



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Planning Commission

From: Ruedigar Matthes, Policy & Program Manager, Department of Community & Neighborhoods
Angela Price, Policy Director, Department of Communities & Neighborhoods

Date: May 25, 2022

Re: Moderate Income Housing Plan Amendment – Implementation Plan

Growing SLC, Salt Lake City's (the "City") Moderate Income Housing Plan (MIHP), is in its final year and has seen significant success toward the goals and objectives outlined within it. To date, all of the main goals have been completed or seen significant progress toward their completion.

The recent trends in the housing market, including record price increases, call for further implementation of the goals outlined within *Growing SLC*. In addition, HB 462 – Affordable Housing Amendments, passed in the 2022 general legislative session, requires an implementation plan to be included in the MIHP element of a municipality's general plan, which must be adopted by October 1, 2022 in order for the City to stay eligible for various state funding sources in future years. Furthermore, if the City adopts an implementation plan *and* includes goals, timelines, and benchmarks to address at least six moderate income housing strategies outlined in HB 462, the City will be eligible for priority consideration for the various state funds referenced above.

To both continue addressing the housing situation and to comply with the new requirements, an implementation plan has been drafted to include housing-related efforts that are currently being undertaken by the City, that work toward the goals outlined in *Growing SLC*, and that meet at least six strategies outlined in HB 462.

The draft implementation plan will become available for public comment at slc.gov/hand/housingplan/.

Growing SLC Goals addressed in the Implementation Plan:

- 1.1.1 Develop flexible zoning tools and regulation, with a focus along significant transportation routes.
- 1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.
- 1.1.3 Revise the Accessory Dwelling Unit ordinance to expand its application and develop measures to promote its use.
- 1.1.4 Reduce parking requirements for affordable housing developments and eliminate parking requirements in transit-rich, walkable neighborhoods or when the specific demographics of a development require less parking, such as senior populations.
- 2.1.2 Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments.
- 2.2.1 Propose a significant, long-term, and sustainable funding source for the development, preservation, and stability of affordable housing.

- 2.4.1 Create an Affordable Housing Community Land Trust.
- 2.4.2 Work with community partners and government entities to acquire hotels, multi-family properties, and surplus land to preserve or redevelop them as affordable housing.
- 2.4.3 Structure renovation programs to reduce utility, energy, and maintenance costs while promoting healthy living.
- 2.5.1 Support and potentially expand incentives for landlords to rent to low-income households, including landlord insurance programs.
- 2.5.2 Enhance neighborhood development programs to entice landlords of substandard properties to improve their rental units.
- 3.3.1 Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.