

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.

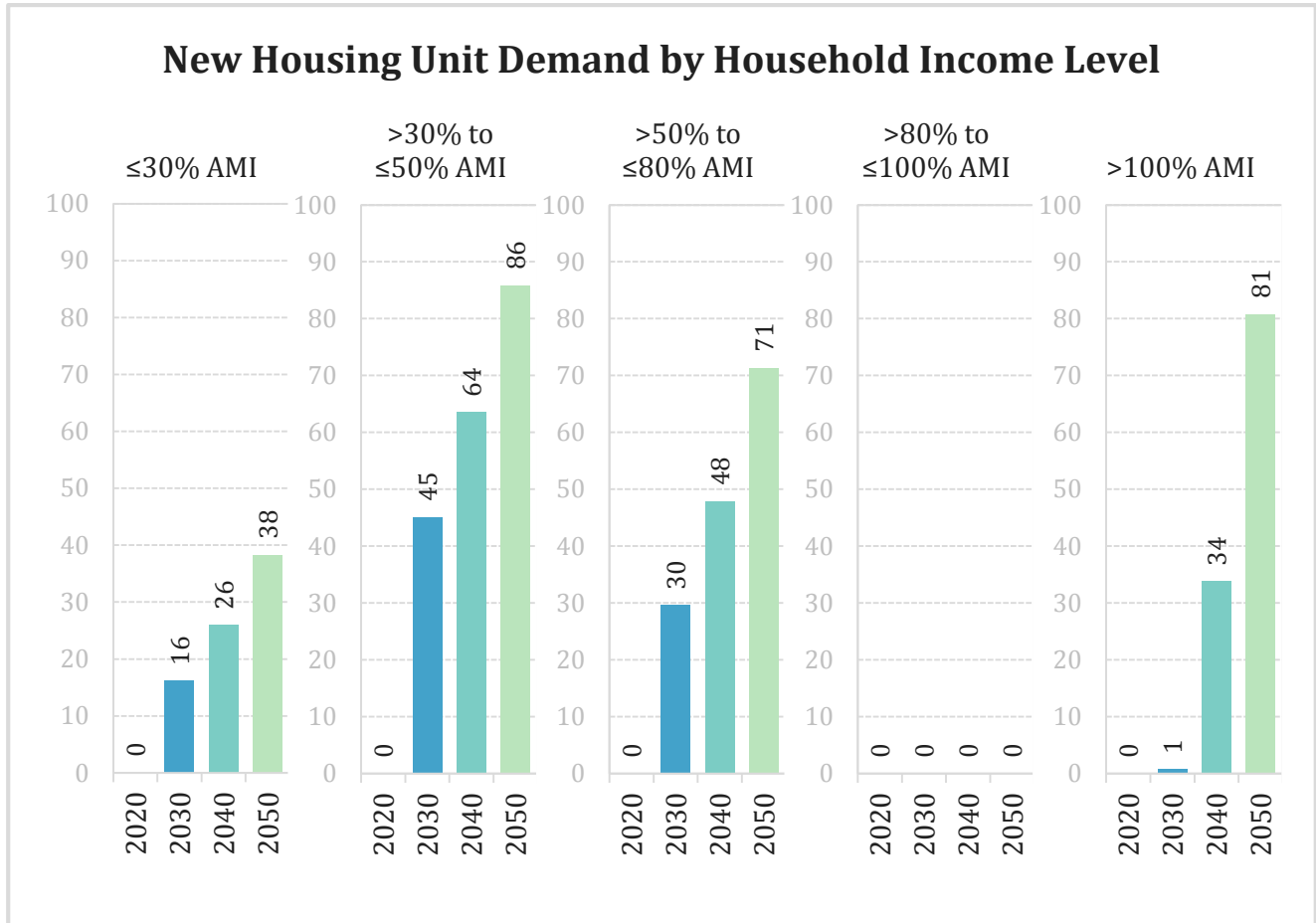
According to the 2016 U.S. American Community Survey data, Riverdale's population is expected to increase from 8,189 in 2010 to 9,213 in 2023 with an increase of 1,024 residents. If the city's current trend continues, the Utah State Five-Year Housing Projection Calculator estimates that new residents 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		Weber County	
	House Payment	Rent	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

Year	Riverdale City	Weber County
	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://onthemap.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.