



Memorandum

Planning Division
Community & Economic Development Department

To: Planning Commission

From: Elizabeth Reining, Principal Planner

Date: March 3, 2011

Re: Housing Diversity Sustainability Ordinance

Attached is a draft version Housing Diversity Ordinance that is part of the Mayor's Sustainable City Code Initiative. The purpose of the ordinance is to:

- Promote the health, safety and welfare of the citizens of Salt Lake City through the implementation of the goals and objectives of city housing plans;
- Promote a more diverse community through the provision of a variety of housing types within individual developments;
- Encourage a more widespread distribution of housing options throughout the community;
- Encourage multi-family developments that incorporate a variety of unit sizes and bedroom mix;
- Encourage the provision of affordable housing through incentives to the private sector; and,
- Increase the home ownership opportunities within the City.

The proposed regulations include:

- Requiring new or redeveloped subdivisions encompassing 20-39 acres to include at least two dwelling types (i.e. single family detached, townhomes, multi-family, etc.) allowed in the underlying zoning district;
- Requiring new or redeveloped subdivisions encompassing more than 40 acres to include at least three dwelling types allowed in the underlying zoning district;
- Requiring multi-family developments of 20 units or more to have a minimum of 50% of units vary in size by at least 250 square feet OR have no more than 50% of units have the same number of bedrooms per unit; and,
- Offering market rate developers of 20 units or more a 20% density bonus if 10% of proposed units are affordable.

Exceptions to the proposed regulations will be given to housing designated for specific groups and funded with specific monies. The City will use the United States Department of Housing and Urban Development standards to determine affordability.

Attached is a draft version of the ordinance for your review. On March 9, staff will brief the Planning Commission on the proposed ordinance. The goal of the briefing is to identify key issues and obtain direction from the Commission on the proposed regulations.

After the briefing, staff will incorporate comments from the Planning Commission and other groups sought during the public comment period and bring the proposed ordinance back to the Planning Commission for a public hearing and recommendation that will be forwarded to the City Council.