

212 households with a gross household income equal to or less than 80% of the median gross
213 income of the applicable municipal or county statistical area for households of the same size;
214 and

215 (B) at least 3% of the proposed dwelling units occupied or reserved for occupancy by
216 households with a gross household income equal to or less than 60% of the median gross
217 income of the applicable municipal or county statistical area for households of the same size **H→ [;]**

217a **; ←H**

218 ~~[(b) at least 51% of the developable area within the housing and transit reinvestment~~
219 ~~zone includes residential uses with, except as provided in Subsection (4)(c), an average of 50~~
220 ~~dwelling units per acre or greater;]~~

221 (ii) except as provided in Subsection (2)(c), a housing and transit reinvestment zone
222 shall include:

223 (A) at least 51% of the developable area within a housing and transit reinvestment zone
224 as residential uses; and

225 (B) an average of at least 50 dwelling units per acre within the acreage of the housing
226 and transit reinvestment zone dedicated to residential uses;

227 ~~[(c)]~~ (iii) mixed-use development; and

228 ~~[(d)]~~ (iv) a mix of dwelling units to ensure that a reasonable percentage of the dwelling
229 units has more than one bedroom.

230 (b) (i) If a housing and transit reinvestment zone is phased, a municipality or public
231 transit county shall ensure that a housing and transit reinvestment zone is phased and
232 developed to provide the required 12% of affordable housing units in each phase of
233 development.

234 (ii) A municipality or public transit county may allow a housing and transit
235 reinvestment zone to be phased and developed in a manner to provide more of the required
236 affordable housing units in early phases of development.

237 (iii) A municipality or public transit county shall include in a housing and transit
238 reinvestment zone proposal an affordable housing plan, which may include deed restrictions, to
239 ensure the affordable housing required in the proposal will continue to meet the definition of
240 affordable housing at least throughout the entire term of the housing and transit reinvestment
241 zone.

242 (c) For a housing and transit reinvestment zone proposed by a public transit county at a

305 only propose one housing and transit reinvestment zone within an opportunity zone.

306 (e) (i) Subject to Subsection (4)(e)(ii), the radius restrictions described in Subsection
 307 (4)(b)(i) do not apply, and a housing and transit reinvestment zone may extend to an area
 308 between two light rail stations ~~H→~~ located within a city of the third class ~~←H~~ if the two light rail
 308a stations are within a ~~H→~~ [2/3] .95 ~~←H~~ mile distance on the
 309 same light rail line.

310 (ii) If a housing and transit reinvestment zone is extended to accommodate two light
 311 rail stations as described in Subsection (4)(e)(i):

312 (A) the housing and transit reinvestment zone is limited to a total area not to exceed
 313 100 noncontiguous acres; and

314 (B) the housing and transit reinvestment zone may not exceed a 1/4 mile radius from
 315 the light rail stations or any point on the light rail line between the two stations.

316 (f) If a parcel within the housing transit and reinvestment zone is included as an area
 317 that is part of a project area, as that term is defined in Section 17C-1-102, and created under
 318 Title 17C, Chapter 1, Agency Operations, that parcel may not be triggered for collection unless
 319 the ~~H→~~ [project area is dissolved pursuant to Section 17C-1-702.] project area funds collection
 319a period, as that term is defined in Section 17C-1-102, has expired. ~~←H~~

320 [~~(e) A county of the first class may not propose a housing and transit reinvestment zone~~
 321 that includes an area that is part of a project area, as that term is defined in Section 17C-1-102,
 322 and created under Title 17C, Chapter 1, Agency Operations, until the project area is dissolved
 323 pursuant to Section 17C-1-702.]

324 (5) (a) For a housing and transit reinvestment zone for a commuter rail station, if a
 325 parcel is bisected by the relevant radius limitation, the full parcel may be included as part of the
 326 housing and transit reinvestment zone area and will not count against the limitations described
 327 in Subsection (4)(a)(i).

328 (b) For a housing and transit reinvestment zone for a light rail or bus rapid transit
 329 station, if a parcel is bisected by the relevant radius limitation, the full parcel may be included
 330 as part of the housing and transit reinvestment zone area and will not count against the
 331 limitations described in Subsection (4)(b)(i).

332 (c) A housing and transit reinvestment zone may not be smaller than 10 acres.

333 (6) The notice of commencement of collection of tax increment required in Subsection
 334 (4)(a)(iii) or (4)(b)(iii) shall be sent by mail or electronically to the following entities no later
 335 than January 1 of the year for which the tax increment collection is proposed to commence:

491 Subsection (2).

492 (2) Each housing and transit reinvestment zone committee shall consist of the
493 following members:

494 (a) one representative from the Governor's Office of Economic Opportunity, designated
495 by the executive director of the Governor's Office of Economic Opportunity;

496 (b) one representative from each municipality that is a party to the proposed housing
497 and transit reinvestment zone, designated by the chief executive officer of each respective
498 municipality;

499 (c) a member of the Transportation Commission created in Section 72-1-301;

500 (d) a member of the board of trustees of a large public transit district;

501 (e) one individual from the Office of the State Treasurer, designated by the state
502 treasurer;

503 (f) [~~one member~~] two members designated by the president of the Senate;

504 (g) [~~one member~~] two members designated by the speaker of the House of
505 Representatives;

506 (h) one member designated by the chief executive officer of each county affected by
507 the housing and transit reinvestment zone;

508 (i) ~~H~~→ [~~one representative~~] two representatives ←~~H~~ designated by the school
508a superintendent from the school district
509 affected by the housing and transit reinvestment zone; and

510 (j) one representative, representing the largest participating local taxing entity, after the
511 municipality, county, and school district.

512 (3) The individual designated by the Governor's Office of Economic Opportunity as
513 described in Subsection (2)(a) shall serve as chair of the housing and transit reinvestment zone
514 committee.

515 (4) (a) A majority of the members of the housing and transit reinvestment zone
516 committee constitutes a quorum of the housing and transit reinvestment zone committee.

517 (b) An action by a majority of a quorum of the housing and transit reinvestment zone
518 committee is an action of the housing and transit reinvestment zone committee.

519 (5) After the Governor's Office of Economic Opportunity receives the results of the
520 analysis described in Section 63N-3-604, and after the Governor's Office of Economic
521 Opportunity has received a request from the submitting municipality or public transit county to