

Why do we include moderate income housing?

Includes ADU (Accessory dwelling unit) **and IADU** (Internal accessory dwelling unit) **information**

Utah Code 10-9a-403(2)(b) requires the general plan include a moderate income housing element. The moderate income housing element includes a plan to facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people of various income levels living, working, or desiring to live or work in the city; and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

The plan must analyze how the city will provide a realistic opportunity for the development of moderate income housing within the next five years. The plan must also include 3 or more moderate income strategies that are listed in the state code, identify the timeline for implementing each strategy, identify specific measures and benchmarks for implementing each strategy (whether one-time or ongoing), and provide flexibility for the municipality to make adjustments as needed.

Utah Code 10-9a-408 requires the city to annually submit a report reviewing the progress of the plan implementation to the Housing and Community Development Division within the Department of Workforce Services.

Providence City [Moderate Income Element](#) General Plan 2020 Note: the moderate income housing goals and objectives have been revised. See [6-3 Overall Goals and Objectives](#) as revised November 16, 2022. [Resolution 016-2022](#) amending the wording of strategies listed in 6.3 Moderate Income Housing Element, adopted the 16th day of November 2022.

Providence City submitted the report on 09/30/2022. Revised report submitted 12/08/2022.

ADU and IADU Information

The general plan overall goal for the moderate income housing element is to [plan for] *housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Providence residents currently enjoy. Improve access to housing opportunities for low and moderate income residents. Improve fair housing practices. Encourage and support the provision of affordable housing units.*

One of our strategies involves ADUs and IADUs.

An IADU is a second dwelling unit which is a self-contained dwelling unit located within a single-family dwelling unit, but has a separate entrance. It is a separate housekeeping unit that can be isolated within the original dwelling unit. An IADU maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and a separate kitchen. Either the original unit or the IADU, must be owner occupied. IADUs are a permitted use in all single-family residential zones provided they comply with city, state, and other applicable conditions and criteria. Providence City calls IADU's Accessory Apartment Units. See [PCC Chapter 10-12 Accessory Apartment Unit](#) for more information.

An ADU is a second dwelling unit which is a self-contained dwelling unit located on an owner-occupied lot or parcel. It is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen. ADUs are a permitted use in all residential zones provided they comply with city, state, and other applicable conditions and criteria. See [PCC Chapter 10-13 Accessory Dwelling Unit Ordinance](#) for more information.

IADU and ADU Owners: We need your help

If you have an IADU or an ADU, we would like to hear from you. We would also like to hear from you if you are considering adding an IADU or an ADU. Your input will help us report to the State that the city is taking the moderate income housing requirements seriously and working to plan for housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Providence residents currently enjoy.

We would like to know the following:

1. Address of IADU or ADU?
2. How long have you had your IADU or ADU?
3. During the application and construction process, did you have obstacles that you had to overcome? If so, what were they and how did you overcome them?
4. What recommendations do you have to streamline the process and reduce obstacles?
5. Have you filed a deed restriction with the Cache County Recorder that either the original unit or the IADU or ADU must be owner occupied?
6. What benefits or challenges have you incurred as a result of your IADU or ADU?

ADU / IADU Questionnaire can be found below. Thank you for sharing your experience with us!

Supporting Documents

