



Minutes of the Salt Lake City Human Rights Commission regular meeting held on Tuesday, November 13th, 2018 at 5:30 p.m. held in the City & County Building, 451 South State Street, Room 335.

Attended:

Commissioner Rebecca Chavez-Houck, District 3
Commissioner Nicole Salazar-Hall, District 5
Commissioner Kimberly Mains, District 6
Commissioner Shauna Doumbia, District 7
Commissioner Luna Banuri, At-Large

Absent:

Commissioner Jason Wessel, District 1
Commissioner Angela Tuiaki, District 2
Commissioner Wisam Khudhair, District 4

Mayor's Office Staff in Attendance:

Moana Uluave-Hafoka, Policy Advisor & Community Outreach for Diversity and Human Rights, Office of the Mayor
Lani Eggertsen-Goff, Deputy Director of Housing and Neighborhood Development, Salt Lake City Corporation
Tony Milner, Project and Policy Manager, Housing and Neighborhood Development, Salt Lake City Corporation

Public Comment:

None

Meeting Minutes:

Suspended approval of October meeting minutes until quorum arrives- see below

Housing Discussion:

Lani Eggertsen-Goff, Deputy Director of Housing and Neighborhood Development, Salt Lake City Corporation
Tony Milner, Project and Policy Manager, Housing and Neighborhood Development, Salt Lake City Corporation

Introduction:

Growing SLC: a five year housing plan, two years of planning and research to address the affordable housing shortage in Salt Lake City. An online dashboard shows rent prices and income levels of each neighborhood in Salt Lake City. Developers can use this tool to create projects that are affordable. Individuals should only spend 30% of their income to pay for housing; this includes the cost of rents/mortgages and utilities. Most Salt Lake City residents are cost burdened, meaning they spend more than 30% of their incomes on housing. Cities and employers have had to get creative to supply affordable housing. In larger cities (e.g. San Francisco) employers have had to build housing for their employees. Cities have also resorted to offering benefits to developers and landlords to create or keep units that are affordable.

Salt Lake City has two main goals which are affordability and accessibility. The following are the different programs Salt Lake City's Housing and Neighborhood Development Division are working on through the Growing SLC plan.

Affordable Housing:

- A Blue Ribbon Commission has been created to research and develop affordable housing ideas.
- Modifications have been made to transit station area zoning to make developing near mass transit easier and more enticing to developers.
- The recent sales tax increase has a portion of it set aside for affordable housing.
- A Community Land Trust has been created: a program under which the city can purchase property, lease the land, and sell the house- this will allow for qualified income levels (teachers, police, fire) to become homeowners with affordable payments and earn the equity assigned to the building.
- A renovation grant program has been created to help developers and landlords keep their units affordable while completing needed renovations.
- The new Accessory Dwelling Unit ordinance is predicted to add more affordable units to the City's inventory by allowing homeowners to create living units in their basements and/or over their garages.
- A housing loss mitigation plan has been created that will require a new house be built to replace any house that has been demolished or a fee can be paid that will go into the Housing Trust Fund.
- A Surplus Land disposition is being created. This is an inventory of all of the land owned by the city to identify places where affordable units can be built (keeping parks and other city needs in mind).
- Expanded fee waivers for developers who develop affordable units.
- Single Room Occupancy: a program that helps create more single rooms for rent. This will help with the demand for rooms that are needed for students, seniors, people with disabilities, homeless, newly released inmates, and other situations where an individual only needs to rent a private room with shared common spaces.
- A preservation plan is in place to identify units that have had deed restrictions requiring them to be affordable. The City is looking at when the deed restrictions fall off and guiding landlords to the above mentioned programs to keep the units affordable.
- HUD grants
- All developments are also assessed for their energy efficiencies and developers are guided to the incentive programs offered by companies such as Rocky Mountain Power.

The commission inquired about the tiny housing movement and asked if Salt Lake City is doing anything to help create these options for affordable housing.

The City is and has looked at tiny house developments and have run into the following barriers:

- Building codes and ordinances
- Tying into public utilities (sewer, power, and more)
- land costs
- a lack of good examples to follow

Mixed Housing is a goal of Salt Lake City. The City wants neighborhoods to be diverse with a mix of income demographics. The City is also looking at opportunity areas. For example: the City is analyzing the graduation rates, median income, and how many single parents live in each area to help determine the opportunities the area provides for somebody. The City wants to provide affordable housing in high opportunity areas. The City also does a gentrification risk assessment to help mitigate long term residences from being pushed out of their area as development in the City persists.

Other City Programs:

Handyman Program- qualifying individuals can receive small household repairs done for free by the City.

Commission inquired about the water impact with new developments and keeping Salt Lake City sustainable.

Salt Lake City is always looking at where solar panels, car sharing, and the Capital Improvement Program can help with sustainability. Public Utilities is the primary division for further inquiry.

The commission asked that Housing and Neighborhoods be aware of sustainability and keep a closer eye on it when developing their projects.

Housing Discrimination & Fair and Equitable Housing is another priority of Salt Lake City. A partnership with the Disability Law Center to research complaints and lawsuits, tenants vs landlords, found five years of data that revealed the following areas need further landlord education:

- Therapy animals
- Family Status / Children
- National origin
- Race
- Religion
- Sexual orientation

Also in relation to Fair and Equitable housing, Salt Lake City would like to:

- increase access to opportunity areas
- implement life cycle housing principles

Commission inquired about how Salt Lake City is working with other jurisdictions: Salt Lake City is working with other jurisdictions (e.g. Salt Lake County).

Commission asked how they can help Salt Lake City with Affordable Housing.

Further discussion on ADUs, gentrification, adaptive re-use, and shared housing.

Commissioner Rebecca Chavez-Houck, District 3, disclosed that she owns income property in Salt Lake City.

Human Rights Day Planning and Awards discussion:

HRD awardees chosen by Mayor Biskupski and Councilman Warton from the group of nominations sent on from the commission:

Group award goes to: the Salt Lake Urban Debate League

Individual award goes to: Wagma Mohmand

Youth/Emerging Leader award goes to: Musa Abdullah

Awardees will be invited to attend United Nations events in Salt Lake City in 2019.

Human Rights Day Celebration update:

- Student lesson plan about human rights will be distributed to Glendale Middle School-prepared by Angela Doan, Senior Advisor for Education, Office of the Mayor, Salt Lake City Corporation.
- The evening's event will consist of:
 - Human Rights Commission Board
 - Mayor's message
 - Video art made by SLC TV
 - Glendale Latinos in Action
 - Chinese dragon dancers
 - Looking for a performance from a Native America group
 - Tables from local organizations
 - Food from Spice Kitchen

Commission discussed what will be given as an award to the awardees.

Other Business:

Salt Lake City School District is closing West High to out of boundaries students.

University of Utah student murdered in October 2018- discussed how her complaints about domestic violence/stalker were handled by the school and law enforcement. Commission will research if a link can be made to CEDAW.

Tanner Center for Human Rights- resource sharing inquiry

Status Updates:

CEDAW- working on the CEDAW ordinance presentation for the 2019 presentation to City Council.

Next Meeting:

CEDAW ordinance presentation preparations (December 2018)

Future Meetings:

Salt Lake City School District's Equity Office (January 2019)

Chamber of Commerce leadership scholarship/training, the commission requests an update in a future meeting.

Upcoming Events:

Salt Lake City's Breath Clean Festival November 18, 2019

October 2018 Minutes Approved

Motion to close the meeting

Date: 11-13-2018