



PROVO MUNICIPAL COUNCIL

Work Meeting

3:00 PM, Tuesday, September 06, 2022

Council Chambers (Room 100)

Hybrid meeting: <https://www.youtube.com/provocitycouncil> or 445 W. Center Street, Provo, UT 84601

The in-person meeting will be held in the **Council Chambers**. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil). If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

To listen to the meeting by phone: September 06 Work Meeting: Dial 346-248-7799. Enter Meeting ID 885 4882 5359 and press #. When asked for a participant ID, press #.

Agenda

Roll Call

Prayer

Business

1. A presentation regarding the review of Annual Fraud Risk Assessment. (22-067)
2. A presentation regarding the Fiscal Year 2022 Budget Carryover Report. (22-068)
3. A presentation regarding the "Safe Streets for All" grant opportunity- Final Discussion. (22-065)
4. A presentation regarding the city's Moderate Income Housing Report. (22-069)

Closed Meeting

The Municipal Council or the Governing Board of the Redevelopment Agency will consider a motion to close the meeting for the purposes of holding a strategy session to discuss pending or reasonably imminent litigation, and/or to discuss the purchase, sale, exchange, or lease of real property, and/or the character, professional competence, or physical or mental health of an individual in conformance with 52-4-204 and 52-4-205 et. seq., Utah Code.

Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.org or using their contact information listed at: provo.org/government/city-council/meet-the-council

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil

To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Work Meeting will be held on Tuesday, September 20, 2022. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email evanderwerken@provo.org at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at agendas.provo.org. Council meeting agendas are available through the Utah Public Meeting Notice website at utah.gov/pmn, which also offers email subscriptions to notices.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: KZARBOCK
Department: Finance
Requested Meeting Date: 09-06-2022

SUBJECT: A presentation regarding the review of the Annual Fraud Risk Assessment.
(22-067)

RECOMMENDATION: Presentation only

BACKGROUND: Every year, the State Auditor's Office requires local governments to complete a Fraud Risk Assessment to determine whether finances are managed with adequate internal controls and separation of duties.

FISCAL IMPACT: N/A

PRESENTER'S NAME: John Borget, Director of Administrative Services

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-067

Fraud Risk Assessment

Continued

*Total Points Earned: 384/395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

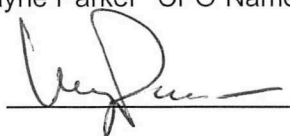
	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	4	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	10	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: Provo City

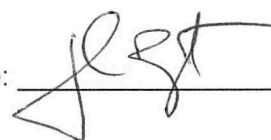
*Completed for Fiscal Year Ending: June 30, 2022 *Completion Date: September 1, 2022

*CAO Name: Wayne Parker *CFO Name: John Borget

*CAO Signature:



*CFO Signature:



*Required



OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking "Yes" on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked "Yes" and enter the total on the "Total Points Earned" line.
- Based on the points earned, circle/highlight the risk level on the "Risk Level" line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".		X	X	
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: KZARBOCK
Department: Finance
Requested Meeting Date: 09-06-2022

SUBJECT: A presentation regarding the Fiscal Year 2022 Budget Carryover Report.
(22-068)

RECOMMENDATION: Presentation only

BACKGROUND: At the close of each fiscal year, Finance compiles a carryover list detailing budget amounts from the old year that should be "carried over" into the new year. The carryover list includes the following:

- 1) Budget to cover encumbered invoices that were not paid by June 30th.
- 2) Old year balances for CIP funds, grants, vehicle replacement accounts, the Parks Capital Equipment account, and the Facilities Capital Equipment account.
- 3) Surplus budget for specific purchases or projects.

The final carryover list is approved by the Mayor and then presented to the Council in a work meeting each fall.

FISCAL IMPACT: Yes, but still determining

PRESENTER'S NAME: Kelsey Zarbock, City Budget Officer

REQUESTED DURATION OF PRESENTATION: 15 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-068

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: JMCKNIGHT
Department: Public Works
Requested Meeting Date: 07-26-2022

SUBJECT: A presentation regarding the "Safe Streets for All" grant opportunity-
Background and Discussion. (22-065)

RECOMMENDATION: Informational only

BACKGROUND: The Federal Bipartisan Infrastructure Bill includes a "Safe Streets for All" Grant specifically targeted for municipal transportation safety projects. The Public Works Engineering Division will present their plan for developing a safety action plan to use for applying for this grant money.

FISCAL IMPACT: Yes, this is a prerequisite for a grant application with a 20 percent match

PRESENTER'S NAME: Rob Hunter, Assistant City Engineer

REQUESTED DURATION OF PRESENTATION: 60 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-065

Resolution 2022-??

SHORT TITLE

A RESOLUTION ADOPTING THE PROVO SAFETY ACTION PLAN.

PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	FOR	AGAINST	OTHER
CW 1	KATRICE MACKAY			
CW 2	DAVID SHIPLEY			
CD 1	BILL FILLMORE			
CD 2	GEORGE HANDLEY			
CD 3	SHANNON ELLSWORTH			
CD 4	TRAVIS HOBAN			
CD 5	RACHEL WHIPPLE			
TOTALS		0	0	0

This resolution was passed by the Municipal Council of Provo City, on the 6th day of
September 2022, on a roll call vote as described above. Signed this

_____.

Chair

Resolution 2022-??

CITY RECORDER'S CERTIFICATE AND ATTEST

I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to resolution number 2022-??.

This resolution was signed and recorded in the office of the Provo City Recorder on the

_____.

SEAL

City Recorder

1 RESOLUTION 2022-??

2
3 A RESOLUTION ADOPTING THE PROVO SAFETY ACTION PLAN.
4

5 WHEREAS, Provo City Council recognizes the threat that high-injury networks (a
6 network of locations where crashes, particularly severe crashes, are concentrated and occurring
7 most frequently) pose to the health, safety, and general welfare of the citizens of Provo City; and
8

9 WHEREAS, the Provo Safety Action Plan identifies high-injury networks and sets forth
10 proposed actions and projects with the goal of eliminating fatal and serious injury crashes within
11 Provo City; and
12

13 WHEREAS, adoption of the Safety Action Plan by Provo City Council is necessary for
14 the City to apply for federal implementation grants targeted to transportation safety projects; and
15

16 WHEREAS, the Council finds the Provo Safety Action Plan should be approved.
17

18 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City that the
19 Safety Action Plan, attached hereto as Exhibit A, is hereby adopted to serve as an advisory
20 document for transportation decision-making and policy formation within Provo City.
21

22 The resolution shall take affect upon passage and approval.
23

24 END OF RESOLUTION.

Exhibit A

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MDAYLEY
Department: Council
Requested Meeting Date: 09-06-2022

SUBJECT: A presentation regarding the city's Moderate-Income Housing Report. (22-069)

RECOMMENDATION: Presentation only.

BACKGROUND: Per Section 10-9a-403 of the Utah Code, each major city shall include a Moderate-Income Housing element in their general plans that:

- provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years.
- selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and
- includes an implementation plan as provided in Subsection (2)(c) including...
 - Current population
 - Current housing stock
 - Current moderate-income housing availability and need
 - Future population projections
 - Forecast of moderate-income housing need
 - Regulatory environment
 - Plans to meet the moderate-income housing need

FISCAL IMPACT:

PRESENTER'S NAME: Hannah Salzl and Brandon Larsen, Planners

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 22-069

Moderate-Income Housing Supply and Strategies

2022-2027

Introduction

Purpose

Like most municipalities, Provo faces a serious need for moderate-income housing. Analysis of the available housing and income data has shown a wide gap between the housing affordability threshold for Provo's area median income and the price of housing. Provo is committed to providing affordable, safe housing for all who choose to call Provo home.

The specific goals to improve the city's moderate-income housing stock are discussed in greater detail in the Housing chapter of Provo City's General Plan. This Moderate-income Housing section will serve as an appendix to that plan to provide additional context and data and will be updated following the regular Moderate-Income Housing Report. The success of Provo's housing goals will rely on the coordination of the development community, state and other local agencies, and Provo City elected officials and staff in their efforts to meet the needs of Provo citizens.

Section 10-9a-403 of the Utah Code mandates that each major city shall include a Moderate-income Housing element in their general plans that:

- provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years;
- selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and
- includes an implementation plan as provided in Subsection (2)(c)

The Moderate-income Housing element should also include the following data:

- Current population,
- Current housing stock,
- Current moderate-income housing availability and need,
- Future population projections,
- Forecast of moderate-income housing need,
- Regulatory environment, and
- Plans to meet the moderate-income housing need

Regional Collaboration

Provo is the Lead Entity of the Utah Valley HOME Consortium, an inter-jurisdictional partnership between Lehi City, City of Orem, Provo City, and Utah County. As Lead Entity, Provo City Corporation administers its HOME entitlement allocation pooled with the Utah Valley HOME Consortium (Consortium, HOME

Consortium, UVHC). The Consortium partners work together to address the housing needs of moderate-, low-, and very low-income communities and increase the supply of affordable housing. For more information, see the Provo and Utah Valley HOME Consortium's 2020-2024 Consolidated Plan.

Provo will continue to seek out opportunities to collaborate with local and state organizations to better provide affordable and moderate-income housing.

Background Information

The northeastern side of Provo City is mostly built out. Developments in this area will likely need to be infill and redevelopment, like River's Edge on University (formerly Plumtree Plaza). Most housing in the northeast is single-family homes with high-density student housing near Brigham Young University and a business district along University Avenue.

Southeast Provo has seen a boom in housing since the 2000's. Housing in this area is predominantly single-family and multi-family with a high number of townhomes and condos. Business and housing potential are limited because geography and previous development limits the area to a single high-speed corridor along South State Street.

Central Provo has seen a recent boom in redevelopment, especially housing, as the area evolves into the city's urban hub. Several recent high-density housing projects have met high design and aesthetics standards and could serve as examples for future similar developments. Most businesses in this area are local startups, and the area boasts a number of quality restaurants and boutique stores.

The western side of the city has a history of agricultural land use and more recent residential developments. Housing density on the west side has been limited by the city's older sewer connections, but the city is in the process of constructing a sewer lift station that will open the area for greater density. The growth of the Provo Airport is expected to attract businesses to the western edge of the city. Future developments should follow the West Side Land Use Map (General Plan Appendix J) and the West Side Development Policies.

Provo has a culture of friendliness to local and startup businesses, especially in the tech industry, but it has struggled to retain businesses that have outgrown the startup phase and are looking for more permanent headquarters. Provo has also struggled to attract and retain grocery stores and big box stores.

Provo is growing as a tech and research business center. There is also a thriving industrial business area in the southeast. Additionally, recent developments like the Utah Valley Convention Center have brought more visitors and businesses to Provo. New developments like the Provo Airport, the Regional Sports Complex, and the Noorda Medical School are also anticipated to bring new revenue and opportunities to the city.

In the summer of 2022, Provo City conducted a random sample survey that met the threshold to be considered statistically significant. When non-student residents were asked to select the three most

needed types of housing and development in Provo, the majority said single-family homes (43% of respondents), accessory dwelling units (27%), townhomes (26%), and single-family courtyard homes with shared open space (26%). The types of housing and developments with the least support were “none of the above” (3%; i.e., Provo needs all of the listed types of development), “other” (11%), senior housing (12%) and student housing (12%). Moderate-income or affordable housing was not specifically listed.

When asked to select all the types of housing they thought would fit well in their neighborhoods, most residents said single-family homes (45%), accessory dwelling units (28%), townhomes (28%), and single-family courtyard homes with shared open space (27%). The least supported developments were “other” (7% of non-students), student housing (8%), and none of the above (9%).

When students were asked these same questions, they showed an overwhelming preference for student housing (58%), apartments (42%), and townhomes (34%).

Data Sets

The data in this report serves to inform good policy and to act as a benchmark to measure future progress. Given the holes in the housing and population data from the 2020 census and the upset to the housing market during the COVID-19 pandemic, Provo staff thought the data from 2019 worked better for the purpose of the plan element. Data gathered during a time of temporary upheaval makes a poor benchmark. Staff used the 2021 AMI and median home prices. Future staff should update the numbers once they feel a more reliable data set is available.

Definitions

Moderate income households are considered by the State of Utah to be those making less than 80% of the area median income (AMI). AMI is determined by the county in which the city is located. Other targeted income groups are defined as those making less than 50% and 30% of AMI. According to the U.S. Department of Housing and Urban Development (HUD), the affordable monthly housing payment for either mortgage or rent should be no more than 30% of gross monthly income (GMI) and should include utilities and housing costs such as mortgage, property taxes, and hazard insurance. To calculate affordability in relation to household size, HUD estimates median family income (MFI) annually for each metropolitan area and non-metropolitan county.

The term Area Median Income is the term used more generally in the industry. If the term Area Median Income (AMI) is used in an unqualified manner, this reference is synonymous with HUD’s Median Family Income. However, if the term AMI is qualified in some way – generally percentages of AMI, or AMI adjusted for family size – then this is a reference to HUD’s income limits, which are calculated as percentages of median incomes and include adjustments for families of different sizes.

Current Population and Demographics

Population

The 2019 population of Provo was 116,403 people. Since 2010, Provo's population has grown by 3.4%, or approximately 3,900 residents. Projections from the Mountainland Association of Governments (MAG), predict that Provo's population will increase by one third over the next 20 years to a population of 155,397 people by 2040, an increase of approximately 39,000 people. Provo's anticipated population growth has significant implications for the City's housing and economic climate, necessitating that suitable employment opportunities and housing be available for new residents.

Median Household Income

According to the U.S. Census Bureau, Provo's median household income (MHI) from 2016-2020 is \$50,072. This is considerably lower than both the Median Household Income of the county (\$77,057) and state (\$74,197).

Area Median Income

The area median income (AMI) is the midpoint of a region's income distribution — half of the households in the region earn more and half earn less. AMI is important because each year the Department of Housing and Urban Development (HUD) calculates the median income for every metropolitan region in the country and this statistic is used to determine whether families are eligible for certain affordable housing programs.

HUD focuses on the entire region, not just the city, because families searching for housing are likely to look beyond the city itself to find a place to live. AMI is typically distinguished between three types of households. Households earning less than 80% of the AMI are considered low-income households by HUD. Very low-income households earn less than 50% of the AMI and extremely low-income households earn less than 30% of the AMI.

According to the HUD's Provo-Orem, UT MSA Median Family Income Estimate from 2021, Area Median Income (also referred to as Area Median Family Income), or AMI, in Provo is \$83,700 per year. The U.S. Department of Housing and Urban Development (HUD) uses this number as a baseline to calculate categories of affordability. These categories include Extremely Low Income, (30% of AMI), Low Income (50% of AMI), and Moderate Income (80% of AMI). While these numbers are often used to determine eligibility for certain government sponsored housing assistance programs, they can also be used to calculate a household's projected expenditures on rent and/or mortgage payments.

Table 1 illustrates the approximate distribution of households in Provo by AMI threshold. Because AMI thresholds established by HUD do not exactly match the distribution of households by income bracket as recorded by the U.S. Census Bureau, the estimated number of households within each income level are matched as closely as possible with their corresponding income bracket. However, because it is not an exact match by census income bracket the number of households within each AMI threshold should be considered an approximation.

Table 1: Approximate Distribution of Households by HUD Defined AMI Thresholds

INCOME LEVEL	INCOME CLASSIFICATION	AMI THRESHOLD	ESTIMATED HOUSEHOLDS	PERCENTAGE
<30% AMI	extremely low income	<\$26,500	7,649	22.2%
30%-49% AMI	low income	\$26,500-\$41,849	8,751	25.4%
50%-79% AMI	moderate income	\$41,850-\$66,949	3,376	9.8%
80%-99% AMI	N/A	\$66,950-\$83,699	4,591	13.3%
99%-120% AMI	N/A	\$83,700-\$100,439	3,644	10.6%
>120% AMI	N/A	>\$100,400	6,443	18.7%

Source: American Community Survey, 2019

The distribution of Households within Table 1 is well below the Provo-Orem MSA's area median income, with approximately 70.7% of households falling below the 100% AMI threshold. This has implications for housing within Provo and can be interpreted to mean that Provo has a significant need for both affordable and moderately priced housing options. The distribution of households below AMI can also be interpreted to mean that Provo is likely not attracting higher AMI households, potentially because of lack of suitable housing or lack of suitable employment. Additionally, Provo lacks housing for those higher AMI households that do live in Provo, which further increases demand on all other housing by increasing competition. The inability to attract and retain higher income households in Provo may have adverse effects on economic development and the economic composition of the city.

Using HUD's defined AMI for Utah County, we can calculate an affordable monthly allowance for households making 30% to 120% of the AMI. This monthly allowance can be used to gauge affordable monthly rent and mortgage payment levels for households at different income levels. For example, a family of four living in Provo at the median income could afford \$2,093 per month for housing (Table 2).

Table 2: Affordable Monthly Housing Payments based on Area Median Income for Provo-Orem Metropolitan Statistical Area

INCOME LEVEL	PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
extremely low income (<30%)	\$440	\$503	\$565	\$663	\$776	\$890	\$1,003	\$1,117
very low income (50%)	\$733	\$838	\$943	\$1,046	\$1,130	\$1,214	\$1,298	\$1,381
low income (80%)	\$1,173	\$1,340	\$1,508	\$1,674	\$1,809	\$1,943	\$2,076	\$2,210
median income (100%)	\$1,465	\$1,675	\$1,885	\$2,093	\$2,260	\$2,428	\$2,595	\$2,763
above median income (>120%)	\$1,758	\$2,010	\$2,262	\$2,511	\$2,712	\$2,913	\$3,114	\$3,315

Source: American Community Survey, 2019

To translate these affordability levels into home values, we assume mortgage rates of 3%, 4% and 5%, with a 30-year term, current property tax rates, insurance costs, a 10% down payment, and a monthly utility expenditure of \$225 per month. Attainable home price ranges will of course decrease as interest rates increase. Table 3 lists the range of home prices that are attainable at varying AMI thresholds and mortgage rates. For example, a family of four living in Provo at the median income would need an average income of \$83,700 to afford a home.

Table 3: Attainable Home Price Ranges by AMI Categories (2021)

INCOME LEVEL			PERSONS IN HOUSEHOLD					
			3% MORTGAGE		4% MORTGAGE		5% MORTGAGE	
	LOW RANGE	HIGH RANGE	LOW	HIGH	LOW	HIGH	LOW	HIGH
<30% AMI	\$-	\$26,500	\$-	\$80,680	\$-	\$71,248	\$-	\$63,364
30%-49% AMI	\$26,500	\$41,850	\$80,680	\$164,938	\$71,248	\$145,657	\$63,364	\$129,538
50%-79% AMI	\$41,850	\$66,950	\$164,938	\$310,006	\$145,657	\$273,765	\$129,538	\$243,470
80%-99% AMI	\$66,950	\$83,700	\$310,006	\$399,649	\$273,765	\$352,929	\$243,470	\$313,873
99%-120% AMI	\$83,700	\$100,440	\$399,643	\$489,078	\$352,929	\$431,903	\$313,873	\$384,107

Source: American Community Survey, 2019

Interest rates will have a significant impact on home price ranges and should be considered as the city plans for future growth. The city should monitor interest rate increases over the coming years to ensure that rising rates are not adversely impacting Provo residents.

To calculate affordability levels into price appropriate rental rates, it was assumed that households would pay rental costs no larger than 30% of their monthly income and that rent would be paid on a monthly basis. Table 4 illustrates rental price ranges that are attainable to households at the varying AMI thresholds.

Table 4: Attainable Rental Rate Ranges by AMI Categories (2021)

INCOME LEVEL			RENTAL PRICE RANGE	
	LOW RANGE	HIGH RANGE	LOW RANGE	HIGH RANGE
<30% AMI	\$-	\$26,500	\$-	\$663
30%-49% AMI	\$26,500	\$41,850	\$663	\$1,046
50%-79% AMI	\$41,850	\$66,950	\$1,046	\$1,674
80%-99% AMI	\$66,950	\$83,700	\$1,674	\$2,093
99%-120% AMI	\$83,700	\$100,440	\$2,093	\$2,511

Source: American Community Survey, 2019

Current Housing Stock

Single- and Multi-family Housing

Based on the 2019 ACS five-year estimates, Provo has a total of 35,107 housing units. In the following table, we break down these units into three categories: single-family units, multi-family units and mobile homes. More than half (52%) of Provo housing stock is classified as single-family homes, 46% is classified as multi-family housing, and 2% is classified as mobile homes. A detailed definition of housing by classification can be found in the appendix.

Single family homes are defined by the U.S. census bureau as “fully detached, semi-detached, semi-attached, side-by-side, row houses, and townhouses.” At 52%, or 18,066 units, just over half of Provo’s total housing stock consists of single-family homes. This is significantly lower than the county and state, in which single-family homes comprise 75% of all housing.

Multi-family homes are defined by the U.S. census bureau as “Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.).” At 46%, or 16,499 units, Provo has significantly more multifamily units as proportion of total housing than both the county and state. The

high proportion and sustained demand for multi-family units is likely due in part to Provo's younger population of students and young families desire for more affordable housing options.

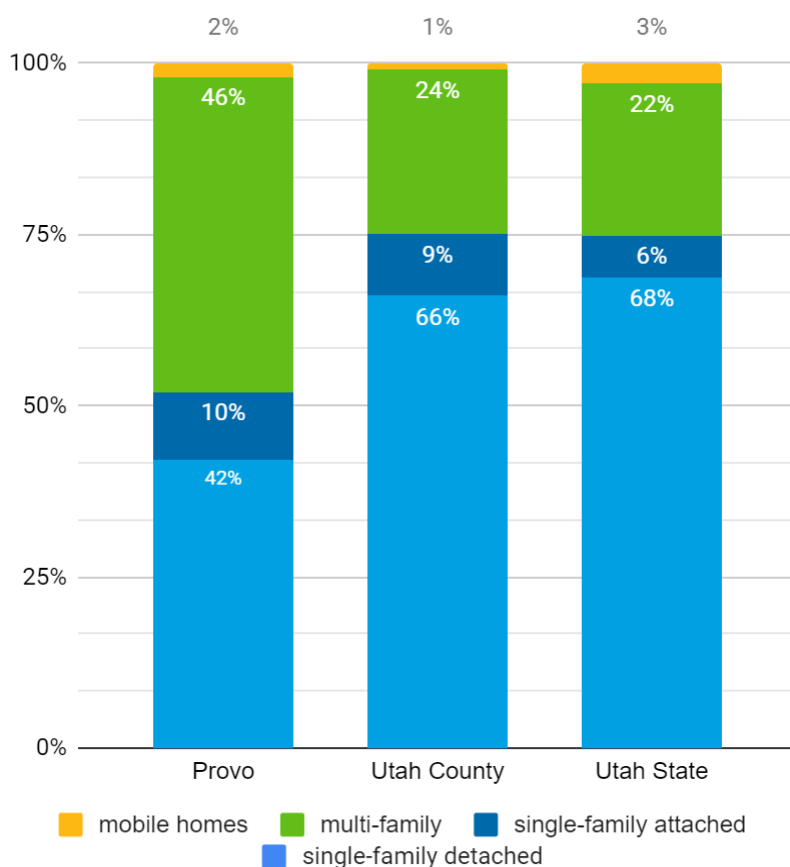
Accessory Dwelling Units

Accessory Dwelling Units (ADUs) can improve housing attainability by increasing the number of residences through infill development. They can improve housing affordability by providing additional moderate-income rental units depending on the rent and also by making the property more affordable for the owners as the additional rental income can defray home ownership costs. As of August 2022, Provo has _____ approved internal accessory ADUs and _____ approved detached ADUs, although many more unregistered units likely exist across the city.

Mobile Homes

Currently, Provo allows HUD approved mobile homes on any single-family dwelling lot within the city. Additionally, Provo also has a specific zoning designation that allows for the creation of mobile home parks and even subdivisions for only mobile homes. With 542 units, or 2% of all housing stock, Provo has a higher proportion of mobile homes than both the county, but a lower proportion than the state (Graph 1).

Graph 1: Existing Housing Inventory by Type



Source: American Community Survey, 2019

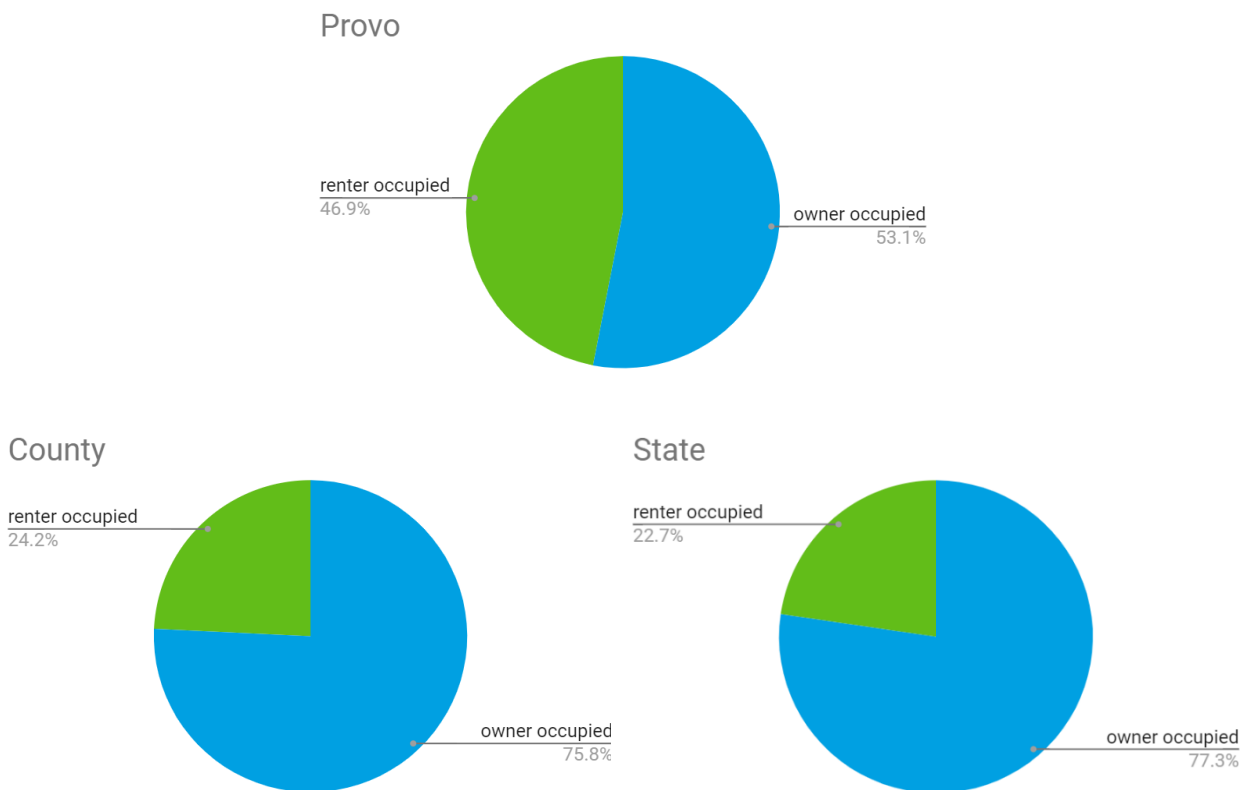
Total Occupied Units

Of Provo's total unit count of 35,107 units, 94.2%, or 33,061 units are occupied. This is lower than the county's occupancy rate of 95.3% but higher than the state's occupancy rate of 89.9%. Provo's high occupancy rate can be interpreted to mean that housing units are being absorbed by the market as they become vacant or are built.

Housing Tenancy and Occupancy Breakdown

Provo has a drastically lower proportion of owner-occupied units than both the county and state (Graph 2). Based on data from 2019 ACS 5-Year estimates, 39.4% of Provo's housing units are owner occupied, significantly lower than owner occupied units at the county (67.6%), and state level (70.2%). Inversely, Provo has a higher renter population than both the county and the state, likely due to the high number of students living within the city. As of 2020, 60.4% of Provo's housing units are renter occupied, substantially higher than renter occupied units at the county (32.4%) and state level (29.8%).

Graph 2: Existing Housing Inventory by Type



Source: American Community Survey, 2019

Housing Units by Number of Bedrooms

Like price-appropriate housing, the number of available bedrooms within an area's housing stock is also critically important. At 66%, Provo has more one-, two- and three-bedroom units than both the county (49.4%) and state (55.8%), likely because of its large student population. However, the city has fewer four- and five-bedroom units, just 30% of Provo's housing stock. With too few large units available, larger households may be forced to look elsewhere or to accept sub-optimal housing.

While Provo has more one-, two- and three-bedroom units, the city has less than both the county and state with regards to four- and five-bedroom dwelling units (Table 5). In total, 30.3% of Provo's dwelling units consist of four- and five-bedroom units, while four- and five-bedroom units make up 49.1 % of the county's housing stock and 42.3% of the state's housing stock. The lack of larger units can make finding suitable housing difficult for larger households, sometimes forcing them to look outside of the community or accept suboptimal housing.

Table 5: Housing Inventory by Number of Bedrooms

# OF BEDROOMS	PROVO	UTAH COUNTY	UTAH STATE
0 bedrooms	3.5%	1.4%	1.9%
1 bedroom	11.3%	4.7%	7.1%
2 bedrooms	28.1%	16.8%	19.4%
3 bedrooms	26.8%	27.9%	29.3%
4 bedrooms	17.4%	21.5%	22.1%
5+ bedrooms	12.9%	27.6%	20.2%

Source: American Community Survey, 2019

Housing Units by Age

Provo's housing stock is mostly older, with 75% of all housing units having been built between 1960 and 2009 (Table 6). The age of housing units within Provo is similar to that of the county and state, where the majority of housing units were also built between 1960 and 2009. In contrast to the county and state, however, Provo has seen minimal new construction of units since 2010, with only 4.6% of units developed in the past 11 years. Both the county and state have seen a larger number of units developed recently, with 14.2% of units in the county and 9.7% of units in the state developed within the past 11 years.

As a result of Provo's aging housing stock, units within the city may require a greater amount of recurring maintenance and upkeep, generally placing a greater financial burden on the owner of the property.

Table 6: Housing Inventory by Year Built

YEAR BUILT	PROVO	UTAH COUNTY	UTAH STATE
2014 or later	2.3%	8.1%	4.9%
2010-2013	2.3%	6.1%	4.8%
2000-2009	11.8%	26.0%	20.2%
1990-1999	21.1%	19.3%	17.5%
1980-1989	14.3%	9.3%	12.4%
1970-1979	17.7%	13.6%	16.0%
1960-1969	10.4%	5.1%	7.0%
1950-1959	7.6%	5.4%	6.9%
1940-1949	5.1%	3.0%	3.4%
1939 or earlier	7.3%	4.3%	7.0%

Source: American Community Survey, 2019

Median Sale Value and Affordability

Home sale prices in Provo have rapidly increased over the past several years. Based on data compiled in January and February 2021, the median sales price for a home in Provo is \$449,000, which is nearly twice the affordable threshold of \$273,765 (assuming a 4% mortgage interest rate) for a family of four. Even at 120% of the area median income, that same family of four could not comfortably afford that home price. Instead, this family might be forced to live outside of Provo or settle for suboptimal housing within the city. The same applies to current residents looking to change location within Provo or to increase or decrease their home size.

Rapidly increasing home values can also have negative effects on resident's ability to pay property taxes on their homes. In cases where residents have paid off their homes and/or are living on a fixed income, increases to property taxes can sometimes create financial burdens and situations in which they cannot afford the taxes on their homes.

Table 7 illustrates the distribution of sale value for Provo's owner-occupied housing units. This data is based off of housing sales recorded in Provo during January and February of 2021. Housing units valued between \$300,000-\$400,000 and \$400,000-\$500,000 are most prevalent in Provo at 29.4% and 29.2% of all sales respectively. In total, only 2.8% of all units sold were at or below the affordability threshold of \$273,765 for a family of four.

Table 7: Distribution of Sale Value for Provo's Owner-occupied Housing Units, Jan-Feb 2021

HOME VALUE	# OF SALES	% OF SALES	CUMULATIVE %
<\$200K	5	0.6%	0.6%
\$200k-\$249k	7	0.8%	1.4%
\$250k-\$299k	38	4.5%	5.9%
\$300k-\$349k	92	10.9%	16.8%
\$350k-\$399k	156	18.5%	35.3%
\$400k-\$449k	136	16.1%	51.5%
\$450k-\$499k	110	13.0%	64.5%
\$500k-599k	124	14.7%	79.2%
\$600k-\$699k	68	8.1%	87.3%
\$700k-\$799k	47	5.6%	92.9%
\$800k-\$899k	23	2.7%	95.6%
\$900k-\$999k	10	1.2%	96.8%
\$1m-\$1.4m	20	2.4%	99.2%
\$1.5m-\$1.9m	3	0.4%	99.5%
>\$2.5m	4	0.5%	100.0%
TOTAL	843	100.0%	

Current Moderate-income Housing Availability and Need

The data sets needed to provide the information for this section have serious holes or are not yet available. Staff and DesignWorkshop, the consultants, have worked to find the best numbers available. Future updates should compare more accurate, recent population data against a longer timeframe of home prices.

Housing Supply & Availability for Targeted Income Groups

As of 2019, an estimated 23,153 of Provo's 34,454 households (67%) fell within targeted income groups for affordable and moderate-income housing. Based on sales data compiled during January and February

of 2021, only 5.9% of houses sold were in the affordability range of households making 80% of AMI, while 0.6% of houses sold were in the affordability range of households making 50% of AMI. No houses sold during January and February of 2021 were in the affordability range of households making 30% of AMI.

Households that are unable to, or uninterested in, purchasing a home often look towards the rental housing market for their housing options. However, rental housing in Provo faces similar affordability challenges as for-sale housing. Table 8 illustrates the number of rental households at varying income brackets of AMI as well as an approximation of the number of available rental units at the corresponding rental rate. Currently, there exists a shortage of price appropriate units at both the high- and low-end of the market. For households making below 30% of AMI there is a unit deficit of approximately 3,377 units, while households making 80% to 120% of AMI have a unit deficit of approximately 2,510 units.

Table 8: Availability of Rental Housing by AMI Category

INCOME LEVEL	RENTAL HOUSEHOLDS WITHIN INCOME RANGE	RENTAL PRICE RANGE	APPROX AVAILABLE UNITS WITHIN PRICE RANGE	UNIT SURPLUS/ SHORTAGE
<30% AMI	5,600	\$0-\$662	2223	-3,377
30%-49% AMI	4,560	\$663-\$1,045	8538	+3,978
50%-79% AMI	4,250	\$1,046-\$1,673	4663	+413
80%-99% AMI	5,559	\$1,674-\$2,511	3049	-2,510

Source: American Community Survey, 2019

Housing Supply and Availability for Other Targeted Groups

Special needs housing includes housing for the elderly, veterans, those with disabilities, and the homeless. The following paragraphs give further details regarding housing for those groups.

Elderly Housing and Housing for Those with Disabilities

According to real-time data collected from CoStar, Provo has 53 housing developments targeted toward senior occupancy as well as a number of elderly care facilities. Since the 2010 U.S. Census, eight new assisted care and senior facilities have been developed. As Provo's population continues to age, the need for senior care facilities and assisted living developments will continue to rise. The city should continue to monitor these groups to ensure appropriate housing is available for those who may need assistance.

Housing for Veterans

Currently, Provo City does not have any housing units built specifically to address the needs of veterans. Although the percentage of veterans in Provo is relatively low, their needs need to be understood and addressed as needed.

Housing for Those Experiencing Homelessness (Transitional Housing and Shelters)

Provo City and other consortium cities partner with the Mountainland Continuum of Care and its partner agencies to provide emergency shelter needs.

The only shelter in Provo is provided by the Food and Care Coalition. That organization is in the process of building a number of individual shelter units for families. Additionally, the Provo City Housing Authority is working to provide additional transitional housing, utilizing renovated motel units where possible. Provo also currently provides CDBG funding to support the efforts to reach out to unsheltered individuals and assess their needs.

Five- and Ten-Year Projected Population Increases

Population Projections

Using baseline population projections from the ESRI and the Mountainland Association of Governments (MAG), low, medium, and high population projections were calculated for Provo. The medium projection acts as the baseline population projection as defined by ESRI and the Mountainland Association of Governments. To account for lower-than-normal population growth, a multiplier of 0.75 was used to adjust baseline projections to account for lower than anticipated growth rates. To account for higher-than-normal population growth, a multiplier of 1.25 was used to adjust baseline projections to account for higher than anticipated growth rates. It is assumed that population counts performed by MAG are underestimated. As a result, for the purpose of planning the projected high population growth levels should be used. Table 9 illustrates the low, medium, and high 5- and 10-year population projections for Provo.

Table 8: Five- and Ten-year Population Growth Projections

GROWTH LEVEL	YEAR			
	2010	2020	2026	2030
low	110,201	116,616	132,623	135,821
medium (baseline)	110,201	116,616	137,958	142,223
high	110,201	116,616	143,294	148,625

Source: ESRI, MAG

Population Projections within Targeted Income Levels

Using the low, medium, and high population projections and the assumption that the distribution of household income and household size would remain constant, new projections for the percentage of households that will fall within targeted income levels over the next five and ten years were calculated.

Tables 10 and 11 illustrate the breakdown of households by income level for 2026 and 2030, respectively (not adjusted for inflation).

Table 10: 2026 Pop. Projections by Income Range

INCOME RANGE	LOW	MEDIUM	HIGH
>\$10k	1,696	1,764	1,837
\$10k-\$14.9k	2,087	2,171	2,260
\$15k-\$24.9k	5,870	6,106	6,357
\$25k-\$34.9k	5,261	6,473	5,698
\$35k-\$49.9k	5,783	6,016	6,263
\$50k-\$74.9k	8,523	8,865	9,230
\$75k-\$99.9k	6,131	6,378	6,640
\$100k-\$149.9k	4,479	4,659	4,850
\$150k-\$199.9k	1,696	1,764	1,837
>\$200k	1,957	2,035	2,119
TOTAL	43,483	45,232	47,090

Source: ESRI, MAG

Table 11: 2030 Pop. Projections by Income Range

INCOME RANGE	LOW	MEDIUM	HIGH
>\$10k	1,737	1,819	1,900
\$10k-\$14.9k	2,138	2,238	2,339
\$15k-\$24.9k	6,012	6,298	6,578
\$25k-\$34.9k	5,388	5,642	5,896
\$35k-\$49.9k	5,923	6,202	6,481
\$50k-\$74.9k	8,728	9,140	9,551
\$75k-\$99.9k	6,219	6,575	6,871
\$100k-\$149.9k	4,587	4,803	5,019
\$150k-\$199.9k	1,737	1,819	1,900
>\$200k	2,004	2,098	2,193
TOTAL	44,531	46,630	48,730

Source: ESRI, MAG

Forecast of Moderate-income Housing Need

Affordable Housing Projected Need by Population Increase

Using 2026 and 2030 projected household income ranges, the number of households falling within the target groups of 30%, 50%, and 80% of AMI were calculated. These updated numbers were measured against the number of anticipated units falling within affordable for-sale and for-rent price ranges. The number of for sale housing units by price were calculated using 2019 ACS Home Value Estimates, the most recent accurate data available.

To project increases to for-sale and for-rent housing stock for 2026 and 2030, 5-year projected unit increases calculated by ESRI were applied to the baseline 2020 housing units for Provo calculated using 2019 ACS 5-year estimates. Tables 12 and 13 illustrate the projected the number of households falling within the target groups of 30%, 50%, and 80% of AMI assuming baseline population projections as defined by ESRI and MAG, along with the additional for-rent and for-sale housing units needed to meet demand. It does not take into account external constraints like land availability, public attitudes toward

housing in a given area, etc., which can be difficult to anticipate due to their dependence on several different factors.

Both 2026 and 2030 projections indicate that increases in the number of households falling within the target groups of 30%, 50%, and 80% of AMI are anticipated to outpace the increase in for-rent and for-sale housing units available. In 2026, a deficit of 6,400 housing units is projected, while in 2030 a deficit of 5,660 units is projected. In order to mitigate future affordable and moderate incoming housing shortages, Provo must take a proactive approach to working with the development community in order to develop price and unit appropriate housing that can accommodate the City's rapidly growing population.

Table 12: 2026 Pop. Projections by Income Range

INCOME LEVEL	INCOME RANGE	# OF HOUSEHOLDS IN RANGE	# OF FOR-SALE UNITS AVAILABLE IN RANGE	# OF FOR-RENT UNITS AVAILABLE IN RANGE	UNIT SURPLUS/ SHORTAGE
<30% AMI	<\$25,320	10,042	539	2,482	-7,020
30%-49% AMI	\$25,320-\$42,199	11,489	1,005	9,636	-848
50%-79% AMI	\$42,200-\$67,520	8,865	5,322	4,712	1,468
TOTAL		30,396	7,166	16,830	-6,400

Source: ESRI, MAG

Table 13: 2030 Pop. Projections by Income Range

INCOME LEVEL	INCOME RANGE	# OF HOUSEHOLDS IN RANGE	# OF FOR-SALE UNITS AVAILABLE IN RANGE	# OF FOR-RENT UNITS AVAILABLE IN RANGE	UNIT SURPLUS/ SHORTAGE
<30% AMI	<\$25,320	10,352	577	2656	-711
30%-49% AMI	\$25,320-\$42,199	11,844	1,075	10,311	-45
50%-79% AMI	\$42,200-\$67,520	9,140	6,106	5,041	191
TOTAL		31,336	7,668	18,008	-566

Source: ESRI, MAG

Regulatory Environment

Land Use and Zoning Regulations

Density Allowances

Several of Provo's zoning districts allow what would be considered very high density when compared to most jurisdictions in Utah. In fact, some zoning districts such as the Downtown zones (DT1, DT2), the Interim Transit Oriented Development (ITOD) zone, the West Gateway (WG), and the Downtown Gateway (GW) do not have a density limitation. Additionally, the Downtown and ITOD zones have allowances for reduced parking standards. Several Low-income Housing Tax Credit (LIHTC) projects have been developed within these zones.

Some recent projects within the DT1 zone have even realized densities of up to 100 units per acre. Other higher density zones include the Campus High Density Zone (CHDR) that allows up to 80 units per acres, the High Density Residential (HDR) zone that allows up to 50 units per acres, the Medium Density Residential (MDR) zone that allows up to 30 units per acre, and the Low Density Residential (LDR) zone that allows up to 12 units per acre.

Allowance for Mixed-Use Projects

Provo is continuing to develop and adopt new codes that allow increased moderate-income development options throughout the city through allowances for a variety of housing types, including townhomes, cluster developments, and apartments. Provo's code also allows residential uses as mixed-uses with commercial projects in a number of zones, most recently added as an allowance in the Regional Commercial Shopping (SC-3) zone. In 2022, Provo adopted a new Mixed-Use (MU) zone.

Allowances for Accessory Dwelling Units

Provo's zoning code has allowed accessory dwelling units (ADUs) for many years and in many areas of the city. A further allowance was recently approved that now allows for detached accessory units. Additionally, to ease mortgage and other housing costs, residents over the age of 65 are allowed to rent a portion of their home to two people as a by-right allowance.

Development Fees and Other Governmental Costs

To speed both the review and permitting process, Provo City has recently created a "one-stop shop" within the Development Services Department that includes city staff from a variety of departments. Under this setup, plans can be reviewed more quickly and decisions made more expeditiously to save developers time and money.

Provo City allows a review and reduction of development and building permit fees. Additionally, the City, through its Redevelopment Agency, has worked to consolidate properties and provide land at a reduced cost to further reduce development expenses for projects that help the city accomplish certain economic and housing goals.

Recognizing and Addressing Fair Housing

Barriers to fair housing come from a variety of sources. In February 2015, a study on impediments was completed by James A. Wood for the Provo Redevelopment Agency. The resulting “Analysis of Impediments to Fair Housing Choice: Provo City and Utah County”, was funded by a grant provided to develop a Regional Analysis of Impediments (RAI) for each of the four counties along the Wasatch Front and was supported and informed by HUD’s required Fair Housing and Equity Assessment (FHEA). The study identified 10 principal impediments to Fair Housing:

1. Segregation due to concentrations of affordable housing: NIMBY-ism, zoning, and land prices
2. Concentration of tax credit and rent-assisted apartment communities
3. Concentration of rental units limits housing choice for HUD voucher holders
4. Vague and outdated housing plans
5. Availability of rental units for large families
6. Language access plans fundamental to housing discrimination complaint process and information
7. High cost of housing development at TOD’s impedes development of affordable housing
8. Hispanic denial rates for mortgage loans indicate possible impediment to fair housing
9. Housing and disabled individuals
10. Concentration of low-income minorities in Provo impedes housing choice as well as opportunity

Although Provo has worked to recognize and remove barriers to fair housing, most of the impediments on the list above still present problems for disadvantaged residents.

Implementation Table

This implementation table spread across on the following three pages includes all of Provo City’s housing goals and gives a more complete picture of how Provo hopes to expand its housing stock. Although the majority of the goals are anticipated to help alleviate the pressures on moderate-income housing, the table includes other housing goals.

UCA 10-9a-403(2)(b) requires cities to include several of the listed goals to improve access to moderate-income housing with additional goals for cities that meet certain criteria, including Provo. The table below gives code references for those lists of goals and identifies how many of each are included in the housing goals of the Provo City General Plan. As of 2022, the City already implements seven of the goals (A, E, F, G, H, I, and O), but those goals might appear again in the General Plan to remind city staff of their ongoing importance. Goals that meet requirements have comments in the “Notes” column showing the reference to which code requirements they meet.

CODE REFERENCE	NUMBER OF GOALS TO CHOOSE FROM	NUMBER OF GOALS REQUIRED	NUMBER OF GOALS ALREADY MET	NUMBER OF GOALS IN PROVO’S GENERAL PLAN (might also be already met)
UCA 10-9a-403(2)(b)	24	3	7	5
10-9a-403(2)(b)(iv)(B)	3	1	2	3
10-9a-403(2)(b)(iv)(A)	1	1	0	1

	LAUNCH	COST	TIMING	RESPONSIBILITY		NOTES
	Action	\$-\$\$\$	Short, Mid, Long	Lead	Partner	Additional Considerations
1. Allow for different types of housing in neighborhoods and allow for a mix of home sizes at different price points, including ADUs.						
1a. Encourage opportunities for small scale, infill housing development.	Revise zoning code and ordinances	\$\$	Short	Development Services, Council	Development Community	Education on the reason for these types of changes
1b. Revise regulations to encourage development of a mix of housing types.	Revise zoning code	\$\$	Short	Development Services, Council		Education on the reason for these types of changes

1c. Revise zoning in certain locations to promote Accessory Dwelling Units in residential areas.	Revise zoning code	\$\$	Short	Development Services, Council		Review regulations for units under 300 square feet; review off-street parking requirements 1 of 24 required by UCA 10-9a-403(2)(b)
1d. Identify a program in conjunction with the universities to monitor student housing quality and rental regulations.	Rental regulation program; education initiative about renting laws and eviction process	\$\$	Short			Establish a Quality Housing Alliance with the City, landlords, and universities to monitor housing conditions and rental regulations
1e. Encourage more options for entry level housing including smaller lots and mixed housing, as well as smaller unit sizes including studios and apartments.	Code audit and housing assessment	\$\$	Mid to Long	Development Services, Council	Development Community	
2. Strive to increase the number of housing units of all types across the whole of Provo in appropriate and balanced ways.						
2a. Promote housing that is attainable for all income levels.	Code audit and housing assessment	\$-\$\$\$	Long	Development Services, Council	Development Community	Explore zoning for manufactured homes and tiny home villages to luxury condos and townhomes; protect existing mobile home parks
2b. Promote non-traditional approaches to high-end housing.	Research case studies	\$-\$\$\$	Short	Development Services, Council	Development Community	
2c. Promote “affordability through design” by utilizing best practices to optimize efficiency in building and land use.	Research case studies and implement best practices	\$-\$\$\$	Short	Development Services, Council	Development Community	
2d. Identify key locations where attainable housing is needed and utilize best practices such as deed restrictions and HUD housing programs to provide below market rate housing.	Update Neighborhood Plans to support these concepts	\$	Short	Development Services, Council	Development Community	Continue to work through CDBG and HOME grants

2e. Identify opportunities for and invest in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.						1 of 24 required by UCA 10-9a-403(2)(b)
2f. Expand on strategies and specific opportunities in a future housing study.	Code audit and housing assessment	\$	Short	Development Services, Council	Consultant	
3. Facilitate the accessibility and affordability of moderate-income housing.						
3a. Continue to implement land use regulations to allow for higher density or new moderate-income residential development in commercial or mixed-use zones near major transit investment corridors	Code audit and housing assessment, Station Area Plans	\$-\$\$\$	Short to Mid	Development Services, Council	Development Community	1 of 3 required by UCA 10-9a-403(2)(b)(iv)(B)
3b. Continue to permit the elimination or reduction of parking requirements for residential developments where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.	Code audit, Station Area Plans	\$-\$\$\$	Short to Mid	Development Services, Council	Development Community	Consider reductions for ADUs near transit as well 1 of 3 required by UCA 10-9a-403(2)(b)(iv)(B)
3c. Consider creating a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, especially in areas along planned transit developments.	Identify areas that would benefit from a housing and transit reinvestment zone	\$-\$\$	Mid to Long	Development Services, Council	Development Community, UTA	1 of 3 required by UCA 10-9a-403(2)(b)(iv)(B)
3d. Create zoning incentives for moderate income units in new developments.	Consider variances (height, density, etc.)					1 of 24 required by UCA 10-9a-403(2)(b)

3e. Investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.						1 of 24 required by UCA 10-9a-403(2)(b)
3f. Where possible, use General Fund subsidies or other sources of revenue to waive construction-related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing.						1 of 24 required by UCA 10-9a-403(2)(b)
4. Develop and adopt station area plans.						
4a. Develop and adopt station area plans in accordance with Utah State Code Section 10-9a-403.1 .	Coordinate with MAG	\$	Short	Development Services, Council	MAG, UTA	In progress as of August 2022; staff have secured a grant for \$175k Required by UCA 10-9a-403(2)(b)(iv)(A)