

1           **HOUSING AND TRANSIT REINVESTMENT ZONE AMENDMENTS**

2024 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Wayne A. Harper**

House Sponsor: Stephen L. Whyte

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3   **LONG TITLE**

4   **General Description:**

5       This bill amends provisions related to housing and transit reinvestment zones.

6   **Highlighted Provisions:**

7       This bill:

8       ▸ amends definitions related to housing and transit reinvestment zones;

9       ▸ amends provisions related to affordable housing thresholds to require 12% of the  
10 proposed dwelling units be reserved for certain levels of income;

11      ▸ requires affordable housing requirements be met in each phase of development;

12      ▸ requires that a housing and transit reinvestment zone be at least 10 acres;

13      ▸ clarifies notice requirements to certain entities regarding the commencement of  
14 collection of tax increment;

15      ▸ clarifies information required in a housing and transit reinvestment zone proposal;

16      ▸ adds members to the housing and transit  
17 reinvestment zone committee;

18      ▸ amends provisions regarding overlap of a housing and transit reinvestment zone with a  
19 community reinvestment project area;

20      ▸ amends provisions related to the sales and use tax increment captured within a housing  
21 and transit reinvestment zone, including:

22          • how the base year is established;

23          • contiguity of affected sales and use tax boundaries; and

24          • limiting a housing and transit reinvestment zone to only one sales and use tax  
25 increment period;

26      ▸ amends the amount of housing and transit reinvestment zone funds allowed for  
27 administration of the housing and transit reinvestment zone;

- 28       ▶ allows minor adjustments to a housing and transit reinvestment zone if the county  
 29 assessor or county auditor adjusts parcel boundaries; and  
 30       ▶ makes technical changes.

31 **Money Appropriated in this Bill:**

32       None

33 **Other Special Clauses:**

34       None

35 **Utah Code Sections Affected:**

36 AMENDS:

37       **63N-3-602**, as last amended by Laws of Utah 2023, Chapter 357

38       **63N-3-603**, as last amended by Laws of Utah 2023, Chapter 357

39       **63N-3-604**, as last amended by Laws of Utah 2023, Chapter 357

40       **63N-3-605**, as last amended by Laws of Utah 2023, Chapter 357

41       **63N-3-607**, as last amended by Laws of Utah 2022, Chapter 433

42       **63N-3-610**, as last amended by Laws of Utah 2022, Chapter 433

43 ENACTS:

44       **63N-3-611**, Utah Code Annotated 1953

46 *Be it enacted by the Legislature of the state of Utah:*

47       Section 1. Section **63N-3-602** is amended to read:

48       **63N-3-602 . Definitions.**

49       As used in this part:

50 (1) "Affordable housing" means housing occupied or reserved for occupancy by households  
 51 with a gross household income[-] :

52       (a) equal to or less than 80% of the median gross income of the applicable municipal or  
 53       county statistical area for households of the same size[-] , in certain circumstances as  
 54       provided in this part; or

55       (b) equal to or less than 60% of the median gross income of the applicable municipal or  
 56       county statistical area for households of the same size, in certain circumstances as  
 57       provided in this part.

58 (2) "Agency" means the same as that term is defined in Section 17C-1-102.

59 (3) "Base taxable value" means a property's taxable value as shown upon the assessment  
 60 roll last equalized during the base year.

61 [(4) "Base year" means, for a proposed housing and transit reinvestment zone area, a year

- 62 ~~beginning the first day of the calendar quarter determined by the last equalized tax roll~~  
63 ~~before the adoption of the housing and transit reinvestment zone.]~~
- 64 (4) "Base year" means, for each tax increment collection period triggered within a proposed  
65 housing and transit reinvestment zone area, the calendar year prior to the calendar year  
66 the tax increment begins to be collected for those parcels triggered for that collection  
67 period.
- 68 (5) "Bus rapid transit" means a high-quality bus-based transit system that delivers fast and  
69 efficient service that may include dedicated lanes, busways, traffic signal priority,  
70 off-board fare collection, elevated platforms, and enhanced stations.
- 71 (6) "Bus rapid transit station" means an existing station, stop, or terminal, or a proposed  
72 station, stop, or terminal that is specifically identified ~~[in]~~ as needed in phase one of a  
73 metropolitan planning organization's adopted long-range transportation plan and in  
74 phase one of the relevant public transit district's ~~[five-year]~~ adopted long-range transit  
75 plan:
- 76 (a) along an existing bus rapid transit line; or  
77 (b) along an extension to an existing bus rapid transit line or new bus rapid transit line.
- 78 (7) (a) "Commuter rail" means a heavy-rail passenger rail transit facility operated by a  
79 large public transit district.  
80 (b) "Commuter rail" does not include a light-rail passenger rail facility of a large public  
81 transit district.
- 82 (8) "Commuter rail station" means an existing station, stop, or terminal, or a proposed  
83 station, stop, or terminal, which has been specifically identified ~~[in]~~ as needed in phase  
84 one of a metropolitan planning organization's adopted long-range transportation plan and  
85 in phase one of the relevant public transit district's ~~[five-year]~~ adopted long-range transit  
86 plan:
- 87 (a) along an existing commuter rail line;  
88 (b) along an extension to an existing commuter rail line or new commuter rail line; or  
89 (c) along a fixed guideway extension from an existing commuter rail line.
- 90 (9) (a) "Developable area" means the portion of land within a housing and transit  
91 reinvestment zone available for development and construction of business and  
92 residential uses.  
93 (b) "Developable area" does not include portions of land within a housing and transit  
94 reinvestment zone that are allocated to:  
95 (i) parks;

- 96 (ii) recreation facilities;
- 97 (iii) open space;
- 98 (iv) trails;
- 99 (v) publicly-owned roadway facilities; or
- 100 (vi) other public facilities.
- 101 (10) "Dwelling unit" means one or more rooms arranged for the use of one or more
- 102 individuals living together, as a single housekeeping unit normally having cooking,
- 103 living, sanitary, and sleeping facilities.
- 104 (11) "Enhanced development" means the construction of mixed uses including housing,
- 105 commercial uses, and related facilities.
- 106 (12) "Enhanced development costs" means extra costs associated with structured parking
- 107 costs, vertical construction costs, horizontal construction costs, life safety costs,
- 108 structural costs, conveyor or elevator costs, and other costs incurred due to the increased
- 109 height of buildings or enhanced development.
- 110 (13) "Fixed guideway" means the same as that term is defined in Section 59-12-102.
- 111 (14) "Horizontal construction costs" means the additional costs associated with earthwork,
- 112 over excavation, utility work, transportation infrastructure, and landscaping to achieve
- 113 enhanced development in the housing and transit reinvestment zone.
- 114 (15) "Housing and transit reinvestment zone" means a housing and transit reinvestment
- 115 zone created pursuant to this part.
- 116 (16) "Housing and transit reinvestment zone committee" means a housing and transit
- 117 reinvestment zone committee created pursuant to Section 63N-3-605.
- 118 (17) "Large public transit district" means the same as that term is defined in Section
- 119 17B-2a-802.
- 120 (18) "Light rail" means a passenger rail public transit system with right-of-way and fixed
- 121 rails:
- 122 (a) dedicated to exclusive use by light-rail public transit vehicles;
- 123 (b) that may cross streets at grade; and
- 124 (c) that may share parts of surface streets.
- 125 (19) "Light rail station" means an existing station, stop, or terminal or a proposed station,
- 126 stop, or terminal, which has been specifically identified ~~in~~ as needed in phase one of a
- 127 metropolitan planning organization's adopted long-range transportation plan and in
- 128 phase one of the relevant public transit district's [five-year] adopted long-range plan:
- 129 (a) along an existing light rail line; or

- 130 (b) along an extension to an existing light rail line or new light rail line.
- 131 (20) "Metropolitan planning organization" means the same as that term is defined in  
132 Section 72-1-208.5.
- 133 (21) "Mixed use development" means development with a mix of[-] :
- 134 (a) multi-family residential use; and
- 135 (b) [-]at least one additional land use, which shall be a significant part of the overall  
136 development.
- 137 (22) "Municipality" means the same as that term is defined in Section 10-1-104.
- 138 (23) "Participant" means the same as that term is defined in Section 17C-1-102.
- 139 (24) "Participation agreement" means the same as that term is defined in Section 17C-1-102,  
140 except that the agency may not provide and the person may not receive a direct subsidy.
- 141 (25) "Public transit county" means a county that has created a small public transit district.
- 142 (26) "Public transit hub" means a public transit depot or station where four or more routes  
143 serving separate parts of the county-created transit district stop to transfer riders between  
144 routes.
- 145 (27) "Sales and use tax base year" means a sales and use tax year determined by the first  
146 year pertaining to the tax imposed in Section 59-12-103 after the sales and use tax  
147 boundary for a housing and transit reinvestment zone is established.
- 148 (28) "Sales and use tax boundary" means a boundary created as described in Section  
149 63N-3-604, based on state sales and use tax collection that corresponds as closely as  
150 reasonably practicable to the housing and transit reinvestment zone boundary.
- 151 (29) "Sales and use tax increment" means the difference between:
- 152 (a) the amount of state sales and use tax revenue generated each year following the sales  
153 and use tax base year by the sales and use tax from the area within a housing and  
154 transit reinvestment zone designated in the housing and transit reinvestment zone  
155 proposal as the area from which sales and use tax increment is to be collected; and
- 156 (b) the amount of state sales and use tax revenue that was generated from that same area  
157 during the sales and use tax base year.
- 158 (30) "Sales and use tax revenue" means revenue that is generated from the tax imposed  
159 under Section 59-12-103.
- 160 (31) "Small public transit district" means the same as that term is defined in Section  
161 17B-2a-802.
- 162 (32) "Tax Commission" means the State Tax Commission created in Section 59-1-201.
- 163 (33) (a) "Tax increment" means the difference between:

164 [(a)] (i) the amount of property tax revenue generated each tax year by a taxing entity  
 165 from the area within a housing and transit reinvestment zone designated in the  
 166 housing and transit reinvestment zone proposal as the area from which tax  
 167 increment is to be collected, using the current assessed value and each taxing  
 168 entity's current certified tax rate as defined in Section 59-2-924; and  
 169 [(b)] (ii) the amount of property tax revenue that would be generated from that same  
 170 area using the base taxable value and each taxing entity's current certified tax rate  
 171 as defined in Section 59-2-924.

172 (b) "Tax increment" does not include property tax revenue from:

173 (i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);  
 174 or  
 175 (ii) a county additional property tax described in Subsection 59-2-1602(4).

176 (34) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

177 (35) "Vertical construction costs" means the additional costs associated with construction  
 178 above four stories and structured parking to achieve enhanced development in the  
 179 housing and transit reinvestment zone.

180 Section 2. Section **63N-3-603** is amended to read:

181 **63N-3-603 . Applicability, requirements, and limitations on a housing and transit**  
 182 **reinvestment zone.**

183 (1) A housing and transit reinvestment zone proposal created under this part shall promote  
 184 the following objectives:

185 (a) higher utilization of public transit;

186 (b) increasing availability of housing, including affordable housing, and fulfillment of  
 187 moderate income housing plans;

188 (c) promoting and encouraging development of owner-occupied housing;

189 [(e)] (d) improving efficiencies in parking and transportation, including walkability of  
 190 communities near public transit facilities;

191 [(d)] (e) overcoming development impediments and market conditions that render a  
 192 development cost prohibitive absent the proposal and incentives;

193 [(e)] (f) [~~conservation of~~] conserving water resources through efficient land use;

194 [(f)] (g) improving air quality by reducing fuel consumption and motor vehicle trips;

195 [(g)] (h) encouraging transformative mixed-use development and investment in  
 196 transportation and public transit infrastructure in strategic areas;

197 [(h)] (i) strategic land use and municipal planning in major transit investment corridors as

- 198 described in Subsection 10-9a-403(2);
- 199 ~~(j)~~ (j) increasing access to employment and educational opportunities; and
- 200 ~~(k)~~ (k) increasing access to child care.
- 201 (2) (a) In order to accomplish the objectives described in Subsection (1), a municipality
- 202 or public transit county that initiates the process to create a housing and transit
- 203 reinvestment zone as described in this part shall ensure that the proposal for a
- 204 housing and transit reinvestment zone includes:
- 205 ~~(i)~~ (i) except as provided in Subsection (3), at least ~~[10%]~~ 12% of the proposed
- 206 dwelling units within the housing and transit reinvestment zone are affordable
- 207 housing units~~;~~ , with:
- 208 (A) up to 9% of the proposed dwelling units occupied or reserved for occupancy
- 209 by households with a gross household income equal to or less than 80% of the
- 210 median gross income of the applicable municipal or county statistical area for
- 211 households of the same size; and
- 212 (B) at least 3% of the proposed dwelling units occupied or reserved for occupancy
- 213 by households with a gross household income equal to or less than 60% of the
- 214 median gross income of the applicable municipal or county statistical area for
- 215 households of the same size;
- 216 ~~(b) at least 51% of the developable area within the housing and transit reinvestment~~
- 217 ~~zone includes residential uses with, except as provided in Subsection (4)(c), an~~
- 218 ~~average of 50 dwelling units per acre or greater;]~~
- 219 (ii) except as provided in Subsection (2)(c), a housing and transit reinvestment zone
- 220 shall include:
- 221 (A) at least 51% of the developable area within a housing and transit reinvestment
- 222 zone as residential uses; and
- 223 (B) an average of at least 50 dwelling units per acre within the acreage of the
- 224 housing and transit reinvestment zone dedicated to residential uses;
- 225 ~~(iii)~~ (iii) mixed-use development; and
- 226 ~~(iv)~~ (iv) a mix of dwelling units to ensure that a reasonable percentage of the
- 227 dwelling units has more than one bedroom.
- 228 (b) (i) If a housing and transit reinvestment zone is phased, a municipality or public
- 229 transit county shall ensure that a housing and transit reinvestment zone is phased
- 230 and developed to provide the required 12% of affordable housing units in each
- 231 phase of development.

- 232           (ii) A municipality or public transit county may allow a housing and transit  
233           reinvestment zone to be phased and developed in a manner to provide more of the  
234           required affordable housing units in early phases of development.
- 235           (iii) A municipality or public transit county shall include in a housing and transit  
236           reinvestment zone proposal an affordable housing plan, which may include deed  
237           restrictions, to ensure the affordable housing required in the proposal will continue  
238           to meet the definition of affordable housing at least throughout the entire term of  
239           the housing and transit reinvestment zone.
- 240           (c) For a housing and transit reinvestment zone proposed by a public transit county at a  
241           public transit hub, or for a housing and transit reinvestment zone proposed by a  
242           municipality at a bus rapid transit station, the housing and transit reinvestment zone  
243           shall include:
- 244           (i) at least 51% of the developable area within a housing and transit reinvestment  
245           zone as residential uses; and
- 246           (ii) an average of at least 39 dwelling units per acre within the acreage of the housing  
247           and transit reinvestment zone dedicated to residential uses.
- 248           (3) A municipality or public transit county that, at the time the housing and transit  
249           reinvestment zone proposal is approved by the housing and transit reinvestment zone  
250           committee, meets the affordable housing guidelines of the United States Department of  
251           Housing and Urban Development at 60% area median income is exempt from the  
252           requirement described in Subsection (2)(a).
- 253           (4) (a) A municipality may only propose a housing and transit reinvestment zone at a  
254           commuter rail station, and a public transit county may only propose a housing and  
255           transit reinvestment zone at a public transit hub, that:
- 256           (i) subject to Subsection (5)(a):
- 257           (A) (I) except as provided in Subsection (4)(a)(i)(A)(II), for a municipality,  
258           does not exceed a 1/3 mile radius of a commuter rail station;
- 259           (II) for a municipality that is a city of the first class with a population greater  
260           than 150,000 that is within a county of the first class, with an opportunity  
261           zone created pursuant to Section 1400Z-1, Internal Revenue Code, does not  
262           exceed a 1/2 mile radius of a commuter rail station located within the  
263           opportunity zone; or
- 264           (III) for a public transit county, does not exceed a 1/3 mile radius of a public  
265           transit hub; and



- 266 (B) has a total area of no more than 125 noncontiguous acres;
- 267 (ii) subject to Section 63N-3-607, proposes the capture of a maximum of 80% of each  
268 taxing entity's tax increment above the base year for a term of no more than 25  
269 consecutive years on each parcel within a 45-year period not to exceed the tax  
270 increment amount approved in the housing and transit reinvestment zone proposal;  
271 and
- 272 (iii) the commencement of collection of tax increment, for all or a portion of the  
273 housing and transit reinvestment zone, will be triggered by providing notice as  
274 described in Subsection (6), but a housing and transit reinvestment zone proposal  
275 may not propose or include triggering more than three tax increment collection  
276 periods during the applicable 45-year period.
- 277 (b) A municipality or public transit county may only propose a housing and transit  
278 reinvestment zone at a light rail station or bus rapid transit station that:
- 279 (i) subject to Subsection (5):
- 280 (A) does not exceed:
- 281 (I) except as provided in Subsection [~~(4)(b)(i)(A)(II) or (III)~~], (4)(b)(i)(A)(II),  
282 (III), or (4)(e), a 1/4 mile radius of a bus rapid transit station or light rail  
283 station;
- 284 (II) for a municipality that is a city of the first class with a population greater than 150,000 that  
285 is within a county of the first class, a 1/2 mile radius of a light rail station located in an  
286 opportunity zone created pursuant to Section  
287 1400Z-1, Internal Revenue Code; or
- 288 (III) a 1/2 mile radius of a light rail station located within a master-planned  
289 development of 500 acres or more; and
- 290 (B) has a total area of no more than 100 noncontiguous acres;
- 291 (ii) subject to Subsection (4)(c) and Section 63N-3-607, proposes the capture of a  
292 maximum of 80% of each taxing entity's tax increment above the base year for a  
293 term of no more than 15 consecutive years on each parcel within a 30-year period  
294 not to exceed the tax increment amount approved in the housing and transit  
295 reinvestment zone proposal; and
- 296 (iii) the commencement of collection of tax increment, for all or a portion of the  
297 housing and transit reinvestment zone, will be triggered by providing notice as  
298 described in Subsection (6), but a housing and transit reinvestment zone proposal  
299 may not propose or include triggering more than three tax increment collection

- 300 periods during the applicable 30-year period.
- 301 (c) For a housing and transit reinvestment zone proposed by a public transit county at a  
302 public transit hub, or for a housing and transit reinvestment zone proposed by a  
303 municipality at a bus rapid transit station, if the proposed housing density within the  
304 housing and transit reinvestment zone is between 39 and 49 dwelling units per acre,  
305 the maximum capture of each taxing entity's tax increment above the base year is  
306 60%.
- 307 (d) A municipality that is a city of the first class with a population greater than 150,000  
308 in a county of the first class as described in Subsections (4)(a)(i)(A)(II) and  
309 (4)(b)(i)(A)(II) may only propose one housing and transit reinvestment zone within  
310 an opportunity zone.
- 311 (e) (i) Subject to Subsection (4)(e)(ii), the radius restrictions described in Subsection  
312 (4)(b)(i) do not apply, and a housing and transit reinvestment zone may extend to  
313 an area between two light rail stations located within a city of the third class if the  
314 two light rail stations are within a .95 mile distance on the same light rail line.
- 315 (ii) If a housing and transit reinvestment zone is extended to accommodate two light  
316 rail stations as described in Subsection (4)(e)(i):
- 317 (A) the housing and transit reinvestment zone is limited to a total area not to  
318 exceed 100 noncontiguous acres; and
- 319 (B) the housing and transit reinvestment zone may not exceed a 1/4 mile radius  
320 from the light rail stations or any point on the light rail line between the two  
321 stations.
- 322 (f) If a parcel within the housing and transit reinvestment zone is included as an area that  
323 is part of a project area, as that term is defined in Section 17C-1-102, and created  
324 under Title 17C, Chapter 1, Agency Operations, that parcel may not be triggered for  
325 collection unless the project area funds collection period, as that term is defined in  
326 Section 17C-1-102, has expired.
- 327 [~~(e) A county of the first class may not propose a housing and transit reinvestment zone~~  
328 ~~that includes an area that is part of a project area, as that term is defined in Section~~  
329 ~~17C-1-102, and created under Title 17C, Chapter 1, Agency Operations, until the~~  
330 ~~project area is dissolved pursuant to Section 17C-1-702.]~~
- 331 (5) (a) For a housing and transit reinvestment zone for a commuter rail station, if a  
332 parcel is bisected by the relevant radius limitation, the full parcel may be included as  
333 part of the housing and transit reinvestment zone area and will not count against the

- 334 limitations described in Subsection (4)(a)(i).
- 335 (b) For a housing and transit reinvestment zone for a light rail or bus rapid transit  
336 station, if a parcel is bisected by the relevant radius limitation, the full parcel may be  
337 included as part of the housing and transit reinvestment zone area and will not count  
338 against the limitations described in Subsection (4)(b)(i).
- 339 (c) A housing and transit reinvestment zone may not be smaller than 10 acres.
- 340 (6) The notice of commencement of collection of tax increment required in Subsection  
341 (4)(a)(iii) or (4)(b)(iii) shall be sent by mail or electronically to the following entities no  
342 later than January 1 of the year for which the tax increment collection is proposed to  
343 commence:
- 344 (a) the tax commission;
- 345 (b) the State Board of Education;
- 346 (c) the state auditor;
- 347 (d) the auditor of the county in which the housing and transit reinvestment zone is  
348 located;
- 349 (e) each taxing entity affected by the collection of tax increment from the housing and  
350 transit reinvestment zone; and
- 351 (f) the Governor's Office of Economic Opportunity.
- 352 (7) (a) The maximum number of housing and transit reinvestment zones at light rail  
353 stations is eight in any given county.
- 354 (b) Within a county of the first class, the maximum number of housing and transit  
355 reinvestment zones at bus rapid transit stations is three.
- 356 (8) (a) This Subsection (8) applies to a specified county, as defined in Section  
357 17-27a-408, that has created a small public transit district on or before January 1,  
358 2022.
- 359 (b) (i) A county described in Subsection (8)(a) shall, in accordance with Section  
360 63N-3-604, prepare and submit to the Governor's Office of Economic Opportunity  
361 a proposal to create a housing and transit reinvestment zone on or before  
362 December 31, 2022.
- 363 (ii) A county described in Subsection (8)(a) that, on December 31, 2022, was  
364 noncompliant under Section 17-27a-408 for failure to demonstrate in the county's  
365 moderate income housing report that the county complied with Subsection  
366 (8)(b)(i), may cure the deficiency in the county's moderate income housing report  
367 by submitting satisfactory proof to the Housing and Community Development

368 Division that, notwithstanding the deadline in Subsection (8)(b)(i), the county has  
 369 submitted to the Governor's Office of Economic Opportunity a proposal to create  
 370 a housing and transit reinvestment zone.

371 (c) (i) A county described in Subsection (8)(a) may not propose a housing and transit  
 372 reinvestment zone if more than 15% of the acreage within the housing and transit  
 373 reinvestment zone boundary is owned by the county.

374 (ii) For purposes of determining the percentage of acreage owned by the county as  
 375 described in Subsection (8)(c)(i), a county may exclude any acreage owned that is  
 376 used for highways, bus rapid transit, light rail, or commuter rail within the  
 377 boundary of the housing and transit reinvestment zone.

378 (d) To accomplish the objectives described in Subsection (1), if a county described in  
 379 Subsection (8)(a) has failed to comply with Subsection (8)(b)(i) by failing to submit  
 380 an application before December 31, 2022, an owner of undeveloped property who  
 381 has submitted a land use application to the county on or before December 31, 2022,  
 382 and is within a 1/3 mile radius of a public transit hub in a county described in  
 383 Subsection (8)(a), including parcels that are bisected by the 1/3 mile radius, shall  
 384 have the right to develop and build a mixed-use development including the following:

385 (i) excluding the parcels devoted to commercial uses as described in Subsection  
 386 (8)(d)(ii), at least 39 dwelling units per acre on average over the developable area,  
 387 with at least 10% of the dwelling units as affordable housing units;

388 (ii) commercial uses including office, retail, educational, and healthcare in support of  
 389 the mixed-use development constituting up to 1/3 of the total planned gross  
 390 building square footage of the subject parcels; and

391 (iii) any other infrastructure element necessary or reasonable to support the  
 392 mixed-use development, including parking infrastructure, streets, sidewalks,  
 393 parks, and trails.

394 Section 3. Section **63N-3-604** is amended to read:

395 **63N-3-604 . Process for a proposal of a housing and transit reinvestment zone --**

396 **Analysis.**

397 (1) Subject to approval of the housing and transit reinvestment zone committee as described  
 398 in Section 63N-3-605, in order to create a housing and transit reinvestment zone, a  
 399 municipality or public transit county that has general land use authority over the housing  
 400 and transit reinvestment zone area, shall:

401 (a) prepare a proposal for the housing and transit reinvestment zone that:

- 402 (i) demonstrates that the proposed housing and transit reinvestment zone will meet  
403 the objectives described in Subsection 63N-3-603(1);
- 404 (ii) explains how the municipality or public transit county will achieve the  
405 requirements of Subsection 63N-3-603(2)(a)(i);
- 406 (iii) defines the specific transportation infrastructure needs, if any, and proposed  
407 improvements;
- 408 (iv) defines the boundaries of:
- 409 (A) the housing and transit reinvestment zone; and
- 410 (B) the sales and use tax boundary corresponding to the housing and transit  
411 reinvestment zone boundary, as described in Section 63N-3-610;
- 412 (v) includes maps of the proposed housing and transit reinvestment zone to illustrate:
- 413 (A) the proposed boundary and radius from a public transit hub;
- 414 (B) proposed housing density within the housing and transit reinvestment zone;
- 415 and
- 416 (C) existing zoning and proposed zoning changes related to the housing and transit  
417 reinvestment zone;
- 418 (vi) identifies any development impediments that prevent the development from  
419 being a market-rate investment and proposed strategies for addressing each one;
- 420 (vii) describes the proposed development plan, including the requirements described  
421 in Subsections 63N-3-603(2) and (4);
- 422 (viii) establishes a base year and collection period to calculate the tax increment  
423 within the housing and transit reinvestment zone;
- 424 (ix) establishes a sales and use tax base year to calculate the sales and use tax  
425 increment within the housing and transit reinvestment zone in accordance with  
426 Section 63N-3-610;
- 427 (x) describes projected maximum revenues generated and the amount of tax  
428 increment capture from each taxing entity and proposed expenditures of revenue  
429 derived from the housing and transit reinvestment zone;
- 430 (xi) includes an analysis of other applicable or eligible incentives, grants, or sources  
431 of revenue that can be used to reduce the finance gap;
- 432 (xii) evaluates possible benefits to active and public transportation availability and  
433 impacts on air quality;
- 434 (xiii) proposes a finance schedule to align expected revenue with required financing  
435 costs and payments;

- 436 (xiv) provides a pro-forma for the planned development [~~including the cost~~  
 437 ~~differential between surface parked multi-family development and enhanced~~  
 438 ~~development]~~ that[-] :
- 439 (A) satisfies the requirements described in Subsections 63N-3-603(2), (3), and (4);  
 440 and
- 441 (B) includes data showing the cost difference between what type of development  
 442 could feasibly be developed absent the housing and transit reinvestment zone  
 443 tax increment and the type of development that is proposed to be developed  
 444 with the housing and transit reinvestment zone tax increment; and
- 445 (xv) for a housing and transit reinvestment zone at a commuter rail station, light rail  
 446 station, or bus rapid transit station that is proposed and not in public transit service  
 447 operation as of the date of submission of the proposal, demonstrates that the  
 448 proposed station is:
- 449 (A) included [~~in~~] as needed in phase one of a metropolitan planning organization's  
 450 adopted long-range transportation plan and in phase one of the relevant public  
 451 transit district's [five-year] adopted long-range plan; and
- 452 (B) reasonably anticipated to be constructed in the near future; and
- 453 (b) submit the housing and transit reinvestment zone proposal to the Governor's Office  
 454 of Economic Opportunity.
- 455 (2) As part of the proposal described in Subsection (1), a municipality or public transit  
 456 county shall study and evaluate possible impacts of a proposed housing and transit  
 457 reinvestment zone on parking within the city and housing and transit reinvestment zone.
- 458 (3) (a) After receiving the proposal as described in Subsection (1)(b), the Governor's  
 459 Office of Economic Opportunity shall:
- 460 (i) within 14 days after the date on which the Governor's Office of Economic  
 461 Opportunity receives the proposal described in Subsection (1)(b), provide notice  
 462 of the proposal to all affected taxing entities, including the Tax Commission,  
 463 cities, counties, school districts, [~~and~~] metropolitan planning organizations, and  
 464 the county assessor and county auditor of the county in which the housing and  
 465 transit reinvestment zone is located; and
- 466 (ii) at the expense of the proposing municipality or public transit county as described  
 467 in Subsection (5), contract with an independent entity to perform the gap analysis  
 468 described in Subsection (3)(b).
- 469 (b) The gap analysis required in Subsection (3)(a)(ii) shall include:

- 470 (i) a description of the planned development;
- 471 (ii) a market analysis relative to other comparable project developments included in  
472 or adjacent to the municipality or public transit county absent the proposed  
473 housing and transit reinvestment zone;
- 474 (iii) an evaluation of the proposal to and a determination of the adequacy and  
475 efficiency of the proposal;
- 476 (iv) an evaluation of the proposed increment capture needed to cover the enhanced  
477 development costs associated with the housing and transit reinvestment zone  
478 proposal and enable the proposed development to occur; and
- 479 (v) based on the market analysis and other findings, an opinion relative to the  
480 appropriate amount of potential public financing reasonably determined to be  
481 necessary to achieve the objectives described in Subsection 63N-3-603(1).
- 482 (c) After receiving notice from the Governor's Office of Economic Opportunity of a  
483 proposed housing and transit reinvestment zone as described in Subsection (3)(a)(i),  
484 the Tax Commission shall:
- 485 (i) evaluate the feasibility of administering the tax implications of the proposal; and  
486 (ii) provide a letter to the Governor's Office of Economic Opportunity describing any  
487 challenges in the administration of the proposal, or indicating that the Tax  
488 Commission can feasibly administer the proposal.
- 489 (4) After receiving the results from the analysis described in Subsection (3)(b), the  
490 municipality or public transit county proposing the housing and transit reinvestment  
491 zone may:
- 492 (a) amend the housing and transit reinvestment zone proposal based on the findings of  
493 the analysis described in Subsection (3)(b) and request that the Governor's Office of  
494 Economic Opportunity submit the amended housing and transit reinvestment zone  
495 proposal to the housing and transit reinvestment zone committee; or
- 496 (b) request that the Governor's Office of Economic Opportunity submit the original  
497 housing and transit reinvestment zone proposal to the housing and transit  
498 reinvestment zone committee.
- 499 (5) (a) The Governor's Office of Economic Opportunity may accept, as a dedicated  
500 credit, up to \$20,000 from a municipality or public transit county for the costs of the  
501 gap analysis described in Subsection (3)(b).
- 502 (b) The Governor's Office of Economic Opportunity may expend funds received from a  
503 municipality or public transit county as dedicated credits to pay for the costs

504 associated with the gap analysis described in Subsection (3)(b).

505 Section 4. Section **63N-3-605** is amended to read:

506 **63N-3-605 . Housing and Transit Reinvestment Zone Committee -- Creation.**

507 (1) For any housing and transit reinvestment zone proposed under this part, there is created  
508 a housing and transit reinvestment zone committee with membership described in  
509 Subsection (2).

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

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

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

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

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

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

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

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

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

526 (i) [~~one representative~~] two representatives designated by the school superintendent from  
527 the school district affected by the housing and transit reinvestment zone; and

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

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

533 (4) (a) A majority of the members of the housing and transit reinvestment zone  
534 committee constitutes a quorum of the housing and transit reinvestment zone  
535 committee.

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



- 538 (5) After the Governor's Office of Economic Opportunity receives the results of the analysis  
539 described in Section 63N-3-604, and after the Governor's Office of Economic  
540 Opportunity has received a request from the submitting municipality or public transit  
541 county to submit the housing and transit reinvestment zone proposal to the housing and  
542 transit reinvestment zone committee, the Governor's Office of Economic Opportunity  
543 shall notify each of the entities described in Subsection (2) of the formation of the  
544 housing and transit reinvestment zone committee.
- 545 (6) (a) The chair of the housing and transit reinvestment zone committee shall convene a  
546 public meeting to consider the proposed housing and transit reinvestment zone.
- 547 (b) A meeting of the housing and transit reinvestment zone committee is subject to Title  
548 52, Chapter 4, Open and Public Meetings Act.
- 549 (7) (a) The proposing municipality or public transit county shall present the housing and  
550 transit reinvestment zone proposal to the housing and transit reinvestment zone  
551 committee in a public meeting.
- 552 (b) The housing and transit reinvestment zone committee shall:
- 553 (i) evaluate and verify whether the elements of a housing and transit reinvestment  
554 zone described in Subsections 63N-3-603(2) and (4) have been met; and
- 555 (ii) evaluate the proposed housing and transit reinvestment zone relative to the  
556 analysis described in Subsection 63N-3-604(2).
- 557 (8) (a) Subject to Subsection (8)(b), the housing and transit reinvestment zone  
558 committee may:
- 559 (i) request changes to the housing and transit reinvestment zone proposal based on  
560 the analysis, characteristics, and criteria described in Section 63N-3-604; or
- 561 (ii) vote to approve or deny the proposal.
- 562 (b) Before the housing and transit reinvestment zone committee may approve the  
563 housing and transit reinvestment zone proposal, the municipality or public transit  
564 county proposing the housing and transit reinvestment zone shall ensure that the area  
565 of the proposed housing and transit reinvestment zone is zoned in such a manner to  
566 accommodate the requirements of a housing and transit reinvestment zone described  
567 in this section and the proposed development.
- 568 (9) If a housing and transit reinvestment zone is approved by the committee:
- 569 (a) the proposed housing and transit reinvestment zone is established according to the  
570 terms of the housing and transit reinvestment zone proposal;
- 571 (b) affected local taxing entities are required to participate according to the terms of the

572 housing and transit reinvestment zone proposal; and  
 573 (c) each affected taxing [~~municipality~~] entity is required to participate at the same rate [~~as~~  
 574 ~~a participating county~~].

575 (10) A housing and transit reinvestment zone proposal may be amended by following the  
 576 same procedure as approving a housing and transit reinvestment zone proposal.

577 Section 5. Section **63N-3-607** is amended to read:

578 **63N-3-607 . Payment, use, and administration of revenue from a housing and**  
 579 **transit reinvestment zone.**

580 (1) A municipality or public transit county may receive and use tax increment and housing  
 581 and transit reinvestment zone funds in accordance with this part.

582 (2) (a) A county that collects property tax on property located within a housing and  
 583 transit reinvestment zone shall, in accordance with Section 59-2-1365, distribute to  
 584 the municipality or public transit county any tax increment the municipality or public  
 585 transit county is authorized to receive up to the maximum approved by the housing  
 586 and transit reinvestment zone committee.

587 (b) Tax increment distributed to a municipality or public transit county in accordance  
 588 with Subsection (2)(a) is not revenue of the taxing entity or municipality or public  
 589 transit county.

590 (c) (i) Tax increment paid to the municipality or public transit county are housing and  
 591 transit reinvestment zone funds and shall be administered by an agency created by  
 592 the municipality or public transit county within which the housing and transit  
 593 reinvestment zone is located.

594 (ii) Before an agency may receive housing and transit reinvestment zone funds from  
 595 the municipality or public transit county, the municipality or public transit county  
 596 and the agency shall enter into an interlocal agreement with terms that:

597 (A) are consistent with the approval of the housing and transit reinvestment zone  
 598 committee; and

599 (B) meet the requirements of Section 63N-3-603.

600 (3) (a) A municipality or public transit county and agency shall use housing and transit  
 601 reinvestment zone funds within, or for the direct benefit of, the housing and transit  
 602 reinvestment zone.

603 (b) If any housing and transit reinvestment zone funds will be used outside of the  
 604 housing and transit reinvestment zone there must be a finding in the approved  
 605 proposal for a housing and transit reinvestment zone that the use of the housing and

606 transit reinvestment zone funds outside of the housing and transit reinvestment zone  
607 will directly benefit the housing and transit reinvestment zone.

608 (4) A municipality or public transit county shall use housing and transit reinvestment zone  
609 funds to achieve the purposes described in Subsections 63N-3-603(1) and (2), by paying  
610 all or part of the costs of any of the following:

- 611 (a) income targeted housing costs;
- 612 (b) structured parking within the housing and transit reinvestment zone;
- 613 (c) enhanced development costs;
- 614 (d) horizontal construction costs;
- 615 (e) vertical construction costs;
- 616 (f) property acquisition costs within the housing and transit reinvestment zone; or
- 617 (g) the costs of the municipality or public transit county to create and administer the  
618 housing and transit reinvestment zone, which may not exceed [~~1%~~] 2% of the total  
619 housing and transit reinvestment zone funds, plus the costs to complete the gap  
620 analysis described in Subsection 63N-3-604(2).

621 (5) Housing and transit reinvestment zone funds may be paid to a participant, if the agency  
622 and participant enter into a participation agreement which requires the participant to  
623 utilize the housing and transit reinvestment zone funds as allowed in this section.

624 (6) Housing and transit reinvestment zone funds may be used to pay all of the costs of  
625 bonds issued by the municipality or public transit county in accordance with Title 17C,  
626 Chapter 1, Part 5, Agency Bonds, including the cost to issue and repay the bonds  
627 including interest.

628 (7) A municipality or public transit county may create one or more public infrastructure  
629 districts within the housing and transit reinvestment zone under Title 17D, Chapter 4,  
630 Public Infrastructure District Act, and pledge and utilize the housing and transit  
631 reinvestment zone funds to guarantee the payment of public infrastructure bonds issued  
632 by a public infrastructure district.

633 Section 6. Section **63N-3-610** is amended to read:

634 **63N-3-610 . Sales and use tax increment in a housing and transit reinvestment**  
635 **zone.**

636 (1) A housing and transit reinvestment proposal shall, in consultation with the tax  
637 commission:

- 638 (a) create a sales and use tax boundary as described in Subsection (2); and
- 639 (b) establish a sales and use tax base year and collection period to calculate and transfer

640 the state sales and use tax increment within the housing and transit reinvestment zone,  
641 which sales and use tax base year is established prospectively, 90 days after the date  
642 of the notice described in Subsection (4).

643 (2) (a) The municipality or public transit county, in consultation with the tax  
644 commission, shall establish a sales and use tax boundary that:

645 (i) is based on state sales and use tax collection boundaries, which are determined  
646 using the ZIP Code as defined in Section 59-12-102, including the four digit  
647 delivery route extension; [and]

648 (ii) follows as closely as reasonably practicable the boundary of the housing and  
649 transit reinvestment zone[-] ; and

650 (iii) is one contiguous area that includes at least the entire boundary of the housing  
651 and transit reinvestment zone.

652 (b) If a state sales and use tax boundary is bisected by the boundary of the housing and  
653 transit reinvestment zone, the housing and transit reinvestment zone may include the  
654 entire state sales and use tax boundary.

655 [~~(b)~~] (c) The municipality or public transit county shall include the sales and use tax  
656 boundary in the housing and transit reinvestment zone proposal as described in  
657 Section 63N-3-604.

658 (3) (a) Beginning the first day of the calendar quarter one year after the sales and use tax  
659 boundary for a housing and transit reinvestment zone is established, the tax  
660 commission shall, at least annually, transfer an amount equal to 15% of the sales and  
661 use tax increment within an established sales and use tax boundary into the Transit  
662 Transportation Investment Fund created in Section 72-2-124.

663 (b) A municipality or public transit county may only propose one sales and use tax  
664 increment period for a housing and transit reinvestment zone established under this  
665 section.

666 (4) (a) The establishment of a sales and use tax base year and the requirement described  
667 in Subsection (3) to transfer incremental sales tax revenue shall take effect:

668 (i) on the first day of a calendar quarter; and

669 (ii) after a 90-day waiting period, beginning on the date the commission receives  
670 notice from the municipality or public transit county meeting the requirements of  
671 Subsection (4)(b).

672 (b) The notice described in Subsection (4)(a) shall include:

673 (i) a statement that the housing and transit reinvestment zone will be established

- 674 under this part;
- 675 (ii) the approval date and effective date of the housing and transit reinvestment zone;
- 676 and
- 677 (iii) the definitions of the sales and use tax boundary and sales and use tax base year.

678 Section 7. Section **63N-3-611** is enacted to read:

679 **63N-3-611 . Boundary adjustments.**

680 If the relevant county assessor or county auditor adjusts parcel boundaries relevant to  
681 a housing and transit reinvestment zone, the municipality administering the tax  
682 increment collected in the housing and transit reinvestment zone may make  
683 corresponding adjustments to the boundary of the housing and transit reinvestment  
684 zone.

685 Section 8. **Effective date.**

686 This bill takes effect on May 1, 2024.