



Affordable Housing Resolution 2011 - 10

WHEREAS, the City of Rexburg has historically offered diverse housing that permitted families and senior citizens of varying income levels to live and participate in the community; and

WHEREAS, The City desires to promote healthy, stable, vibrant, and affordable neighborhoods throughout the City and specifically within the boundaries of all Qualified Census Tracts; and

WHEREAS, the city does not want to further burden neighborhoods and schools that may already have issues related to a concentration of poverty; and

WHEREAS, the city desires to establish regulations within the medium and high density zoning classifications that encourage the development of affordable housing units, while providing assurances to the City that these units will maintain a high degree of quality and will remain affordable over a reasonable duration of time; and

WHEREAS, these regulations are intended to encourage the development of affordable housing projects within the City where they are determined to be feasible and are consistent with the city's Comprehensive Plan; and

WHEREAS, developers of affordable housing projects are encouraged to maintain rental units for the long term; and

NOW THEREFORE, BE IT RESOLVED that the City of Rexburg, in an effort to expand affordable housing programs and developments within the appropriate city zoning classifications, supports the following statements:

1. Affordable housing means housing capable of being purchased or rented by a household with "very low," "low," or "moderate" income levels:
 - a. Very Low Income. A household that earns fifty percent or less of the median income of the county where they live, adjusted for family size.
 - b. Low Income. A household that earns eighty percent or less of the median income of the county where they live, adjusted for family size.
 - c. Moderate Income. A household that earns eighty-one percent to one hundred twenty percent of the median income of the county where they live, adjusted for family size.
 - d. In the event of any inconsistency or discrepancy between the income and affordability levels set forth herein, the levels set in state laws and regulations, the state provisions shall control.
2. In order to reduce costs associated with the development and construction of affordable housing, the City of Rexburg will consider modifications of development standards normally

applied to housing within the city in an effort to facilitate and promote the development of affordable housing. These shall be extended upon issuance of the appropriate approvals for construction and/or design review. The approval of any changes to the established development standards shall depend on the quality, size, nature, and scope of the project being proposed. Incentives may be established to improve the project design and efficient use of the overall land area. It is also the intent of the City to facilitate affordable housing by encouraging developer involvement with the City's Redevelopment Agency and other public and private entities concerned with providing the city with an appropriate supply of affordable housing units.

3. To be eligible for the property development standards set forth below, the developer must propose a housing development containing at least 50% affordable units. No less than 25% of the total number of units in the project shall be available to households earning low or very low incomes.
4. Affordable housing units shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the project. Site planning on the perimeter shall provide for protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property. To the greatest extent possible, the design of the development shall promote privacy for residents and neighbors, security, and use of passive solar heating and cooling through proper placement of walls, windows, and landscaping.
5. Affordable housing units shall remain available to persons and families with income levels as defined above, for a period of not less than fifteen years from the date of initial occupancy, unless a longer period is required by a construction or mortgage financing program, mortgage insurance program, or housing grant, loan or subsidy program. The period of affordability required hereunder shall run concurrently with any period of affordability required by any other agency; provided however, that the affordability period shall not be less than as set forth in this section.
6. Prior to submitting an application for an affordable housing development, the applicant or prospective developer should hold consultations with the appropriate department within the city and other city staff as may be necessary, to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should include information on potential federal, state, and local affordable housing funding availability.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS 17th DAY OF AUGUST, 2011.

RICHARD S. WOODLAND, MAYOR

ATTEST:

BLAIR KAY, CITY CLERK