and pursue the adoption of appropriate ordinances to encourage moderate income housing development.

Allowances for impact fee waivers and “fast tracking of the approval process: Most developers and contractors are pleasantly surprised to discover that Riverdale City has no impact fees and our permit and development fees are some of the lowest in the State. As far as “fast tracking” the approval process, our Planning Commission and Council each meet twice a month and are noted for moving that process along quickly. Riverdale City also allows for “fast tracking” in the building process which allows contractors to submit and proceed with the construction of design segments of a plan while continuing preparation of the entire building plan.

RIVERDALE HOUSING GOALS AND OBJECTIVES

The Housing Development Plan with the moderate/affordable income housing element provides a vision statement as a foundation for all affordable housing and those supportive activities, goals, policies and programs. The vision statement includes the following:

1. Continue to revitalize neighborhoods and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale’s RDA program.
2. Sustain affordable housing (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.
3. Increase the level of rental assistance for very low and low income and special need populations.
4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.
5. Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.
6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.
7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.
8. Consider the adoption of a rehabilitation code to address improvement of

older residential buildings/units to encourage stability and revitalization of older residential areas.

9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.

**RIVERDALE CITY
CITY COUNCIL AGENDA
December 1, 2020**

AGENDA ITEM: F1

SUBJECT: Consideration of meeting minutes.

PRESENTER: Shalee Nay, City Recorder

INFORMATION: a. [November 17, 2020 Work Session](#)
b. [November 17, 2020 Regular Session](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council** Tuesday, November 17, 2020 at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Bill Cobabe, City Administrator Steve Brooks, City Attorney Scott Brenkman, Police Chief Mike Eggett, Community Development Rich Taylor, Community Services Shalee Nay, City Recorder
Visitors:	Jake Tate

The Work Session meeting began 5:31 p.m. Mayor Searle welcomed the Council Members stating for the record that all Councilmembers were present along with members of city staff with exception of Chief Jared Sholly, who is excused.

Public Comment:

There were no known public comments.

Presentations and Reports:

Mayor Searle thanked all who participated with the Veteran's Day program. He noted that there was the national anthem and Brigadier General Cauley von Hoffman spoke. All the participants were combined to make one video to put on the website and it was put together nicely. Mayor Searle noted that there are 24 new cases of COVID19 in 5 days within the city. Mayor Searle then stated that Zeppes is finishing up and they are accepting applications. Also, The Best Buy building is going to be demoed and a new development will be going in. He mentioned 5Alive will be one of the businesses, and that they have everything for %5.00 and under.

Mayor Searle invited discussion on the City Administration Report and asked Bill Cobabe, City Administrator, if he has anything to mention during the work session. There was no discussion.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on November 4, 2020. There were no changes requested.

Mayor Searle invited discussion on the second consent item, Consideration to appoint Craig Call as Riverdale City's Appeal Authority.

Bill Cobabe, City Administrator, stated that Craig Call is a great resource and is amazing at what he does. He noted that Riverdale has not utilized him much, but he is thankful he is there when needed and that he hopes to keep him for a long time.

Action Items:

Mayor Searle invited discussion regarding the first action item, Consideration of Ordinance 928, approving a small subdivision plat for the proposed 1050 West Lot 1 Amended Subdivision plat.

Mike Eggett, Community Development, went over the executive summary which explained: CCA (Kornwasser Group), as represented by Jake Tate, have applied for an amended small subdivision plat review and approval for the RMRE 1050 West Retail Lot 1 Amended Subdivision proposal located at approximately 4978 South 1050 West in a Retail/Commercial Park Overlay (RCP) zone. On October 13, 2020, the proposed amended small subdivision plat was reviewed for a recommendation to City Council by the Planning Commission. At the conclusion of the discussion, the Planning Commission, approved the small subdivision amended plat and thereafter provided a favorable recommendation to City Council to approve the proposed subdivision plat amendment. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final amended plat proposal, the City Council may make a motion to approve the proposed amended small subdivision plat, approve with additional requirements and criteria, or not approve the proposed RMRE 1050 West Retail Lot 1 Amended Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the proposed amended small subdivision plat could move forward and start the process to advance to the Weber County Recorder's office to record the subdivision amendment.

City Council Work Session Meeting, November 17, 2020

Mayor Searle invited discussion regarding the second item, Consideration of Ordinance 929, amending the Riverdale Municipal Ordinance code to add new or modify existing sections concerning the appeal authority on applicable areas within Riverdale City.

Steve Brooks, City Attorney, went over the executive summary which explained: In reading through Title 2 Chapter 4 concerning our Appeal authority, I noticed a few corrections that needed to be made in order for them to correctly apply under our code. It is just a small but important house-keeping matter. As it is written, it keeps referring to "this title" when in reality it should refer to Title 10 (which is where we would primarily be using him and what it was designed for) and not "this title" which would be referring to Title 2.

Councilmember Mitchell asked if this is just a three-year contract and if we are going to need to renew it every three years. Mr. Brooks stated that it is one of the contracts where we do not use Craig very often. We contract with him and work with him when projects are needing his attention. Councilmember Mitchell asked what the 'SO lawsuit' meant in Craig's resume. Steve Brooks noted that there was a shooting in South Ogden awhile ago and that is what that is referring to.

Councilmember Arnold noted that he sent an email earlier regarding the property around Aunt Nancy's. He asked if there is a way to get that property cleaned up. He noted that the property has been that way for over 10 years.

Discretionary Items:

There were no discretionary items.

Adjournment:

Having no further business to discuss the Council adjourned at 5:57 p.m. to convene into their Regular City Council Meeting.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, November 17, 2020, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Bill Cobabe, City Administrator Steve Brooks, City Attorney Scott Brenkman, Police Chief Rich Taylor, Community Services Mike Eggett, Community Development Shalee Nay, City Recorder
Visitors:	Jake Tate

A. Welcome & Roll Call

The City Council meeting began at 6:02 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, City Staff, and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Stevens to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence for our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. There was no public comment made.

E. Presentations and Reports

1. Mayors Report

Mayor Searle thanked all who participated in the Veterans Day program. It was all virtually done and posted to the city website. It was noted by Councilmember Stevens that the classroom his wife teaches also watched the program. Mayor Searle noted that he had hear from another teach that they showed it to their classroom also.

2. City Administration Report

Bill Cobabe, City Administrator, summarized the administration report which outlines staff anniversaries, full time employee (fte) allocation, community development (i.e. new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: November 4, 2020 Work Session and Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. There were no changes requested.

MOTION: Councilmember Mitchell moved to approve the meeting minutes. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

2. Consideration to appoint Craig Call as Riverdale City's Appeal Authority.

Steve Brooks, City Attorney, stated that Craig Call has worked with Riverdale city for a long time and always does a great job. He is also very close in location, which makes it convenient for him as well as the city. Mr. Brook also noted that Mr. Cobabe is correct in his statements made during the work session, Craig is the guru for property issues, and he is a great asset.

Councilmember Stevens thanked Mr. Brooks for sending information on Mr. Call for review.

Councilmember Arnold asked Mr., Brooks if the council can get feedback from Mr. Call. He stated that it would be good to know how it all went and if there were any issues or anything that could have gone better.

MOTION: Councilmember Arnold moved to approve Craig Call as Riverdale City's Appeal Authority. Councilmember Mitchell seconded the motion. All voted in favor. Motion passes.

G. Action Items

1. Consideration of Ordinance 928, approving a small subdivision plat for the proposed 1050 West Lot 1 Amended Subdivision plat.

Mike Eggett, Community Development, went over the executive summary which explained: CCA (Kornwasser Group), as represented by Jake Tate, have applied for an amended small subdivision plat review and approval for the RMRE 1050 West Retail Lot 1 Amended Subdivision proposal located at approximately 4978 South 1050 West in a Retail/Commercial Park Overlay (RCP) zone. On October 13, 2020, the proposed amended small subdivision plat was reviewed for a recommendation to City Council by the Planning Commission. At the conclusion of the discussion, the Planning Commission, approved the small subdivision amended plat and thereafter provided a favorable recommendation to City Council to approve the proposed subdivision plat amendment. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final amended plat proposal, the City Council may make a motion to approve the proposed amended small subdivision plat, approve with additional requirements and criteria, or not approve the proposed RMRE 1050 West Retail Lot 1 Amended Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the proposed amended small subdivision plat could move forward and start the process to advance to the Weber County Recorder's office to record the subdivision amendment.

MOTION: Councilmember Arnold moved to approve Ordinance 928, approving a small subdivision plat for the proposed 1050 West Lot 1 Amended Subdivision plat. Councilmember Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. Councilmember Stevens asked Jake Tate, the applicant, if he is planning on keeping this property commercial or if he has plans to do any zoning changes in the future. Mr. Tate noted that there are no plans of it being re-zoned and changing from commercial. Councilmember Stevens clarified that it then will not be turned into any high-density housing in the future. Mr. Tate confirmed.

ROLL CALL VOTE: All voted in favor. Motion passes.

2. Consideration of Ordinance 929, amending the Riverdale Municipal Ordinance code to add new or modify existing sections concerning the appeal authority on applicable areas within Riverdale City.

Steve Brooks, City Attorney, went over the executive summary which explained: In reading through Title 2 Chapter 4 concerning our Appeal authority, I noticed a few corrections that needed to be made in order for them to correctly apply under our code. It is just a small but important house-keeping matter. As it is written, it keeps referring to "this title" when in reality it should refer to Title 10 (which is where we would primarily be using him and what it was designed for) and not "this title" which would be referring to Title 2.

MOTION: Councilmember Arnold moved to approve Ordinance 929, amending the Riverdale Municipal Ordinance code to add new or modify existing sections concerning the appeal authority on applicable areas within Riverdale City. Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: All voted in favor. Motion passes.

H. Discretionary Items

Councilmember Mitchell noted to Bill Cobabe, City Administrator, that historically any time he has something he would like to report about the city, such as a streetlight is out. He has always notified the City Administrator and then he lets it go from there. Mr. Cobabe noted that he is fine with that and he stated that if it is an emergency to feel free to CC the department head that is over the issue at hand.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:23 p.m.

Norm Searle, Mayor

Shalee Nay, City Recorder

Date Approved: