

Housing and Neighborhood Development (HAND) Division Comments on Proposed TSA Changes

Date Published: November 9, 2016

HAND has reviewed the proposed TSA zoning changes and has the following comments:

- HAND supports the addition of increased points for both mixed income and use as well as the additional points for building in high opportunity areas.
- HAND feels that 15 years is the minimum threshold for affordability and the division would be supportive of a longer term.
- Generally HAND is supportive of the point system but encourages caution as it relates to how much affordability is required. Each community has unique needs as it relates to affordability and point systems can at times have unintentional consequences. With this in mind HAND would recommend that there is a minimum amount of units (no less than 2) which would encourage sufficient affordability in small projects and would encourage consideration of a larger point spread on projects with 33% or more affordability.

Lastly, HAND would like to note that subsidized affordable housing and specifically housing that uses low income housing tax credits has been proven to enhance communities and decrease crime. These housing opportunities are critical in all communities throughout our city ensuring that all incomes have access to such housing. Affordability is key to the preservation of the integrity and fabric communities have built over generations and will help prevent the negative effects of gentrification. Currently, HAND believes that there is no community in Salt Lake City that has a too much formalized affordable housing; rather some communities, notably, have extremely limited options while others are seeing continued growth. HAND recognizes that in the future it will be critical to create access to housing in all our neighborhoods and is encouraged by incentives that promote such growth such as these TSA changes.