

# Transit-Oriented Development Update

- a. Summary of House Bill 462 – Housing Affordability and Station Area Planning



# **Summary of House Bill 462 – Housing Affordability and Station Area Planning**



# House Bill 462

## Housing Affordability and Station Area Planning

### Utah Transit Authority

**Paul Drake – Director of Real Estate & TOD**

**Jordan Swain – TOD Project Manager**

### Wasatch Front Regional Council

**Andrew Gruber – Executive Director**

**Megan Townsend – Community & Economic  
Development Director**



# HB462 – Housing Affordability and Station Area Planning

All communities with fixed guideway transit stations required to perform Station Area Plan (SAP)

- **2022 Legislative Session**
  - **Sponsors:**
    - Rep. Steve Waldrip
    - Sen. Jacob Anderegg
- **Purpose:**
  - Support regional growth vision
  - Improve:
    - **Housing affordability**
    - **Access to transit network**





# Housing Choice and the Wasatch Choice Vision

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## How will this help housing affordability?

- Transit stations can absorb growth while preserving community character
- Housing in transit-oriented centers reduces the need for parking allowing for greater affordability
- Combining mixed-use housing with transportation options (bike, walk, transit, etc.) reduces overall household costs
- Linking housing and public transportation provides greater access to job and educational opportunities



# Station Area Plan Objectives



**Increase availability and affordability of housing**



**Promote sustainable environmental conditions**



**Enhance access to opportunities**

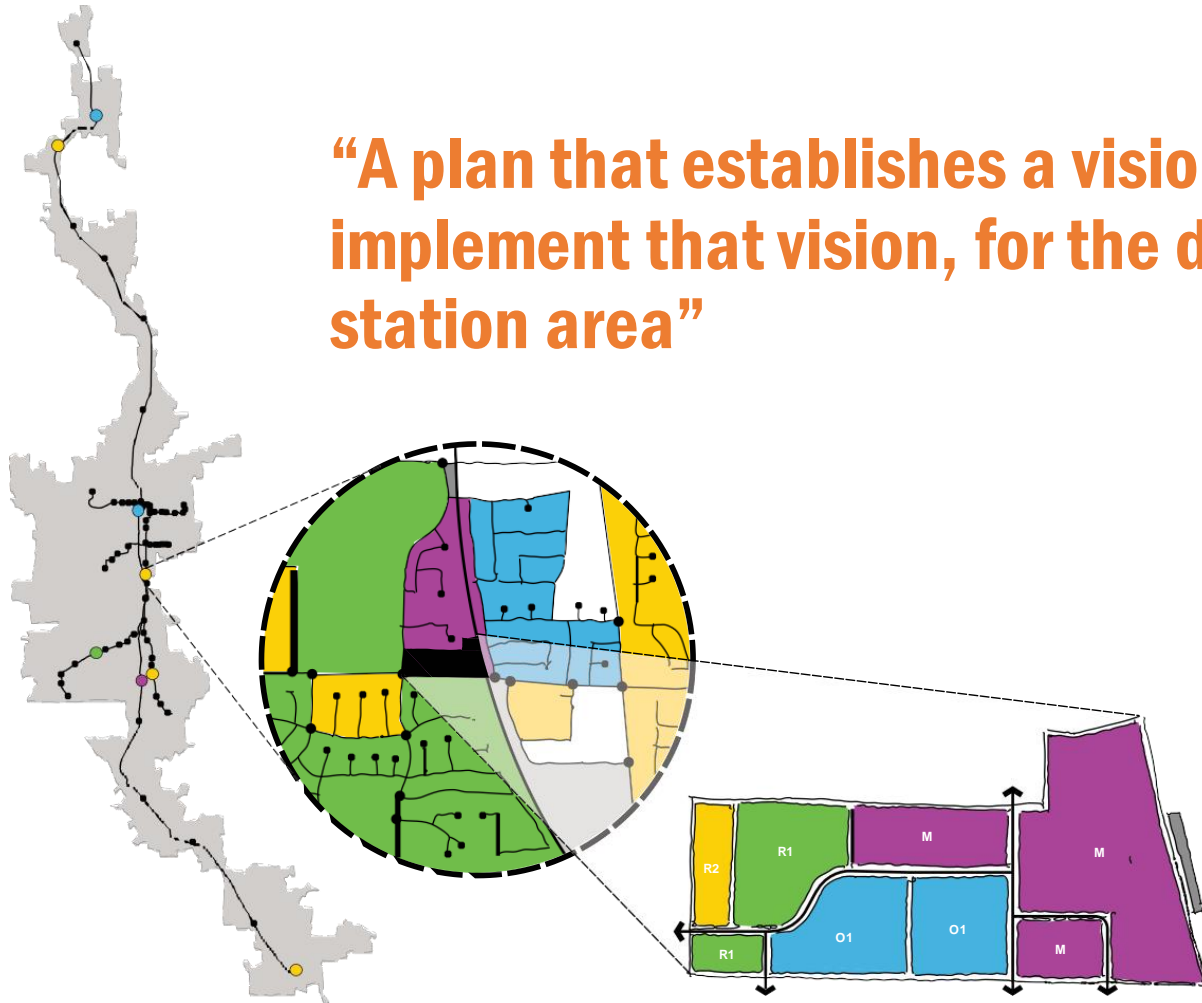


**Increase transportation choices and connections**



# Station Area Plan

**“A plan that establishes a vision, and the actions needed to implement that vision, for the development of land within a station area”**





# Station Area Plan Components

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## 1. Station Area Vision

- Development opportunities and constraints
- Transportation system
- Land use (incl. open space and development standards)

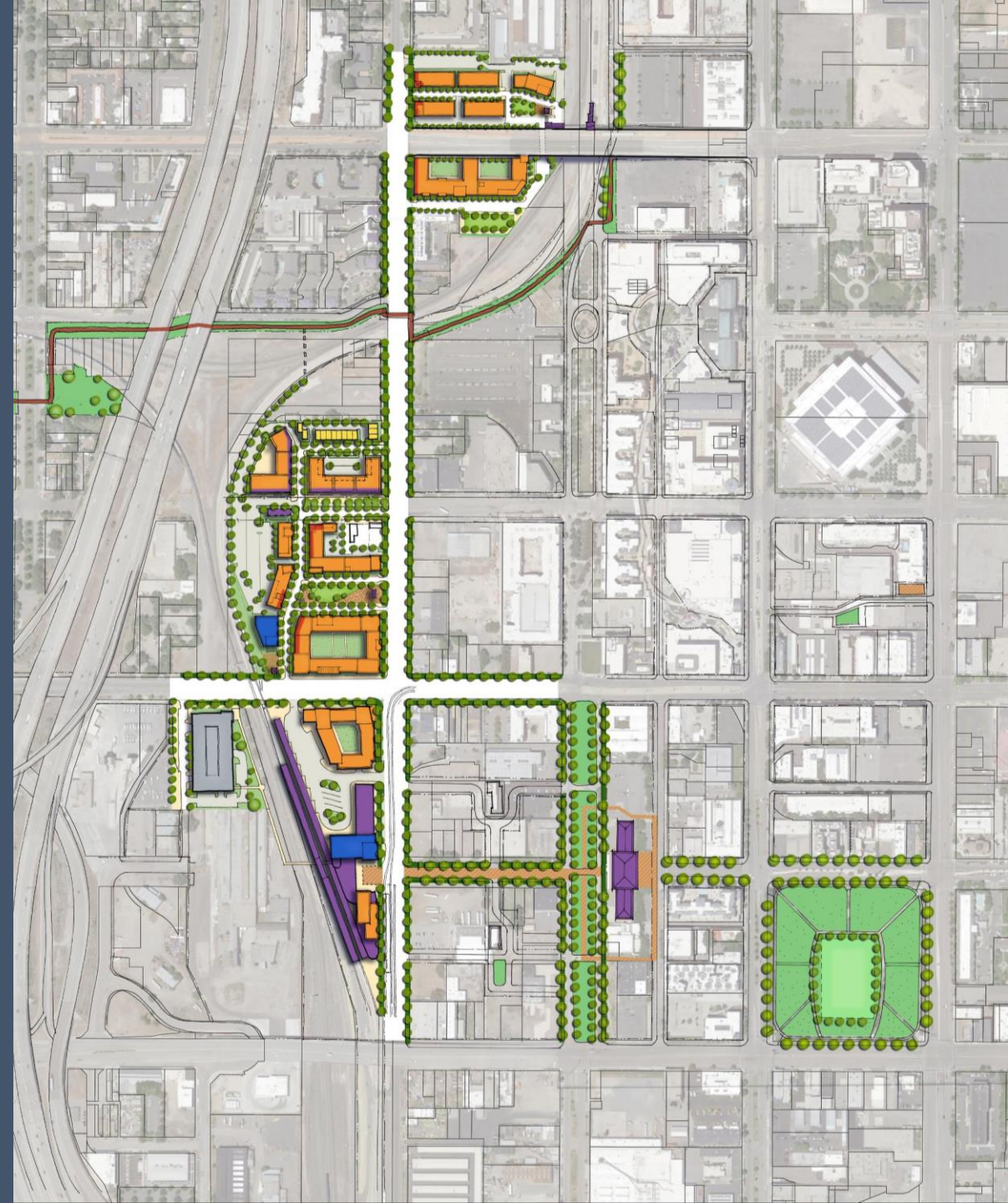
## 2. Map

- Station Area Boundary
- Implementation Plan actions

## 3. Implementation Plan (5-year action plan)

## 4. Statement of how SAP promotes objectives

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# Technical Assistance

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## **Funding available through MPOs to complete HB462 requirements**

- **\$5M from Governor's Office of Economic Opportunity (GOEO)**
- **Local matching dollars**
- **Staff support from metropolitan planning organizations (MPOs) and UTA**
  - **May include consultant time or MPO/UTA staff time**
  - **MPOs must give priority consideration to SAPs triggered by qualifying land use applications**

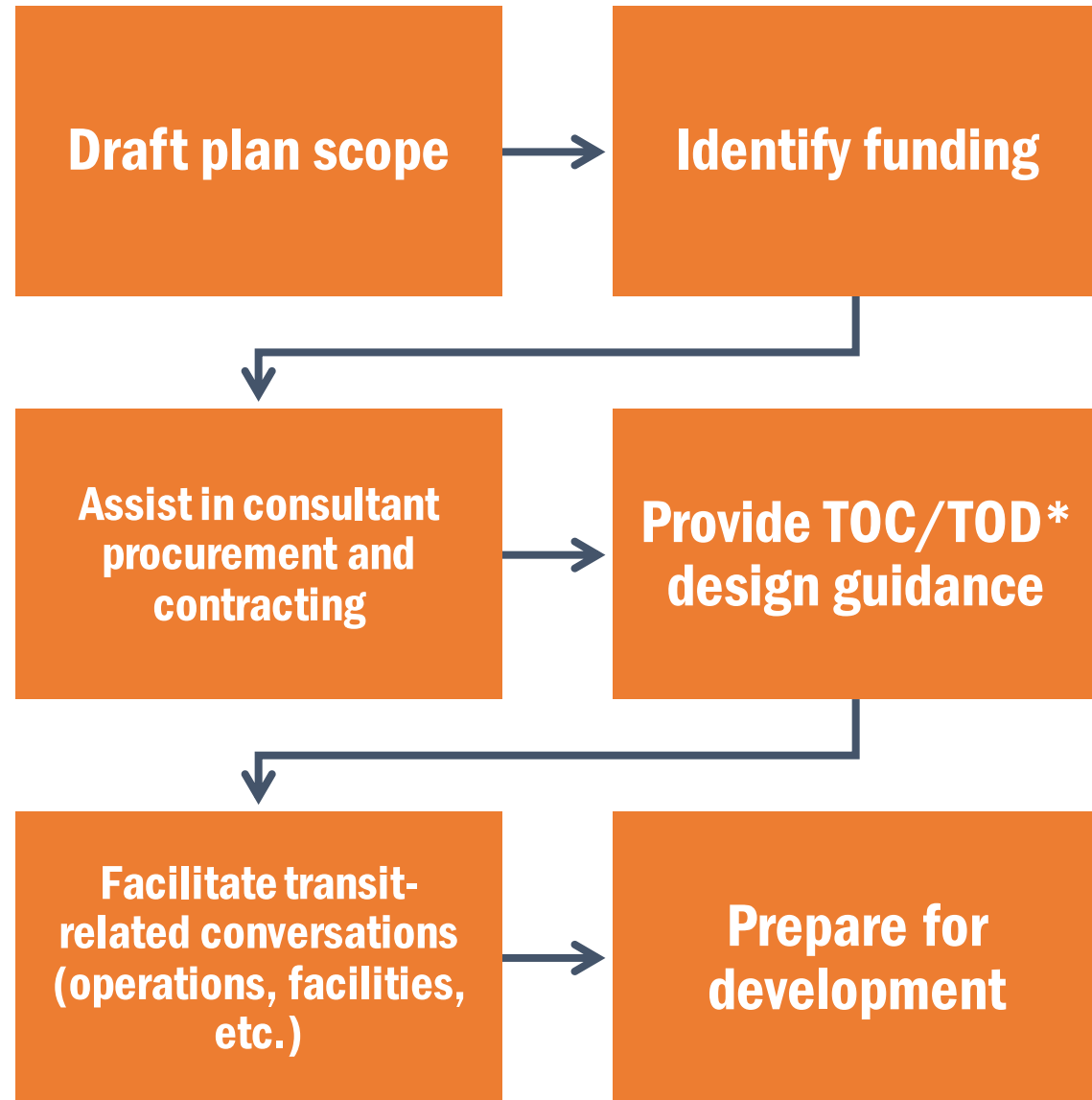
**Funds will be awarded frequently on a rolling basis**

Cities	MPO	UTA
<p><b>Develop and adopt a SAP (<math>\leq 2/\text{yr}</math>)</b></p> <p><b>Adopt appropriate land use regulations</b></p> <p><b>OR</b></p> <p><b>Demonstrate requirements already met</b></p> <p><b>Describe why requirements impracticable</b></p> <p><b>Deadline: Dec 31, 2025</b></p>	<p><b>Participate in SAP</b></p>	<p><b>Participate in SAP</b></p>
<p><b>(may) Request technical assistance</b></p>	<p><b>Apply for GOEO funding</b></p> <p><b>Receive requests for tech assistance</b></p> <ul style="list-style-type: none"> <li><b>Prioritize sites with qualified land use application (QLUAs)</b></li> </ul>	
<p><b>Submit to MPO and UTA</b></p>	<p><b>Review for compliance</b></p> <p><b>Consult with UTA</b></p> <p><b>Provide written certification</b></p>	<p><b>Consult with MPO on municipality compliance</b></p>
<p><b>Provide certification from MPO in report to Department of Workforce Services</b></p>		

# UTA Role in Station Area Planning

- **Establish shared vision**
  - Advocate for Local, Regional, and Agency priorities
- **Build relationships**
  - City officials and staff
  - Neighbors, landowners, and other stakeholders
- **Understand local market**
  - Community dynamic
  - Land use feasibility
- **Establish appropriate zoning ordinances**
- **Focus community investment toward development of station area**
  - Establish funding sources (Transportation Investment Fund, bonding, etc.)
  - Coordinate improvement of transit experience
- **Meet approval criteria of Local Advisory Council and Board when required**
- **Define development of UTA-controlled property**
  - Catalyze land use identified in Station Area Vision

# Assistance Available from UTA



\*Transit-Oriented Communities/Transit-Oriented Development



# UTA Local Advisory Council Role

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- Prior to development of UTA-owned property:
  - **Local Advisory Council reviews and approves Station Area Plans**
  - **UTA Board of Trustees adopts Station Area Plans**

