



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Sara Javoronok, Senior Planner, AICP, sara.javoronok@slcgov.com, 801-535-7625
Date: May 11, 2022
Re: PLNPCM2019-00658

Zoning Text Amendment

PROPERTY ADDRESS: City-wide

PARCEL ID: N/A

MASTER PLAN: Plan Salt Lake, Growing SLC: A Five-Year Housing Plan

ZONING DISTRICT: Multiple

REQUEST:

A request by the Mayor to amend zoning requirements to incentivize and reduce barriers for affordable housing. The proposed amendments include the following if requirements for affordable units are met:

- Permit administrative design review and additional building height, generally between 1-3 stories depending on the zone in various zoning districts that permit multifamily housing.
- Remove the Planned Development requirement for specific modifications and for development in the CS and GMU zoning districts.
- Permit an additional story in the TSA Transition zoning districts and two stories in the TSA Core zoning districts.
- Allow additional housing types in the CG (General Commercial), CC (Community Commercial), and CB (Community Business) zoning districts.
- Allow housing on Institutional zoned land.
- Remove the density requirements in the RMF zoning districts.
- Allow townhouses, 3-4 unit buildings, and cottage developments on properties that are currently zoned for single- or two-family homes and are located within 1/4 mile of high-frequency transit or are located adjacent to arterial streets. Permit twin and two-family homes in these zoning districts where they are not currently allowed.

RECOMMENDATION:

Based on the information and findings listed in the staff report, staff recommends that the Planning Commission accept public comment, keep the public hearing open, and table petition PLNPCM2019-00658 regarding Affordable Housing.

ATTACHMENTS:

- A. [ATTACHMENT A: Zoning Maps & Graphics](#)
- B. [ATTACHMENT B: Proposed 21A.52 Zoning Incentives Ordinance Text](#)

- C. [ATTACHMENT C: Affordable Housing Incentives Summary Document](#)
- D. [ATTACHMENT D: Affordable Housing Incentives Document](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Analysis of Standards](#)

PROJECT DESCRIPTION AND BACKGROUND

The affordable housing incentives are a proposed tool to be added to the zoning code. They incentivize the building or preservation of affordable housing. The goals of the incentives are the following:

- First, to help tax dollars and private dollars that go into building affordable projects create more housing units. The proposal includes the use of density bonuses, shortening approval timelines, and modifying some zoning regulations to make that happen.
- Second, the incentives may open the door for property owners to start thinking about how their property may be used to provide new, affordable housing units. In many zoning districts, zoning rules currently prohibit some property owners from investing in their property to build more housing.

This project was initiated in 2019 to address increasing concerns regarding housing affordability and to implement the recently completed *Growing SLC* housing plan. It was initially envisioned as an overlay zoning district and termed, “Affordable Housing Overlay”. Planning staff posted an initial survey online with general questions about housing in the community in December 2019/January 2020. Over 2,100 people responded to the survey. Survey results showed that many people did not think housing was affordable and supported a variety of housing types in their neighborhood. This included single-family housing, and many supported more intense forms of housing including duplexes, townhouses, and cottages. See page 10 in the Survey Summary in Attachment E.1.

Based on this, planning staff developed a proposal presented in a [Story Map](#) and accompanied by a survey. This initial proposal included modifications to various zoning districts that would allow additional housing types, additional density, and additional building height, depending on the district. It also included some minor modifications to development standards and process waivers. Key aspects are that it included permitted ADUs and duplex, or twin or two-family dwellings, in single-family neighborhoods by right, provided that affordable units were provided. This proposal included a survey with questions about specific housing types, building height, and other potential zoning modifications. Generally, respondents indicated a high level of support for additional housing types in single-family zoning districts and additional building height in areas that allow for mixed-use and multifamily buildings (See the second survey in Attachment E.2 for more information).

Staff modified the proposal based on these responses. As staff developed the proposal, the proposed regulations fit better in a standalone chapter in the zoning code rather than as an overlay section. The proposal applies to many districts and is not mapped over a specific area with specific regulations. Instead, it modifies existing regulations provided that affordable housing is included. It is drafted as a new chapter, 21A.52 – Zoning Incentives, with Affordable Housing Incentives the first included.

The proposal expanded in the single- and two-family districts to include additional housing types. Staff also removed the density requirements for the residential multifamily (RMF) districts provided a percentage of units were restricted as affordable. For the mixed-use and multifamily districts, staff refined the additional height and other modifications to the specific zoning districts.

The incentives are summarized below. Units using these proposals would need to be deed restricted to ensure their affordability. Attachment D includes the full text of the draft language and a more detailed discussion of them. Many of the incentives refer to area median income (AMI). This is the midpoint of the region's income distribution. Half of the families in the region earn more than the median and half earn less than the median. In this case, the Federal government sets the region for the Salt Lake City Metro Area, which includes Salt Lake and Tooele counties.

Mixed-Use and Multifamily Zoning Districts

Additional height and process modifications

Provisions related to additional height are a key incentive in the proposal. These are specific incentives for additional height of 1 to 3 stories in zoning districts that allow for additional height in mixed-use, multifamily and attached units. See pages 16-20 in Attachment D for the specific allowances in these districts. The proposal does not modify the design standards, but modifies the review to administrative rather than requiring a Planning Commission hearing.

Affordability requirement:

The incentives would require affordable units as follows:

- 20% of units are restricted to those with an income at or below 80% AMI;
- 10% of units are restricted to those with an income at or below 60% AMI; or
- 10% of units are restricted to those with an income at or below 80% AMI when the affordable units have two or more bedrooms

The additional incentives for units that serve those with lower incomes, and a lower requirement for the percentage of units if there are larger units built is to address that it is more difficult to provide units to those with lower incomes or for larger units, so the incentives are greater for these types of proposals. Units using these incentives would need to be deed restricted to ensure their affordability.

Planned Development process modifications

The proposal would remove the requirement for a Planned Development for two types of projects. The first type of project is for buildings in two zoning districts, the GMU (Gateway Mixed Use), which is in the Gateway area and CS (Community Shopping), which is limited to four areas of the city. See maps in Attachment A.1.

The second type of project is for building lots that do not have public street frontage. This is a common request with a planned development, often associated with other requests. Removing the requirement for this process could shorten the review and process for units. Generally, requests for building lots without street frontage are approved. As properties with long, deep lots redevelop with more intensive uses and townhouses or other forms that were not previously as common, this is a common request as the larger size of many lots allows for internal, private drives to access garages for townhouses or other sites where there are multiple buildings. The removal of this requirement is intended to decrease the processing time for applications and would not affect approval standards.

Affordability requirement:

20% of the units as affordable to those with incomes at or below 80% AMI unless otherwise specified for the zoning district. Units using this modification would need to be deed restricted to ensure their affordability.

TSA modification

The next part of the proposal is a change from the existing requirements in the TSA or Transit Station Area zoning districts. There are eight TSA districts, four are “core” districts and four are “transition” districts. These districts are located near some light rail stations, see maps in Attachment A.2 for specific locations. The zoning district has an administrative approval process for projects if they meet a required number of points per guidelines that apply to the district. If projects meet this required number of points, they can add an additional story. The proposal would allow one additional story in the Transition districts and two additional stories in the Core districts, but only if affordable units are provided.

Affordability requirement:

The incentives would require affordable units as follows:

- 20% of units are restricted to those with an income at or below 80% AMI;
- 10% of units are restricted to those with an income at or below 60% AMI; or
- 10% of units are restricted to those with an income at or below 80% AMI when the affordable units have two or more bedrooms

Units using this modification would need to be deed restricted to ensure their affordability.

Additional building types

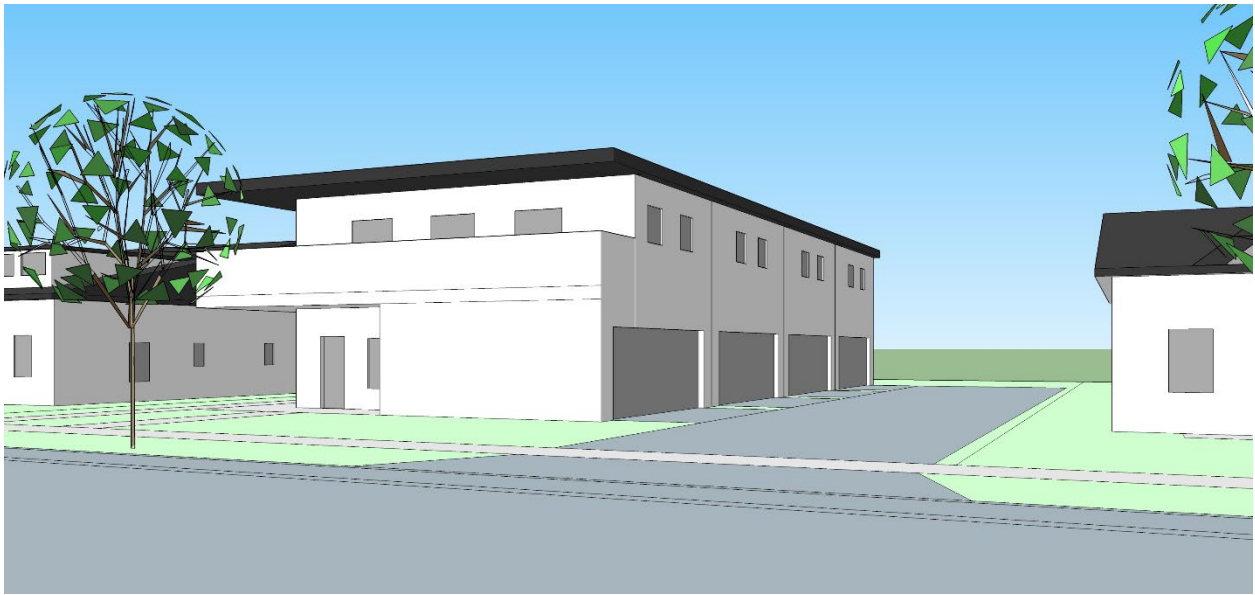
The proposal would allow single-family and single-family attached dwellings, which include row houses, sideways row houses, and cottage developments in the CB – Community Business, CC – Corridor Commercial, CG – General Commercial, and I - Institutional zoning districts. These districts are located across the city. CB generally has neighborhood-oriented businesses and related uses, including grocery stores. Concentrations of corridor commercial are located on State Street and Redwood Road. There are areas of General Commercial west of downtown, on 300 West and west of I-15. Definitions and design standards are provided for these with the amendments.

The CB, CC, and CG zones permit multifamily development. Buildings that look like townhouses or row houses are platted as condos and considered multifamily development. This would permit them as single-family attached housing that could be developed without a condo plat. This could allow for additional financing opportunities for homeowners that are not necessarily an option with condo units.

The institutional zoning district includes land where there are schools, hospitals, and other non-profit entities. Multifamily housing is not permitted in this zoning district. At a later date, planning staff may consider multifamily housing as a permitted use in this zoning district.

Affordability requirement:

20% of the units as affordable to those with incomes at or below 80% AMI. Units using this modification would need to be deed restricted to ensure their affordability.



Example of a sideways row house that could be built. See below and in Attachment A.4 for additional graphics showing how this building, a fourplex, and a duplex could fit on a lot.

Middle, Single- and Two-Family Zoning Districts

Residential Multifamily Districts

The existing density requirements in the RMF (Residential Multifamily) zoning districts often prevent the construction of development that is the same density and type as existing surrounding development. These districts are located in various areas of the city with concentrations of them to the east of downtown. See the map in Attachment A.3. The proposed amendments incentivize affordable housing by removing these density limits or qualifying provisions if affordable units are provided. For example, in the RMF-30 zoning district the density limits require a 9,000 square foot lot for a multifamily development of 3 or more units. Then, for each additional unit above 3, an additional 3,000 square feet is needed. For example, this would require a half-acre of land for 7 units. This is often a greater amount of land than would have been required historically. This results in a smaller number of units constructed on properties. In addition, the units that are constructed are much larger than those constructed historically, which results in a higher cost per unit.

The proposal would remove these density restrictions and the minimum lot width. It would not permit additional height and would allow for limited modifications to the existing standards for side yards. There are additional design standards and no more than 25% of the units can be less than 500 sq. ft. The removal of the density restrictions would enable a greater number of units, likely smaller units, to be built on properties.

Affordability requirement:

Feedback from the surveys and other outreach indicate support for more for sale units that could be owner occupied and the proposal includes different requirements for rental and for sale units. The rental units must be at affordable at 50 or 60% AMI and have affordability requirements similar to those for Low Income Housing Tax Credits (LIHTC) which is a tax credit program for the acquisition, rehabilitation, or new construction rental housing for lower-income households. The city's zoning requirements generally do not regulate ownership. However, with the more restrictive affordability requirements proposed, for sale units have an alternative requirement.

For rental housing:

- A minimum of 40% of units shall be affordable to those with incomes at or below 60% AMI;
- A minimum of 20% of units shall be affordable to those with incomes at or below 50% AMI;
or
- A minimum of 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.

For sale owner occupied units:

50% of units as affordable to those with incomes at or below 80% AMI. Units using these incentives would need to be deed restricted to ensure their affordability.

Single- and Two-Family Incentives

The city has six single-family zoning districts, there are three R-1 districts: R-1/5,000, R-1/7,000, R-1/12,000, and three FR districts: FR-1, FR-2, and FR-3. The city has four districts that generally allow two-family or duplex homes in addition to single family homes. These are the R-2, SR-1, SR-1A, and SR-3 zoning districts. The proposed amendments would permit several types of homes that are not currently permitted in all of the districts:

- Two-family, twin, or duplex homes;
- 3-4 unit buildings – triplexes or fourplexes;
- Townhouses, or single family attached units, as sideways rowhouses or rowhouses in groups of 3-4; and
- Cottage developments, which are single family homes in groups of two to eight that are generally arranged in a courtyard layout.

This is a modification from the initial proposal in the 2020 StoryMap. This reflects what we heard in the surveys about having affordable housing potentially available in areas across the city and in having units that could be for sale and owner occupied in addition to rental housing. These would be permitted in areas that are within ¼ mile of frequent transit or where adjacent to an arterial road. Frequent transit is defined as service that comes every 15 minutes during peak daytime hours and includes FrontRunner, Trax, S-line, and bus routes. See page 35 in Attachment D for the location of where these incentives could apply.

There are some modifications permitted in these zoning districts, including some revisions from the draft posted on the project page:

- Parking: Only one off-street parking space would be required. A detached garage or covered parking space up to 250 sq. ft. may be provided and exceed the maximum size permitted for accessory structures in the underlying zone.
- Yards: Minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
- Density: Existing lots may contain a building with up to four units. New lots created must comply with the minimum lot area of the zoning district. Single-family attached units may be on their own lot. The minimum lot size in the SR-3 district may be reduced by 25%.
- Lot width: Minimum lot width requirements do not apply.
- Building coverage: Building coverage may increase up to the existing average of the block face if the average exceeds the maximum coverage of the zone.

Affordability requirement:

50% of the units as affordable to those with incomes at or below 80% AMI. Units using these proposals would need to be deed restricted to ensure their affordability.



Example of a four-family dwelling or a fourplex that could be built. See Attachment A.4 for additional graphics showing how this building, a sideways row house, and a duplex could fit on a lot.

Modifications to standards

The proposal would add design standards to projects that used the incentives. Single family attached units (row houses and sideways row houses) and cottage developments would have standards similar to those proposed with the [RMF-30 modifications in 2019](#). These addressed, yards, setbacks, open space, parking, and have some design requirements including a minimum percentage of glass, prohibition of garage doors facing the street, and the length of blank walls. There are additional standards for three- and four-family dwellings that address yards, building entrances, street facing façade glass, and open space areas. This is likely to simplify the development of parcels that are currently harder to develop.

Proposed 21A.52 Zoning Incentives Chapter and other ordinance modifications

As described above, the proposed changes are drafted as a new chapter, 21A.52 Zoning Incentives. This chapter, 21A.52, was previously the Special Exception chapter that was eliminated in 2021. It is drafted so additional zoning incentives, beyond the Affordable Housing incentives, could be added later. This language is in [Attachment B](#).

The first four sections, 21A.52.010-21A.52.040 include the purpose statement and general applicability and approval process information that would apply to all incentives that could be included in this chapter. The Affordable Housing Incentives are proposed as 21A.52.050. Subsections A, B, and C provide additional general information about the purpose, applicability, and proposed uses.

Subsection D provides specific details on the incentives and eligibility. This includes the requirement for deed restricted units, that the affordable units must be comparable to the market rate units in terms of number of bedrooms, size, access to amenities, and other characteristics. It provides the specific incentives for different zoning districts:

- 1) Single- and Two-family: Identifies the additional housing types permitted, how and where permitted, and affordability requirements.
- 2) RMF-30, RMF-35, RMF-45 and RMF-75: Removes the qualifying provisions for density and specifies the affordability requirements.
- 3) CB Community Business, CC Corridor Commercial, CG General Commercial, and I Institutional Zoning Districts: Identifies the additional housing types permitted and the affordability requirements.
- 4) Provides for administrative design review and additional building height for many zoning districts, generally those that permit multifamily housing. These are listed in Attachment B and in pages 16-20 of Attachment D.
- 5) Provides a waiver of the planned development process in several circumstances, including lots without street frontage, when there are affordable units.

Subsection E includes the development regulations. These are the development and design standards for the affected zoning districts. The first section addresses the single- and two-family zoning districts (R-1, R-2, FR, and SR) and the modifications that can be made to the existing standards and the additional design standards that apply for housing that is using the incentives. The second section provides specific requirements for the RMF zoning districts. The third section details requirements for specific building types: row houses, sideways row houses, cottage developments, and all other buildings with residential uses. It also provides a requirement that if a development site has more than 125 units, no more than half of them shall be designated as affordable units. The final section states requirements for lots without street frontage.

The final section of the draft language identifies the additional changes to other chapters of the zoning code. This includes language regarding fines for not maintaining units at the agreed upon rate. It provides a number of definitions including “affordable housing” and “affordable housing development”. It also adds “affordable housing development” as a use in districts where the housing types are not otherwise permitted. There are definitions for the additional building types and modifications to the R-1 and R-2 definitions. The remainder of the changes modify or remove existing affordable housing requirements or references to reflect this affordable housing incentives chapter.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposal is for a zoning text amendment. The Planning Commission may make a recommendation to the City Council on this type of proposal per 21A.50.050.A. The Planning Commission may make modifications to the proposed amendments, direct staff to make recommendations, or forward a recommendation to the City Council. Currently, staff recommends that the Planning Commission direct staff to make any revisions, keep the public hearing open, and table the proposal.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Basis for incentive approach
3. Public input issues that warrant discussion
4. Proposed modifications since proposal released/Additional considerations for the Planning Commission

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

The city's adopted plans and policies provide a basis for this proposal. This includes the citywide plan, [*Plan Salt Lake*](#) (2015) and [*Growing SLC: A Five-Year Housing Plan 2018-2022*](#) (2017). These plans were both adopted by the City Council after extensive review by the public and city boards and commissions. The proposal is consistent with the following principles, objectives, and policies. See below for the specific items and analysis.

Plan Salt Lake

The proposal is consistent with several items in the Growth, Housing and Transportation & Mobility Chapters. The Growth chapter Guiding Principle, "Growing responsibly, while providing people with choices about where they live, how they live, and how they get around" is applicable. The proposal seeks to enable greater opportunities for people to make these choices by allowing additional housing throughout the community in different building types and sizes and by orienting greater development opportunities to areas with increased transit opportunities. It is consistent with the following initiatives:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

These initiatives are applicable in that most development proposed using these incentives would be infill or redevelopment of existing properties that have existing infrastructure and amenities. The incentives specifically encourage development in transit and transportation corridors. The incentives include zoning districts that allow for mixed-use development and add additional building types to other residential districts, which would create a wider mix of uses in these zoning districts. Additional housing constructed with the incentives would accommodate an increase in the city's population and help to fulfill the existing gap between households and housing units in the area.

In the Housing chapter, the Guiding Principle, "Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics" is applicable. The proposal would allow for additional housing types in several zoning districts and specifically require that a percentage of the units are affordable for those earning 80% or less than the area median income. It generally allows these housing types with minimal specificity about unit composition and size, which is intended to allow for a market response over time to changing demographics in the city.

The proposal is also consistent with the following initiatives in the Housing Chapter:

- Ensure access to affordable housing citywide (including rental and very low income).

- Increase the number of medium density housing types and options.
- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Promote energy efficient housing and rehabilitation of existing housing stock.
- Promote high-density residential in areas served by transit.

The proposal allows for and incentivizes affordable housing units across the city. It increases the housing types permitted in many districts, including commercial, single- and two-family districts. This is designed to facilitate moderate density increases in these existing neighborhoods. Amendments to the Downtown and TSA districts further enable and incentivize the development of high density residential in these areas that are served by high-frequency bus and rail transit. These moderate and high-density areas have existing infrastructure and services and, particularly in the high-density residential areas, have the potential to be people oriented. The ability to add units on properties and permitting additional housing types in neighborhoods can accommodate aging in place both in homes and in neighborhoods. The proposal promotes the rehabilitation of housing stock by allowing additional units on properties.

In the Transportation chapter, the proposal is consistent with the Guiding Principle, “A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.” It is also consistent with the 2040 target and initiative to have public transit within ¼ mile of all homes. The proposal incentivizes additional units in many zoning districts that are in close proximity to transit, consistent with the initiative to encourage transit-oriented development, and it would permit additional housing types in single- and two-family districts that are within ¼ mile of high-frequency transit.

Growing SLC: A Five-Year Housing Plan 2018-2022.

The proposal is consistent with several goals, objectives, and policies in Growing SLC:

- Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.
 - Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.
 - Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
 - 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.
 - 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.
 - Objective 2: Remove impediments in City processes to encourage housing development.
 - 1.2.1 Create an expedited processing system to increase City access for those developers constructing new affordable units.

The proposal is to modify existing zoning to allow greater flexibility and opportunities for housing across the city, specifically focusing on and incentivizing areas with high frequency transit. It encourages diversity in housing stock by allowing for additional housing types in several commercial districts and in the single- and two-family zoning districts. It also permits the conversion or addition of units in existing structures. It minimizes the parking required for additional units in many zones while taking into consideration proximity to transit.

An element of the proposal is waiving or reducing the required Planning processes for developments. It removes the requirement for a Planned Development for many projects including those in zoning districts that otherwise require a Planned Development and for those that propose lots without frontage. Similarly, it allows for an administrative Design Review for additional height when permitted or incentivized and meeting the affordability requirements. This administrative process does not generally modify standards but could decrease the processing time for projects.

- Goal 2: Affordable Housing: Increase Housing Opportunities and Stability for Cost-Burdened Households
 - 2.1.2 Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments.

The proposal generally incentivizes rather than requires the inclusion of affordable units in developments. The modification to the TSA zoning district requires affordable units for the additional floor, which is not currently required. Otherwise, the proposal incentivizes affordable units rather than require them through inclusionary provisions. This is further detailed in Key Consideration 2.

- Goal 3: Equitable & Fair Housing: Build a More Equitable City
 - Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity
 - Make strategic affordable housing investments in high opportunity neighborhoods.
 - Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

The proposal allows for additional housing types in a variety of zoning districts, including commercial, single- and two-family districts. These include high opportunity neighborhoods and may increase the opportunity for owner-occupied units in these neighborhoods. The same provisions may also allow for greater opportunities for residents to remain in the same neighborhoods or elsewhere in the city throughout all stages of life by providing for additional housing types and greater opportunities for these types of developments that are often occupied by recent graduates, young families, and those that may wish to downsize.

Consideration 2: Basis for incentive approach

This proposal was initiated as an incentive-based proposal, rather than one that would have requirements that applied to housing. Staff researched other incentive-based approaches, summarized below, and used these along with survey responses to draft this proposal. In

addition, there have been comments and questions regarding other regulatory approaches and staff will briefly address these.

Other Incentive Approaches

Los Angeles, CA – [Transit Oriented Communities Incentive Program](#): Los Angeles voters adopted a measure in 2016 that allowed for the creation of the Transit Oriented Communities Incentive Program. It encourages the construction of affordable housing near bus and train stations. From 2017 through the end of 2021, over 34,000 discretionary units of housing were proposed through the program with 21% of them as affordable.

It uses a tiered system to determine the level of incentive available. Generally, the more an area is served by transit, the higher the tier. A higher tier requires a greater percentage of affordable housing and allows more incentives. Ministerial (administrative) level review allows for more units, an increase in the floor area ratio (building mass and height) and reduction in parking requirements. Planning review can allow for reductions in required yards, open space and lot width and increases in lot coverage and height.

Austin, TX – [Affordability Unlocked](#): This is a development bonus program adopted by Austin, Texas in 2019. It waives or modifies some development restrictions in exchange for providing low- and moderate-income housing. The program is designed to increase the number of affordable housing units developed in Austin and leverage public resources by allowing developers to build more units in their developments when affordable units are included.

The program has "Type 1" and "Type 2" incentives. Type 1 incentives for rental properties provide relief from various regulations including height, setback, bulk regulations, some design regulations, and dwelling unit occupancy limits when developers provide units to a specific number of households at 50% of median family income and an average of 60% of median family income. Type 2 incentives require greater affordability and provide additional height and density waivers.

Cambridge, MA – adopted an [Affordable Housing Overlay](#) in October 2020. The overlay requires 100% affordable housing units. Their website states that the goal of the overlay is to “help affordable housing developers, using public funds, create new affordable units more quickly, more cost effectively, and in areas where there are fewer affordable housing options for residents.”

The overlay is based on the premise that the affordable housing developers could not compete with market rate developers that could afford to pay more for land and buildings. The overlay streamlined the approval process and allowed the create of new, permanently affordable housing that could have additional density than what was otherwise allowed. It includes design guidelines to facilitate the new development. Their website shows approximately 600 units in the pipeline.

Other Regulatory Approaches

Inclusionary Housing/Zoning – Growing SLC included a recommendation that the city consider this policy. Per Growing SLC, “inclusionary zoning programs refer to local land use ordinances that require or encourage developers to include affordable units in new residential developments, either applied to an entire city or focused on a distinct geographic area. Affordability is often achieved through an indirect subsidy to residential developers—including

through increased development capacity or other accommodations during the development review process.”

As an incentive-based proposal, this proposal would encourage affordable units and is not mandatory, similar to the recommendation in Growing SLC. Additionally, Utah has limited inclusionary policies enacted. The adoption of HB 303 in the 2022 Utah legislative session, effective as of May 4, 2022, limits inclusionary policies and specifically authorizes incentive policies such as this proposal. It states,

10-9a-535. Moderate income housing.

- (1) A municipality may only require the development of a certain number of moderate income housing units as a condition of approval of a land use application if:
 - (a) the municipality and the applicant enter into a written agreement regarding the number of moderate income housing units; or*
 - (b) the municipality provides incentives for an applicant who agrees to include moderate income housing units in a development.**
- (2) If an applicant does not agree to participate in the development of moderate income housing units under Subsection (1)(a) or (b), a municipality may not take into consideration the applicant's decision in the municipality's determination of whether to approve or deny a land use application.*
- (3) Notwithstanding Subsections (1) and (2), a municipality that imposes a resort community sales and use tax as described in Section 59-12-401, may require the development of a certain number of moderate income housing units as a condition of approval of a land use application if the requirement is in accordance with an ordinance enacted by the municipality before January 1, 2022.*

Inclusionary policies were first implemented in the 1970s as a reaction to “exclusionary” zoning policies that limited the construction of various housing types or affordable units in neighborhoods. Staff’s review of mandatory inclusionary policies shows mixed results. Their implementation can be successful by producing a greater number of affordable units than would otherwise be produced. However, as a requirement, inclusionary policies may lead to an overall reduction in the number of units produced and may increase costs for the non-inclusionary units. See page 8 in Attachment D for a synopsis of how zoning in Salt Lake changed over time and became more restrictive.

Rent Control – Several public comments have suggested rent control. Utah Code 57-20-1 prohibits rent control statewide. The city does not regulate the prices that private individuals and owners charge. The city’s zoning ordinance generally does not address prices or ownership and these decisions are left to the market. Based on the prohibition in the Utah Code, planning staff has not considered rent control as a strategy for adding affordable housing units.

Consideration 3: Public Input issues that warrant discussion

Since the draft language for the proposed was released on January 28, 2022, staff has received approximately 200 comments from individual members of the public through email (Attachment E.7), the online comment form (Attachment E.3), and the City Council office (Attachment E.9).

Staff wants to clarify a few items that were raised in the comments or in other public meetings:

- *Purview of the Planning Division* – The city’s zoning regulations are under the purview of the Planning Division and the Planning Commission. Planning staff understands that there are issues and concerns that zoning cannot address, including job wages, home prices, and, outside of these proposed amendments, the types of units constructed, and the rents charged. While these items contribute to the housing issues that the city faces, the Planning Division does not have the ability make changes that would affect these issues.
- *Other city codes and required improvements* – Development with these incentives requires compliance with other codes, policies, and fees. This includes building and fire codes. It may require infrastructure improvements. The incentives in this proposal would not change the requirements of other city departments.
- *Affordability requirements* – Affordable housing units are generally provided through a mix of funding mechanisms, including loans, grants and tax credits. Market rate units are priced taking into consideration lending requirements, construction costs, operating costs and other factors. The proposed requirements for affordable units are for a minimum of 80% AMI in many zoning districts and 60% AMI for a lower percentage of units. For the RMF districts, the proposal is for a minimum of 50% or 60% AMI, which would enable projects to potentially qualify for the LIHTC. Requiring a lower AMI to qualify for the incentive could result in more units for those at lower AMIs, but it may also result in an overall fewer number of units. The draft proposal seeks to provide a balance between these two and encourage a greater overall number of units.
- *Parking requirements* – The proposed amendments require no more than one space per unit or, if less, compliance with the parking requirements of the underlying zoning district. One space per unit would be required for the additional housing types in the R-1, R-2, FR, and SR zoning districts.
- *Owner-occupied units* – Several comments wanted to see owner-occupied units. Aside from the requirement for owner-occupancy on a property with an ADU, the zoning regulations generally do not regulate ownership status. The addition of the additional housing types in various zoning districts may provide for ownership opportunities as these are housing types that are often owner-occupied.
- *Unit size* – Many recently constructed and approved buildings have studio and one-bedroom units. Commenters wanted to see larger units and others with amenities oriented to families. Generally, the zoning regulations do not specify the size of units. There are some exceptions to this in the draft amendments. It includes a greater incentive for some larger units and, in the RMF districts, a restriction on the percentage of units less than 500 sq. ft. Aside from these two proposals, it is staff’s opinion is that this is best left to the market since this can change over time and it can be a lengthy process to update the zoning code to reflect changing trends.
- *Historic preservation* – Local historic landmarks and historic districts are located throughout the city and in various zoning districts. The city’s historic regulations do not apply to properties that are on the National Register of Historic Places but are not locally designated. The proposed affordable housing incentives would not modify existing historic preservation requirements for locally designated properties. Proposals would need to comply with existing historic standards and guidelines. It would be difficult for a contributing property in a local historic district to be demolished using these incentives.
- *Pilot program* – Several comments encouraged a pilot program in a small area to test out the incentives the resulting development. Staff’s opinion is that this would have a

disproportionate impact on the pilot area chosen. The effect on this area would not necessarily be representative as to how it would be implemented if the incentives applied to the city more broadly.

Consideration 4: Proposed modifications since proposal was released

Since the release of the draft proposal in February, based on public comment and staff review, there are several areas where staff recommends clarifying language:

- *Existing structures may be converted* – Planning staff added an additional sentence clarifying that existing structures may be converted. This is most likely to apply in the single-family, two-family, and RMF districts that have larger homes that could be divided into multiple units in a single building. In the single- and two-family zoning districts this could allow for the legalization of existing second units or basement apartments that may not meet the current requirements of the zoning district or requirements for unit legalization.
- *Density requirement for units* – The existing provision regarding lot area and calculating density is clarified to provide more information as to the lot size required for additional building types and units on single- and two-family properties. As identified above, the proposal allows a building with up to four units on existing lots. Single-family attached units may be on their own lot, and new lots created must comply with the minimum lot area of the zoning district.
- *More restrictive design standards take precedence* – There is also clarifying language providing for more restrictive design standards to apply and take precedence. For example, more restrictive design standards in the TSA districts would apply rather than the design standards identified in the proposal.
- *All other buildings containing residential uses* – The 21A.52.050.E.3.d “All other buildings containing residential uses” heading is modified to exclude single- and two-family dwellings and require those types to meet the requirements as currently specified in 21A.24.
- *Side yard conflict addressed* – The changes address a conflict between the side yard requirement for the single- and two-family zones and the former “All other buildings containing residential units” section. This is resolved with the removal of the reduction for side and rear yard setbacks. Instead, a greater setback for buildings containing more than two units is required by 21A.52.050.E.3.d.

Additionally, the Commission may want to consider expanding the additional building types in the single- and two-family zoning districts. Currently, these are limited to the areas that are within ¼ mile of high-frequency transit, which is defined as rail or bus service every 15 minutes during peak hours. This proposal could be expanded to all areas of single- and two-family zoning. This would address concerns regarding changes to bus routes. Unlike fixed rail transit, these occur more frequently. Since the start of this project, some routes have changed to lesser frequency while others are proposed for increased frequency. This expansion would provide greater consistency for residents and developers.

STAFF RECOMMENDATION

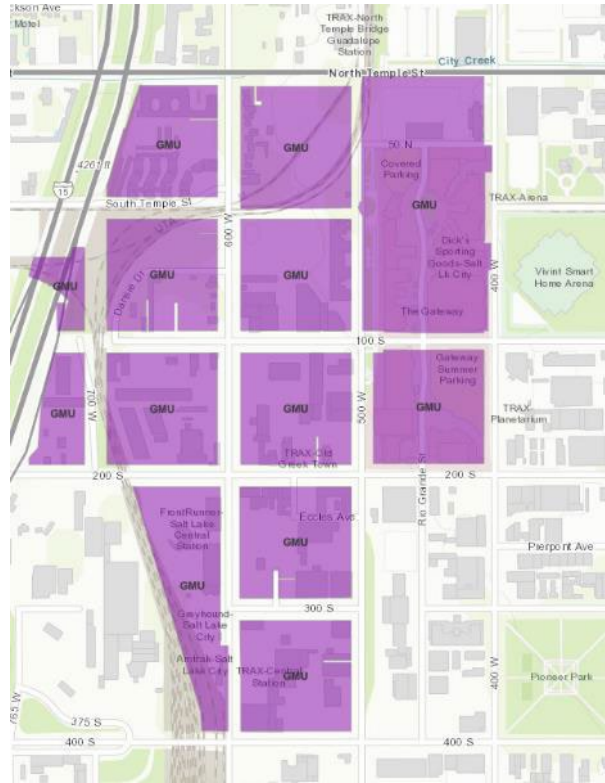
At this stage, planning staff recommends that the Planning Commission open the public hearing, accept public comment, and table the proposal for discussion at a later meeting.

NEXT STEPS

Staff recommends that the Planning Commission continue the public hearing and discuss the proposal at a subsequent meeting. Once the Planning Commission makes a recommendation, it will be forwarded to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

ATTACHMENT A: Zoning Maps & Graphics

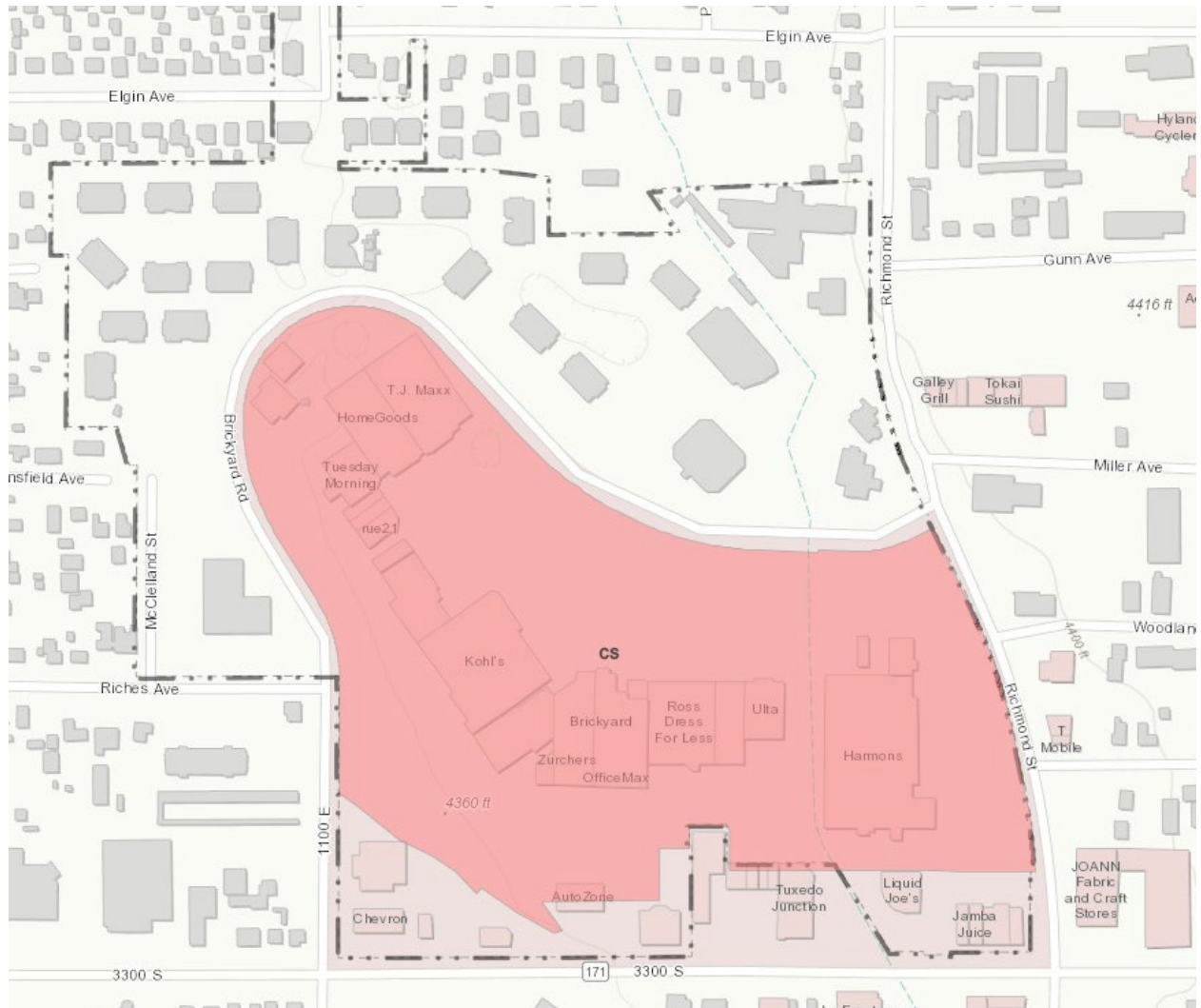
Attachment A.1 – Locations of GMU and CS zoning districts



GMU (Gateway Mixed Use) Zoning District



CS (Community Shopping) – Trolley Square area



CS (Community Shopping) – Brickyard

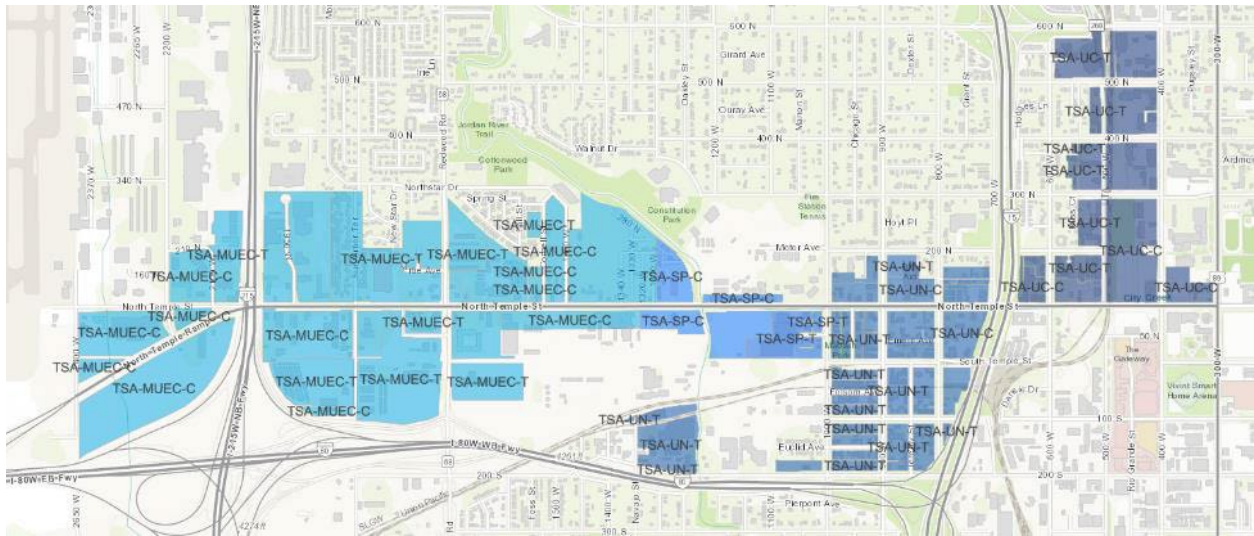


CS (Community Shopping) – Foothill Village



CS (Community Shopping) – Lucky Grocery area

Attachment A.2 Locations of TSA Zoning Districts



TSA (Transit Station Area) Zoning Districts – North Temple



TSA (Transit Station Area) Zoning Districts – 400 South

This is a detailed topographic map of Salt Lake City, Utah, and its surrounding areas. The map shows the city's layout with major roads, parks, and geographical features. Key landmarks include the University of Utah, Rice Eccles Stadium, and various parks like Ensign Peak and Red Butte. The Jordan River and Wasatch-Cache National Park are also visible. The map is color-coded to show elevation, with green for lower areas and brown for higher elevations.

AFFORDABLE HOUSING INCENTIVES

PROPOSED DEVELOPMENT TYPES

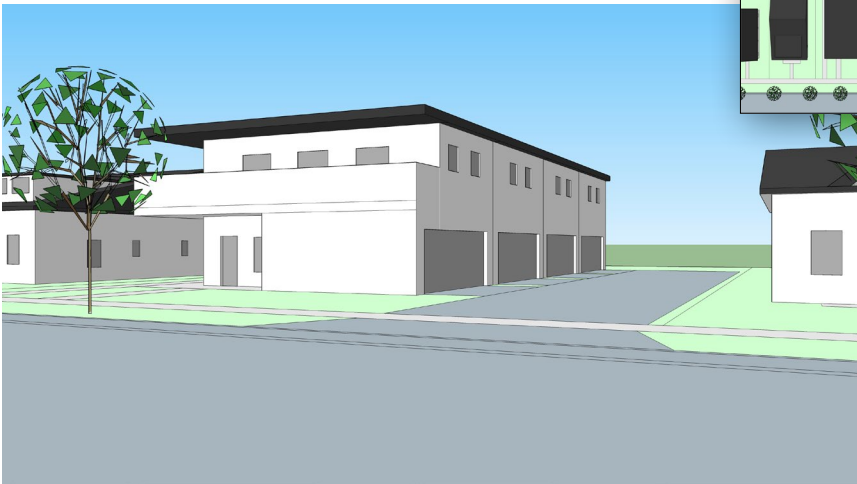


SALT LAKE CITY
PLANNING

The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This includes adding additional housing types in many areas of the city.

ADDITIONAL HOUSING TYPES

The proposed amendments would add additional housing types including single-family attached (rowhouses and sideways row houses), fourplexes, triplexes, duplexes, and cottage developments in many areas of the city. This handout has examples of a sideways row house, fourplex, duplex, and what can be built by right in an R-1/7,000 zone.



Scaled drawing of sideways row home consistent with proposed regulations.

4 - Unit Townhome Lot Layout

Unit #	4 (1,840 SF) Units
Lot Size	10,920 SF
Building Height	20 FT
Building Coverage	3,680 SF (34%)
Front Yard Setback	20 FT
Side Yard Setbacks	10 FT , 28 FT
Rear Yard Setback	25 FT
Open Space	7240 SF (66%)
Parking	2 Car Attached Garage Per Unit (8 Stalls Total)



Scaled drawing of fourplex building consistent with proposed regulations.

4 - Plex Lot Layout

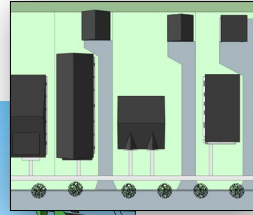
Unit #	4 (800 SF) Units
Lot Size	7,000 SF
Building Height	28 FT
Building Coverage	1,600 SF (23%)
Front Yard Setback	20 FT
Side Yard Setbacks	10 FT , 15 FT
Rear Yard Setback	61 FT
Open Space	5,400 SF (77%)
Parking	5 Surface Stalls

AFFORDABLE HOUSING INCENTIVES

PROPOSED DEVELOPMENT TYPES



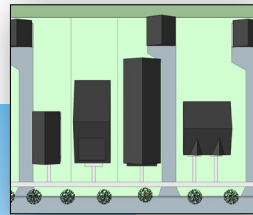
SALT LAKE CITY
PLANNING



Scaled drawing of duplex consistent with proposed regulations.

Duplex Lot Layout

Unit #	2 (800 SF) Units
Lot Size	8,400 SF
Building Height	16 FT
Building Coverage	1,596 SF (20%)
Front Yard Setback	28 FT
Side Yard Setbacks	5 FT , 18 FT
Rear Yard Setback	74 FT
Open Space	6,804 SF (80%)
Parking	2 Car Garage



Scaled drawing of single-family home consistent with the existing R-1/7,000 zoning regulations.

Single Family Home Developed Under Current R-1-7000 Standards

Unit #	1 Unit (4632)
Lot Size	7,000
Building Height	28 FT
Building Coverage	2,800 SF (40%) Dwelling (2,316 SF) Detached Garage (484 SF)
Front Yard Setback	20 FT
Side Yard Setbacks	6 FT , 15 FT
Rear Yard Setback	40 FT
Open Space	3,045 SF (43%)
Parking	2 Car Detached Garage

ADDITIONAL INFORMATION

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ATTACHMENT B: Proposed 21A.52 Zoning Incentives Ordinance Text

New Chapter:

21A.52 Zoning Incentives

21A.52.010 Purpose: The purpose of this chapter is to establish zoning incentives to support achieving adopted goals within the City's adopted plans and policy documents and promote the increase of affordable housing.

21A.52.020 Applicability: This chapter applies as indicated within each subsection.

21A.52.030 Relationship to base zoning districts and overlay zoning districts: Unless otherwise indicated in this chapter, all base zoning district or overlay zoning district standards and requirements take precedence except as indicated in this section.

21A.52.040 Approval Process: Any process required by this title shall apply to this chapter unless specifically exempt or modified within this chapter.

- A. The Planned Development process in 21A.55 shall not be used to modify any specific requirement of this chapter.
- B. The Design Review process in 21A.59 may be modified as indicated within this chapter.
- C. Developments authorized by this chapter are exempt from 21A.10.020.B.1.

21A.52.050 Affordable Housing Incentives:

- A. Purpose: The Affordable Housing Incentives encourage the development of affordable housing. The provisions within this section facilitate the construction of affordable housing by allowing more inclusive development than would otherwise be permitted in the underlying zoning districts. Housing constructed using the incentives are intended to be compatible in form with the neighborhood and provide for safe and comfortable places to live and play.
- B. Applicability: The provisions in this section provide an optional incentive to development projects that include affordable housing units. Unless specifically stated below, all other applicable provisions in the base zoning district or other overlay districts shall apply.
- C. Uses: Additional housing types are allowed in zones subject to complying with this section.
- D. Incentives and Eligibility Standards: Developments shall meet the criteria below to be eligible for the authorized incentives. Incentive criteria:
 - 1. Deed Restriction Required: Prior to the issuance of a building permit for construction of a building that includes affordable housing, a deed restriction, the form of which shall be approved by the City Attorney, shall be filed with the County Recorder's office that guarantees that the affordability criteria will be met for at least 30 years from the issuance of the Certificate of Occupancy. The deed restriction shall run with the land.
 - 2. Comparable units: Affordable units shall be comparable to market rate units in the development including entrance location, dispersion throughout the

building or site, number of bedrooms, and access to all amenities available to the market rate units in the development. This section does not apply to units in single- and two-family zoning districts.ⁱ

3. Single- and Two-Family Zoning Districts:
 - a. The following housing types: twin home and two-family, three-family dwellings, four-family dwellings, row houses, sideways row houses, and cottage developments are authorized in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3 zoning districts provided the affordability requirements in subsection b. are met.
 - b. To be eligible for the incentives listed in this section, a development shall provide the following:
 - (1) At least 50% of the provided dwelling units are affordable to those with incomes at or below 80% AMI, rental units shall be income-restricted and rent-restricted; and
 - (2) Any portion of the property is located:
 - (A) Within ¼ mile measured in a straight line from a passenger rail stop or a bus stop that is part of a high frequency bus route with a minimum of 15-minute service during daytime hours Monday through Saturday; or
 - (B) With street frontage on a roadway that is classified as an arterial on the adopted Major Street Plan.
4. RMF-30, RMF-35, RMF-45 and RMF-75 zoning districts:
 - a. The qualifying provisions for density do not apply in the RMF-30, RMF-35, RMF-45, and RMF-75 zoning districts provided the affordability requirements in subsection b. are met.
 - b. To be eligible for the incentives listed in this section, a development shall meet the following:
 - (1) Rental housing shall be income-restricted and rent-restricted and shall meet at least one of the following affordability criteria:
 - (A) A minimum of 40% of units shall be affordable to those with incomes at or below 60% AMI;
 - (B) A minimum of 20% of units shall be affordable to those with incomes at or below 50% AMI; or
 - (C) A minimum of 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.
 - (2) For sale owner occupied units shall provide a minimum of 50% of units affordable to those with incomes at or below 80% AMI.
5. Incentives in the CB Community Business, CC Corridor Commercial, CG General Commercial, and I Institutional Zoning Districts:

- a. The following housing types: row houses, sideways row houses, and cottage developments are authorized in zoning districts provided the affordability requirements in subsection b. are complied with;
 - b. To be eligible for the incentives in this section, a development shall provide a minimum of 20% of the units as affordable to those with incomes at or below 80% AMI.
6. The following incentives are authorized in zoning districts provided the affordability requirements in subsection d. are complied with:
- a. Administrative design review provided the noticing requirements of 21A.10.020 B and the standards in 21A.59 are complied. Early engagement notice requirements to recognized organizations are not applicable.
 - b. Additional building height as indicated in the following sections:
 - (1) Residential districts:

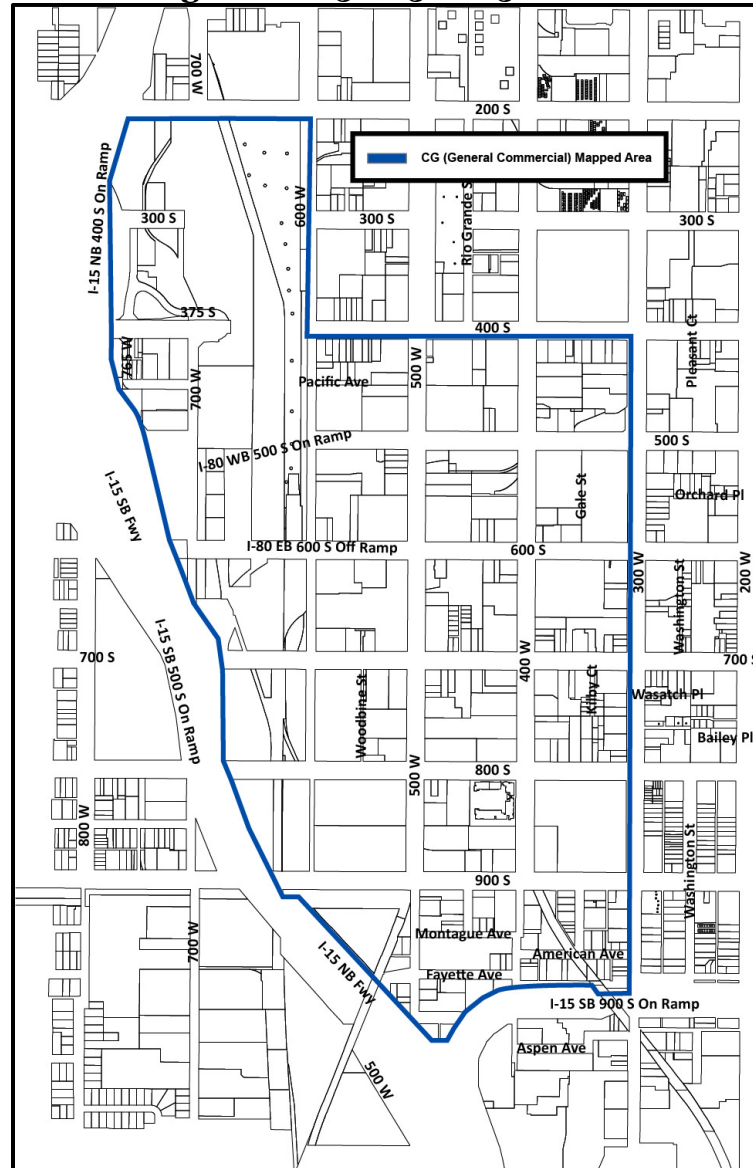
Zoning District	Permitted Maximum Height with Incentive
RMU-35	45' with administrative Design Review
RMU-45	55' with administrative Design Review
RB	May build one additional story equal to or less than the average height of the other stories in the building.
SR-3	May build one additional story equal to or less than the average height of the other stories in the building and maximum exterior wall height may increase up to 25'.
RMU	Maximum 125' with administrative Design Review in the mapped area in Figure 21A.24.170.F.3. May build three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review outside of the mapped area in Figure 21A.24.170.F.3.
RO	May build one additional story equal to or less than the average height of the other stories in the building.

(2) Commercial Districts:

Zoning District	Permitted Maximum Height with Incentive
SNB	May build one additional story equal to or less than the average height of the other stories in the building.
CB	May build one additional story equal to or less than the average height of the other stories in the building.
CN	May build one additional story equal to or less than the average height of the other stories in the building.
CC	45' with administrative Design Review; additional landscaping not required.
CG	90' with administrative Design Review; additional landscaping not required. 150' with administrative Design Review for properties in the mapped area in Figure 21A.52.060.D.5.b.2.
CSHBD1	105' for residential with structured parking, with administrative Design Review and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review. ⁱⁱ
CSHBD2	60' with administrative Design Review and one additional story equal to or less than the average height of the other stories in the building with administrative Design Review.

TSA-Transition	May build one additional story equal to or less than the average height of the other stories in the building with administrative review.
TSA-Core	May build two additional stories equal to or less than the average height of the other stories in the building with administrative review.

Figure 21A.52.050.D.5.b.2



(3) Form-based districts:

Zoning District	Permitted Maximum Height with Incentive
FB-UN3	125' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
FB-UN2	May build one additional story equal to the average height of the other stories in the building.

FB-SC	May build one additional story equal to the average height of the other stories in the building.
FB-SE	May build one additional story equal to the average height of the other stories in the building.
FB-UN1	May build up to three stories and 30' in height.

(4) Downtown districts:

Zoning District	Permitted Maximum Height with Incentive
D-1	Administrative Design Review is permitted when a Design Review process is required.
D-2	120' and one additional story equal to or less than the average height of the other stories in the building with administrative Design Review.
D-3	90' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
D-4	120' and three additional stories equal to or less than the average height of the stories permitted with administrative Design Review.

(5) Other districts:

Zoning District	Permitted Maximum Height with Incentive
GMU	120' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
MU	60' with residential units and administrative Design Review.

- c. Administrative Design Review is permitted for the following:
 - (1) Buildings in the CSHBD1 and CSHBD2 zoning district that exceed 20,000 square feet in size.
 - (2) Buildings in the CB zoning district that exceed 7,500 gross square feet of floor area for a first-floor footprint or in excess of 15,000 gross square feet floor area.
- d. To be eligible for the incentives listed in this section, a development shall meet the following affordability criteria:
 - (1) 20% of units are restricted as affordable to those with an income at or below 80% AMI;
 - (2) 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
 - (3) 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms.

- 7. **Planned Developments:** A Planned Development is not required when the purpose of the planned development is due to the following reasons cited below, subject to approval by other city departments. If a development proposes any modification that is not listed below, planned development approval is required. To be eligible for the incentives in this section, a development shall provide a minimum of 20% of the units as affordable to those with incomes at or below 80% AMI unless otherwise specified for the zoning district.

- a. Multiple Buildings on a Single Parcel: More than one principal building may be located on a single parcel and are allowed without having public street frontage. This allowance supersedes the restrictions of 21A.36.010.B;
- b. Principal buildings with frontage on a paved public alley;
- c. Principal buildings with frontage on a private street;
- d. Development located in the Gateway Mixed-Use (G-MU) “Planned Development Review” in 21A.31.020.C; or
- e. Community Shopping (CS) “Planned Development Review” in 21A.26.040.C.

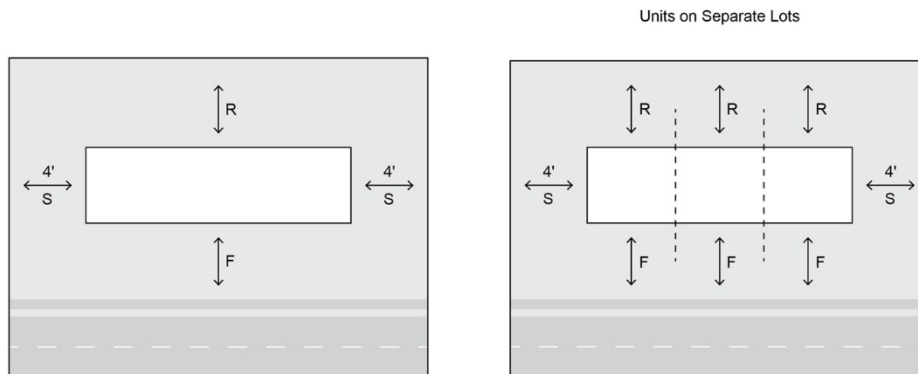
E. Development Regulations: The following development regulations are intended to provide supplemental regulations and modify standards of the base zoning district for the purpose of making the affordable housing incentives more feasible and compatible with existing development. Existing structures may be converted. Underlying zoning standards apply unless specifically modified by this section and are in addition to modifications authorized in subsection D.5. If there are conflicts with design standards, the more restrictive regulation shall apply and take precedence. These standards are not allowed to be modified through the planned development process.ⁱⁱⁱ

- 1. Modifications in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3 zoning districts:
 - a. Parking: Notwithstanding the parking requirements in 21A.44, only one off-street parking space per unit is required. One detached garage or covered parking space, no greater than 250 sq. ft. per unit, may be provided for each unit and these structure(s) may exceed the maximum size permitted for accessory structures in the underlying zone.
 - b. Yards: Minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
 - c. Density:
 - (1) Lots in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, and SR-1A zoning districts created after the effective date of this chapter are only eligible if the lot complies with the minimum lot area of the zoning district.
 - (2) Lots may contain a building with up to four units. Lots with single-family attached units may be divided such that each unit is on its own lot.
 - (3) Lots approved through a planned development or legally created through another process authorized by this title after the effective date of this chapter are not eligible for the incentives.
 - (4) Dwelling units may be arranged in any manner within a building or if a cottage development, within the buildings that are part of the cottage development.
 - (5) In the SR-3 zoning district, the minimum lot size per unit may be reduced by 25% from the minimum lot area listed in 21A.24.100.C.^{iv}
 - d. Lot width: Minimum lot width requirements do not apply.

- e. Building coverage: Building coverage may increase up to the existing average of the block face if the average exceeds the maximum coverage of the zone.
2. Within the RMF-30, RMF-35, RMF-45 and RMF-75 Zoning Districts the following provisions shall apply:
 - a. Unit Mix: No more than 25% of the units shall be less than 500 square feet to promote a mix of unit sizes.
 - b. Parking: Notwithstanding the parking requirements in 21A.44, only one off-street parking space per unit is required in multifamily developments with less than 10 units.
 - c. Yards:
 - (1) The minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
 - (2) For yards less than 50 ft. in width, minimum side may be reduced by up to 25%.^v
 - d. Lot width: Minimum lot width requirements do not apply.
3. In addition to applicable requirements in 1. and 2. above, the following provisions apply to the specific building types listed:^{vi}
 - a. Row house
 - (1) Perimeter yard requirements:
 - (A) Front yards: The front yard and corner side yard of the underlying zoning district apply.
 - (B) Side yards: A minimum of 10 feet on one side of the building and 6 feet on the other interior side yard. When adjacent to a public alley, a side yard may be reduced to five feet provided the building contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley. The entry feature may not encroach in the side yard.
 - (C) Rear yards: The minimum rear yard required within the underlying zoning district may be reduced by 25%. When adjacent to a public alley, the rear yard may be reduced to five feet provided the building contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley.
 - (2) Number of Units: To qualify for incentives in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, and SR-1A zoning districts there is a minimum of three and a maximum of four residential dwelling units per building.
 - (3) Building length facing street:
 - (A) The building length shall not exceed 60 feet or the average of the block face, whichever is less, in FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, RMF-30, and RMF-35 districts;
 - (B) The building length shall not exceed 100 feet in the RMF-45 and RMF-75 districts; and
 - (C) The building length shall not exceed 175 feet in other zoning districts.

- (4) Building entry facing street: At least one operable building entrance on the ground floor is required for each unit facing the primary street facing façade. All units adjacent to a public street shall have the primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. The entry feature may encroach in the front yard setback, but the encroachment shall not be closer than 5 feet from the front property line.
- (5) Parking requirement and location: Notwithstanding the parking requirements in 21A.44, only one off-street parking space per unit is required. All provided parking shall be located to the side of the street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure subject to any other applicable provision.
- (6) Garage doors facing street: Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.
- (7) Personal outdoor space: Each unit shall have a minimum outdoor space of 60 square feet where the minimum measurement of any side cannot be less than 6 feet.
- (8) Glass: The surface area of the façade of each floor facing a street must contain a minimum of 15% glass.
- (9) Blank wall: The maximum length of any blank wall uninterrupted by windows, doors, or architectural detailing at the ground floor level along any street facing façade is 15’.
- (10) Screening of mechanical equipment: All mechanical equipment shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, “Obstructions In Required Yards” of this title.

Illustration for 21A.52.050.E.3.a.1 Required Setbacks for Public Street Facing Row House

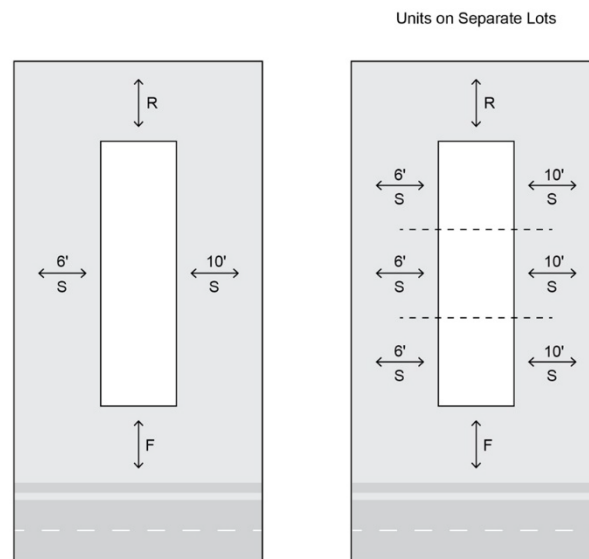


b. Sideways row house

- (1) Perimeter yard requirements:
 - (A) Front yards: The front yard and corner side yard of the underlying zoning district shall apply.
 - (B) Side yards: A minimum of 10 feet on one side property line and 6 feet on the other interior side yard. When adjacent to a public alley, a side yard may be reduced to 5 feet provided the building contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley. The entry feature may not encroach in the side yard.
 - (C) Rear yards: The minimum rear yard required within the underlying zoning district may be reduced by 25%. When adjacent to a public alley, the rear yard may be reduced to 5 feet provided the building contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley.
- (2) Number of Units: In the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, and SR-1A zoning districts there is a minimum of three and a maximum of four residential dwelling units.
- (3) Building length facing street:
 - (A) The building length shall not exceed 60 feet or the average of the block face, whichever is less in FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, RMF-30, and RMF-35 districts;
 - (B) The building length shall not exceed 100 feet in the RMF-45 and RMF-75 districts; and
 - (C) The building length shall not exceed 175 feet in other zoning districts.
- (4) Building entry facing street: At least one operable building entrance on the ground floor is required for each unit on the primary street facing façade. All units adjacent to a public street shall have its primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. The entry feature may encroach in the front yard setback, but the encroachment shall not be closer than 5 feet from the front property line.
- (5) Parking requirement and location: Notwithstanding the parking requirements in 21A.44, only one off-street parking space per unit is required. All provided parking shall be located to the side of the street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure subject to any other applicable provision.
- (6) Garage doors facing street: Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.
- (7) Personal outdoor space: Each unit shall have a minimum outdoor space of 60 square feet where the minimum measurement of any side cannot be less than 6 feet.
- (8) Glass: The surface area of the façade of each floor facing a street must contain a minimum of 15% glass.

- (9) Blank wall: The maximum length of any blank wall uninterrupted by windows, doors, or architectural detailing at the ground floor level along any street facing façade is 15’.
- (10) Screening of mechanical equipment: All mechanical equipment shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, “Obstructions In Required Yards” of this title.

Illustration for 21A.52.050.E.3.b.1 Required Setbacks for Sideways Row House



- c. Cottage Development
 - (1) Perimeter yard requirements:
 - (A) Front yards: The front yard and corner side yard of the underlying zoning district apply.
 - (B) Side yards: A minimum of 10 feet on one side property line and 6 feet on the other interior side yard. When adjacent to a public alley, a side yard may be reduced to 5 feet provided the building contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley. The entry feature may not encroach in the side yard.
 - (C) Rear yards: The minimum rear yard required within the underlying zoning district may be reduced by 25%. When a dwelling unit is adjacent to a public alley, the rear yard may be reduced to 5 feet provided the building contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley.

- (2) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet from another cottage.
 - (3) Area: No cottage shall have more than 850 square feet of gross floor area, excluding basement area. There is no minimum square foot requirement.
 - (4) Building Entrance: All building entrances shall face a public street or a common open space.
 - (5) Open Space: A minimum of 250 square feet of common, open space is required per cottage. At least 50% of the open space shall be in a courtyard or other common, usable open space. The development shall include landscaping, walkways or other amenities intended to serve the residents of the development.
 - (6) Personal Outdoor Space: A minimum of 120 square feet of private open space is required per cottage. The open space shall provide a private yard area for each cottage and will be separated with a fence, hedge, or other visual separation to distinguish the private space.
 - (7) Parking: Notwithstanding the parking requirements in 21A.44, only one off-street parking space per unit is required. All provided parking shall be located to the side of a street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure subject to any other applicable provision.
- d. All other buildings containing more than two residential units^{vii}
- (1) Perimeter yard requirements:
 - (A) Front yards: The front yard and corner side yard setback of the underlying zoning district apply.
 - (B) Side yards: For housing types not otherwise allowed in the zoning district, a minimum of 10 feet on each side property line, unless a greater setback is required for single-family homes. When a dwelling unit is adjacent to a public alley, a side yard may be reduced to 5 feet provided the building has an unenclosed entry porch, canopy, or awning feature.
 - (C) Rear yards: The minimum rear yard required within the underlying zoning district may be reduced by 25% except when located next to a zoning district with a permitted building height that is 35 feet or less. When a dwelling unit is adjacent to a public alley, the rear yard may be reduced to 5 feet provided each dwelling unit on the ground floor of the building facing the alley contains an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley.
 - (2) Building Entrances: The ground floor shall have a primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature on the façade that faces the alley.
 - (3) Glass: The surface area of the façade of each floor facing a street must contain a minimum of 15% glass.
 - (4) Open space area: Open space areas shall be provided at a rate of one square foot for every ten square feet of land area

included in the development, up to 5,000 square feet. Open space areas include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to all residents or users of the building.

- e. Single- and Two-family Dwellings: No additional design standards except as identified in 21A.24.^{viii}
- f. Unit Limits: For overall development sites with more than 125 units, no more than 50% of units shall be designated as affordable units.
- g. Lots without public street frontage may be created to accommodate developments without planned development approval subject to the following standards:
 - (1) Required yards shall be applied to the overall development site not individual lots within the development. The front and corner yards of the perimeter shall be maintained as landscaped yards;
 - (2) Lot coverage shall be calculated for the overall development not individual lots within the development; and
 - (3) Required off street parking stalls for a unit within the development are permitted on any lot within the development.
 - (4) The subdivision shall be finalized with a final plat and the final plat shall document that the new lot(s) has adequate access to a public street by way of easements or a shared driveway or private street; and
 - (5) An entity, such as a homeowner association, must be established for the operation and maintenance of any common infrastructure. Documentation establishing that entity must be recorded with the final plat.

Additional Enforcement Language:

21A.20.040 Civil Fines

Affordable housing incentives per 21A.52.050:

- 1. Units not maintained at approved rate: If a designated unit in an affordable housing development is not maintained at the approved rate a fine will accrue monthly until the unit is maintained at the approved rate.
- 2. Accrual and payment of penalties: The monthly fine shall be the difference between the market rate of the unit and the percent of market rate that the unit in the affordable housing development was approved at under the incentives.

Additional Definitions in 21A.62

21A.62 Definitions

Affordable Housing: Housing that is categorized based on Area Median Income (AMI) for the Salt Lake Metro Area, as determined by the most recent survey by the U.S. Department of

Housing and Urban Development. Affordable dwelling units must accommodate (30% of gross income for housing costs, including utilities) at least one of the following categories:

- a. Extremely Low-Income Affordable Units: Housing units accommodating up to 30% AMI;
- b. Very Low-Income Affordable Units: Housing units accommodating up to greater than 30% and up to 50% AMI; or
- c. Low-Income Affordable Units: Housing units accommodating greater than 50% and up to 80% AMI

Affordable Housing Development: A housing development that meets the criteria in 21A.52.060.

DWELLING, THREE-FAMILY: A detached building containing three dwelling units.

DWELLING, FOUR-FAMILY: A detached building containing four dwelling units.

DWELLING, ROW HOUSE: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where the entry of each unit faces a public street. Units may be stacked and attached. Each attached unit may be on its own lot.

DWELLING, SIDEWAYS ROW HOUSE: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where the entry of each unit faces a side yard as opposed the front yard. Units may be stacked and attached. Each attached unit may be on its own lot.

DWELLING, COTTAGE DEVELOPMENT: A cottage development is a unified development that contains a minimum of two and a maximum of eight detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.^{ix}

Modifications to existing language:

(Changes to purpose of single-family neighborhoods and adding uses)

21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/12,000 Single-Family Residential District is to provide for ~~conventional~~ single-family residential **dwellings and affordable housing developments with up to four units on** ~~residential neighborhoods with lots twelve thousand (12,000) square feet in size or larger.~~ This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for ~~conventional~~ single-family residential **dwellings and affordable housing developments with up to four units on** ~~residential neighborhoods with lots not less than seven thousand (7,000) square feet in size.~~ This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for ~~conventional~~ single-family residential **dwelling and affordable housing developments with up to four units on** ~~residential neighborhoods with~~ lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-2 Single- and Two- Family Residential District is to preserve ~~and protect for single-family dwellings~~ the character of existing neighborhoods which exhibit a mix of **predominantly** single- and two-family dwellings ~~by controlling the concentration of two-family dwelling units~~. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.

(Staff note: The following use would be added to the existing tables.)

Use	Permitted And Conditional Uses By District																		
	FR -1/ 43, 56 0	FR -2/ 21, 78 0	FR -3/ 12, 00 0	R- 1/ 12, 00 0	R- 1/ 7, 00 0	R- 1/ 5, 00 0	S R -1	S R -	S R -	R - 2	R M F- 30	R M F- 35	R M F- 45	R M F- 75	R B	R - M U - 3 5	R - M U - 4 5	R - M U	R O
<u>Affordable Housing Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Use	Permitted and Conditional Uses by District		
	CN	CG	CC
<u>Affordable Housing Development</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Use	Permitted and Conditional Uses by District
-----	--

	I
<u>Affordable Housing Development</u>	<u>P</u>

21A.26.078

...

E. Development Standards:

...

2. Building Height: The minimum and maximum building heights are found in table 21A.26.078E2, "Building Height Regulations", of this subsection E2. ~~The following exceptions apply:~~

a. The minimum building height applies to all structures that are adjacent to a public or private street. The building shall meet the minimum building height for at least fifty percent (50%) of the width of the street facing building wall.

b. ~~Projects that achieve a development score that qualifies for administrative review are eligible for an increase in height. The increase shall be limited to one story of habitable space. The height of the additional story shall be equal to or less than the average height of the other stories in the building. This is in addition to the height authorized elsewhere in this title.~~

Modifications to Existing Affordable Housing References:

21A.27.040: FB-SC AND FB-SE FORM BASED SPECIAL PURPOSE CORRIDOR DISTRICT:

C. FB-SC Building Form Standards: Building form standards are listed in table 21A.27.040.C of this section.

TABLE 21A.27.040.C

FB-SC BUILDING FORM STANDARDS

Permitted Building Forms Multi-Family And Storefront		
H	Maximum building height	Maximum building height in the FB-SC is 60 ft. An additional 15 ft. in height (for a total height of 75 ft.) may be permitted for residential uses if a minimum of 10% of the units are affordable housing.

21A.31.010: GENERAL PROVISIONS:

...

~~N. Affordable Housing:~~

- ~~1. Notwithstanding the minimum height requirements identified above, any buildings that have ten (10) or more residential units with at least twenty percent (20%) of the units as affordable shall be allowed to have a minimum building height of thirty feet (30').~~
- ~~2. Affordable housing units within a market rate development shall be integrated throughout the project in an architectural manner.~~

21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:

...

~~I. Affordable Housing: Notwithstanding the maximum height requirements identified above, any buildings that have at least ten (10) or more residential units with at least twenty percent (20%) of the units as affordable shall be allowed a maximum building height of ninety feet (90'). The affordable units shall be integrated throughout the project in an architectural manner.~~

21A.55.010: PURPOSE STATEMENT:

...

2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

...

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. ~~At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.~~ Affordable housing that meets the requirements of 21A.52.060.
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

ⁱ This section was moved here so that the same text was not repeated in the document.

ⁱⁱ Added clarifying language on type of parking required.

ⁱⁱⁱ Added clarifying language that existing structures could be converted and that more restrictive design standards would apply.

^{iv} Added clarifying language on number of units permitted and minimum lot sizes required. Removed rear and side yard reduction.

^v Removed reduction in rear yard. Added language that allows for a reduction in side yard only applied to properties less than 50 ft. in width.

^{vi} Added clarifying language as to when additional standards applied.

^{vii} Modified to apply to buildings with more than two units.

^{viii} Clarified that additional standards did not apply to single- and two-family dwellings.

^{ix} The formatting of all "Dwelling, XXX" was corrected to match existing formatting in the zoning definitions.

ATTACHMENT C: Affordable Housing Incentives Summary Document

AFFORDABLE HOUSING INCENTIVES

ZONING TEXT AMENDMENT



The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This includes affordable housing incentives that would modify zoning requirements in some areas of the city.

PROJECT OBJECTIVE

The proposed amendments would incentivize the construction of affordable housing through modifications to the zoning requirements.

Over time, and particularly in recent years, housing in Salt Lake City has become less affordable. There are many variables affecting housing prices, including zoning regulations. This proposal is for affordable housing incentives. The goal is to increase deed restricted affordable housing units for those with incomes at or below 80% of the area median income (\$73,750 for a family of four in 2021).

Other proposed and upcoming zoning changes would further enable the construction of more housing. However, there are issues and concerns that zoning cannot address, including job wages, home prices, and, outside of these proposed amendments, the types of units constructed, and the rents charged.

PROJECT BACKGROUND

In the past few years, and with increasing frequency, city plans, studies, and news articles have highlighted affordability concerns in Salt Lake City and across the Wasatch Front.

The median sale price in 2015 for all home types in Salt Lake City was \$259,000. Since then it has increased 86% to \$481,750 in September 2021 (UtahRealEstate.com). Rental rates in the Salt Lake MSA (Salt Lake and Tooele Counties) have had less of an increase, up 48%, from \$1,089 in September 2015 to \$1,545 in September 2021 (Zillow, Metro ZORI). The greatest year over year increase is the past year at 17%.

PROPOSAL

The proposed zoning amendments would incentivize the construction of designated affordable units, lessening the burden for those that would qualify and live in these units. Residential units that wanted to use the incentives would be required to place a deed restriction or covenant on the property for the units to be made available to qualifying households. The ordinance could apply to rental housing units and for sale units.

This document summarizes the proposal. See more information at <https://www.slcc.gov/planning/2022/01/26/affordable-housing/>

Multi-family and Mixed-Use Zoning Districts

- Permit additional height – generally between 1-3 stories (approximately 10' per story), depending on the zone in various zoning districts that permit multifamily housing.
- Rental proposals that wanted to use this incentive would require affordable units that met the following characteristics:
 - 20% of units are restricted to those with an income at or below 80% AMI;
 - 10% of units are restricted to those with an income at or below 60% AMI; or
 - 10% of units are restricted to those with an income at or below 80% AMI when the affordable units have two or more bedrooms.

Residential Multifamily Zoning Districts

- Remove the density requirements in the RMF zoning districts, if the proposal met one of the three categories below:
 - A minimum of 40% of units shall be affordable to those with incomes at or below 60% AMI;
 - A minimum of 20% of units shall be affordable to those with incomes at or below 50% AMI; or
 - A minimum of 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.
- Allow for up to a 25% reduction in side and rear yards.
- Only 25% of the units could be 500 square feet or smaller.
- Add development and design standards for rowhouse, sideways rowhouse, cottage, and other building forms.

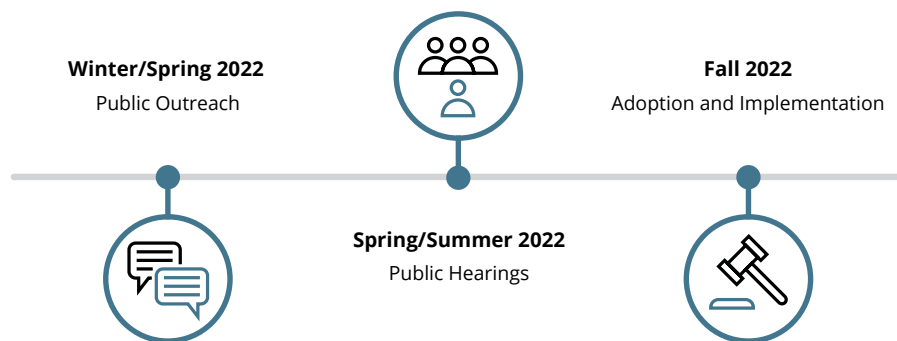
Single- and Two-family Zoning Districts

- Allow additional building types in some areas of single- and two-family zoning districts provided 50% of the units would be affordable to those with incomes at or below 80% AMI.
- Allow townhouses, 3-4 unit buildings, and cottage developments on parcels that are currently zoned for single- or two-family homes and are located within 1/4 mile of high-frequency transit or are located adjacent to arterial streets. Twin and two-family homes would also be permitted in the zoning districts where they are not currently allowed.
- Add development and design standards for these residences.
- Allow modifications or reductions to lot area, lot width, setbacks/yards, and building coverage in the single- and two-family zoning districts to enable or simplify the development of property.

Other Incentives

- Proposals in the GMU (Gateway Mixed Use) and CS (Community Shopping) zoning districts require a Planned Development. This would be waived when affordable housing is provided with at least 20% of units affordable and available to those with an income of up to 80% AMI.
- Allow single-family and single-family attached housing on Institutional zoned land. Future zoning amendments may be considered to allow multifamily housing. These units would be deed restricted such that 20% of units are affordable to those with an income at or below 80% AMI.
- Allow additional housing types in the CG (General Commercial), CC (Community Commercial), and CB (Community Business) zoning districts to encourage the redevelopment of underutilized land. These districts permit multifamily housing, but not single-family dwellings, including single-family attached units, or cottages. This would require that the units are deed restricted such that 20% of units are affordable to those with an income at or below 80% AMI.

PROJECT TIMELINE



ADDITIONAL INFORMATION

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INCENTIVOS DE VIVIENDA ACCESIBLE

MODIFICACIÓN DEL TEXTO SOBRE ZONIFICACIÓN



La División de Planificación de la Ciudad está considerando realizar enmiendas de zonificación para alentar la construcción de viviendas accesibles adicionales. Esto incluye incentivos de vivienda accesible que modificarían los requisitos de zonificación en algunas áreas de la ciudad.

OBJETIVO DEL PROYECTO

Las enmiendas propuestas incentivarían la construcción de viviendas accesibles a través de modificaciones en los requisitos de zonificación.

Con el tiempo, y en especial en los últimos años, la vivienda en Salt Lake City se ha vuelto menos accesible. Son muchas las variables que afectan los precios de la vivienda, incluidas las regulaciones en torno a la zonificación. Esta propuesta es para incentivos de vivienda accesible. El objetivo es aumentar las unidades de vivienda accesibles restringidas por escritura para personas con ingresos del o por debajo del 80 % del ingreso promedio del área (AMI) (\$73,750 en el caso de una familia de cuatro en 2021).

Otros cambios de zonificación propuestos y futuros permitirían la construcción de más viviendas. Sin embargo, existen problemáticas y cuestiones que la zonificación no puede abordar, como los salarios laborales, los precios de las viviendas y, fuera de estas enmiendas propuestas, los tipos de unidades que se construirían y los alquileres que se cobrarían.

CONTEXTO DEL PROYECTO

En los últimos años, y con cada vez más frecuencia, los planes, estudios y artículos de noticias de la ciudad han puesto en manifiesto inquietudes respecto a la accesibilidad en Salt Lake City y en el Wasatch Front.

El precio promedio de venta en 2015 para todos los tipos de casas en Salt Lake City fue de \$259,000. Desde entonces, ha aumentado un 86 % y alcanzó \$481,750 en Septiembre del 2021 (UtahRealEstate.com). Las tasas de alquiler en el Área Metropolitana de Salt Lake (condados de Salt Lake y Tooele) han tenido un aumento inferior, 48 %, de \$1,089 en Septiembre del 2015 a \$1,545 en Septiembre del 2021 (Zillow, Metro ZORI). El mayor aumento de un año a otro fue el año pasado, con 17 %.

PROPUESTA

Las enmiendas de zonificación propuestas incentivarían la construcción de unidades accesibles designadas y reducirían la carga para aquellas personas que calificarían para vivir en estas unidades. Las unidades residenciales que quisieran usar los incentivos deberían imponer una restricción por escritura o convenio sobre la propiedad en las unidades que estarán disponibles para los hogares que califiquen. La ordenanza podría aplicarse a las unidades de vivienda en alquiler y en venta.

Este documento resume la propuesta. Encontrará más información en <https://www.slc.gov/planning/2022/01/26/affordable-housing/>

Distritos de Zonificación Multifamiliar y de Uso Múltiple

- Permitir altura adicional, generalmente entre 1-3 pisos (aproximadamente 10' por piso), dependiendo de la zona, en varios distritos de zonificación que permitan viviendas multifamiliares.
- Las propuestas de alquiler que quisieran utilizar este incentivo requerirían que las unidades accesibles presentaran las siguientes características:
 - El 20 % de las unidades están restringidas a personas con ingresos en o por debajo del 80 % del AMI;
 - El 10 % de las unidades están restringidas a personas con ingresos en o por debajo del 60 % del AMI; o
 - El 10 % de las unidades están restringidas a personas con un ingreso en o por debajo del 80 % del AMI si las unidades accesibles tienen dos o más habitaciones.

Distritos de Zonificación Residencial Multifamiliar (RMF)

- Eliminar los requisitos de densidad en los distritos de zonificación de RMF, si la propuesta está dentro de una de las tres categorías que se indican a continuación:
 - Un mínimo del 40 % de las unidades será accesibles para personas con ingresos en o por debajo del 60 % del AMI;
 - Un mínimo del 20 % de las unidades será accesibles para personas con ingresos en o por debajo del 50 % del AMI; o
 - Un mínimo del 40 % de las unidades será accesible para personas con ingresos que promedien no más del 60 % del AMI. Además, estas unidades no podrán ser habitadas por personas con ingresos que superen el 80 % del AMI.
- Permitir una reducción de hasta un 25 % en yardas laterales y traseras.
- Solo el 25 % de las unidades podría ser de 500 pies cuadrados o menos.
- Agregar estándares de desarrollo y diseño para casas adosadas, viviendas en hilera, cabañas y otras formas de edificación.

Distritos de Zonificación Unifamiliar y Bifamiliar

- Permitir tipos de edificación adicionales en algunas áreas de distritos de zonificación unifamiliar y bifamiliar, siempre y cuando el 50 % de las unidades sean accesibles para personas con ingresos en o por debajo del 80 % del AMI.
- Permitir casas adosadas, edificios de 3-4 unidades y desarrollos de cabañas en parcelas que actualmente están zonificadas para viviendas unifamiliares o bifamiliares y están ubicadas a menos de 1/4 millas de tránsito de alta frecuencia o junto a calles arteriales. También se permitiría el uso de casas gemelas y bifamiliares en los distritos de zonificación donde actualmente no está permitido.
- Agregar normas de desarrollo y diseño para estas residencias.
- Permitir modificaciones o reducciones en el área del lote, el ancho del lote, los retiros/yardas y la cobertura de edificación en los distritos de zonificación unifamiliar y bifamiliar para permitir o simplificar el desarrollo de la propiedad.

Otros Incentivos

- Las propuestas en los distritos de zonificación de GMU (Uso Múltiple de Entradas) y CS (Compras Comunitarias) requieren un Desarrollo Planificado. Se renunciaría a esto si al menos el 20 % fueran unidades accesibles y disponibles para personas con un ingreso de hasta el 80 % del AMI.
- Permitir viviendas unifamiliares y adosadas en terrenos de zonificación institucional. Es posible que las modificaciones futuras de zonificación consideren que se permita la vivienda multifamiliar. Estas unidades estarían restringidas por escritura de manera que el 20 % de las unidades sean accesibles para personas con un ingreso en o por debajo del 80 % del AMI.
- Permitir que tipos de vivienda adicionales en los distritos de zonificación CG (Comercial General), CC (Comercial Comunitario) y CB (Empresarial Comunitario) fomenten el nuevo desarrollo de los terrenos no aprovechados. Estos distritos permiten viviendas multifamiliares, pero no viviendas unifamiliares, incluidas unidades unifamiliares adosadas o cabañas. Esto requeriría que las unidades estuvieran restringidas por escritura de manera que el 20 % de las unidades sean accesibles para personas con un ingreso en o por debajo del 80 % del AMI.

CRONOGRAMA DEL PROYECTO



MÁS INFORMACIÓN

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ATTACHMENT D: Affordable Housing Incentives Document

SALT LAKE CITY // PLANNING DIVISION



AFFORDABLE HOUSING INCENTIVES



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SALT LAKE CITY PLANNING

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slc.gov/planning

INTRODUCTION

This proposal is for affordable housing incentives. The goal is to increase deed restricted affordable housing units for those with incomes at or below 80% of the area median income.

Over time, and particularly in recent years, housing in Salt Lake City has become less affordable. There are many variables affecting housing prices, including zoning regulations.

The proposed amendments would incentivize the construction of affordable housing through modifications to the zoning requirements. The following pages provide a brief description of housing affordability issues, zoning regulations and their impacts, and the project process.



CONTEXT

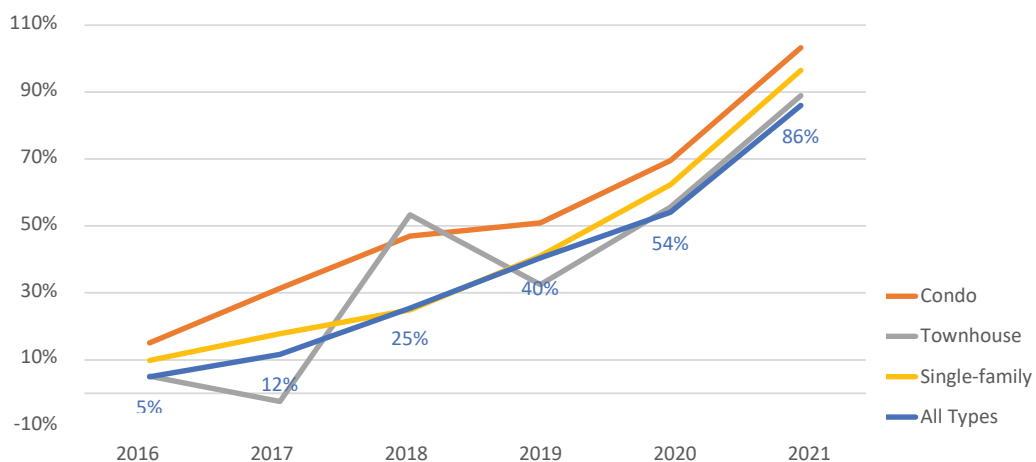
INCREASING HOUSING COSTS

In the past few years, and with increasing frequency, city plans, studies, and news articles have highlighted affordability concerns in Salt Lake City and across the Wasatch Front. These are increased with continuing high rates of population and job growth. The proposed zoning amendments would incentivize the construction of designated affordable units, lessening the burden for those that would qualify and live in these units. Other proposed and upcoming zoning changes would further enable the construction of more housing. However, there are issues and concerns that zoning cannot address, including job wages, home prices, and, outside of these proposed amendments, the types of units constructed and the rents charged.

Increasing Prices & Constrained Supply

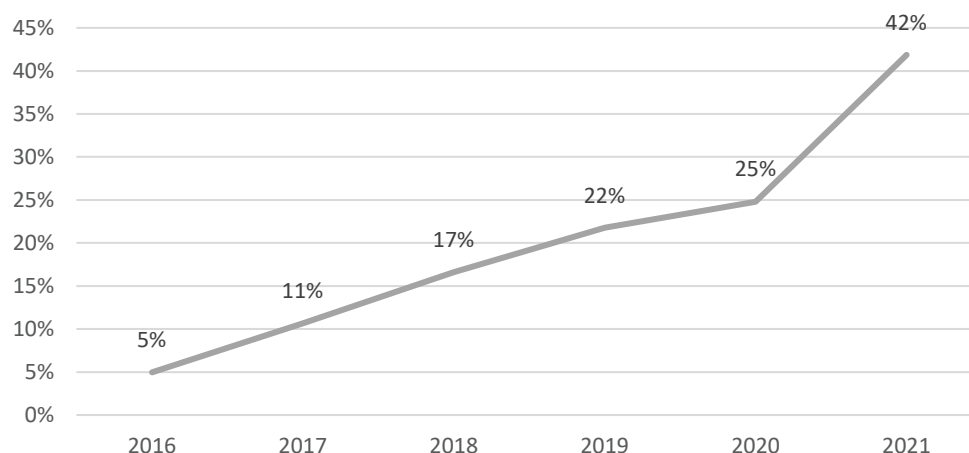
Since the initiation of this project in 2019, home sale prices have increased dramatically. The median sale price in 2015 for all home types in Salt Lake City was \$259,000. Since then it has increased 86%. The increase has been the greatest in the past two years with sale prices for all home types in Salt Lake City increasing 32% from \$363,800 in September 2019 to \$481,750 in September 2021. Salt Lake County home sale prices have increased similarly from \$252,500 in 2015 to \$478,500 in 2021, an increase of nearly 90% ([UtahRealEstate.com](https://www.utahrealestate.com)).

Salt Lake City - Percent Change in Median Sold Price 2016 - 2021



Rental rates in the Salt Lake MSA (Salt Lake and Tooele Counties) have had less of an increase, from \$1,089 in September 2015 to \$1,545 in September 2021 (Zillow, Metro ZORI). This is an increase of 48%. The greatest year over year increase is the past year at 17%.

Salt Lake MSA - Percent Change in Rent 2015 - 2021



The city continues to build new housing, primarily multifamily units. From January-August 2021, Salt Lake City issued 67 permits for 1,636 residential units, with approximately 95% of them as multifamily units. Despite this, Salt Lake City has a rental vacancy rate of less than 2% ([State of the State Housing Report](#)). There is also a constrained supply of for-sale housing, with average days on market one of the lowest in the country (Zillow). Through the end of September 2021, the median days on market for Salt Lake City and Salt Lake County was seven days, a decrease from 20 and 22 days, respectively, in 2019 ([UtahRealEstate.com](#)).

Increasing Cost Burden for Lower Income Households

Affordable housing may be needed when an individual or family becomes cost burdened, which is when it is necessary for them to spend more than 30% of their income on housing. This can apply to rental or ownership living arrangements. While a family of four that earns 80% of the area median income (AMI, 80% = \$73,750) may be able to afford rent for an average two-bedroom apartment in Salt Lake, a family with a lower income, of 50% AMI (\$46,100) would be considered cost burdened since more than 30% of their income would go towards rent. A family earning 30% of AMI (\$27,650) would be considered severely cost burdened since more than 50% of their income would go towards rent.

For ownership, a family of four earning 80% AMI could afford an approximately \$380,000 home (assumes 30 year mortgage, 30% of income allocated towards housing and utilities, and 3% interest rate). This is 69% of the median single-family home sale price. Condos and townhouses have also increased in price. The median condo at \$325,000 would still be affordable, but not the median townhouse at \$425,000. Lower income households are completely priced out. A family of four at 50% AMI could afford an approximately \$235,000 home and is priced out of the median of all housing types.

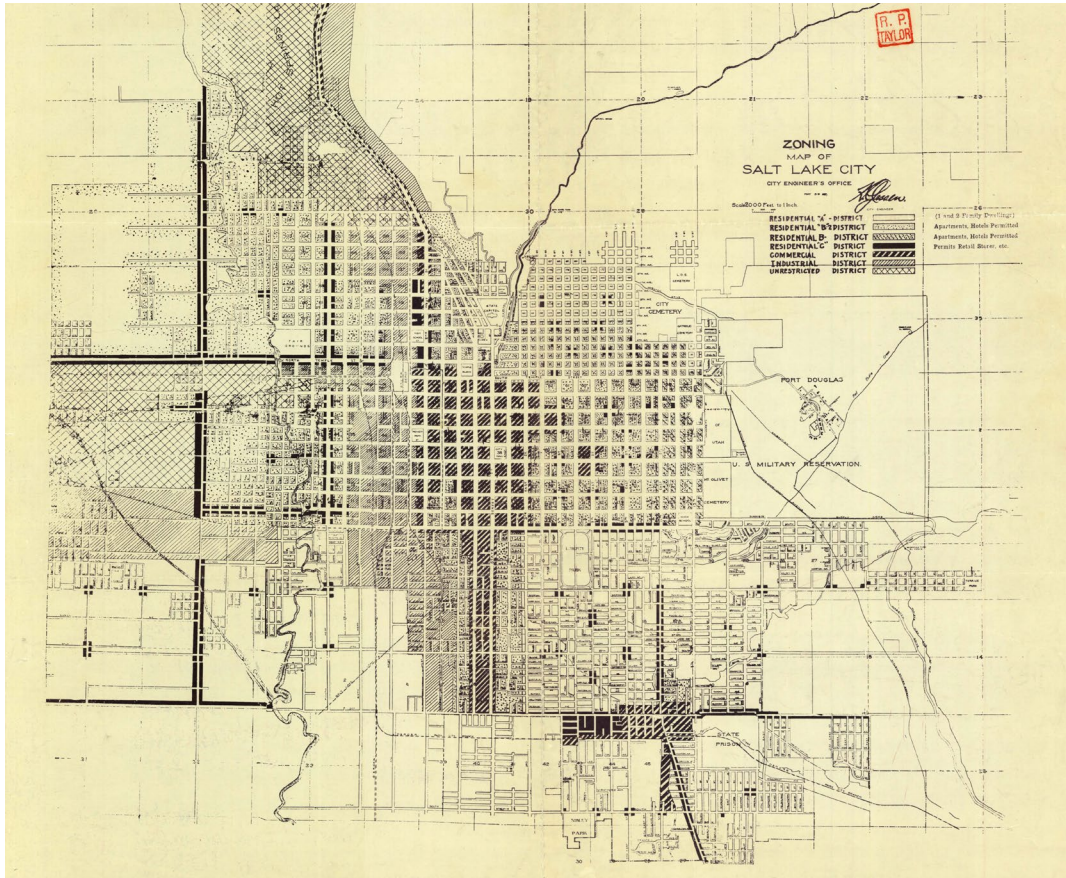
INCREASING RESIDENTIAL ZONING RESTRICTIONS

Salt Lake City adopted its first zoning ordinance in 1927. The document was 16 pages and established seven zoning districts. Four were specifically identified as residential with the least restrictive allowing for a variety of commercial uses. The current ordinance, generally accessed online, is over 400 printed pages and includes 18 residential districts, 34 other districts, and 14 additional overlay districts. Many of these districts permit residential uses.

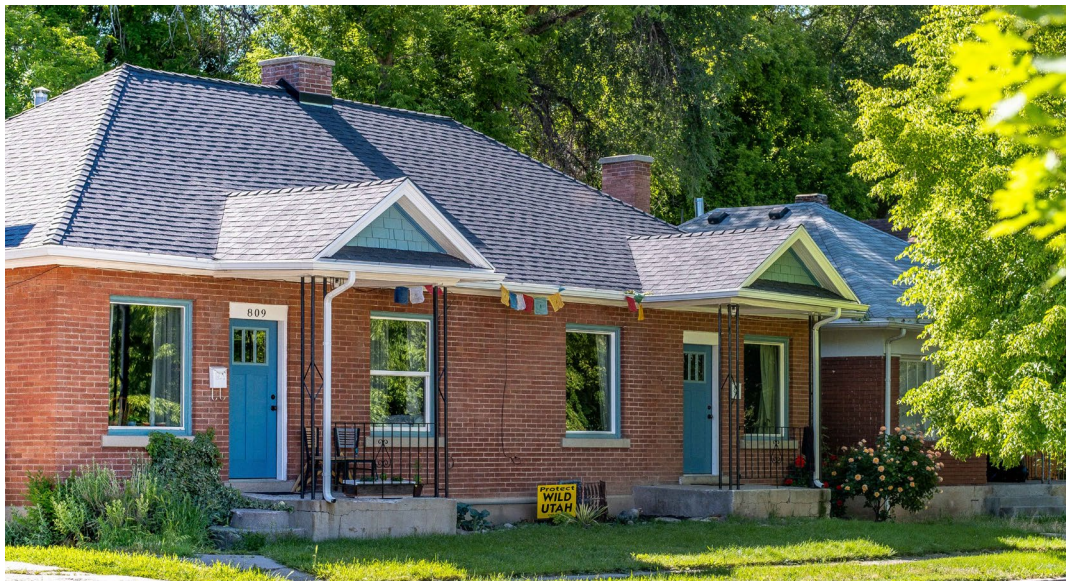
Residential zoning in Salt Lake City has become more restrictive over time. In the first zoning ordinance, a two-family dwelling was permitted in all residential zones and the minimum lot sizes varied from 3,500 and 9,000 square feet, depending on the zone. The less restrictive “Residential B” zone permitted apartments and hotels and was mapped in many neighborhoods that now permit only single-family homes. Many of the existing houses in the neighborhoods were constructed under the “Residential B” requirements.

Over the years, these classifications grew more restrictive, generally with neighborhoods closer to downtown still permitting apartments. Outlying and later-developing neighborhoods on both the east and west sides became more restrictive and allowed for single and two family homes. It was not until 1995 when most of the city zoned R-2 was rezoned to R-1 that two-family dwellings were prohibited in much of the city.

Zoning Map - 1927



Prior to 1995, two-family homes, like this duplex shown, were allowed in most residential districts across the city.



FEDERAL PROGRAMS AND POLICIES

The New Deal of the 1930s established many government programs including the Home Owners Loan Corporation (HOLC) and Federal Housing Administration (FHA). The HOLC office created maps of cities across the country to assist with lending. The maps graded residential city neighborhoods on an A (Best) to D (Hazardous) scale. The grades were based on characteristics including age of housing and the race and ethnicity of its residents. Most areas with older housing or heterogeneity in residents were graded lower than newer, more expensive housing, or neighborhoods with restrictions. These restrictions included covenants on race that are no longer enforceable.

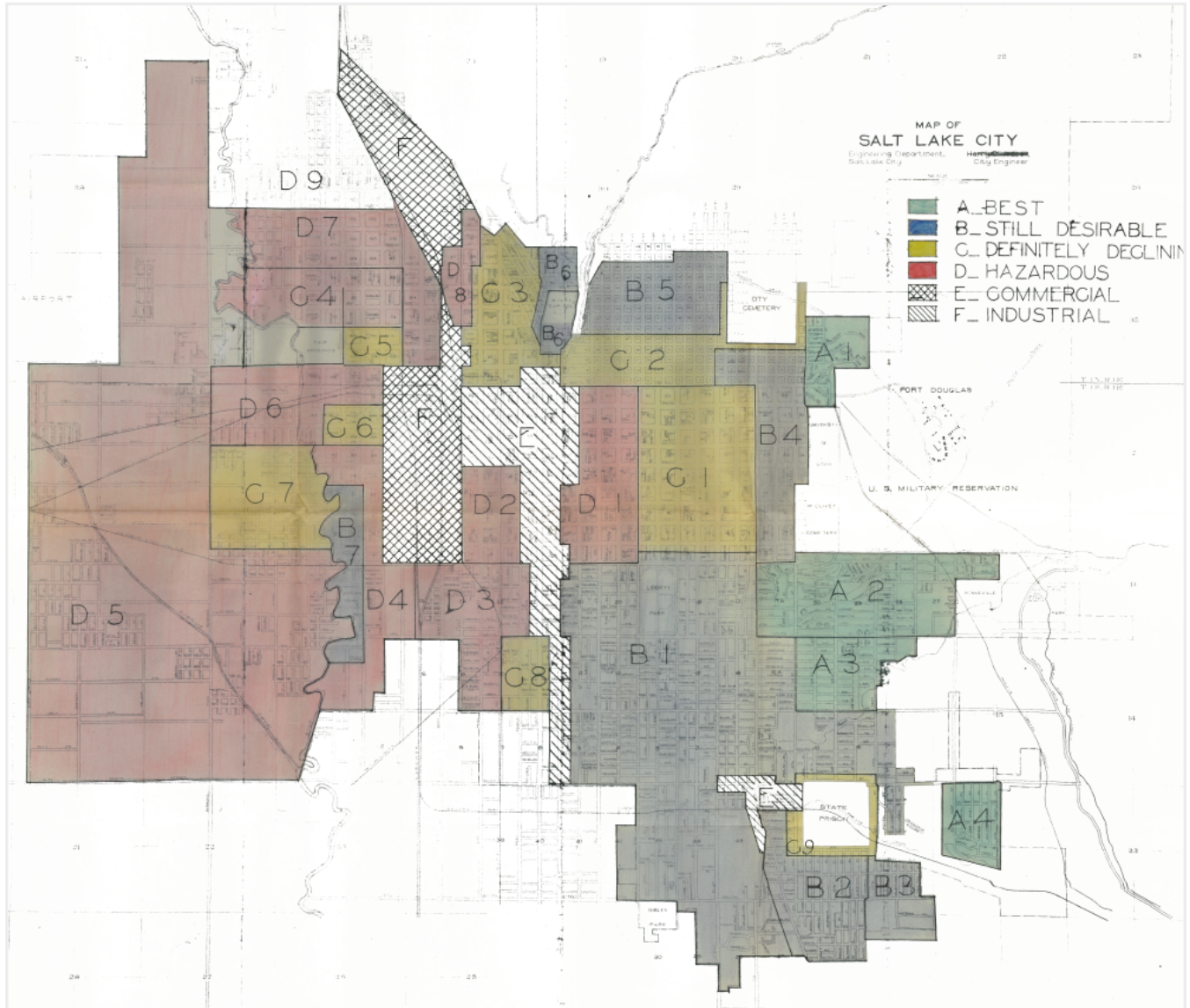
The resulting effect of Federal policies was that lending was encouraged in neighborhoods that had higher grades and discouraged in neighborhoods with lower grades. Recent research shows that this may have been due to FHA policies. In many areas, this has had lasting effects on property values and maintenance. Over time, those who were able to purchase homes in neighborhoods with higher grades often had an opportunity to build greater wealth than families who did not, or could not, purchase homes in these neighborhoods. Many neighborhoods shown on the HOLC map on the following page that have higher grades have maintained higher property values than those with lower grades. Additionally, predominantly single-family neighborhoods were generally rated higher than neighborhoods with apartments, and this may have led to more investment and higher values in these areas.

These maps and more information about them can be found at dsl.richmond.edu/panorama/redlining

The intent of the affordable housing incentives is to allow additional housing types throughout the city, providing more opportunities for residents who cannot afford, or do not want to live in a single-family home, to live in other neighborhoods.

The incentives would provide an opportunity for more housing units than currently allowed, provided a percentage of these units were designated as affordable. The incentive and affordability varies by location and zoning district and is detailed in subsequent sections of this document.

HOLC Map for Salt Lake City



PROJECT PROCESS

The Planning Division began working on this project in 2019 with stakeholder interviews and a community survey. We sought input from the public in late 2019 and early 2020 with an initial survey started by over 2,000 people. It included questions about whether people rented or owned property, what housing types were appropriate in neighborhoods, where housing was needed, and what amenities were nearby.

Based on this feedback, and broader city demographics and trends, planning staff developed proposals to increase affordable housing of all types. Broadly, they were defined as Single-family and Middle Housing and Multi-family and Mixed Use. General parameters of the proposal were described in an online [StoryMap](#) with an accompanying survey.

The second survey, available online in July 2020, included proposals for modifying zoning to permit more affordable housing. There were two sections to the survey. One addressed single family and middle housing opportunities, which included single family homes, duplexes, and smaller apartment buildings. The second section included proposals designed for areas with larger apartment buildings and mixed-use buildings. There was a lower level of response from the public with this survey. A total of 290 people completed the single-family portion and 180 people completed the multifamily portion.

Complete survey results for both surveys are available on the project page: <https://www.slc.gov/planning/2022/01/26/affordable-housing/>.

This document further describes the draft zoning amendments, provides additional options and modifications, and makes recommendations for moving forward on the proposal. Draft zoning amendments that would implement these changes are located in [Appendix A](#).

PROGRAM ADMINISTRATION

Program requirements would be prepared to assist with implementation. Residential units that wanted to use the incentives would be required to place a deed restriction or covenant on the property for the units to be made available to qualifying households. The zoning amendments could apply to rental housing units and for sale units, provided there is a method for the properties to be sold and maintain the affordability levels required by the incentives and staffing resources are available to monitor and enforce the affordability requirements.

It is likely that most of the housing would be part of a building or project with several units. Regulating owner-occupied units can be complicated, but the survey results and community input indicate that there is a desire to include owner-occupied units in addition to rental units, with the regulations addressing both types of units. Owner-occupied units would have a maximum income threshold at the time of purchase and during the period of affordability, a resale of the unit would be regulated with restrictions on price and income. Rental units would be required to demonstrate that tenants meet the income requirements and properties meet the maximum rent charged in a manner similar to existing requirements for Low Income Housing Tax Credit projects.

There are several important considerations with this approach:

- Deed restrictions require at least annual reporting for owners, and staff resources will be required to monitor and review owner reports.
- Ensuring that property owners and residents are complying with requirements creates potential enforcement issues. One option would be to assess a monthly penalty that is equal to the difference between the market rate rent of the unit and the percent of market rate that the affordable unit was approved at with the incentives.
- Programs would be time-limited and would expire, which could create additional affordability issues decades down the road.

It is important to note that once a housing unit is established under the incentives, it will be nearly impossible to remove the unit through an enforcement action. This also applies to the point in time when the period of affordability expires: those units would become market rate units. Adding affordable housing incentives will require the allocation of city resources to monitor and enforce the ordinance. The amount of staff resources is not known at this time because it is impossible to determine at this point the number of projected units or developments that would take advantage of the affordable housing incentives.



PROPOSALS

- 16** Multi-family and Mixed-Use Zoning Districts
- 22** Waive Planned Development Requirement for Specific Developments
- 25** Allow Housing on Institutional Lands
- 26** Allow Additional Housing Types
- 28** Modify Density Limits in Residential Multifamily Zones
- 32** Single- and Two-Family Zoning Districts
- 38** Modify Lot Requirements



MULTI-FAMILY AND MIXED-USE ZONING DISTRICTS

ADDITIONAL HEIGHT BASED ON CONTEXT

Proposal: Permit additional height – generally between 1-3 stories (approximately 10' per story), depending on the zone in various zoning districts that permit multifamily housing.

WHAT IS PROPOSED?

Several zoning districts require Design Review approval for additional building height. These applications can take approximately 4-6 months. Allowing for some additional height would provide an incentive for affordable housing in a manner that is generally compatible with the neighborhood, while also adding affordable units. Simplifying the design review process would allow for the specified available increase in height permitted through an administrative process.

Proposals that wanted to use this incentive would require affordable units that meet the following characteristics:

- 20% of units are restricted to those with an income at or below 80% AMI;
- 10% of units are restricted to those with an income at or below 60% AMI; or
- 10% of units are restricted to those with an income at or below 80% AMI when the affordable units have two or more bedrooms.

The following Residential Districts would allow for additional stories by right or with administrative design review for additional height with affordable units as follows:

ZONING DISTRICT	PERMITTED MAXIMUM HEIGHT	PROPOSED MAXIMUM HEIGHT WITH AH INCENTIVES
RMU-35	35', 45' Design Review*	45' with administrative Design Review*
RMU-45	45', 55' Design Review*	55' with administrative Design Review*
RB	30'	One additional story equal to or less than the average height of the stories permitted.
SR-3	28' pitched, 20' flat, wall height 25'	
RMU	75' residential 125' Design Review and in mapped area	Maximum 125' with administrative Design Review in the mapped area in Figure 21A.24.170.F.3. May build three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review outside of the mapped area.
RO	60' multifamily 90' if adjacent to a district with greater maximum height	One additional story equal to the average height of the stories permitted.

* Additional height not permitted for property abutting a Single-Family or Two-Family Residential District

The following Commercial districts would allow for additional stories by right or with administrative design review for additional height with affordable units as follows:

ZONING DISTRICT	PERMITTED MAXIMUM HEIGHT	PROPOSED MAXIMUM HEIGHT WITH AH INCENTIVES
SNB	25'	May build one additional story equal to or less than the average height of the other stories in the building.
CB	30'	May build one additional story equal to or less than the average height of the other stories in the building.
CN	25'	May build one additional story equal to or less than the average height of the other stories in the building.
CC	30' 45' Design Review and additional landscaping equal to 10% of the additional floor	45' with administrative Design Review; additional landscaping not required
CG	60' 90' Design Review and additional landscaping equal to 10% of the additional floor	90' with administrative Design Review; additional landscaping not required. 150' with administrative Design Review for properties in mapped area in draft zoning amendments.
CSHBD1	105' for residential with structured parking and Design Review for buildings over 50'	105' for residential with structured parking, with administrative Design Review, and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
CSHBD2	60' for residential with Design Review over 30'	60' with administrative Design Review and one additional story equal to or less than the average height of the other stories in the building with administrative Design Review.
TSA-Transition	UC-T: 60' UN-T: 50' MUEC-T: 60' SP-T: 60'	May build one additional story equal to or less than the average height of the other stories in the building with administrative review. *only allowed if affordable units are provided
TSA-Core	UC-C: 90'; 105' with two sloping planes UN-C: 75' MUEC-C: 75' SP-C: 75'	May build two additional stories equal to or less than the average height of the other stories in the building with administrative review. *only allowed if affordable units are provided

The following Form-Based districts would allow for additional stories by right or with administrative design review with affordable units as follows:

ZONING DISTRICT	PERMITTED MINIMUM OR MAXIMUM HEIGHT	PERMITTED MINIMUM OR MAXIMUM HEIGHT WITH AH INCENTIVES
FB-UN3 <i>*pending</i>	85' 125' Design Review	<i>125' and three additional stories equal to or less than the average height of the stories permitted with administrative Design Review</i>
FB-UN2	50' <i>65' on identified corners and in mapped area</i>	<i>One additional story equal to the average height of the stories permitted.</i>
FB-SC	45'	
FB-SE	45'	<i>May build one additional story equal to the average height of the other stories in the building.</i>
FB-UN1	2.5 stories, 30'	<i>May build up to three stories and 30' in height.</i>

The Downtown districts would allow for additional stories by right or with administrative design review with affordable units as follows:

ZONING DISTRICT	PERMITTED MAXIMUM HEIGHT	PERMITTED MAXIMUM HEIGHT WITH AH INCENTIVES
D-1	Min. 100' corners Mid-block 100' or greater with Design Review Greater than 375' with Design Review	Administrative Design Review permitted when a Design Review process is required.
D-2	65' 120' Design Review	120' and one additional story equal to or less than the average height of the other stories in the building with administrative Design Review.
D-3	75' 90' residential Design Review	90' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
D-4	75' 120' Design Review	120' with and three additional stories equal to or less than the average height of the stories permitted with administrative Design Review.

The two districts below would allow for additional stories by right or with administrative design review with affordable units as follows:

ZONING DISTRICT	PERMITTED MAXIMUM HEIGHT	PERMITTED MAXIMUM HEIGHT WITH AH INCENTIVES
GMU	75' flat 90' pitched 120' Design Review	120' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
MU	45' mixed-use and residential 60' with residential and Design Review	60' with administrative Design Review

WHAT IS THE GOAL?

The goal of this proposal is to encourage affordable housing in projects where it may not be built otherwise. This is proposed by permitting additional height to encourage the development of affordable housing and, in some zoning districts, by decreasing the processing time for applications without modifying the design standards and requirements. Decreasing the processing time could allow for projects to begin construction sooner with reduced carrying costs and development timelines.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">• Proposal includes additional height in some zoning districts to make projects with affordable housing units more viable• Provides a benefit for affordable projects because they often have to get local approval before they can lock in financing and sometimes the design needs to change based on the outcome of the financing.• Adds height in areas of the city that are served by transit, closer to business districts, and close in proximity to existing neighborhoods that have a broad range of housing types and uses.• Creates a more livable situation because it expands housing opportunities geographically.	<ul style="list-style-type: none">• Decreases opportunities for public comment and review.• Additional height permitted based on the surrounding context and may result in buildings that are taller than others in the surrounding area. This could be addressed with the creation of buffering requirements when next to lower intense zoning districts.• Requires application of street engagement standards.• Difficult to monitor and administer through deed restrictions.• Programs are usually time-limited and expire, which could create additional affordability issue decades down the road.

RECOMMENDATION

Continue with proposal. It would incentive affordable housing and could reduce processing times for applicants without modifying or reducing design standards.

WAIVE PLANNED DEVELOPMENT REQUIREMENT FOR SPECIFIC DEVELOPMENTS

Proposal: Permit affordable housing developments by right that would otherwise require a Planned Development.

WHAT IS PROPOSED?

Waive the Planned Development requirement for the following developments when affordable housing is provided with at least 20% of units affordable and available to those with an income of up to 80% AMI:

Proposals in the Gateway Mixed Use (GMU) and Community Shopping (CS) zoning districts:

- **CS:** These modifications would apply to a small number of properties in the CS zone. There are 20 parcels with a total area of 64 acres. The parcels consist of the Brickyard, Foothill Village, Trolley Square, the Redwood Rd. shopping center with a Lucky grocery, and a church at the southwest corner of 400 S and 800 E.
- **GMU:** The GMU zone has approximately 360 parcels on 132 acres, including many condo parcels. There is a significant amount of development occurring in the area with approximately 350 units constructed since 2014, 50 units under construction, and 650 submitted for planning review in late 2020. The Planned Development requirement does not seem to be hindering development. However, waiving the requirement may encourage additional development of affordable housing in the neighborhood and could decrease the review time for these proposals.

Proposals for buildings and lots that do not have street frontage:

This part of the proposal would allow for the development of housing in the following locations:

- Private streets
- Improved public alleys
- Parcels without adequate street frontage

This type of development currently requires a planned development, as buildings are normally required to face a public street.

- For both of these proposals, at least 20% of the units developed would be deed restricted to those with an income at or below 80% AMI.

From 2015-2020, the Planning Commission reviewed approximately 80 Planned Development requests. Approximately 45% of these requests included a request for lots without street frontage. The applications also requested other items, such as reduced yard setbacks or a reduction in landscaping, but for most, it is likely that the requirement for street frontage was a primary issue. The removal of this requirement for projects that provide affordable units could potentially decrease the review time and development costs for the applicant.

WHAT IS THE GOAL?

Planned development proposals often ask for modifications for reduction in the required yard setback, height, or other regulations. The purpose of the review is to ensure that the resulting development is one that is enhanced compared to a proposal that would otherwise be constructed. However, all development proposals in the Gateway Mixed Use (GMU) and Community Shopping (CS) zoning districts require Planned Development approval. This is also a requirement for buildings that do not have street frontage, including those on public alleys or private streets. This planning process takes approximately 4-6 months and requires Planning Commission approval. Similar to the other proposals, this would decrease the review time for a project with affordable housing in these zones. Proposals using these provisions would still need to meet other zoning district standards, including design standards.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none"> • <i>Simplifies process and decreases processing time for some projects</i> • <i>Provides a benefit for affordable projects because they often need local approval before they can lock in financing and sometimes the design needs to change based on the outcome of the financing.</i> 	<ul style="list-style-type: none"> • <i>Decreases opportunities for public comment and review</i> • <i>Difficult to monitor and administer through deed restrictions.</i> • <i>Programs are usually time limited and expire, which could create additional affordability issue decades down the road.</i>

RECOMMENDATION

Move forward with these recommendations. The modification to the planned development requirements will simplify the development process for proposals in these areas. As part of a separate text amendment, modify the CS and GMU zoning districts to require Design Review rather than a Planned Development and adopt design standards for the CS. Modify the affordable housing incentives proposal to reflect this change, such that properties in the CS and GMU zoning districts that provide affordable housing require administrative Design Review rather than a Planned Development.

ALLOW HOUSING ON INSTITUTIONAL LANDS

Proposal: Allow affordable housing on institutional lands.

WHAT IS PROPOSED?

This differs from the proposal in the [StoryMap](#) that identified permitting affordable housing on properties zoned as public lands. This limits the proposal to properties that are in the Institutional zoning district and excludes multifamily development. This district includes schools, hospitals, and non-profits. However, state owned land, including the University of Utah, is not subject to city zoning regulations. The proposal would require that the units are deed restricted such that 20% of units are affordable to those with an income at or below 80% AMI.

WHAT IS THE GOAL?

The intent of this would be to allow single-family and single-family attached housing on Institutional zoned land. Future zoning amendments may be considered to allow multifamily housing.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">• Allow for building adaptability/preservation in the Institutional zoning district.• Allow for development of properties that are underutilized.• Allow for adaptive reuse of properties without a formal rezoning of the property.	<ul style="list-style-type: none">• Lack of support for residential development on properties zoned for public purposes.

OPTIONS

Permit single family, two-family, rowhouses, sideways rowhouses, and cottages on properties that are zoned Institutional.

RECOMMENDATION

Permit residential uses in the Institutional zoning district provided that residential units also have an affordable component.



ALLOW ADDITIONAL HOUSING TYPES

Proposal: Allow additional housing types in commercial zoning districts to encourage the redevelopment of underutilized land.

WHAT IS PROPOSED?

Allow additional housing types in the CG (General Commercial), CC (Community Commercial), and CB (Community Business) zoning districts. These districts permit multifamily housing, but not single-family dwellings, including single-family attached units, or cottages. This would require that the units are deed restricted such that 20% of units are affordable to those with an income at or below 80% AMI.

WHAT IS THE GOAL?

Allowing additional housing types could provide for more variety in development or redevelopment opportunity. It would also provide the opportunity to transition additional land to lower scale residential development.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none"> Allow for residences on land that may be underutilized, close to services, and often centrally located. Encourage a mix of commercial and residential uses/ live work/ walkability and results in a reduction in traffic. Reduces the need for time consuming zoning changes. 	<ul style="list-style-type: none"> Allowing single-family attached homes in Commercial districts could reduce the amount of commercial space available and lead to sales leakage. Property tax revenue may be reduced if commercial properties are changed to residential use. Single-family residential in commercial zones may limit walkability and higher density development. Concerns with inappropriate uses or locations Sites may not be available for redevelopment

OPTIONS

Similar to other proposals, staff recommends defining single-family attached as row houses and sideways row houses. These projects would be required to meet the standards for those housing types. Additionally, permitting single-family dwellings would allow for these dwellings in a cottage development.

Characteristics of zoning districts where proposed:

ZONE	# OF PARCELS	ACRES	AVG. SIZE (SQ. FT.)
CG	1,005	950	40,735
CC	775	380	21,400
CB	420	170	17,565

RECOMMENDATION

Move forward with the proposal and define the single-family attached unit as a row house and a sideways row house.



MODIFY DENSITY LIMITS IN RESIDENTIAL MULTIFAMILY ZONES

Proposal: Allow for additional units in RMF zoning districts when affordable housing is provided.

WHAT ARE THE RESIDENTIAL MULTIFAMILY (RMF) ZONING DISTRICTS?

The city has four RMF zoning districts. They are located throughout the city with the greatest concentration to the east of downtown. Properties in these districts have a mix of single and multifamily uses. Many of the existing multifamily structures have density exceeding what is currently permitted in the zone.

The four districts, distinguished by their height limits are listed below:

- RMF-30
- RMF-35
- RMF-45
- RMF-75

WHAT IS PROPOSED?

The **StoryMap** proposed allowing greater density with increases in the affordability of units provided. Staff is recommending a modification of this proposal. Instead, the proposal would remove the density requirements in the RMF zoning districts, if the proposal met one of the three categories below:

- A minimum of 40% of units shall be affordable to those with incomes at or below 60% AMI;
- A minimum of 20% of units shall be affordable to those with incomes at or below 50% AMI; or
- A minimum of 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.

For sale owner occupied units shall provide a minimum of 50% of units affordable to those with incomes at or below 80% AMI.

This is intended to allow for a greater number of smaller and more affordable units than what is currently permitted. It would also allow for up to a 25% reduction in side and rear yards. It would not modify the height or building coverage requirements. Only 25% of the units could be 500 square feet or smaller.

To provide for greater compatibility with existing development, it would add development and design standards for rowhouse, sideways rowhouse, cottage, and other building forms. For rowhouses, the building length and number of attached units would be limited based on the zoning district.

Based on property size restrictions, many RMF parcels, especially in RMF-30 and RMF-35, and excluding small parcels ($\leq .03$ acres usually occupied by condos) are not large enough to develop under the current zoning requirements. All RMF zones require a minimum of 9,000 square feet for a multi-family building. With the exception of the larger properties in RMF-75, often occupied by existing large multi-family buildings, less than half of the parcels meet the existing minimum size requirements. **See the following pages for an example.**

ZONING DISTRICT	NUMBER OF PARCELS ≥ .03 AC.	AVG. SQ. FT.	# PROPERTIES > 9,000 SQ FT.	% OF PROPERTIES > 9,000 SQ. FT.
RMF-30	1,087	13,570	183	16.9%
RMF-35	1,883	12,200	492	26.6%
RMF-45	343	21,150	159	46.4%
RMF-75	76	24,078	42	55.3%

Removing the density requirements would increase the number properties that could accommodate affordable units. This benefit would increase the feasibility of these developments.

WHAT IS THE GOAL?

The goal is to encourage the construction of affordable multifamily housing in neighborhoods that are typically close to services and amenities and have a variety of existing housing types.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none"> • Increase the city's housing stock • Allow for a diversity of housing types and lifestyles • Would encourage the construction of affordable units • Most land zoned RMF is located along major corridors or east of downtown so the proposal would encourage growth in places that are accessible by transit and close to services. • Housing diversity would reduce demand on existing single-family housing, leaving families with increased access. 	<ul style="list-style-type: none"> • Possible demolition of existing housing, potentially the loss of historic buildings that are not locally designated or existing homes that are more affordable. • Difficult to monitor and administer through deed restrictions. • Programs are usually time-limited and expire, which could create additional affordability issues decades down the road.

RECOMMENDATION

Planning staff's preferred approach is to proceed as identified above.

EXAMPLE

These are examples of how the existing qualifying provisions for density can affect the type, size, and number of units that are built.



Existing Development

The older apartment/condo building and the newer building are on the same block and are zoned RMF-30. The older building has 19 units, and is combined with the property to the north for a total of 24 units. There are several different unit sizes that range from about 500 to 900 square feet. The land it is on is a little over 1/2 acre. This is a density of about 44 dwelling units per acre.



Currently Permitted

The newer building is on land that is about 10,000 square feet, a little less than a 1/4 of an acre, and has three dwelling units, the maximum permitted for the property, which is about 13 dwelling units per acre. Each unit is about 3,000 square feet.



SINGLE- AND TWO-FAMILY ZONING DISTRICTS

EXPANDING OPPORTUNITIES IN SINGLE AND TWO-FAMILY ZONING DISTRICTS

Proposal: Allow additional building types in some areas of single and two-family zoning districts provided 50% of the units would be affordable to those with incomes at or below 80% AMI.

The current proposal is to allow townhouses, 3-4 unit buildings, and cottage developments on parcels that are currently zoned for single- or two-family homes and are located within 1/4 mile of high-frequency transit or are located adjacent to arterial streets. Twin and two-family homes would also be permitted in the zoning districts where they are not currently allowed.

The units could be rentals or owner-occupied. The appreciation on owner-occupied units would be limited and, if sold, would require the unit to remain affordable for the remainder of the required time period.

This is more extensive than the initial proposal detailed in the [StoryMap](#). It proposed additional options for accessory dwelling units (ADUs) and did not include 3-4 unit buildings. The changes for ADUs are not recommended due to changes in state law. See Attachment B for additional information. **The current proposal is detailed in the following pages.**

WHAT ARE THE SINGLE-FAMILY AND TWO-FAMILY ZONING DISTRICTS?

The city has six single-family zoning districts. These are divided into Foothills and R-1 districts. The Foothills districts are generally located on the periphery of the city and close to the Foothills. The R-1 districts are located closer to the center of the city. Most of these areas developed in the early to mid-20th century. The districts and minimum lot sizes are as follows:

- FR-1/43,560
- FR-2/21,780
- FR-3/12,000
- R-1/12,000
- R-1/7,000
- R-1/5,000

Many properties in the R-1 districts were previously zoned to allow for additional uses including two, three-, and four- family buildings. Approximately 20,750 properties would be affected.

There are four additional two-family districts where the current proposal applies:

- R-2
- SR-1A
- SR-1
- SR-3

These zoning districts allow two-family units in addition to single-family homes. This would allow for the additional housing types in these zoning districts in the same locations. This would add an additional approximately 3,600 properties for a total of 24,350 properties.

Per county data, there are an existing 1,750 two- to four- dwelling unit buildings in the zoning districts where the proposal would apply. Over half of them are located in the R-1/5,000 zoning district.

Allowing additional affordable units would increase affordable housing options across the city. Compared to the original proposal that permitted only ADUs, duplexes, and two-family homes, property owners may be more willing to comply with the affordability requirements and deed restrictions for 3-4-unit buildings since there would be additional units permitted. Since each project would produce at least three units, the time spent on administrative tasks would likely be less on a per unit basis. Design standards would apply to these buildings. **These are described in the following sections.**

NEW DWELLING TYPES

The proposal would allow these types of dwellings, provided 50% of the units are designated as affordable and the properties are located near high-frequency transit or adjacent to arterial roads. There would be design standards and limited modifications to lot and bulk standards, including yards and building coverage. The proposal would also limit the required off-street parking per unit to one space.

- **Twin and Two-family Dwellings:** Twin, two-family, and duplex dwellings are not currently permitted in the single-family zoning districts (FR and R-1 zones). This proposal would permit them with design standards and limited modifications to the existing yard and building coverage requirements.
- **Townhouses and Row houses:** These would be defined as row houses and sideways row houses similar to the RMF-30 proposal. In the single- and two-family districts, the number of attached units would be limited to four and design standards would ensure greater compatibility with the existing development.
- **Three- and Four-family Dwellings:** Small, multi-unit dwellings would be permitted with design standards and limited modifications to the yard and building coverage requirements in the zoning district. These are to ensure greater compatibility with the existing development.
- **Cottage Development:** The proposal would allow cottage developments with similar design and standards to the RMF-30 proposal. Cottages are designed to look like single-family homes and would be permitted in groups of two to eight with a common green or open space.

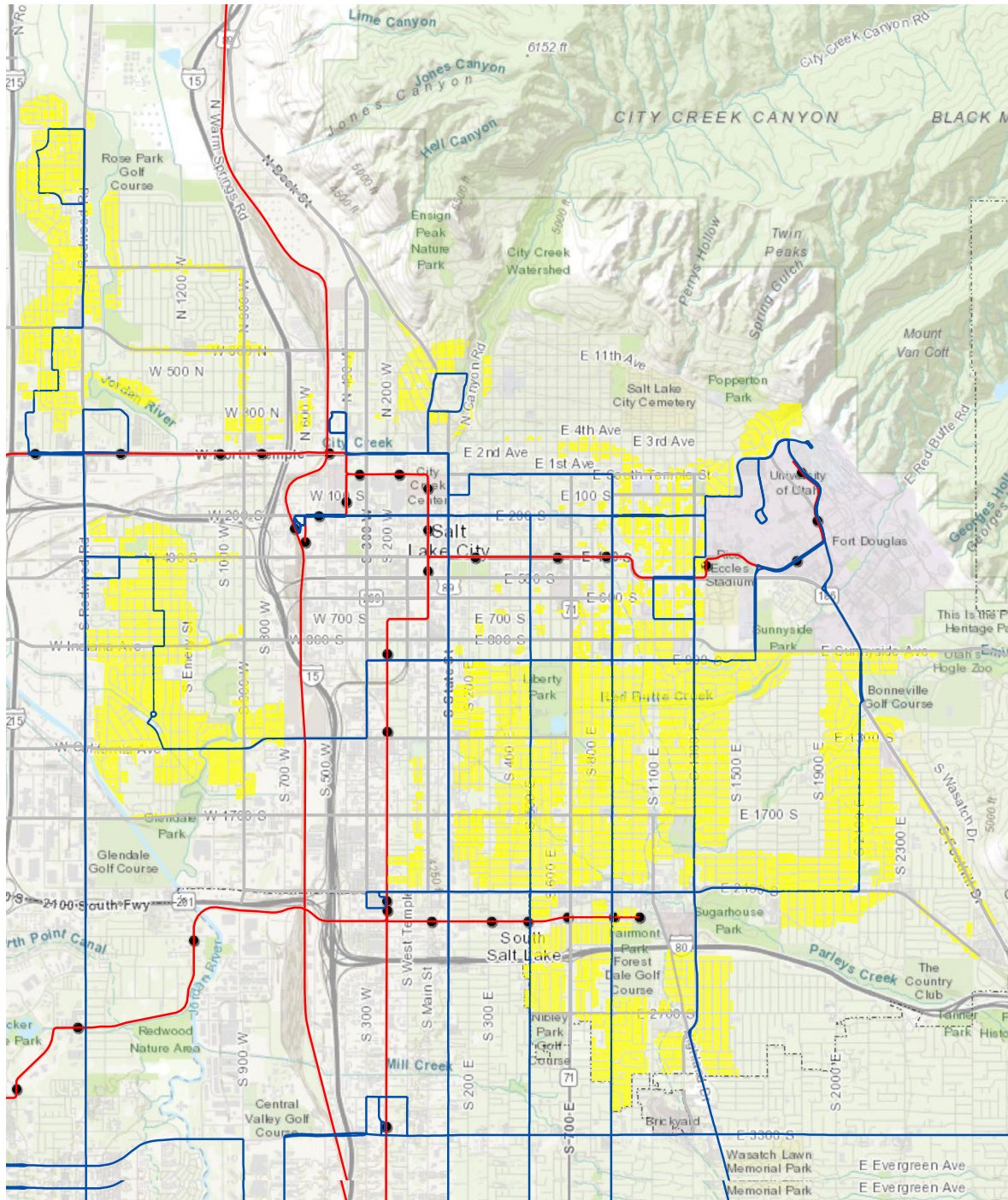
LOCATION

This proposal would affect parcels with ¼ mile of fixed rail stops (FrontRunner, Trax, and S-Line), parcels that are located within a ¼ mile of high-frequency bus stops (defined as bus stops serviced by routes with 15-minute headways), and parcels adjacent to arterial streets.

SUMMARY

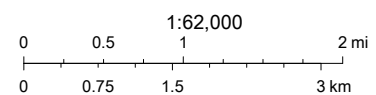
The proposal would allow for some gentle increases in density in higher opportunity areas of the city that are predominantly occupied by single-family homes. Housing located near public transit often reduces the cost of transportation when residents can live without, or with fewer, cars, which adds to the affordability of these areas. Parcels adjacent to arterials are often less desirable for single-family homes because of their locations on corridors with higher levels of traffic. These areas are likely still desirable for small multi-unit buildings, rowhouses, or the detached, but denser cottages. This gentle increase in density aligns with the historic development patterns of the city, where properties along streetcar lines had a mix of housing types.

Affected Single and Two-Family Parcels



- Affected SF and TF Parcels
- UTA Frequent Bus Routes
- UTA Rail Lines

- Arterial Roads
- UTA Rail Stops
- City Boundary



HISTORIC PRESERVATION CONSIDERATION

Planning staff understands that there are concerns regarding the potential demolition of historic resources. The process for construction and demolition, including review by the Historic Landmark Commission, would not change for properties that are in local historic districts. It would be difficult for a contributing building in a local historic district to be demolished for construction using the affordable housing incentives. Demolition of a non-contributing structure and new construction would need to meet historic preservation standards and guidelines. However, the same regulations do not apply for districts that are listed on the National Register of Historic Places but are not locally designated. The effect would be similar on local landmark sites, which are required to follow local historic regulations, and sites listed on the National Register, but not locally, which are not subject to local historic regulations. The table identifies the historic districts that have single- and two-family properties near transit routes and adjacent to arterial roadways.

SALT LAKE CITY HISTORIC DISTRICTS	LOCAL	NATIONAL
Avenues	X	X
Capitol Hill	X	X
Central City	X	X
South Temple	X	X
University	X	X
Yalecrest		X
Yalecrest - Douglas Park	X	
Yalecrest - Harvard Heights	X	
Yalecrest - Normandie Circle	X	
Boulevard Gardens		X
Central City (Bryant)		X
Bennion-Douglas		X
Forest Dale		X
Gilmer Park		X
Highland Park		X
Northwest		X

**Local and National district boundaries may not be the same*

WHAT IS THE GOAL?

Increase affordable housing options in neighborhoods with single- and two- family dwellings.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">• Permit housing types that often already exist in neighborhoods• Allow for more housing units than are currently permitted• Increase the city's housing stock• Reduction in vehicle pollutants with more housing closer to transit, services, and places of employment• Allow for a diversity of housing types and lifestyles• Improve urban resiliency by encouraging housing diversity and community stability during downturns in the economy.• Housing diversity would reduce demand on existing single-family housing, leaving families with increased access.	<ul style="list-style-type: none">• Potential loss of more affordable single-family homes• Possible demolition of existing housing, potentially the loss of historic buildings that are not locally designated or existing more affordable homes.• Difficult to monitor and administer through deed restrictions.• Increase in residential units could result in an increase in parking demand• Possible increase in traffic along high-frequency bus lines or arterial roads• Programs are usually time-limited and expire, which could create additional affordability issue decades down the road.

RECOMMENDATION

Staff's recommendation is in support of the revised proposal. This adds zoning districts that permit two-family and attached dwellings, and permits up to four dwelling units when properties are near transit or adjacent to arterial roads. It also limits the number of attached units in these districts to four, and defines the additional housing types with definitions and design standards similar to the RMF-30 proposal.

MODIFY LOT REQUIREMENTS

Proposal: Allow modifications or reductions to lot requirements in the single- and two-family zoning districts to enable or simplify the development of property with these uses.

WHAT ARE LOT REQUIREMENTS?

There are general requirements that apply to lots, such as a requirement for a building to face a street, and other requirements within specific zoning districts, such as a minimum lot area or width. These provisions would allow for modifications of these requirements if affordable housing is provided.

WHAT IS PROPOSED?

This proposal would allow for modifications or reductions in the minimum lot area, minimum lot width, setbacks or required yards, and maximum lot coverage in traditionally single-family zoning districts. They would be as follows:

- **Lot area:** The minimum lot area could be reduced up to 40%. This amount could not be less than the average of the other properties on the block face.
- **Lot width:** The minimum lot width would not apply.
- **Setbacks or yards:** Setbacks or yards could be reduced by up to 25%.
- **Building coverage:** Coverage may increase up to the existing average of the block face if the average exceeds the maximum coverage of the zone.

While these may be sizeable reductions, many lots that are zoned for single family, for example R-1/5,000, which requires a minimum of 5,000 square feet, often have lots that are smaller than this minimum. Additionally, many lots that are larger may have a difficult time meeting the setback or lot coverage requirements if they wanted to add an ADU or other living space.

WHAT IS THE GOAL?

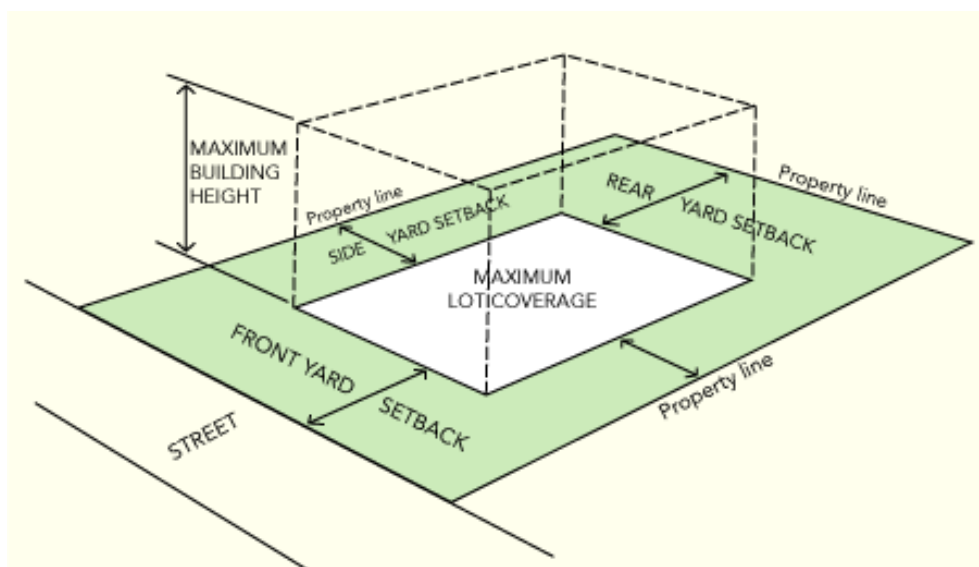
The goal is to allow for infill development on parcels that do not currently permit it and to simplify the process for infill development on other parcels. These developments are generally consistent with existing development and permitted under the existing zoning.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none"> • Unlocks development potential in existing zoning standards. • Could provide low-scale infill development in single family neighborhoods. • The reduction in lot size could potentially be a major incentive since it corresponds with the size of the house that could be built. • Could allow a revival of city alleyways that are currently underutilized. 	<ul style="list-style-type: none"> • Could potentially create size and scale issues to existing single-family neighbors. • Can result in dwellings that only have a view of a narrow side yard and/or driveway without a view to or from the street. • Important to understand how new development would fit in with the existing development pattern, and how to address traffic and parking concerns if lot requirements waivers resulted in additional density. • Difficult to monitor and administer through deed restrictions. • Programs are usually time-limited and expire, which could create additional affordability issue decades down the road.

RECOMMENDATION

Staff's recommendation is in support of the proposal. The modifications in single-family zoning districts are unlikely to affect a large number of parcels and have the potential to provide for some infill development opportunities that may allow for ownership.

Building Envelope



NEXT STEPS

ADOPTION PROCESS & IMPLEMENTATION

STEP 1: Planning staff is seeking feedback on the proposal. Based on the feedback, staff will revise the proposal and present the update to the community for additional outreach and schedule it for the public hearing process.

STEP 2: Review draft zoning ordinance text amendment language. This will be reviewed by the community, the Planning Commission will hold a public hearing and provide a recommendation, and the City Council will hold an additional public hearing prior to action. Language implementing the proposal will be adopted in the Zoning Ordinance.

STEP 3: After adoption, interested parties consult with planning and other city staff to determine during the planning stages if the project meets the zoning and other applicable requirements. A planning process may be required.

STEP 4: Development plans are reviewed to make sure they comply with the incentives and applicable regulations. This would require the typical review process as well as an additional review to ensure compliance with the incentives and a deed restriction or equivalent is in place. This would be required prior to the issuance of a building permit.

STEP 5: Building is constructed and after completion, annual statements are submitted to the city to verify compliance with the requirements of affordability.



APPENDIX A: DRAFT LANGUAGE

DRAFT ORDINANCE LANGUAGE

APPENDIX B: OPTIONS NO LONGER PURSUING

ACCESSORY DWELLING UNITS (ADUS)

This option was removed because of State Law (HB 82) that permits internal ADUs and the anticipated small number of proposals that would use this incentive.

WHAT ARE ACCESSORY DWELLING UNITS?

An accessory dwelling unit is a type of accessory use that includes a residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached structure. It is a complete housekeeping unit with a shared or separate entrance, separate kitchen, sleeping area, closet space, and bathroom facilities. In 2018, the city passed regulations allowing ADUs as a permitted or conditional use on most single-family lots. This made ADUs a permitted use in residential districts that permitted multifamily housing and single- or two-family dwellings. ADUs in single-family districts require a conditional use approval.

WHAT IS PROPOSED?

The proposal allows an ADU by right in single-family zones if the ADU or single-family residence is deed restricted as affordable.

WHAT IS THE GOAL?

Increase affordable, detached housing options in neighborhoods with single-family dwellings.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">Allow for additional housing units on existing propertiesIncrease the city's housing stockAllow for a diversity of housing types and lifestylesImprove urban resiliency by encouraging housing diversity and community stability during downturns in the economy.Allowing ADUs by right reduces staff time while still ensuring standards are met through the building permit process.Housing diversity would reduce demand on existing single-family housing, leaving families with increased access	<ul style="list-style-type: none">Small percentage of housing stock – if number of ADU permits remains consistent, it would take 10 years for there to be an ADU on 1% of single-family properties in the cityUnlikely to make a noticeable impact on housing affordability in the cityDifficult to monitor and administer through deed restrictions.

RECOMMENDATION

Not include with the affordable housing incentives. The best practice for ADUs is to remove barriers to their development, such as owner occupancy requirements, the conditional use approval process, impact fees, and utility connection fees. Additionally, the state legislature adopted a bill that permitted an internal ADU on single-family properties.

ADUs as an option with affordable housing incentives could potentially be used to circumvent the conditional use process. An ADU applicant in a single-family zoning district could state on their application that the unit would be offered free of charge to a family member, avoid the conditional use approval process, and become a permitted use with the affordable housing incentives. When the reporting the affordability of the unit, the owner could state that the income is zero, and be in compliance. The City would not likely have any way to challenge the information. Given the small number of ADUs, the best practice that achieves the goals of ADUs being an affordable option would be to allow ADUs as a permitted use in every zoning district that allows a single-family dwelling.

If it is included, the city should establish the percent of AMI that the ADU could be rented for, the process for annual reporting to verify that the unit remain affordable, and the length of time the unit should be retained as affordable. It is recommended that the time limit be shorter than other incentives listed.



TWIN HOMES, TWO-FAMILY, AND DUPLEXES

This option was revised to permit not only two family homes, but also three and four family homes.

WHAT ARE TWIN HOMES, TWO-FAMILY, AND DUPLEXES?

The zoning ordinance defines twin homes and two-family homes. Generally, these are located on a single parcel and separated by a vertical party wall. Duplexes, while not defined by the zoning ordinance, are similar. This type of housing can also be arranged with up and down units, front and back, or a combination of all the above.

WHAT IS PROPOSED?

The proposal allows a two-family or twin home by right in single-family zones if one of the units is deed restricted as affordable. The fundamental of this approach would cut the land cost per unit in half. That does not mean that it would cut the rent or purchase price in half. Construction costs would still need drive the overall cost. It is unknown how many properties would be converted from a single-family to a two-family unit.

The most likely scenario is that the existing rental buildings would be converted to two units and existing properties that are two units, but recognized as single-family dwellings, may have an option for legalization. There are costs associated with this approach due to the need to comply with building code requirements for fire separation, providing separate HVAC systems, and utility connections. Even though this is the most likely scenario, demolition of existing single-family homes and replacing them with two-family homes should be expected.

The ADU bill adopted by the legislature essentially made a two-unit dwelling a permitted use in all zoning districts as long as the owner resides on the property and abides by the other provisions of the bill and applicable local regulations. It would be a very challenging and time-consuming study to identify the number of demolitions that may occur.

In many areas that are currently zoned for only single-family dwellings, two-family or twin homes were previously permitted. While the zoning limits parcels to single-family homes, County assessor records show that there are over 1,400 existing duplex units on properties that are zoned R-1/5,000 and R-1/7,000. Over 4% of R-1/5,000 and R-1/7,000 properties have existing duplex units.

WHAT IS THE GOAL?

Increase affordable housing options in neighborhoods with single-family dwellings.

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">• The city has a unit legalization process for the recognition of existing buildings with more units than permitted. This would legalize existing two-family residences that may not meet these requirements.• Legal non-conforming units would become conforming• Increase the city's housing stock• Allow for a diversity of housing types and lifestyles• Improve urban resiliency by encouraging housing diversity and community stability during downturns in the economy.	<ul style="list-style-type: none">• Conversions to two-family units may require additional costs to meet building code requirements• Difficult to monitor and administer through deed restrictions.• Possible demolition of existing housing, potentially the loss of historic buildings that are not locally designated or existing more affordable homes.• Unlike an ADU, would not require owner occupancy.

RECOMMENDATION

Not include with the affordable housing incentives. Remove the proposal from the affordable housing incentives and consider a separate zoning amendment to permit duplex and two-family homes by right in zoning districts that limit housing to single-family units.

This could require that they meet the same footprint and massing standards as a single-family home. While more common than ADUs, it is unlikely that a significant number of existing single-family homes would be demolished for a duplex or two-family home if the footprint and massing of the home could not be larger than what is currently permitted. It is more likely that permitting duplexes or two-family units by right would result in the conversion of existing single-family homes and result in an increased number of housing units.

Similar to ADUs, if this proposal is included, the city should establish the percent of AMI that the ADU could be rented for, the process for annual reporting to verify that the unit remain affordable, and the length of time the unit should be retained as affordable. It is recommended that the time limit be shorter than other incentives listed.

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SALT LAKE CITY PLANNING

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ATTACHMENT E: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was initiated:

Online Surveys and Comment Form

- December-January 2020 – Planning staff posted an initial survey seeking feedback on housing issues. Over 2,100 people responded. See complete responses in Attachment E.1.
- July 2020 – Planning staff presented a draft proposal in a Story Map and sought feedback on the proposal. Nearly 300 people responded. See complete responses in Attachment E.2.
- February 2022 – Planning Staff posted the draft amendments and sought feedback through a comment form. Approximately 130 people responded. See complete responses in Attachment E.3.

Developer Discussions

Planning staff met with several affordable housing developers in 2019 to discuss issues and obstacles to building affordable housing in the community and how zoning may be able to address them. Developers generally indicated that by right processes were best, there should be parking reductions especially for lowest incomes, density limits made development difficult in the RMF districts, additional height was needed in many zoning districts, and there was a preference for form-based zoning districts.

Staff requested feedback from developers on the draft proposal and generally heard that the incentives would allow them to construct more units and that the incentives in the single-family zoning districts may encourage smaller developers to construct units.

Recognized Community Organization Notice and Meetings

- June 25, 2020 – The 45-day required notice for recognized community organizations was sent citywide.
 - July 20, 2020 – Planning staff discussed the proposal at the Sugar House Land Use and Zoning meeting (Zoom).
 - August 6, 2020 – Planning staff discussed the proposal at the Ball Park Community Council meeting (Zoom).
- March 3, 2022 – The 45-day required notice for recognized community organizations was sent citywide.
 - March 16, 2022 – Planning staff discussed the proposal at the East Bench Community Council meeting (Zoom). Members expressed concerns with loss of views, view easements, and wanted to be notified of potential projects in the neighborhood.
 - March 21, 2022 – Planning staff discussed the proposal at the Sugar House Land Use Committee meeting (Zoom). Members expressed concerns with additional housing types proposed, especially in the Highland Park neighborhood, lack of

- parking, lack of utility capacity, loss of neighborhood character, increase in rental housing, and desire for the proposal to be implemented as a smaller, pilot program.
- April 7, 2022 – Planning staff discussed the proposal at the Ball Park Community Council meeting (Zoom). Community members want to see more owner-occupied housing in the neighborhood, expressed concerns with additional height in the FB districts, have concerns with existing parking requirements in the FB zones, and have general parking and safety concerns.
 - April 13, 2022 – Planning staff discussed the proposal at the Jordan Meadows/Westpointe Community Council meeting (Zoom). Community members asked questions about parking and how the increased number of students and increased park usage would be addressed.
 - April 14, 2022 – Planning staff discussed the proposal at the Yalecrest Community Council meeting (Zoom). Community members asked questions about historic districts and how the proposal would affect them, required parking, accessory dwelling units, rental units, and neighborhood character.
 - May 4, 2022 – Planning staff discussed the proposal at the Greater Avenues Community Council meeting (Zoom). Community member questions included affordability levels, the Planning Commission meeting and how to submit comments if not able to attend, and the monitoring of the deed restricted properties.

Open Houses and Virtual Events

- July 9, 2020 – Facebook Live Q&A – Planning staff hosted an AMA/Q&A discussion on Facebook. It reached 4,365 people with 1,423 3-second video views and 52 comments. See Attachment E.4.
- February 16, 2022 – Facebook Live Q&A – Planning staff hosted an AMA/Q&A discussion on Facebook. It reached 772 people with 401 3-second video views and 71 reactions, shares, and comments. See Attachment E.5.
- April 5, 2022 – Virtual Office Hours (Zoom) – Planning staff hosted an open Zoom meeting to answer questions. There were no attendees.
- April 5, 2022 – Open House (Sugar House Fire Station #3) – Planning staff hosted an open house to provide information and answer questions on the proposal. Seven people attended.
- April 12, 2022 – Open House (Unity Center) – Planning staff hosted an open house to provide information and answer questions on the proposal. Three people attended.
- April 14, 2022 – Virtual Office Hours (Zoom) – Planning staff hosted an open Zoom meeting to answer questions. No one attended.
- April 19, 2022 – Open House (Riverside Park) – Planning staff hosted an open house to provide information and answer questions on the proposal. No one attended.
- April 21, 2022 – Open House (Lindsey Gardens Park) – Planning staff hosted an open house to provide information and answer questions on the proposal. One person attended.

Sign-in sheets for open houses are included in Attachment E.7.

Additional Comments

The Glendale Community Council submitted a letter in 2020. See Attachment E.6. The Sugar House Community Council submitted a letter on May 3, 2022. See Attachment E.7.

Community members provided additional written comments that are attached to this report. See Attachment E.7 for emails and E.8 for social media comments. Additional emails and phone calls with general questions were received and responded to by staff.

Community Notification

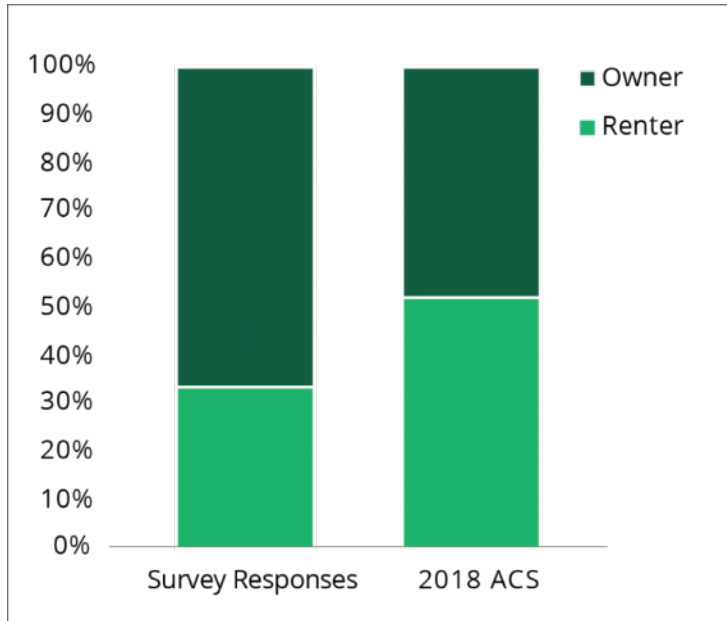
The City Council office sent a flyer to commercial and residential addresses in the city and owners that live outside of Salt Lake City. It identified housing initiatives in the city and highlighted this proposal. A total of 99,832 were sent. See Attachment E.9 for flyer and comments submitted to the Council office.

Attachment E.1

Survey Summary

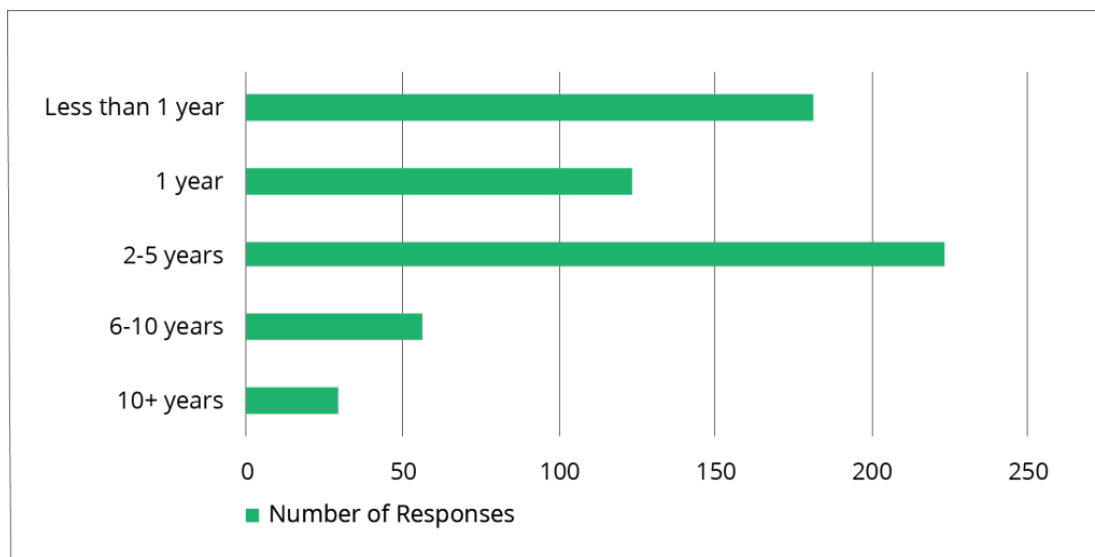
Two-thirds of survey respondents own their homes and 1/3 rent. This is a higher percentage of owners than the city as a whole – 2018 American Community Survey data from the U.S. Census reported 48% of Salt Lake City residents owned their homes.

Do you rent or own your residence?

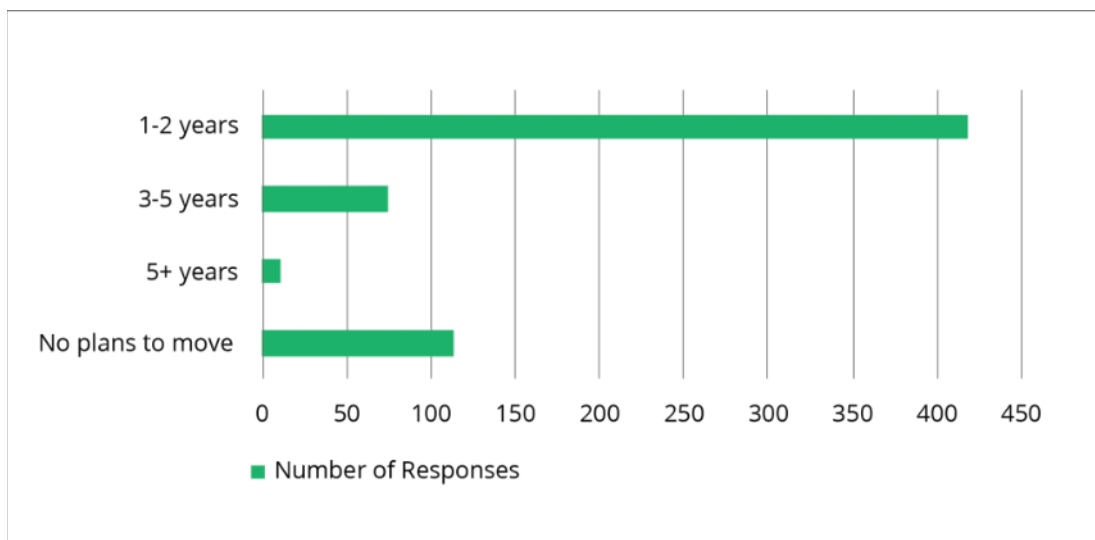


Many renters move frequently and expect to move in the next year or two. The two questions below are related to those that are renters:

How long have you lived at your current residence?



When do you anticipate moving to another residence?



Nearly 10% of respondents spend more than 50% of their income on housing. This is considered extremely cost-burdened. 31% spend between 31-50% of their income on rent and are considered cost-burdened. Over half, 59%, spend less than 30% on housing, which is considered affordable. Compared to the city as a whole, [Growing SLC](#) reported that nearly half of renters in Salt Lake City were cost-burdened and nearly a quarter were extremely cost-burdened.

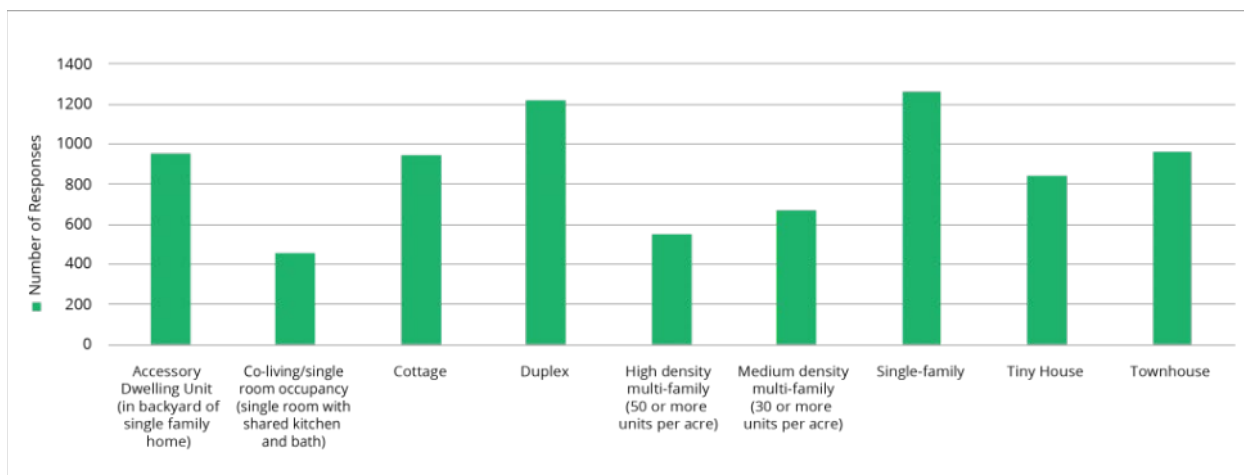
Despite this, 56% stated that housing in Salt Lake City was not affordable. 40% considered it somewhat affordable and 4% considered it very affordable.

86% of respondents felt that affordable housing benefited the community. Nearly 8% selected “I don’t know” and 6% did not feel that it benefited the community.

Respondents were open to a variety of housing types in neighborhoods. Respondents were able to select multiple housing types they thought most appropriate for affordable housing in their

neighborhood and single family homes were selected most often followed by duplexes, and townhouses.

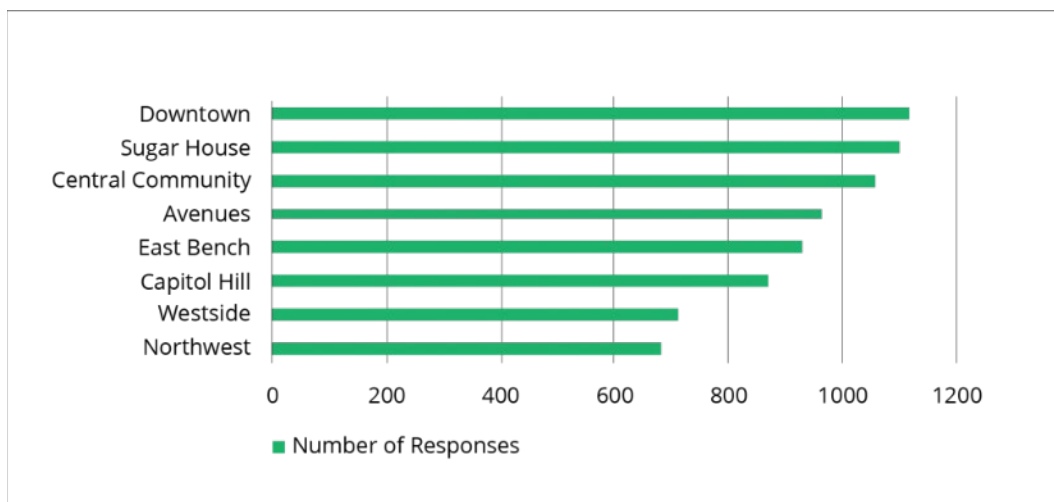
What types of affordable housing do you think fits in your neighborhood?



80% of respondents stated that affordable housing should be in all neighborhoods. Nearly 83% of respondents felt there wasn't enough affordable housing in Salt Lake City. Approximately two-thirds of respondents felt there wasn't enough affordable housing in their neighborhood and 14% selected "I don't know". 20% of respondents thought their neighborhood had enough affordable housing.

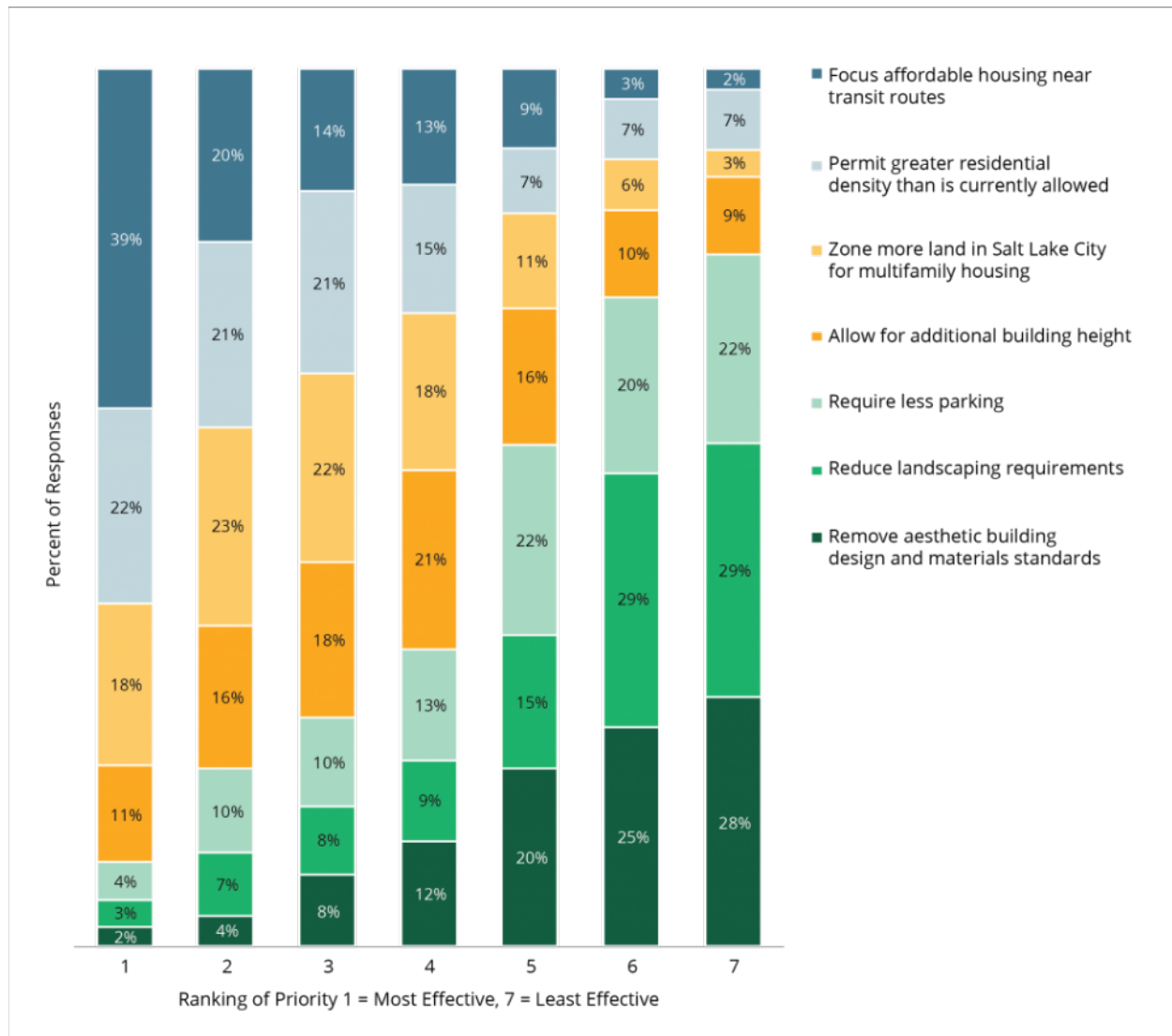
When asked what areas had the biggest need for more affordable housing respondents were able to select multiple areas. Downtown was selected the greatest number of times followed by Sugar House, then Central Community.

What areas do you think have the biggest need for affordable housing?



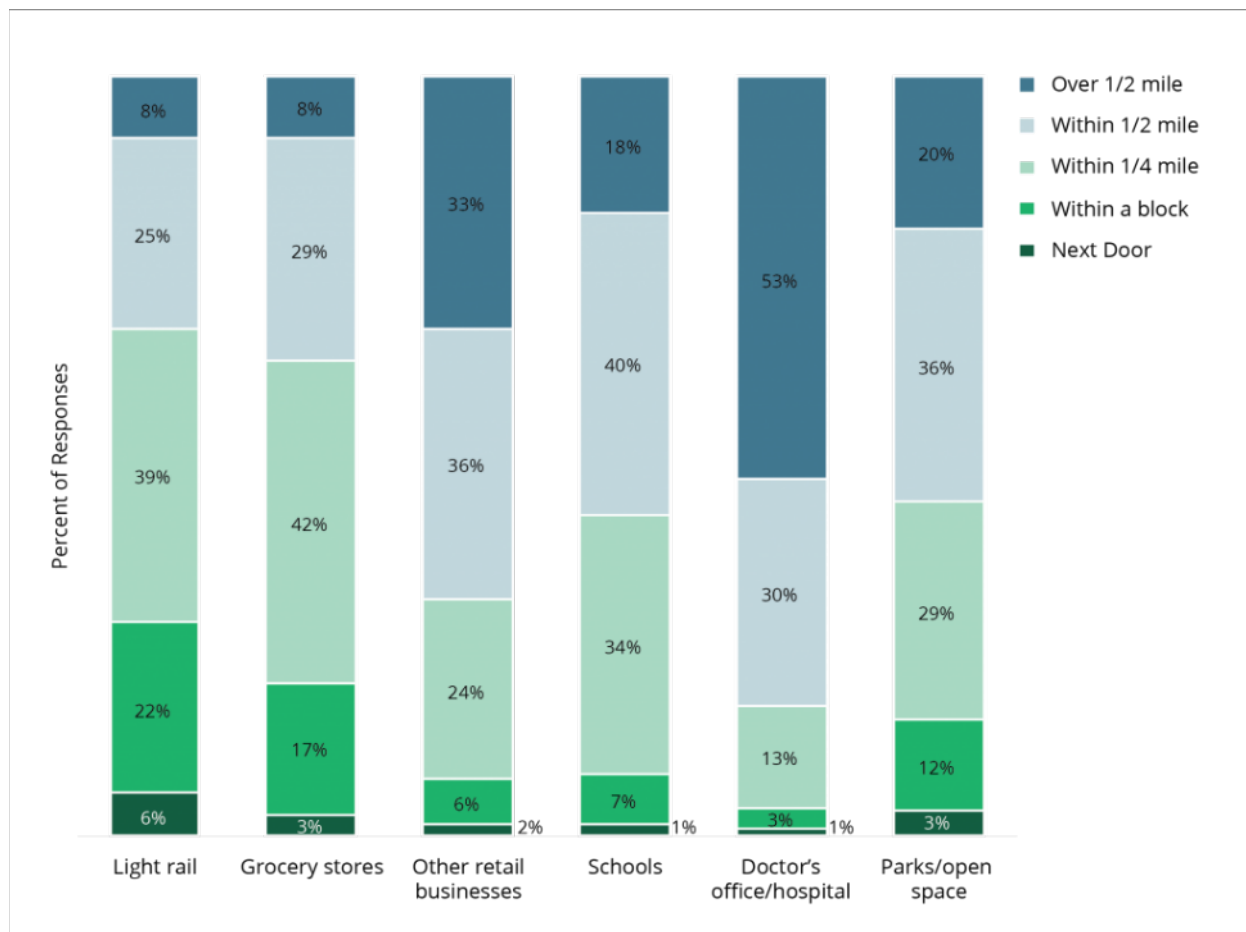
Zoning regulations can affect the supply and location of affordable housing. Respondents thought that focusing affordable housing near transit routes, permitting greater residential density than is currently allowed, and zoning more land in Salt Lake City for multifamily housing would be the most effective ways of addressing the supply and location.

What are the most and least effective ways to address supply and location of affordable housing?



Respondents generally thought that amenities like light rail, grocery stores, schools, and parks should be within $\frac{1}{4}$ mile of affordable housing. Doctor's offices/hospitals and other retail were less important and could be located $\frac{1}{2}$ mile or further away.

How close should these amenities be to affordable housing?

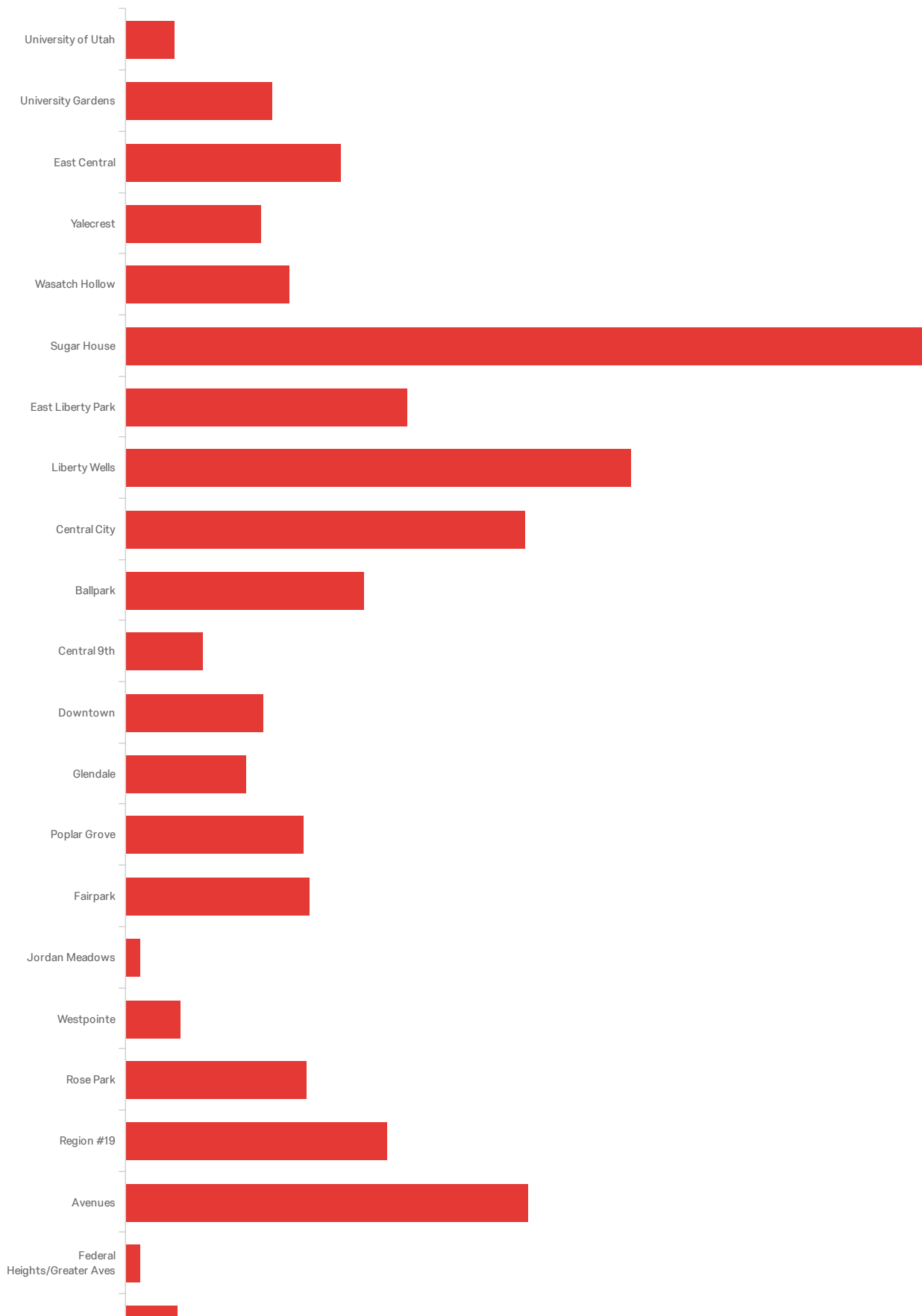


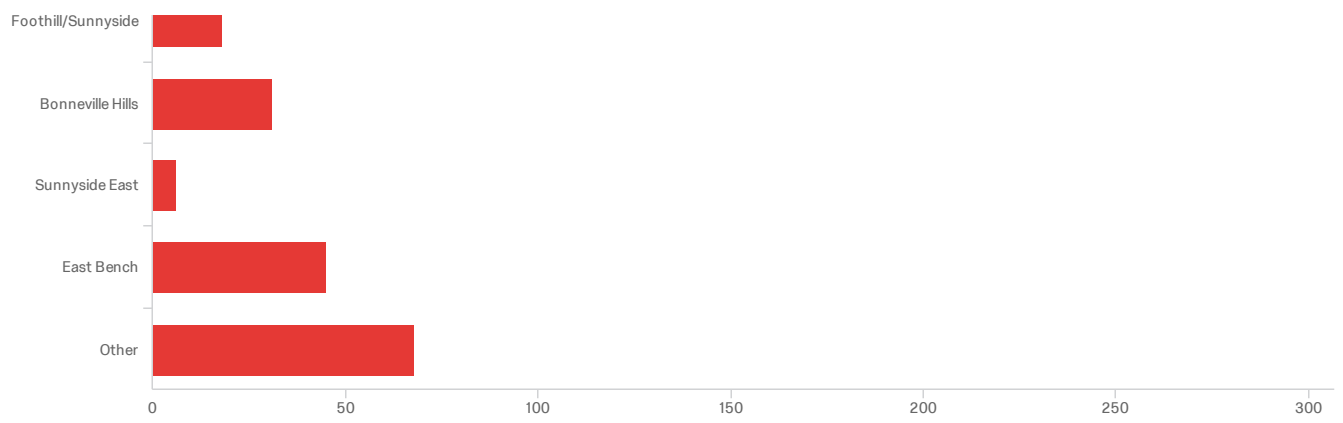
Survey respondents generally had higher incomes and more selected white as their ethnicity compared to the city as a whole. The household size and age of respondents were generally representative of the city as a whole.

January 16, 2020 12:31 PM MST

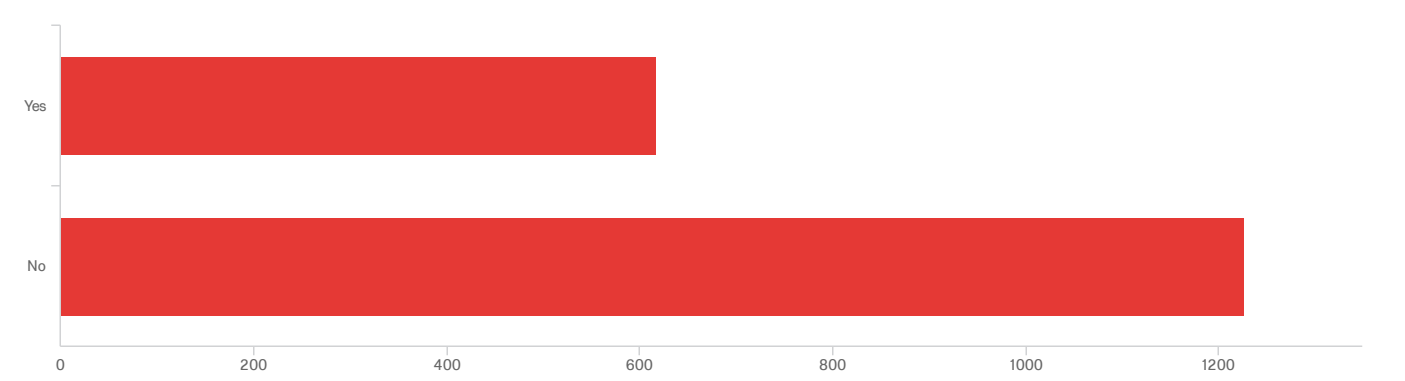
The map displays the University of Utah campus with a heat map overlay representing student density. The color scale ranges from blue (low density) to red (high density). A large, irregular red area in the center of the campus indicates the highest density of students. This area is surrounded by a green and yellow ring, indicating decreasing density. The map includes a north arrow pointing upwards. Various campus locations are labeled, including Mountain Ridge Line, North Campus Drive, and South Campus. Coordinates are provided along the edges of the map, ranging from 2400 N to 3145 N and 2000 E to 2700 E.

Q2 - Please click on the map where you live. - Regions





Q3 - Do you rent?



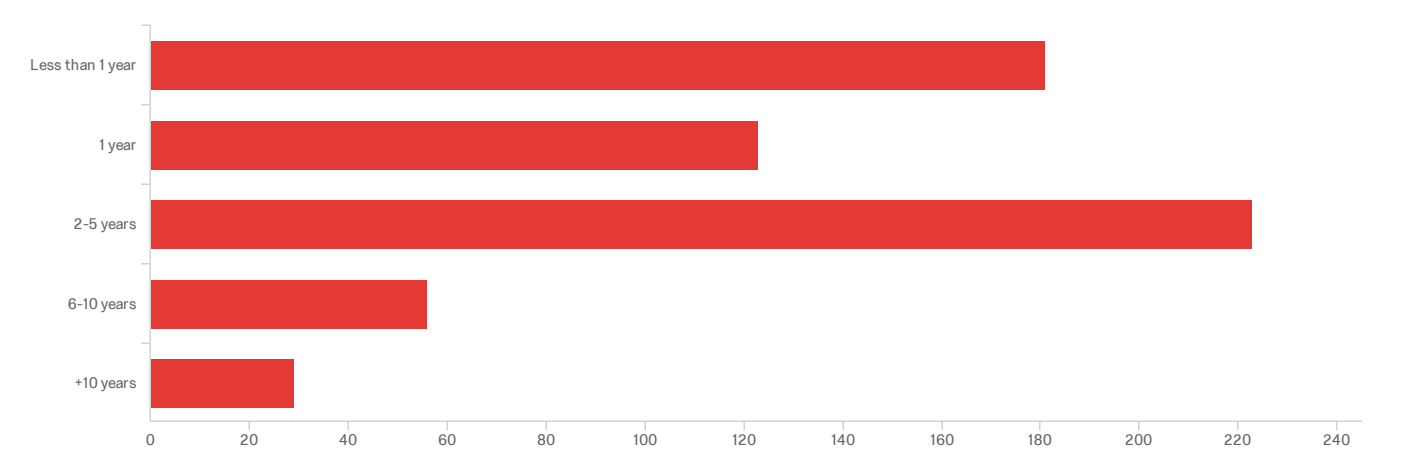
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you rent?	1.00	2.00	1.67	0.47	0.22	1,844

#	Field	Choice Count
1	Yes	33.46% 617
2	No	66.54% 1227

1844

Showing rows 1 - 3 of 3

Q4 - How long have you lived at your current residence?

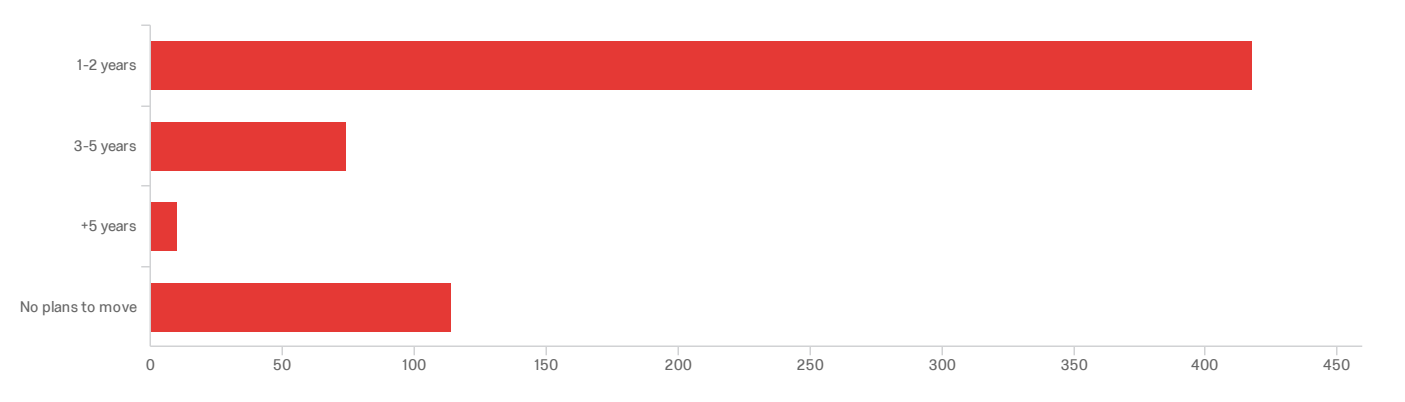


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How long have you lived at your current residence?	1.00	5.00	2.49	1.46	2.14	612

#	Field	Choice Count
1	Less than 1 year	29.58% 181
5	1 year	20.10% 123
2	2-5 years	36.44% 223
3	6-10 years	9.15% 56
4	+10 years	4.74% 29
		612

Showing rows 1 - 6 of 6

Q5 - When do you anticipate moving to another residence?



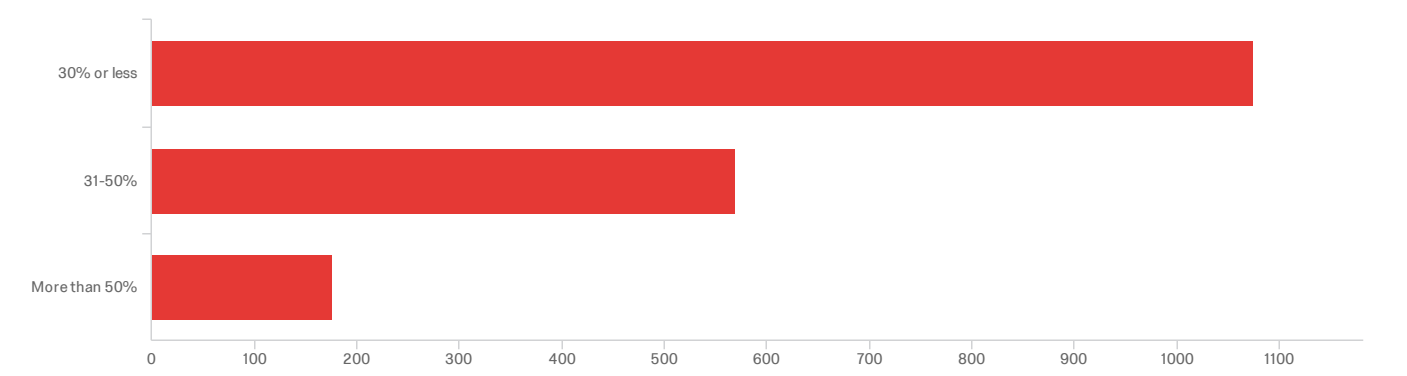
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	When do you anticipate moving to another residence?	1.00	4.00	1.71	1.16	1.35	616

#	Field	Choice Count
1	1-2 years	67.86% 418
2	3-5 years	12.01% 74
3	+5 years	1.62% 10
4	No plans to move	18.51% 114

616

Showing rows 1 - 5 of 5

Q6 - What percent of your monthly income (before taxes) do you pay towards housing (rent or mortgage payment)?

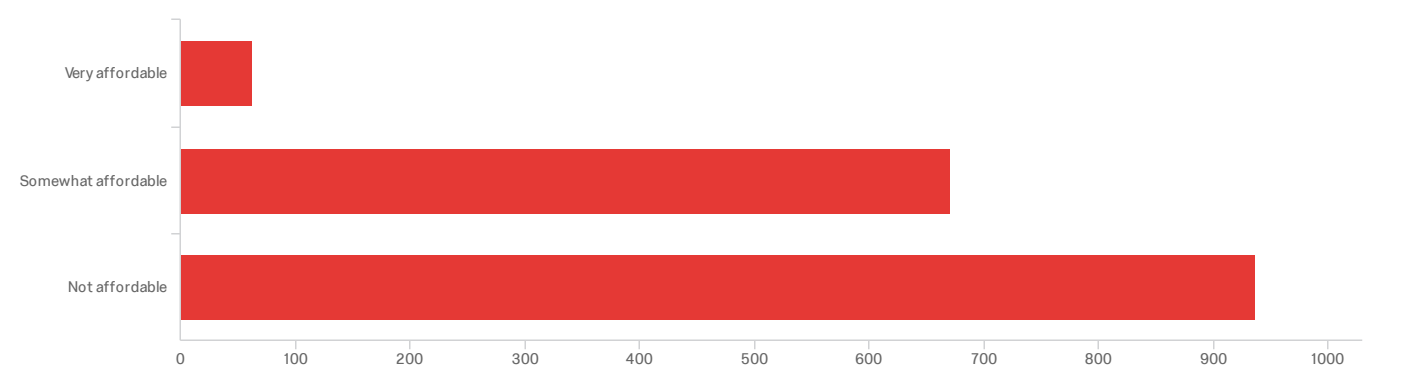


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What percent of your monthly income (before taxes) do you pay towards housing (rent or mortgage payment)?	1.00	3.00	1.51	0.67	0.44	1,820

#	Field	Choice Count
1	30% or less	59.07% 1075
2	31-50%	31.26% 569
3	More than 50%	9.67% 176
		1820

Showing rows 1 - 4 of 4

Q7 - Based on your experience, how affordable do you think housing is in Salt Lake City?

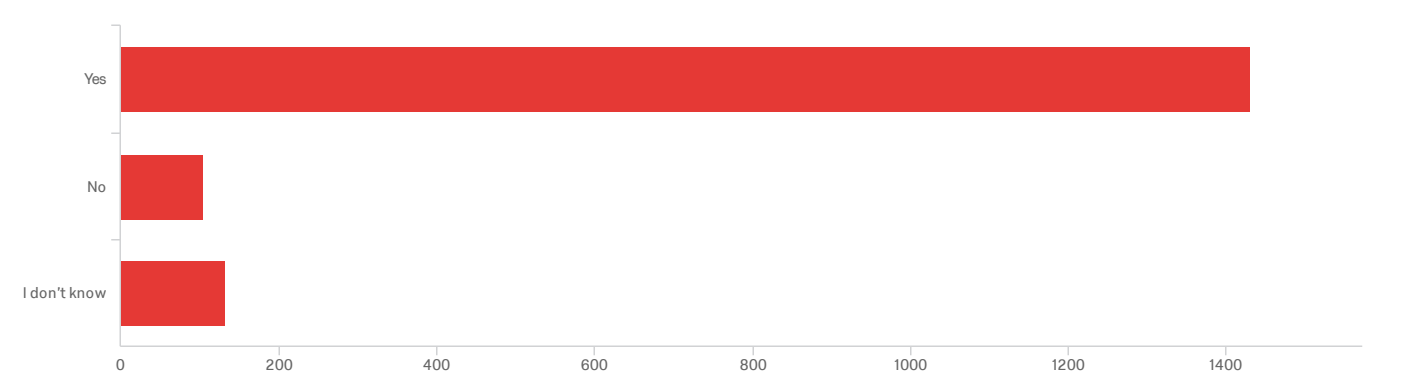


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Based on your experience, how affordable do you think housing is in Salt Lake City?	1.00	3.00	2.52	0.57	0.32	1,670

#	Field	Choice Count
1	Very affordable	3.71% 62
2	Somewhat affordable	40.18% 671
3	Not affordable	56.11% 937
		1670

Showing rows 1 - 4 of 4

Q8 - Do you feel that affordable housing benefits the community?

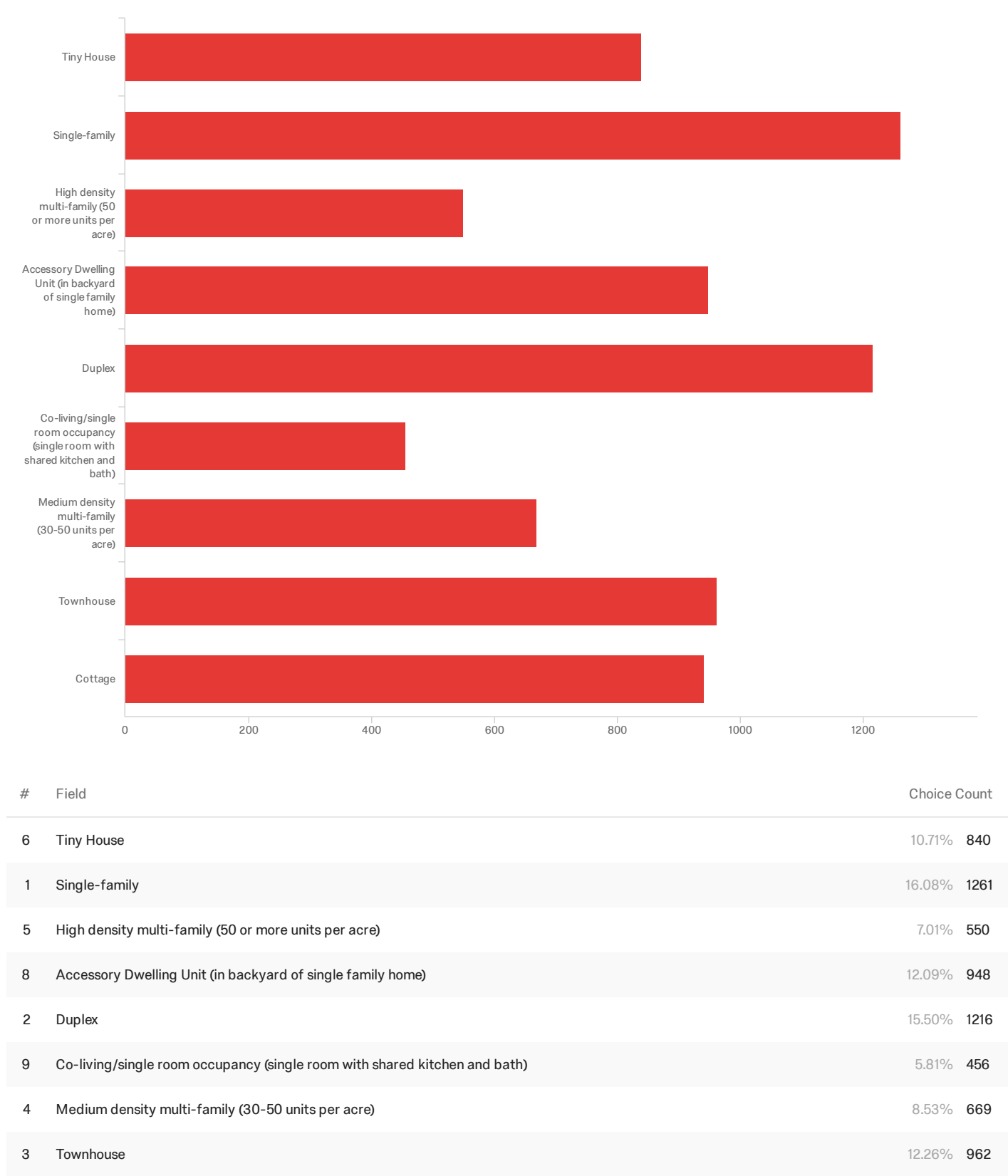


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you feel that affordable housing benefits the community?	1.00	3.00	1.22	0.58	0.33	1,667

#	Field	Choice Count
1	Yes	85.78% 1430
2	No	6.30% 105
3	I don't know	7.92% 132
		1667

Showing rows 1 - 4 of 4

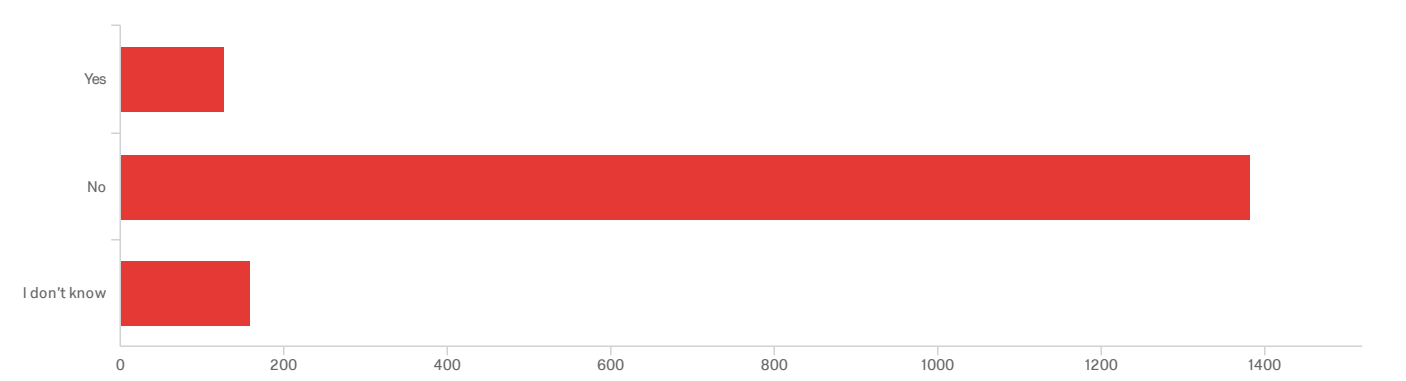
Q9 - Affordable housing can come in many forms. What types of housing do you think fit in your neighborhood? (select all that apply)



#	Field	Choice Count
7	Cottage	12.01% 942
		7844

Showing rows 1 - 10 of 10

Q10 - Do you feel that there is enough affordable housing in Salt Lake City?

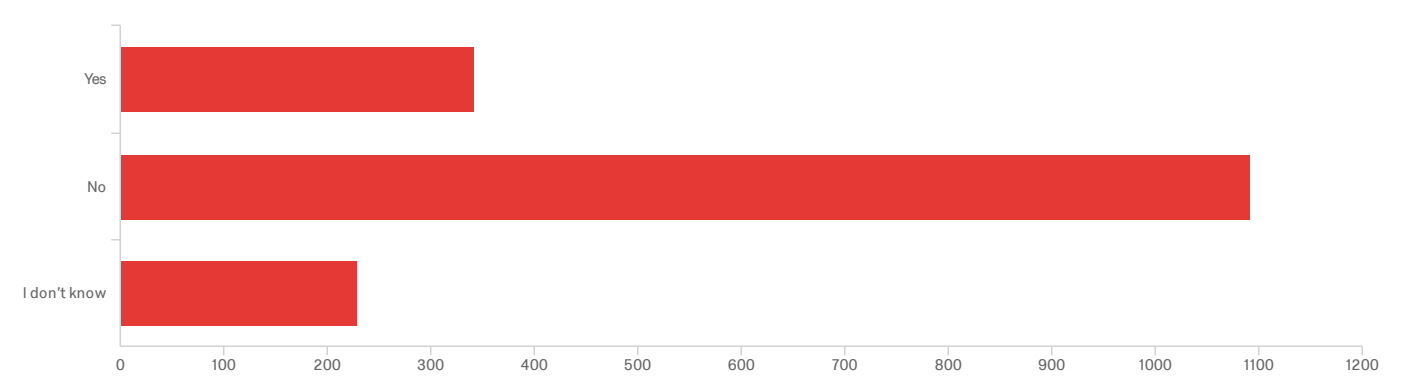


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you feel that there is enough affordable housing in Salt Lake City?	1.00	3.00	2.02	0.41	0.17	1,668

#	Field	Choice Count
1	Yes	7.61% 127
2	No	82.85% 1382
3	I don't know	9.53% 159
		1668

Showing rows 1 - 4 of 4

Q11 - Do you feel there is enough affordable housing in your neighborhood?

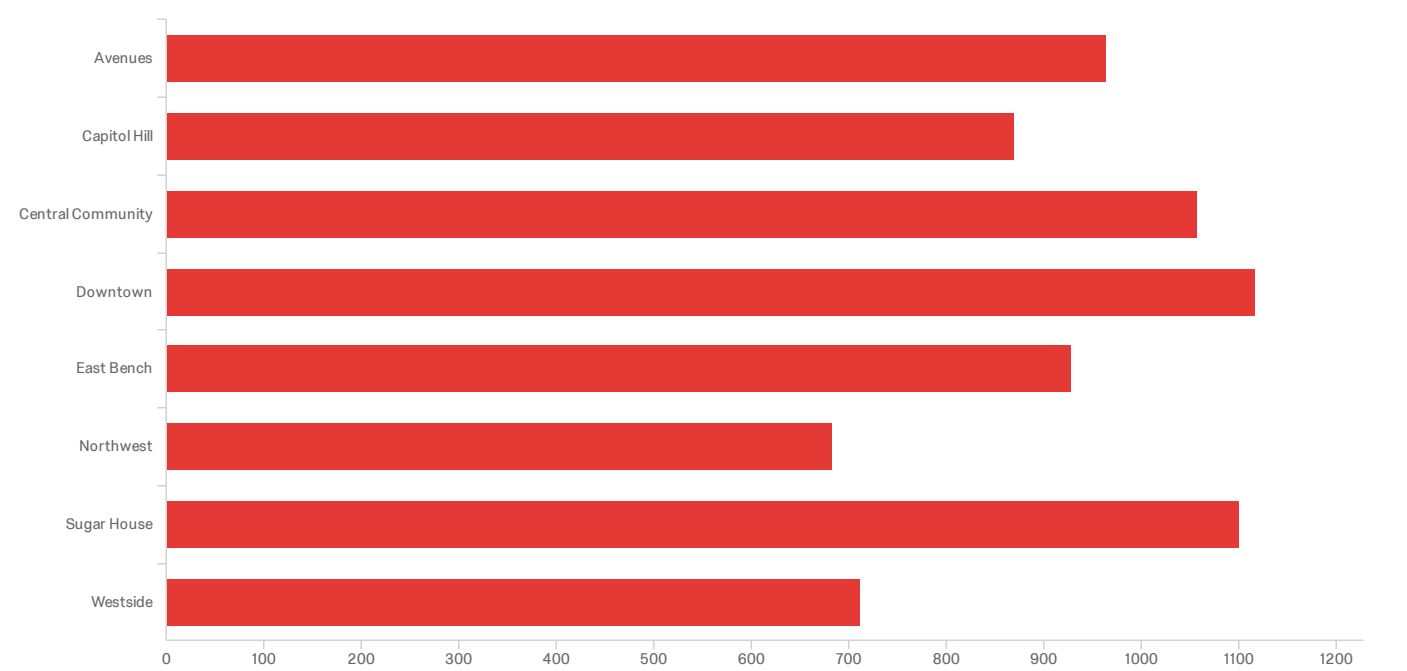


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you feel there is enough affordable housing in your neighborhood?	1.00	3.00	1.93	0.58	0.34	1,663

#	Field	Choice Count
1	Yes	20.57% 342
2	No	65.66% 1092
3	I don't know	13.77% 229
		1663

Showing rows 1 - 4 of 4

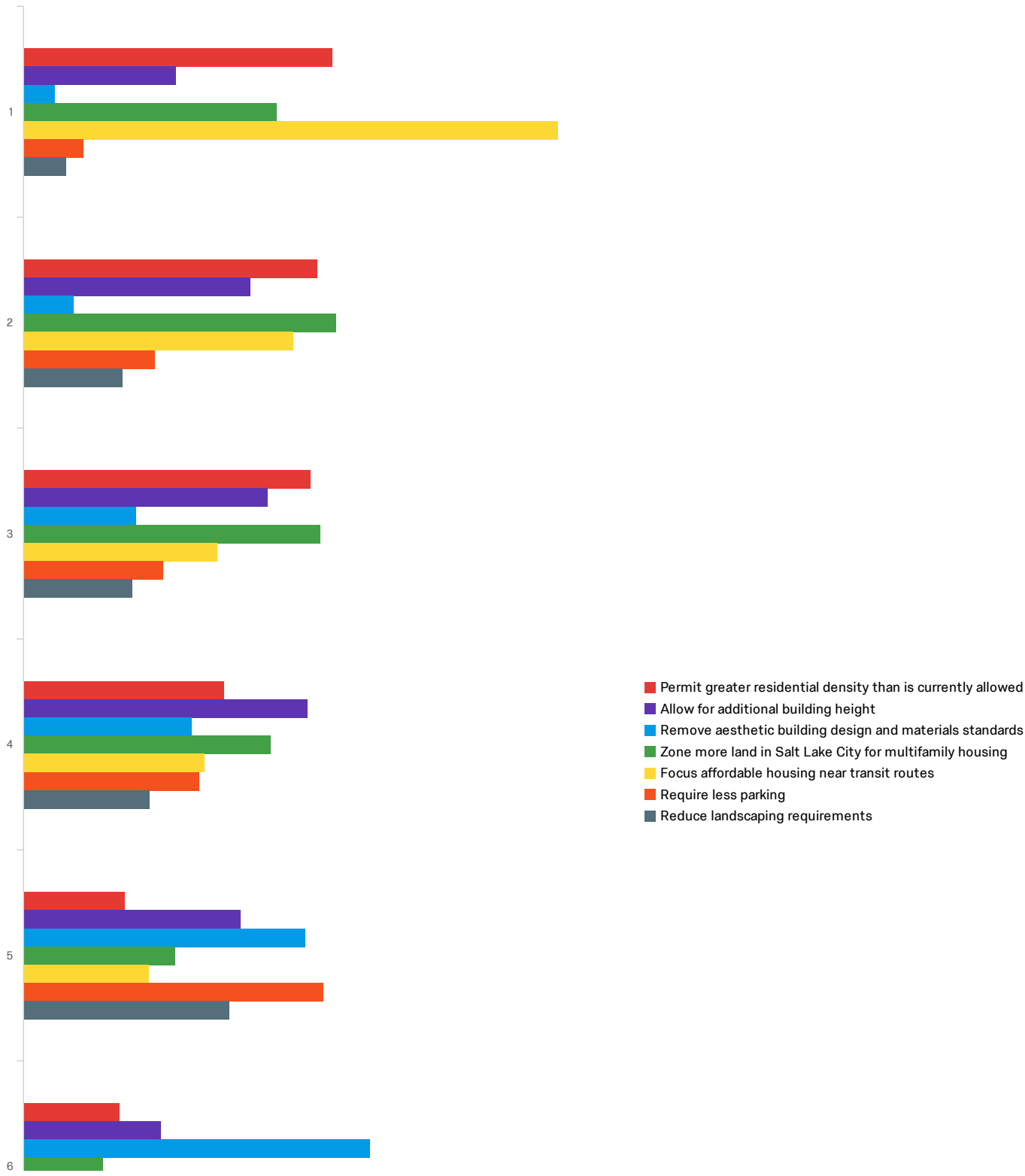
Q12 - What areas in Salt Lake City do you think have the biggest need for more affordable housing? (select all that apply)

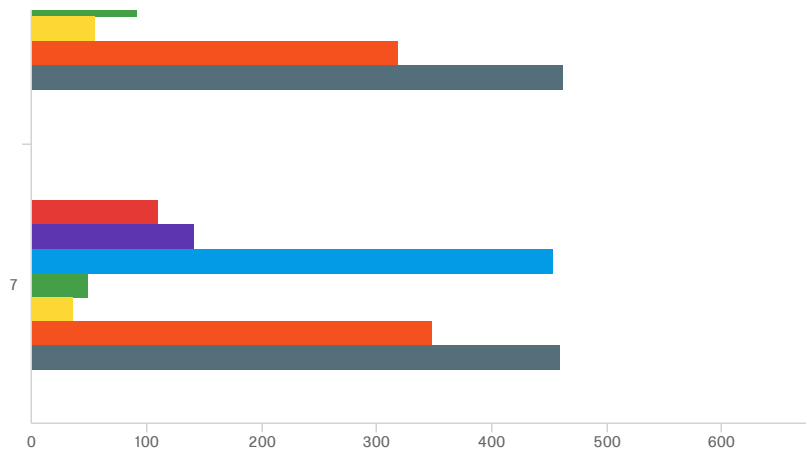


#	Field	Choice Count
1	Avenues	12.97% 964
2	Capitol Hill	11.70% 870
3	Central Community	14.23% 1058
5	Downtown	15.03% 1117
6	East Bench	12.48% 928
7	Northwest	9.19% 683
9	Sugar House	14.81% 1101
10	Westside	9.58% 712

7433

Q13 - Rank from 1-7 the most effective way (1 being the most effective and 7 the least effective) to address the supply and location of affordable housing? (Click/tap & drag into the order you prefer. 1 being at the top)





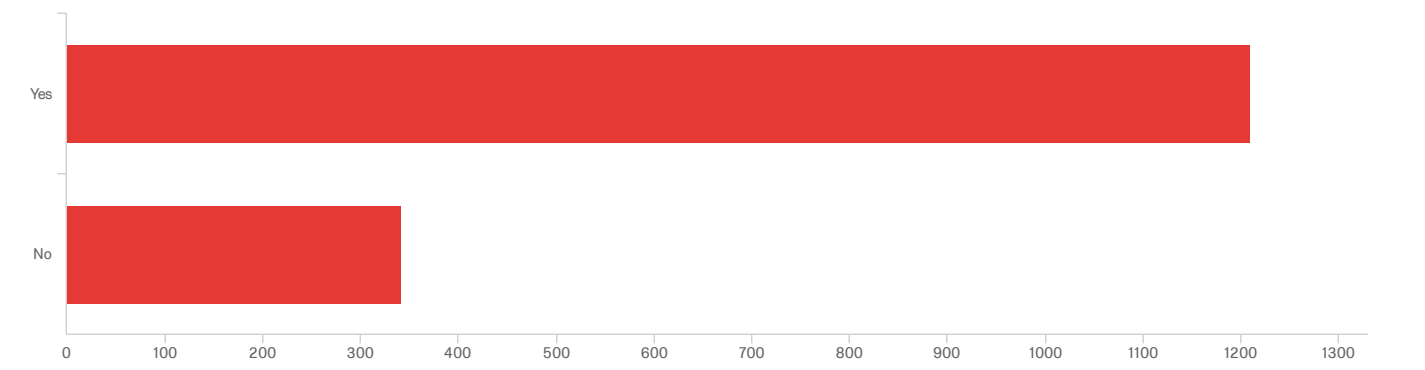
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Permit greater residential density than is currently allowed	1.00	7.00	3.12	1.80	3.26	1,599
2	Allow for additional building height	1.00	7.00	3.79	1.77	3.12	1,599
3	Remove aesthetic building design and materials standards	1.00	7.00	5.34	1.55	2.41	1,599
4	Zone more land in Salt Lake City for multifamily housing	1.00	7.00	3.10	1.60	2.57	1,599
5	Focus affordable housing near transit routes	1.00	7.00	2.54	1.64	2.69	1,599
6	Require less parking	1.00	7.00	4.85	1.77	3.12	1,599
7	Reduce landscaping requirements	1.00	7.00	5.28	1.71	2.91	1,595

#	Field	1	2	3	4	5	6	7
1	Permit greater residential density than is currently allowed	22.33% 357	21.26% 340	20.76% 332	14.51% 232	7.32% 117	6.94% 111	6.88% 110
2	Allow for additional building height	11.01% 176	16.39% 262	17.64% 282	20.51% 328	15.70% 251	9.94% 159	8.82% 141
3	Remove aesthetic building design and materials standards	2.25% 36	3.63% 58	8.13% 130	12.13% 194	20.39% 326	25.08% 401	28.39% 454
4	Zone more land in Salt Lake City for multifamily housing	18.32% 293	22.58% 361	21.45% 343	17.89% 286	10.94% 175	5.75% 92	3.06% 49
5	Focus affordable housing near transit routes	38.65% 618	19.51% 312	14.01% 224	13.07% 209	9.07% 145	3.44% 55	2.25% 36
6	Require less parking	4.32% 69	9.51% 152	10.07% 161	12.70% 203	21.70% 347	19.95% 319	21.76% 348

#	Field	1		2		3		4		5		6		7	
7	Reduce landscaping requirements	3.07%	49	7.15%	114	7.90%	126	9.15%	146	14.92%	238	28.97%	462	28.84%	460

Showing rows 1 - 7 of 7

Q14 - Do you agree with the following statement? Affordable housing should be located in all neighborhoods.



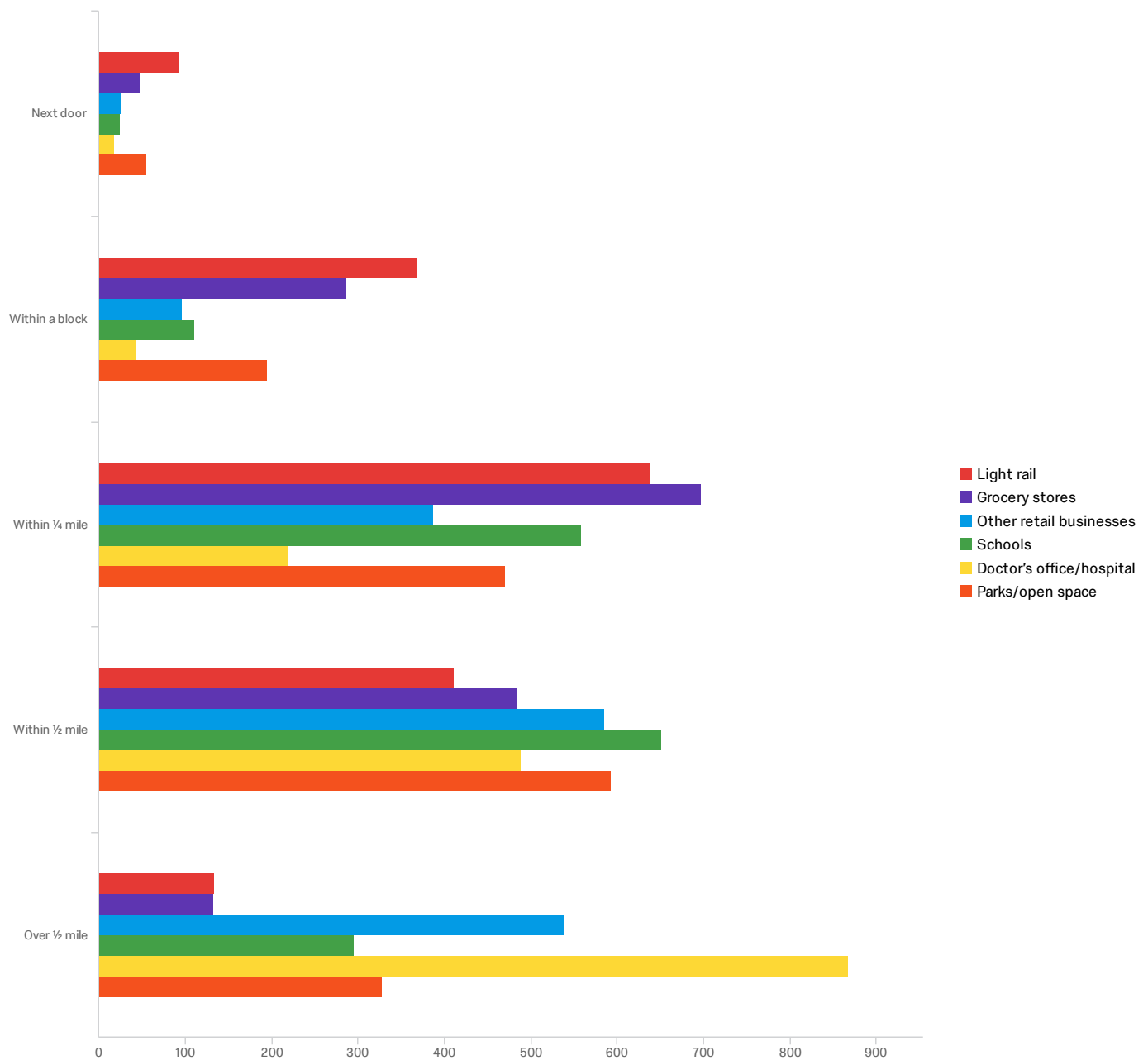
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you agree with the following statement? Affordable housing should be located in all neighborhoods.	1.00	2.00	1.22	0.41	0.17	1,552

#	Field	Choice Count
1	Yes	77.96% 1210
2	No	22.04% 342

1552

Showing rows 1 - 3 of 3

Q15 - How close should the following amenities be to affordable housing?



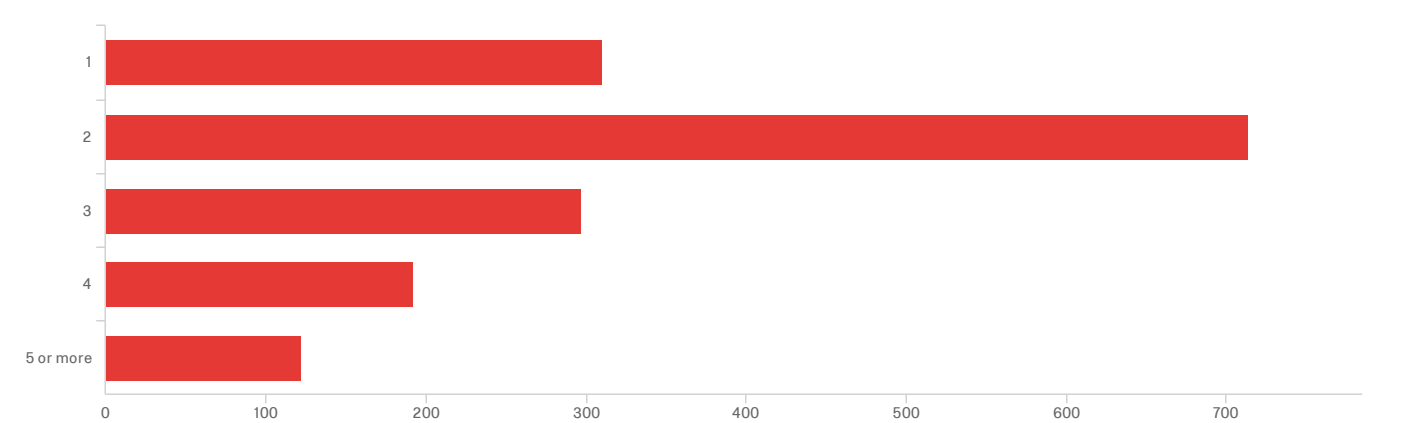
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Light rail	1.00	5.00	3.08	1.01	1.02	1,645
2	Grocery stores	1.00	5.00	3.22	0.92	0.85	1,649
3	Other retail businesses	1.00	5.00	3.93	0.97	0.94	1,633
4	Schools	1.00	5.00	3.66	0.90	0.81	1,640

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
5	Doctor's office/hospital	1.00	5.00	4.31	0.88	0.77	1,639
6	Parks/open space	1.00	5.00	3.58	1.04	1.08	1,641

#	Field	Next door		Within a block		Within ¼ mile		Within ½ mile		Over ½ mile		Total
1	Light rail	5.65%	93	22.43%	369	38.78%	638	24.98%	411	8.15%	134	1645
2	Grocery stores	2.85%	47	17.40%	287	42.27%	697	29.41%	485	8.07%	133	1649
3	Other retail businesses	1.59%	26	5.88%	96	23.70%	387	35.82%	585	33.01%	539	1633
4	Schools	1.46%	24	6.77%	111	34.09%	559	39.70%	651	17.99%	295	1640
5	Doctor's office/hospital	1.10%	18	2.68%	44	13.42%	220	29.84%	489	52.96%	868	1639
	Parks/open space	3.35%	55	11.88%	195	28.64%	470	36.14%	593	19.99%	328	1641

Showing rows 1 - 6 of 6

Q16 - How many people are in your household?

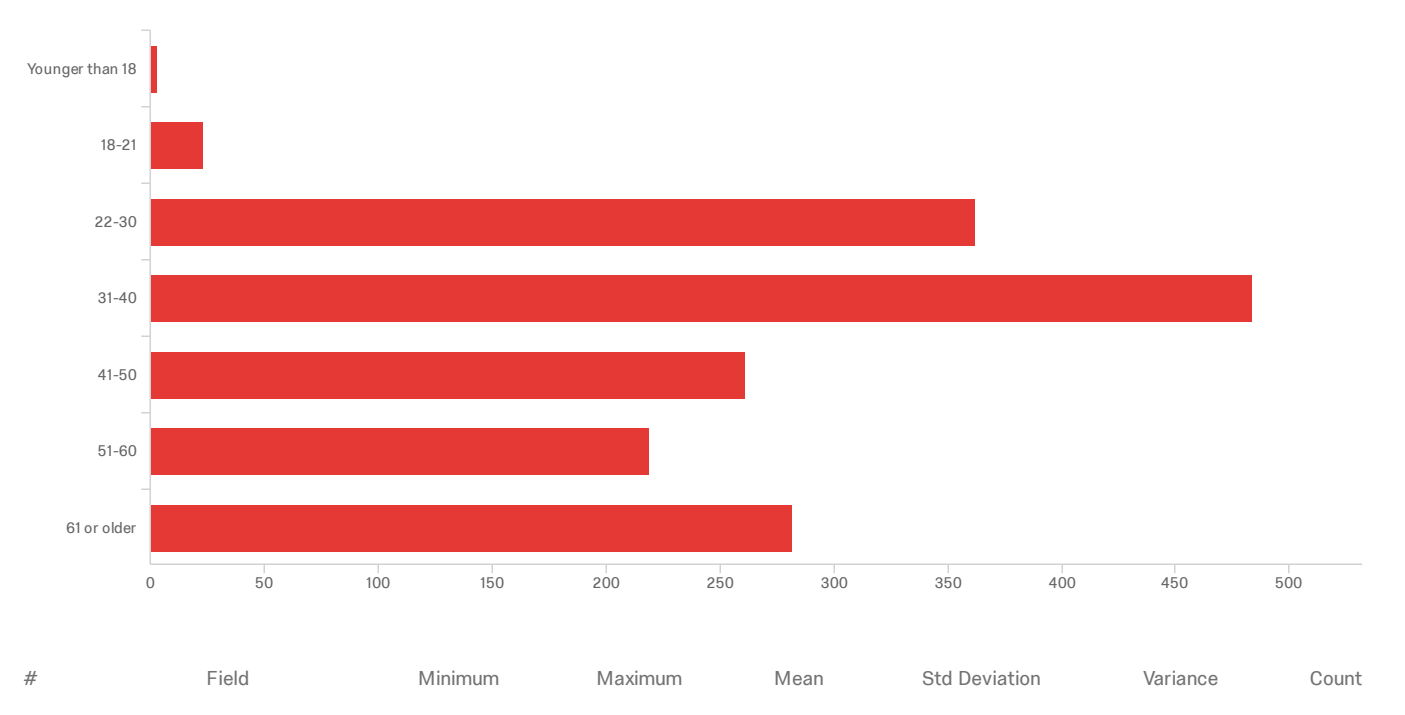


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many people are in your household?	1.00	7.00	4.07	1.74	3.02	1,635

#	Field	Choice Count
1	1	18.96% 310
4	2	43.67% 714
5	3	18.17% 297
6	4	11.74% 192
7	5 or more	7.46% 122
		1635

Showing rows 1 - 6 of 6

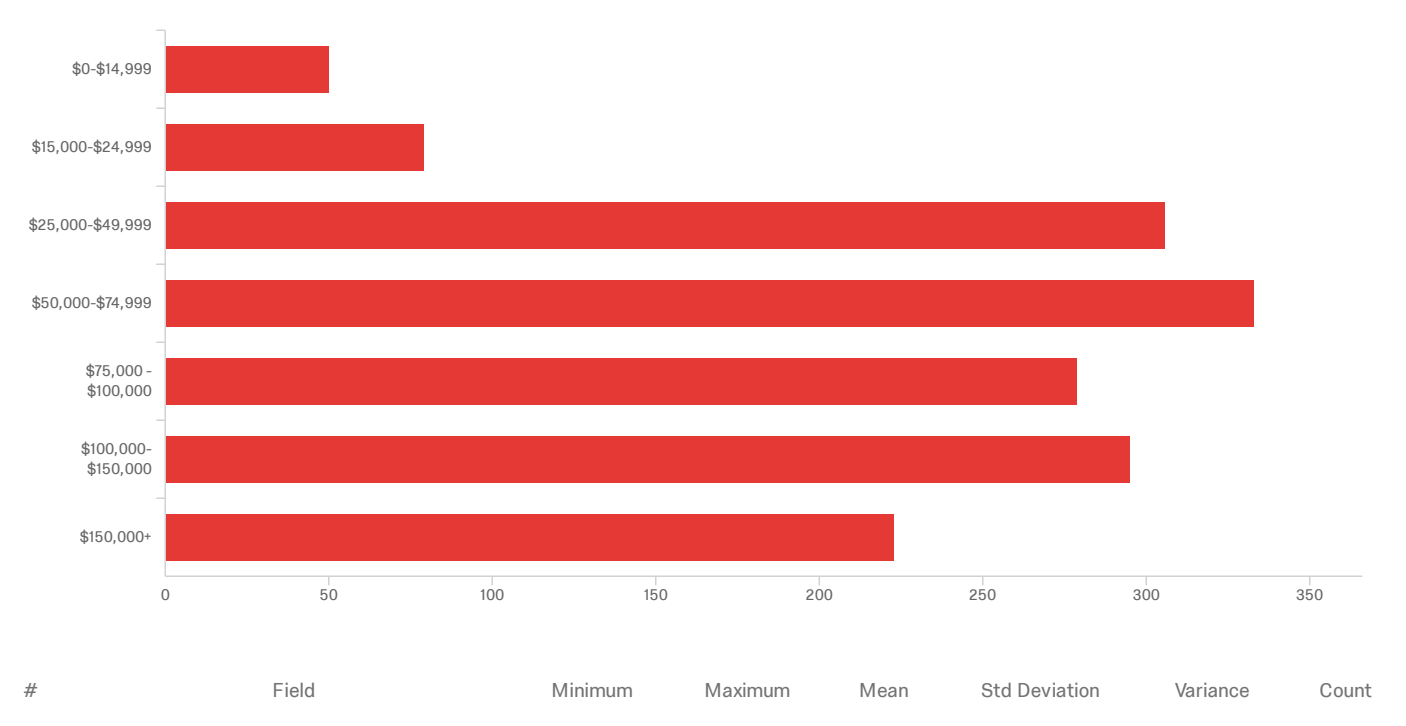
Q20 - What is your age?



#	Field	Choice Count	
1	Younger than 18	0.18%	3
2	18-21	1.41%	23
3	22-30	22.15%	362
4	31-40	29.62%	484
5	41-50	15.97%	261
6	51-60	13.40%	219
7	61 or older	17.26%	282
			1634

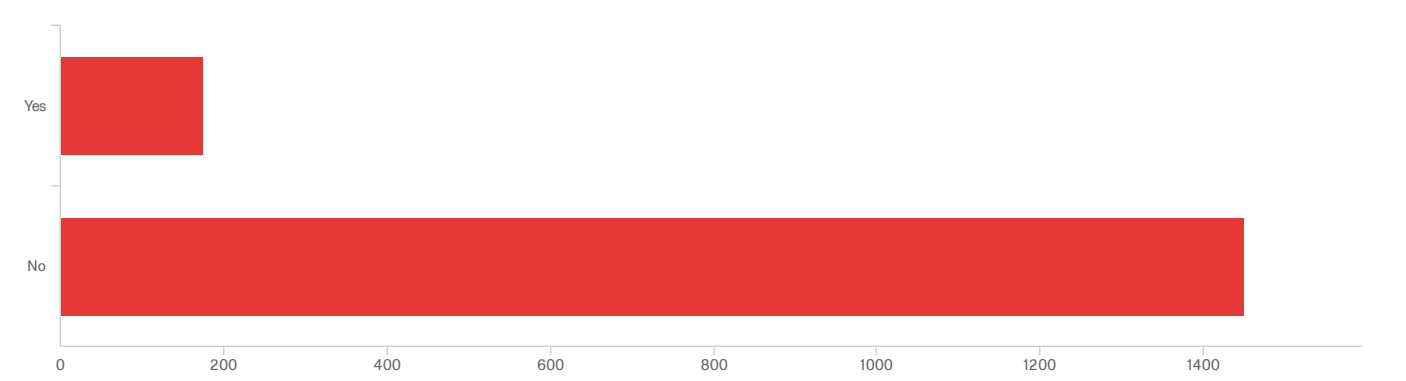
Showing rows 1 - 8 of 8

Q21 - What is your household income level?



#	Field	Choice Count
1	\$0-\$14,999	3.19% 50
2	\$15,000-\$24,999	5.05% 79
3	\$25,000-\$49,999	19.55% 306
4	\$50,000-\$74,999	21.28% 333
5	\$75,000 - \$100,000	17.83% 279
6	\$100,000- \$150,000	18.85% 295
7	\$150,000+	14.25% 223
		1565

Q22 - Are you a student?



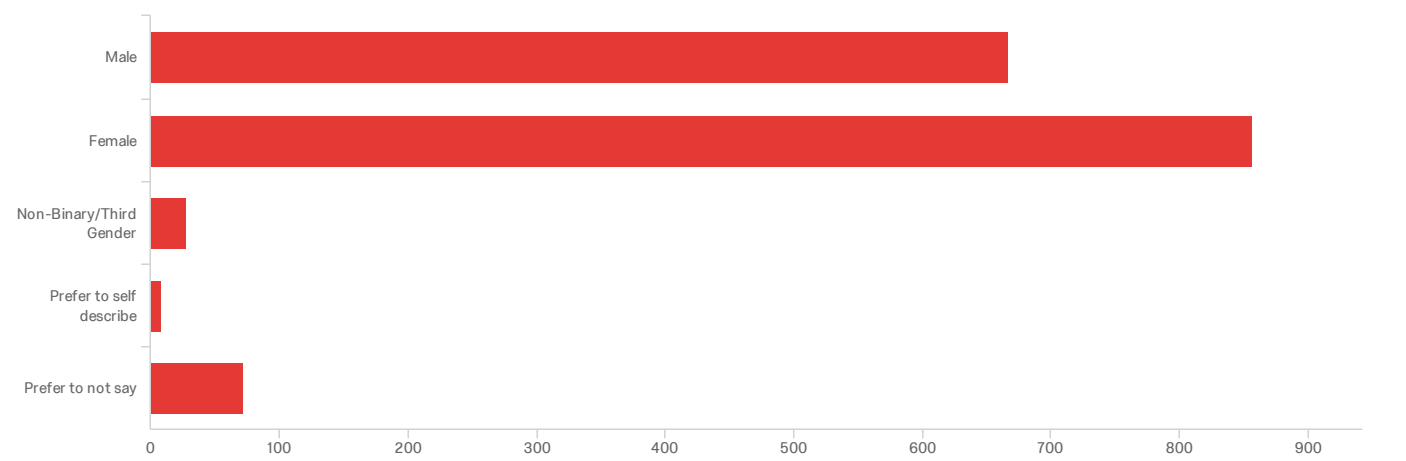
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you a student?	1.00	2.00	1.89	0.31	0.10	1,626

#	Field	Choice Count
1	Yes	10.76% 175
2	No	89.24% 1451

1626

Showing rows 1 - 3 of 3

Q23 - What is your gender?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your gender? - Selected Choice	1.00	5.00	1.75	0.88	0.78	1,632

#	Field	Choice Count
1	Male	40.87% 667
2	Female	52.51% 857
3	Non-Binary/Third Gender	1.72% 28
4	Prefer to self describe	0.49% 8
5	Prefer to not say	4.41% 72
		1632

Showing rows 1 - 6 of 6

Q30_4_TEXT - Prefer to self describe

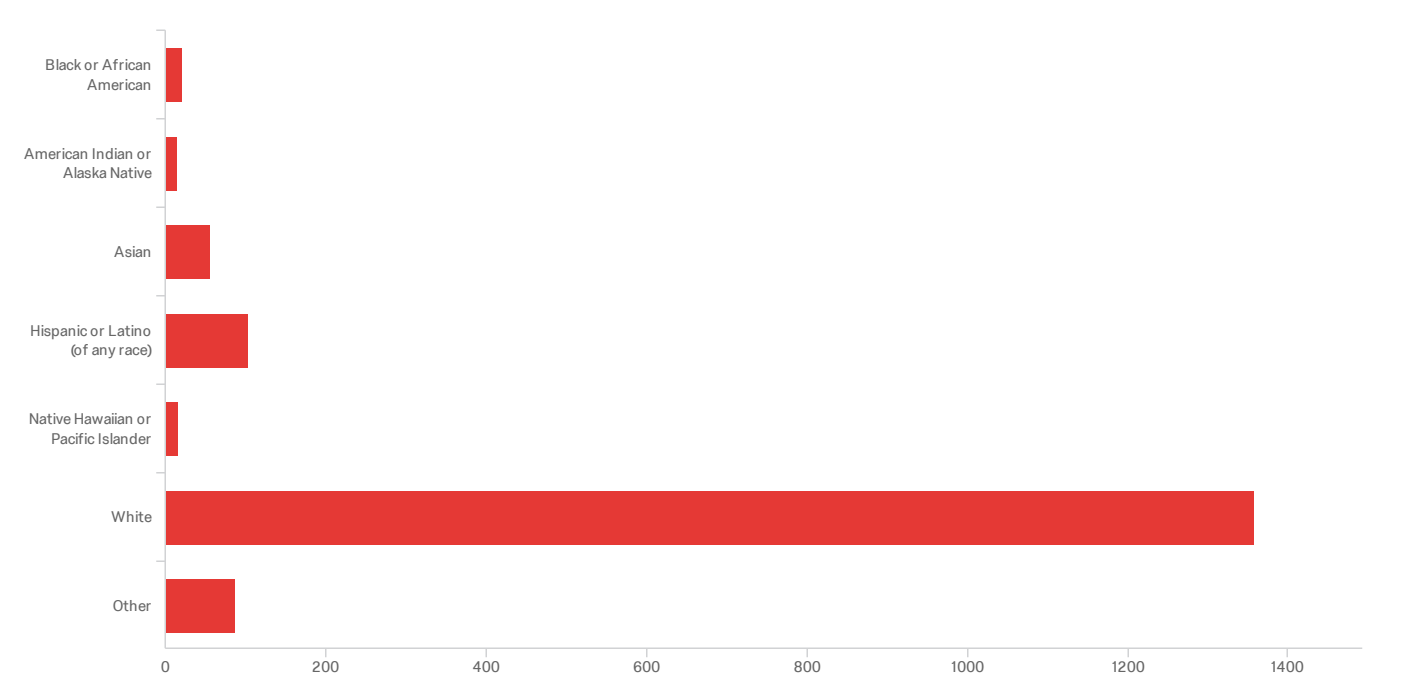
Prefer to self describe
Demogorgon
Trans Woman
This is why Trump won

Prefer to self describe

Human

Attack koala

Q24 - What is your ethnicity?



#	Field	Choice Count
1	Black or African American	1.21% 20
2	American Indian or Alaska Native	0.85% 14
3	Asian	3.39% 56
4	Hispanic or Latino (of any race)	6.23% 103
5	Native Hawaiian or Pacific Islander	0.91% 15
6	White	82.15% 1358
7	Other	5.26% 87
		1653

Showing rows 1 - 8 of 8

Q31_7_TEXT - Other

Other
Does not matter.
Mixed European Ancestry
German

Other

Martian

Human

This question is obnoxious because "Asian" includes Lebanon, China, Turkey, India... Use sensible racial categories or don't use them at all.

There is no scientific demarcation for race

Italian-Lebanese-American

Hominid

White and black

Latinx

Jedi

Prefer not to say

American

Asian/Latino

Jewish

American

European

Asian, hispanic, caucasian

Indo- Asian

Mixed Anglo-Hispanic

American

white isn't an ethnicity

Irish

caucasian

prefer not to say

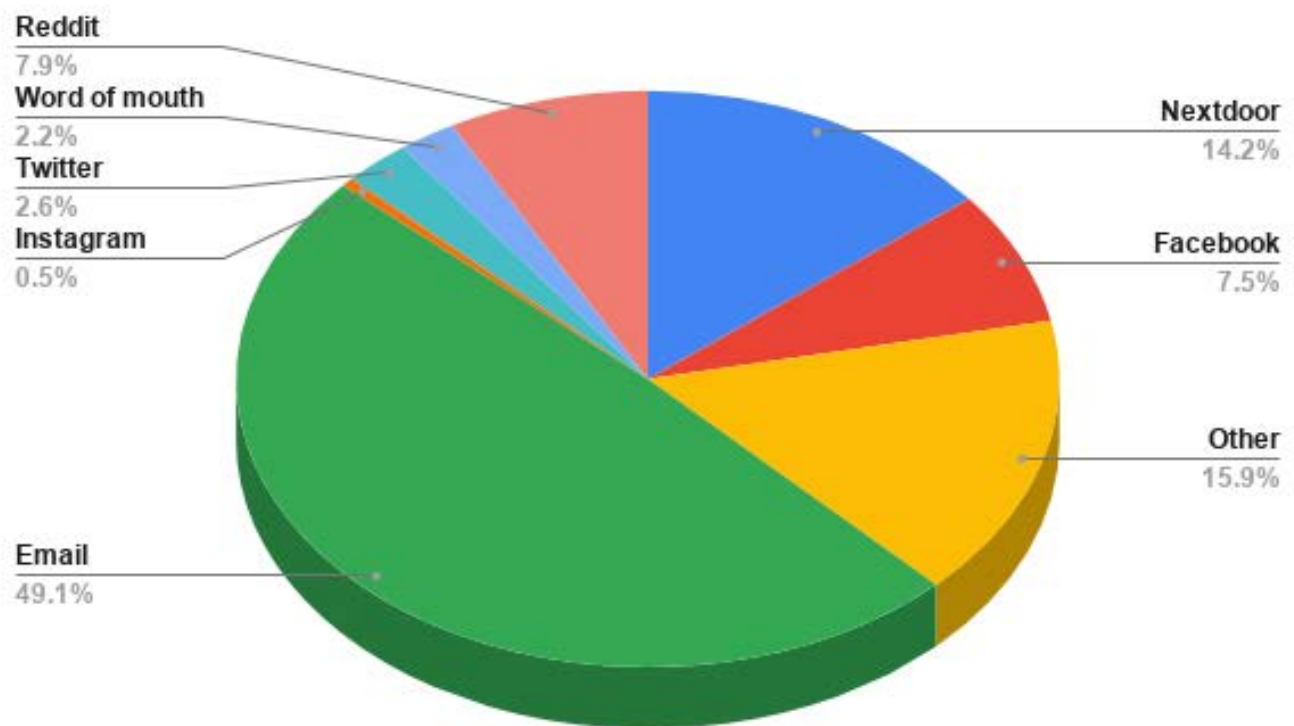
caucasian and hispanic

Other

Mixed black/white

A little bit of a lot of different ethnicities

Q18 - How did you hear about this survey?



Q17 - Is there anything else you would like to tell us about affordable housing?

Is there anything else you would like to tell us about affordable housing?

Please consider reviewing additional requirements and factors when making decisions about eligibility

The term "affordab

I don't really like any of the options presented that we had to rank order. I would not want any of them! We don't need Soviet-type mass housing units with no visual appeal! And no landscaping! That sounds awful. I'm also concerned about increased density because of lack of parking for new residents but also for existing residents. Also more people and more cars means more air pollution which to me is the biggest problem facing salt lake. Adding lots more units will just make that worse.

The question "rank from 1-7, the best ways to increase the supply of affordable housing" is perhaps the worst survey question ever posed, as it offers only the 6 or 7 seven worst ways to increase the supply (as all of the options presuppose that it is valid to run rough-shod over years of hard-fought (but at least thought about) zoning regs. How about options to better utilize the hundreds of properties and hundreds of acres already zoned for higher density but currently maintained in a derelict state or used for nothing but surface parking lots? It's time for SLC to light a fire under the owners of these properties ...and stop trying to use every opportunity to undermine high quality, diverse, attractive neighborhoods that already include an array of housing options. Your efforts so far represent largely a give-away to the least scrupulous developers and are leading to the most poorly thought-out decimation of neighborhoods since the 1970s. Focus on ways to leverage the city's powers to encourage better utilization of existing vacant or derelict properties within areas already zoned for higher density residency!

The question about ranking strategies for effectively increasing affordable housing is truly terrible. The ranking forces us to include things we object to entirely, and the strategies listed don't even include key ones in the 5-year housing plan. The only one of the 7 I support at any level is reducing parking requirements, a great idea because of the cost of parking stalls, but an ongoing fight due to the entitlement of people who can afford to own cars. Speaking of parking, how about raising fees and taxes on flat surface parking - city-killing dead zones - and get those redeveloped? Overall, this survey seems stacked to attack and undermine historic preservation and developer requirements for public amenities - which are already too limited. You don't distinguish between affordability for ownership vs rentals. You don't discuss energy efficiency or total cost of monthly housing costs, with all utilities, including transportation. You don't include unit legalization as an option, a key way our neighborhood has added units within existing historic structures. You don't talk about the web of massive existing tax subsidies for the wealthy (mortgage tax deduction anyone?) or the only way affordable units are built at any scale now, which is even more public subsidies. You don't talk about tying public subsidies to vital items like no application fees for rentals or pet deposits. You don't talk about public housing and vastly expanding this. You don't mention cracking down on boarded buildings and short-term rentals, both of which are shown to decrease affordability. You don't discuss the performance of existing TOD overlays and lessons learned. This looks like a recipe to hand developers even more tools to destroy the fabric of our neighborhoods. Planners and city officials must stop equating density with affordability at such a simplistic level. Given the massive development activity over the past few years and how little is affordable, that link should have been long ago disproven. We are a regional market and SLC cannot do it all. First time homebuyers need help. Renters need protection from predatory landlords - especially out of state REITs, but also locals. SLC needs to stop criminalizing poverty, which leads to court records and even harder times renting. This overlay concept is dangerous, misguided, and needs a lot more work before ramming through yet another ordinance to undermine historic preservation and current zoning regs. Especially in my neighborhood, which is already the highest density in the city. And is under constant attack by predatory developers who compete with regular people for purchasing limit housing stock, ask for up-zones, and continue to chew away at our neighborhoods while existing higher density parcels stay undeveloped. People like my partner and I, very middle income work-a-day people, could never buy back into our neighborhood at this point. The fact that for years, the west side was the most affordable, and is also mostly single family zoning, should point to factors other than zoning that affect affordability. There is already plenty of land at higher zones (fast food joints along N Temple and 400 S anyone?) that are just in the wrong hands right now and "too expensive" to buy out, apparently. Of course transit needs a certain level of density to work well. It does not follow that this overlay concept is a good idea. The last point I want to make is that affordability is a FORMULA, that includes income, the factor that is constantly ignored by city officials. So for wealthy people, the city is quite affordable. We need living wages, a renewed commitment to social welfare, and so much more to support the income side of this equation. And a long-term commitment to reducing income inequality. Oh and on the amenities question the answers I want to put are really, it depends. TODs should be highly affordable, but we cant afford to run light rail to every affordable unit. Badly designed question.

Changing the rules is helping developers only. Not making anything more affordable..

More affordable housing would help our homeless folks.

Please put pressure on developers to INCREASE landscaping and setbacks in our city and incorporate more open space, green space and parks in neighborhoods. Do you really want our city to look like an overbuilt slum in 20 years! Neighborhoods should be cohesive like the ones in San Diego that have arching Street signs with the neighborhoods name. Start a campaign to plant more trees in the city. Plant the Capitol grounds with fruit trees that can be harvested by the food banks. Give us helpin knowing how to form small community alliances that could sponsor neighborhood cleanup days every two months. Furnish the gloves and garbage bags and we will clean it up. Berlin is a beautiful city with parks on almost every two blocks...public art and greenery. One of the parks I visited there had a ping pong table and was a neighboring get together place. If you don't make greater landscape set backs, plant more trees and bushes then with climate change the city will be increasingly warm with all the asphalt and the concrete. And please....concentrate on building affordable units in every zip code of the city and in every neighborhood. The avenues and East side need to have more of a share!

Mandatory affordable housing percentage of development, application fee regulation, vacancy tax, no landlords living outside of SL County, public housing, get rid of single family housing, moratorium on commercial building like the new hotel being built, use empty public building to shelter ppl experiencing homelessness, stop criminalizing poverty and unsheltered ppl, and provide free transit for unsheltered ppl and those staying in shelters

Stop building the ugly Multi story building which eliminate older housing and street side amenities and interest

Another way to make more affordable housing is to first put a moratorium on annual rent increases until average rent prices align better with average income. Once this occurs, place a cap on annual rent increases so they do not exceed average cost of living adjustments (1-3%). Year after year, my rent increase (5%) exceeds the cost of living adjustment (2%) I receive from my employer.

Our homeless neighbors need housing NOW. There are multiple townhomes being built that will cost over \$2000/month for a two bedroom APT - that is simply too expensive for low income families and young adults.

seems a shame that almost all new building in the city seems to be focused on luxury apartments where studios cost more than 1 bedrooms most places

Home ownership would be a better option

Mandate % of units in multi units to be in 'affordable' when permits provided for ALL new developments approved by city

Affordable housing initiatives should NOT change current zoning in the city's historic district. Also your question above asking for rankings 1-7 is a very one sided question. Everyone one of those options (except for being close to transit) eliminates the charm and character of the current neighborhoods. The city has an enormous piece of property in the old public safety building that is just sitting their empty. Why are properties like this not being targeted for affordable housing? There are multiple empty lots and run down buildings all over salt lake city. Why are city officials allowing developers to destroy the charm and charter of the historic district through rezoning and new ordinances that don't have preservation in mind?

I understand that there is a need of affordable housing and the need to build more around the city. What I do not agreed is that I don't see those massive complex buildings in Federa Heights, the Avenues or University neighborhoods. The city keeps encroaching Bryant Neighborhood with town homes and massive complex buildings. Yes, parking is a problem, we have parking and we see people trying to park in our space because they can't find parking around. It is not acceptable that at our expense the city is trying to solve the problem. The city needs to develop by the airport, extend trax and other public transportation services, schools, grocery stores, etc.

n/a

Stop allowing the construction of "luxe apartments" unless a portion is for affordable housing.

People could do a house or apartment share. If a tiny house has utilities,i.e. water, sewage, data, natural gas, etc. I think it would drive the cost up and if it didn't have these amenities would it be unsanitary?

I am more concerned about buying a house or condominium at an affordable price than affordable pricing for renting. I feel like I am going to rent forever b/c cannot afford anything to buy in Salt Lake City.

More senior housing including supervised living.

The only proven way to supply affordable housing is to allow the construction of market rate housing if all sorts. This will free up housing stock that will be affordable to someone. It is counter productive to assume the needs and abilities of home buyers and renters. If government intentionally constructs what they think is affordable housing this limits market forces to act naturally to supply housing to people of all socioeconomic sectors. Read CityObservatory.org from Portland, Oregon, a progressive economics website that has lots of material supporting my statements. I repeat, it is a bad idea for government to get involved in the construction of affordable housing. Let market forces handle this. All housing is affordable if someone buys it or rents it. Affordable housing regulations simply adversely limit housing stock and make it harder for people to find housing that they can afford.

In urban areas, there should be a mix of affordability, people who are poor but work downtown should be able to live and work in close proximity reducing transportation costs

yes. Increase the minumum wage to a livable amount and then let the free market develop affordable housing.

How can affordable housing be incentivized? Even private rentals have kept up with market value but wages have remained relatively steady & after my divorce, I was essentially homeless with 2 small children & resources available were awful or not easy to navigate.

My biggest concern is parking density and the lack of proper parking built with the units.

Hurry! People are suffering.

Please do it. We need it really badly.

It seems that HUD and The Salt Lake Housing Authority, like most nation wide, have fallen behind. The main reason for the mass homeless population is due to the fact that HUD is not building affordable public housing. The city, county and state need to demand that HUD take action. Enough with the shelters, millions of dollars for a very temp fix. Build housing, not shelters.

They aren't building much should allow for low interest loans to add units in houses or mother in law dwellings in back yards

Please make sure that new "high rise" apartments are aesthetically pleasing and make sure there is adequate landscaping around them. You've let too many ugly buildings to up. Namely Liberty Blvd. What's up with that ugly building. Now it's here forever.

Affordable housing is just another excuse to gentrify and destroy the neighborhoods of SLC. Just look at the hideous nightmare that is Sugarhouse today. Wish you cared as much about crime or potholes than creating government giveaway programs to developers

builders seem to want to make everything luxury so they can charge more, but we don't need luxury, we only pay for it because it is the only option available. Utah housing should not cost as much as large cities such as San Francisco. If Salt Lake ever wants to get that big or important it needs to control housing prices. Take money out of politics!

I think affordable housing is needed but I am concerned about the materials and outer appearance of many of the affordable structures being put in SLC presently. I fill many of them with time will become shabby eyesores because of cheap construction and materials.

The more units total we can build the more affordable units will end up being built as well

Affordable housing is 1) small and 2) old. Building large new apartments does very little to make housing affordable for low-income people. I bought a shabby 2-bed 1-bath house before prices went up, but could not afford my own house nowadays. I think small transit-oriented apartments with limited parking might be undesirable enough to remain affordable.

While I support higher density in most areas, I have 2 words of caution. First, density does not always equate to affordable. I live in a luxury apartment downtown and most new multifamily high density housing in SLC is targeted at a luxury market. The market alone won't produce true affordable housing for low to moderate income residents. Second, SLC has charming and historic neighborhoods. The avenues were nearly ruined in the 1980s by tear downs and subdivided old houses. If the city goes too far at trying to densify historic neighborhoods, you could end up losing the historic character. Finally, slc has a dearth of housing for young families downtown. The market is making money off singles and not building units (3 bedrooms) for young families.

I don't appreciate all the apartment buildings going up in the area of N. Temple and Redwood Road. Too many people crammed in a small area will increase crime.

we need less people in this city. why are we making it easier for more people? more pollution? more crowded roads?

Affordable Housing Developers, that receive public benefits (tax credits & other) need to rent units to people that really qualify. They also need to end those practices that they use to disqualify, i.e. poor rental history, past criminal justice system involvement. These tactics are discriminatory disproportionately impact minorities, people with disabilities, etc...

All the apt bldgs along the tram lines will turn slc into another detroit/chicago slum. no green space between sidewalk and apt bldg. no parking. we bought house to live in single family area, not to have garages, etc., turned into apts, have cars all over narrow streets, social problems brought into single family neighborhoods. slc redevelopment has ruined slc, secretly bought up land with uta and built too many huge apt bldgs where family owned businesses used to be. don't ruin single family neighborhoods by changing zoning just to give slum lords an in to get more money. no to more apts or zoning changes!

I believe in supply and demand to set the market. One fallacy of this whole scheme is thinking that everyone who works or uses services in Salt Lake City has to live here. They don't.

The crisis is a product of, more than anything, income disparity. Regulating rent and taxing large businesses and the wealthy is the only long-term solution.

Not every neighborhood needs affordable housing. Frankly, I want to live in an area of people with the same income levels as me. Yes, I am sure that does sound elitist.

Excessive development in areas like the avenues, east bench, and Sugarhouse are not helping the situation. The jobs are not located here. Focus higher density housing options in areas in need of redevelopment, like lower Sugarhouse/State Street, Downtown, Airport/west side, etc. People in Sugarhouse still have to commute to work away from that area, and others still have to drive to that area for shopping/dining/etc. It just keeps getting worse with each oversized development that opens in this area. Just awful.

Personally if I wanted to leave my relationship I wouldn't be financially able to. I am full time and make \$15/hr it's hard to find rent for less than \$900 in most places of SLC I would most likely have to find a roommate

What is the definition of affordable? Everyone has a price they want to pay. So it makes it difficult to judge. Landlords charge high fees because there are no restrictions. So the rent mentioned doesn't include fees so is deceiving. Quit giving away multimillion dollar properties to get 10 or 20 lower income apartments. Because the fees will be high so the developer still makes his money and the taxpayer

The City Council and your developer friends don't know the definition of affordable. \$42K? YOU'RE [*Language redacted*] NUTS!

Parking shortage and traffic congestion are always my main concerns as they reduce the safety and time of all. If you want affordable housing, you have to not have a car. Don't cram housing down our throats, The west side already has sonora, raintree, refugee housing, villas on the green, and several other large apartment complexes in the middle of our neighborhoods. I don't see anything like this on the east side. Divided we stand.

Sugarhouse will look like daybreak if we have townhomes and apartments everywhere

traffice will increase without affordable housing. Affordable housing needs to have cooking and bathroom facilities

preserving neighborhood character is less important than making zoning changes that allow more dense housing that would increase supply and decrease prices.

Its important that new housing be placed with the idea that people can live and work in the same area so we have more community with fewer cars or at least less driving. New housing should come with new office/business/retail in the same area.

I want to see solutions to both housing and transportation on the East Side. The two biggest issues are capacity and transit "last mile" issues - for me the closest bus is one mile away, and it is all uphill to go home. There needs to be more done for everyone.

Build where it makes economic sense

I am an ecclesiastical leader that lives on the east side but serves in the Glendale/Rosepark area. I see more and more issues with young people being priced out of downtown and away from areas that have mass transit. Somehow, supply needs to be increased but without rent controls that are so damaging to the market and just don't work anyway.

I strongly believe that there should not be a policy of forcing affordable housing into all parts of the city and all neighborhoods. There should be a best use policy that makes sense for each neighborhood.

I have lived in SLC for nearly 6 years now, since I came here for my undergraduate at the U. I have watched various things elevate in price, but nothing quite like housing costs. My colleagues and I found that the average 2-bedroom apartment in SLC increased in price by 32% from 2010 to 2018. Our population in this state is expected to double in the next twenty years, and on top of that we have a large population of folks experiencing homelessness in our city and in the suburban areas, many of whom have lost shelter due to the Road Home closing. The issue of affordable housing will continue to worsen the severity of such issues as homelessness as those already in such situations lose hope of ever getting housing and those in our lower-income communities will struggle to keep housing and will, themselves, become homeless. Such a decreasing in affordable housing options will also push professional talent out of our city, taking the economic benefits that come with those individuals and industries with it. The city truly needs to step up and prioritize affordable housing, as it is a central issue that can contribute either to the amazing improvement of our community or, ultimately, to the downfall of SLC's success and draw to the national and international community.

I'm a landlord and you should know that the huge increase in affordable housing has dramatically decreased the number of people looking for apartments in homes.

Planners need to recognize that many single family areas are filled with people who worked hard and for a long time to afford to live there. Any proposals need to be done in ways that don't undermine aspirational neighborhoods.

On the question ranking 1-7 the most effective way to address supply- I chose zoning more land as multi-family housing at the top. I don't mean to take land that is currently open space and turn it into multi-family housing. I hope we preserve maximum open space. That question is also a little misleading because I think all of those choices are worthwhile except removing aesthetic and material standards. Thanks for doing the survey.

Use cool housing and options that will help the houses and the community protect the environment

Stop giving tax credits and cash incentives to exclusive developers of ugly buildings

Many of the apartment complexes in central city are large (eg 300 units), but none of them are nearly large enough considering how close they are to the downtown core and how expensive housing is. We need apartments that are bigger than 6 stories, more in the 10-30 story range if we really want to make a dent in affordable housing.

It is currently a system that does not reward those that need it. Many people in my building make 100k+ combined income yet still live here. Rampant drug selling on top of it all.

Please re-examine your premises. This entire affordable-housing push is being driven by developers who are seeking to "upzone" their properties. The same group (funded by developers) that provided the statistics in your overlay webpage overestimated the growth in Salt Lake County by 67% in the first four years of their projections. With birth rates tanking, the push for "affordable housing" will simply not be needed. This "crisis" is a short-term problem and does not necessitate long-term changes to city policy or zoning.

None of your solutions seem to truly address affordable housing. Maybe pass laws that cap rent in a more restrictive way than current laws.

Historic areas need to be protected and preserved. Placing massive high rise next door or behind historic single family home that dwarf existing buildings should be avoided. Also, laws must be enforced to avoid investors tearing down historic homes for larger developments.

This survey is a waste of time because don't listen to low to middle income residents for at least

No

More please.

The faster it can come, the better!

The East side has no affordable housing.

Housing is critical to produce stability and fill requirement for basic mental health

The problem with housing is people can put 0-3% down payments and borrow half a million dollars. If we had sensible lending (i.e., not 100% or 97% leverage) then housing prices would not have inflated so quickly in an era of artificially low interest rates. Also, in my neighbourhood, tonnes of homes are EMPTY. We need to increase taxes on properties that are left EMPTY. If you don't use an asset, you should pay a higher tax. Otherwise, it encourages speculation. Another example: I work in downtown next to an abandoned building. It's been abandoned for the 2+ years I've worked in this location. Why is such blatant speculation enabled by the city? Perhaps some city managers make money off this...

Please make it a priority! One of the best ways to fight the issue of homelessness is to keep people in homes!

It's not so much the cost of housing. It's the lack of good wages

Work force housing for family living is key in addition to affordable housing for 1-2 folks.

Allow more density than exists on affordable residential ground. Ex. Old duplexes to be torn down and allow higher density to be built in its place, especially true near transit stations including bus stops.

"affordable housing" sounds great - keep current neighborhoods alive by keeping them zoned - SINGLE FAMILY DWELLING !!! and do not allow Airbnb's in these wonderful places!

Stop creating luxury apartments

Creating an effective affordable housing plan should be of utmost importance to Salt Lake City. Salt Lake and Utah has experienced and will continue to experience tremendous population growth over the coming years. That growth has the potential to price local Utahns out of their own market (which is already happening), especially since many of the new residents here come to work in high paying occupations in finance and tech. So far Salt Lake seems to have prioritized luxury housing development, with prices/rents well above what the AMI can afford. It's time the city start focusing on the needs of its less affluent residents. All residents deserve access to the same amenities found in more affluent neighborhoods, regardless of socioeconomic status.

your map is to small to find my location..
Affordable housing and higher density should be a priority in any city's urban planning endeavors. Both have positive effects in Metropolitan areas, provided public transportation also is efficient.
Create more affordable single family homes in neighborhoods. People don't like multi family high density housing near single family homes.
No more high density communities
There is no such thing as affordable housing with a high cost of living.
Everyone deserves housing stability
I think the reason there are not more ADUs in my neighborhood is the 40% green space requirement. The single family home being built near me does not have 40% green space. Also, because it was built so high and so close to me I have few (if any) options to do an ADU on my lot or to add to my garage. I don't think adding new multi family units in the middle of neighborhoods that have single family homes makes sense, duplexes that fit in with existing homes in the area or ADUs fit better.
Something that could really help is to just eliminate single family zoning, like what Minneapolis did. We need to make better use of residential land, and upholding the status quo of single-family homes is not the way forward.
This would mean more if you would have defined "affordable" Are we talking below market tax credit development? Work force housing? SRO's? The word affordable has a lot of negative connotations and I think that should have been obvious to those that created this survey. For example- do you want teachers and fire fighters to live in the community where they work- will be more positivity received than blanket affordable, which could be something like Palmer court.
Lots of medium density mixed use and able active transit is the solution to so many of our problems
Follow the lead of Minneapolis and allow duplexes and triplexes by right in all single family zoning.
I think building taller buildings is a good solution
Affordable housing is a complex issue. You have people that have invested in properties and expect an ROI. By cramming multi-unit housing into areas, you slow the valuation of that area. Everyone CAN'T live in the city and have to make choices where they live due to education, choices and family planning.
Please focus on affordable ownership opportunity. Home or condo owners are more stable financially and more likely to vote and invest in neighborhood. I support affordable condos and townhouses most.
I resent the fact that they are even considering raising the highth of building codes in residential areas they do not match the exsisting properties and compleatley ruin the neiborhood astedicts
More the merrier
As long as parking requirement remain the same.
In Salt Lake there is all the homeless shelter and plenty of affordable housing. Please let other areas in the valley put it in there area. We have lived here for years and I see too many changes this past couple of years with Salt Lake housing for little shops and all kinds of apartments. Develpopres are making a fortune tearing down houses and buildings to build more apartments for affordable housing and our taxes are paying for it. It will ruin our city.
Dated zoning should be updated, for example I'm in Sugarhouse with R-7000 and everything north of 2700S is R-4000. I have 1/4 acre that I want to subdivide but can't.
Too many 'luxury apartments'
Expanding light rail should be high priority. housing will naturally develop along transit lines and less auto infrasturce would be needed.
The only sustainable way to create more "affordable housing" is to change zoning requirements. If the city subsidizes housing in any way, and thus creates below market rate properties, those units will simply fill up (because they are below market rate) and yet still more will be required,Ãthe problem will never be solved without market forces playing a role.
Start providing incentives to owners of older buildings who are completing meaningful renovations of their older structures, as well as ensure that the city supports majority small rental owners. Stop feeding corporate interests!!

I think the definition of affordable housing should also focus on the missing middle. A lot of people, including myself, don't qualify for affordable housing but can't afford all these new rentals being built. It's especially hard when I depend on mass transit for transportation and most of the rentals being built in transit areas are luxury apartments that are complexly unaffordable.
Affordable housing should be prioritized for high opportunity areas (aka more affluent areas) to allow for increases in social/economic mobility.
Focus on bringing higher paying jobs to SLC instead of letting them go to Draper and Utah county.
Ease up on building and zoning permits and homeowners will expand the capacity of their rentals overtime.
In your efforts to help others, please do not pull the rest of us down by damaging our neighborhoods.
In my neighborhood (central city), it would be great to be convert our existing house to a duplex. We have plenty of off street parking (can fit 3x in the rear alley paved parking and 4x in the front driveway), however, our lot acreage is slightly below the requirement (~0.14 vs. the ~0.18 acres) for a two family dwelling. the other obstacle is that we live in a historic district, this makes doing anything a very slow and bureaucratic process. I think we might be able to make an ADU, but the 650 sq. ft. requirement seems too small for most families to inhabit (perhaps bump this limit up?)
Allow for parking for each unit, some people still want and need a vehicle. In my neighborhood the streets are so narrow now and no room for vehicles to be parked on the street. Don't pack everyone into the city as it is, expand the city out and have better transportation into the city.
Salt Lake City needs to stand up for Salt Lake and put pressure on other communities in the valley to accommodate multifamily and high density housing. Downtown Salt Lake is becoming difficult to park in for long term single family and duplexes because the high density apartments being built are not providing sufficient parking for their new tenants. Every residential neighborhood should bear the burdens of increasing density equally.
It's not generally a good idea to mess with market dynamics. Just because something is expensive, doesn't mean the government needs to try and manipulate the market.
Thank you for looking into this issue!! We need more higher density housing in downtown Salt Lake City! More skyscrapers with apartments featuring low income rentals would be perfect
No
The rent is too [<i>Language redacted</i>] high and there are no options for college/ young adults
Please do not allow more apartments with not enough parking...SLC parking is too short now
If high density housing is the best option then it actually needs to be affordable. I should be paying the \$1700 to rent a 2 bedroom apartment
See lots of apartments being built Downtown but rents are too expensive. Young adults working cannot afford the prices.
SLC has no need for Single Family zoning anymore. Our zoning is outdated and regressive.
I don't think the city should rely on current residents financing the construction of housing whether it's affordable or not. This should be the function of private developers without the incentive of tax money. You're pricing out the existing residents in favor of getting bigger for its own sake. We don't have to roll out the red carpet for the inflow of people.
Every housing unit should include at least ONE parking space for each apartment. Even though our new mayor rides transit she still owns a car.
Impose rent control. Market rate rent is not affordable rent.
Obviously a huge problem in downtown Salt Lake City. What I see being developed along 400 south does not look like affordable housing.
San Diego ruined neighborhoods by failing to account for parking needs and by expanding gang activity by dropping hundreds of low rent HUD apartments in the suburbs
Maximizing affordable housing near mass transit really makes the most sense.
Stop giving tax incentives unless 50% of the units are affordable based on the minimum wage in Utah
Everyone should have the option to safely rent out space on their properties while adhering to healthy and safe conditions. It's like the article about "rat park". All people should have good living conditions no matter what income bracket.

I strongly recommend the city consider requiring 10% of residential units in new developments that have over a certain number of unit be affordable - that is to say, not just incentivize by actually insist on the inclusion of embedded affordable units (a la Denver). I also think the city should investigate the immediate development of significant expansion of Tax Credit properties in salt lake - buildings that have variable unit rent rates based on resident income, and certification that residents are low-income. This is an opinion I developed working as a caseworker in refugee resettlement and tax credit properties were one of the only affordable ways I was ever able to house clients in a way that wasn't cost burdened. I went, through the city, on a developer tour of Downtown in fall of 2019 - perhaps the person reading these responses was also there. The developments are large, ambitious, and expensive - it seemed like countless 2 bedroom units expected to rent for over \$3,000/month. These developers are NOT likely to include genuinely affordable units unless required to. So please implement the incentive structure through zoning overlays but immediately add to the conversation policies of affordable minimums. I appreciate your concerns about aesthetic materials and parking, and I know the established communities living in single family zoned neighborhoods will freak out about those things and make the passage of these policies hard. I also know that there is an ethos that all development must be encouraged in any way, with no barriers. But really more units that can be paid for by the low and moderate income families in the city are CRITICAL, bar none. Thanks!

Having lived in California for 30 plus years and retiring here in part because of the cost of housing I believe that it is necessary to provide the proper infrastructure when adding additional housing. What effect will additional housing have on air quality which is a primary factor in my decision to stay or leave Salt Lake City in the near future.

please make tiny homes legal

Reduction of limitations to density and height, removal of parking requirements are all absolutely necessary to make widespread change needed in the housing market. Other cities have done this, and no amount of subsidy from the city will get the amount of growth in housing necessary. Make it easy to build densely near transit and we'll start to get the housing and development needed to address the issues related to housing.

SLC needs to build higher apartment/condo buildings. Our horizontal space is limited and continued sprawl just leads to longer commutes and more pollution.

We need more everywhere. and we need not [*language redacted*] looking apartment bldgs

Affordable housing is urgent in SLC, but the city should absolutely not facilitate or enable it in a way that would compromise or undercut aesthetics, open spaces and neighborhood diversity/integrity -- all of which directly impact quality of life.

City owned property around 900 South and 300 West could be converted to Multi-Housing. CITY MUST BUILD MORE PARKS.

Stop high density housing in SLC. It is ruining the quality of life.

We need to focus on preserving existing affordable housing, which often is older housing (often historic) stock. Too many older homes - some oh which may have 3-4 affordable units are being demolished and then replaced with "luxury apartments" - largely due to the cost of bare land. While there is a net increase in units, the downward pressures on housing prices due inherent market inefficiencies and influx of new residents is negligible. And those existing affordable units are then lost forever.

Affordable housing should be shared equally by all communities.

Be nice to have an option to buy an affordable condo in the downtown area. This can be a high rise with multiple financial classes or a perhaps a townhome type. Tiny homes could work in a in-fill situation to create a co-housing community with a clubhouse for common spaces ie. laundry, kitchen/dining, mail, guest quarters, on-site manager.

Don't block views, add tax incentives for sustainability projects, require net zero buildings and residents will be more open to adding hive type housing in their neighborhoods.

Please work closer with developers and builders in providing meaningful economic incentives that encourage them to add truly affordable housing to their portfolios. And please do not cave to people with enormous economic privilege complaining that apartments and other creative forms of affordable housing don't belong in their neighborhoods. We are all in this together. I want Mayor Mendenhall and all City Council members to recognize this and take positive steps to spread affordable housing across our city.

We need more affordable housing to help people on limited incomes get out of the homeless shelters and to help the elderly keep a place to live.

Rent control is needed in slc
I am adamantly opposed to affordable housing complex's being built in my neighborhood. Current trends are destroying the unique charm of my neighborhood.
There should be more affordable housing in all areas and especially to areas close to industrial areas where all the jobs are located
We need blue collar workers in the city and we need to entice them to work close to home.
My children cant afford to rent a small apartment on their own, they have to have roomates. Change the law that no more than 2 unrelated people can share a residence. Let homeowners rent it rooms.
Make it stay affordable. I know places where rent has been raised just because someone else got away with charging a large amount even though no improvements have been madeand the resudence /apt has been there forever. I think many of the new people moving here have come from places where the rent was higher so if someone says oh we will just charge "X" amt because they will be used to that and won't bat an eye and they do it and get away with it and everyone else says well if they can get that much I can too and it escalates the problem. Wages in Utah are not keeping up. Much of the problem is called "Greed" and that goes for developers as well.
Need more affordable housing people can buy - not just rent.
For every tax break given a developer, give that much to those seeking affordable housing
I think the city has enough affordable housing. Until there is a clear rule on how to allocate Affordable Housing, and who should this benefits too, there is no point. I drove thru some of the Affordable Apartment complex, such as Enclave on 1300 south and 300 west, and noticed there were plenty of people that have SUV (gas guzzler) there. There were a few that bought brand new sedan too. Well, if you can afford a \$400 to \$500 payment for SUV per month, and another \$100 to \$200 gas payment, but don't have enough money for housing, then maybe you should change the priority first! Until the city can stop this kind of affordable housing abuse, there is no point to keep giving benefits to everyone.
We need less affordable housing. Salt Lake City is crumbling. Trash is littered in the streets. More affordable housing = more undesirables = more crumbling infrastructure, crime, and societal and neighborly unrest.
Keep it out Rose Park and Fair Park. We already struggle with the demographic we currently have. Also, please start drug testing folks that qualify for affordable housing. I'm tired of seeing low income households work less and have more than my family.
I worry that Salt Lake City's affordable housing efforts are treating a symptom, not the actual problem, which is that the city is expanding too quickly in nearly every way, overwhelming its resources and infrastructure. I know that our culture sees unmitigated growth as a good thing, but I really wonder if it's worth sacrificing all of the things that formerly made Salt Lake City more liveable than other cities (ease of getting around, scenic, lots of open space, attractive buildings, great place to raise a family, etc.) in order to cram in as many people as possible. All of the options list above for increasing the supply and location of affordable housing (with the possible of exception of affordable housing near transit routes) will make Salt Lake City less pleasant and liveable for the people who are already here.
Single working people have very few choices
Not all neighborhoods need to be rezoned
If you supply affordable units (NOT the luxury \$1200 for a studio that's 5 stories tall and blocks the sky like you're currently building), the entrepreneurs in the city will be able to stay & keep their business here when they get successful. Otherwise we will all be priced out and move to the west side or south to provo.
Quit building ugly humongous expensive hideous projects like pretty.much ALL the new massive.complexes in Sugar House. They're not.affordable and are a massive strain on the infrastructure. They're like the supreme court definition of pornography: no socially redeemable value..
I'd like to see re-zoning and housing projects that update the city landscape as well, including in Rose Park. We have so many homes that need repairs and work and they be in a great area to build larger density projects. I also think allowing people to make money off of their property with additional dwellings, or renting space within their home or properties on short term rental websites like Airbnb. That also helps drive tourism, and helps our local economy directly in the community and provides a tax base for the city.
Add more affordable housing outside SLC. Those in SLC are NOT affordable and still too expensive.

I have a large prime property to that could house affordable multi family units but hard to develop because of the current requirements.
No
the click and drag didn't work
We just need more of it. Low income people have very few affordable housing options.
Allow duplex zones to build or rebuild into 4 plexes after certain age of the existing building or if is destroyed by fire.
Single family neighborhoods with adequate garage/off street parking spaces should be allowed to have a rental apt.
I am glad to hear someone is listening. hopefully.
It is a deeply complex issue and I'd appreciate the opportunity to understand the details and the many layers that are being addressed.
An larger and more inclusive assistance program now would be beneficial until the housing supply catches up.
It sounds like the proposal is to incentivize builders. Why not require them to include affordable housing?
Please keep the apartment cities next to transit lines and not in already congested areas.
Stop inundating Ballpark, Liberty Wells, Fairpark, etc. with all the "heavy lifting" Other neighborhoods must join in for equitable life in Salt Lake City. The aforementioned neighborhoods are very tolerant, and accepting. Other neighborhoods have not been. SRO's are only a good idea if they are equally shared throughout the city.
The push for affordable housing is important, but with increased residential density comes the need for better transit options that are more efficient. We need less people driving everywhere and to avoid more people creating more air pollution. The current travel infrastructure has not kept up with the population growth that has occurred in the past 10 years. Traffic in Salt Lake City is a critical problem when people are sitting at red lights through multiple light cycles and creating more air pollution. If affordable housing is going to lead to an even bigger population increase, then I vote strongly against it if nothing is going to be done to support getting people to places without ruining the air we breathe. You need to be creating a transit plan in tandem with the affordable housing plan and not done at two separate programs. The transit plan needs to include different modes of transportation to these new places of proposed affordable housing.
more money should be available for improving present neighborhoods and schools.
provide lower rent to people without cars
Without addressing an increase of minimum wages, there is not a way to create affordable housing in SLC for the working population. Also, what is the current occupancy rate in SLC. You are ignoring other creative methods for providing housing for additional residents, without new construction (eg co habitation laws.) This survey also has bias- retirees maybe paying a lot of their "income" for housing. Developing better senior housing options might free up a lot of existing housing. Creative financing options could address affordability. Reality however, is that the economic incentives to bring higher wage employers to SLC, has created a have and have not climate. Housing in SLC remains very affordable for transplants from many other cities. The city also needs to address conversion of existing affordable housing to short term rentals that bring in far more income. My son recently purchased his first home- very affordable and delightful- in Millcreek. SLC can't be everything to everyone.
I would like that existing buildings, buildings that are currently being built need to house more affordable/low income apartments
No
Our rent in Rose Park has risen \$300 in the last year
Planners have more and better information than I do, but increasing density through large-scale structural change is a little scary.
It should actually be affordable, not less expensive units in a complex built by contractors who get tax subsidies. They're not affordable. The government needs to take responsibility and build and manage the housing.
It's the way to make the city an inclusive place.
Building medium or high density apartments or townhouses in what is otherwise single family housing that is not near TRAX makes traffic too dense and dangerous for kids

More ADU!!!
No more apts in sugar house. I think some Tiny Houses & cottages would fit in Sugar House and central city.
Don't just focus on lower end of income spectrum. Moderate income people also need great options for buying.
Keep dense housing downtown where its residents are close to work. Do not force multifamily housing on nice residential areas in the hills surrounding SLC.
We need to be thinking about FAMILIES. Playgrounds, basketball courts, open space. Things that will make families want to stay in the city. We can't have a city full of single people, young couples and well off retired folks. What infrastructure is being built by the city (rec centers, etc) to encourage families to stay in the city?
"Affordable Housing" or housing projects, should be established in the smaller communities outside of Salt Lake City. Integration of low income housing will only hurt the property value for SLC home owners and detract from the attractiveness of the city as a national destination.
It seems like a lot of big cheap multi family complexes are being built yet when you look at rent it is still very expensive. I am frustrated with the new buildings because will become run down very quickly because of their shoddy construction.
This is a desperate need for SLC! The cost of rent/owning is not comparable with salaries; lower and middle class are being priced out, and struggling, and it is all about greed. Rent is as high here as I paid in DC!
Affordable housing needs to have ample lighting to prevent an increase in crime and drug use.
I think it's extremely important to build affordable housing beautifully because it will be more cost effective in the long term. We could even utilize mixed income housing where different floors or units are rent-controlled to different amounts to offset the cheapest units.
We renters don't understand "Household", because we.. rent! we don't own, even when 5-6 people live there
Put it in logical places, next to Mass Transit, close to density (shopping and employment), with complete streets.
I currently take care of my elderly mother and live with her. We split expenses. When she dies I will not be able to afford living alone and will end up on the streets. I am 45 years old, working towards my master's degree, and still I feel this my destiny. We need affordable housing but we also need to earn a living wage! These two things go hand in hand.
No
Stop gentrification.
Yes, The RDA needs to put into their agreements with apartment developers a requirement in their contract stating 10% of the dwellings have to be low income or controlled income apartments. SLC gives these developers Hugh tax cuts then allows the developers to charge unaffordable prices.
Please. We love it here and don't want to leave
It is critical to a healthy community.
It's a human right.
Street parking is becoming very difficult. Please increase the off street parking requirements.
Reduce permitting cost and burden for ADUs and allowing renting rooms in one's occupied residence.
most residents can not afford current housing prices
A clearer process needs to be implemented with regards to developing affordable housing. I went to inquire about adding an adu, and with everything I read online I found that there were additional hidden costs and Time commitments that were not presented in available lit. Also through reading articles from local housing news sites found that money is available for developing affordable housing but there is no publicly available information about this money that would help someone who owns a larger piece of land convert it to affordable housing since I'm not a large developer.
Section 8 housing should be limited to multi-family; we cannot make it too comfortable for peple to not work
Cost of housing is pushing me out of SLC. I've been here all my life but I've started looking for jobs out of state/out of SLC to find affordable housing.
We have the space. I think upzoning/making default zoning 2-3 units (like Minneapolis) is better than reducing parking minimums or giving a pass on building height. I also think it gives people more flexibility to be close to work. As much as I want SLC to be transit oriented, it's still not, and often a car is required for work, so parking is still very relevant. Single room occupancy feels like a joke based on Utah's demographics. We need housing that supports families.

Housing prices are skyrocketing; I head a lot of concern around "property value" which is only a rich persons game. The rest of us are getting pushed out. Those who grew up here, and are local, can't afford it.
All of the most recent developments have been luxury focused. More people are getting rich from development than have benefited from new developments.
The talent will leave if they can't afford to live here
As a long time resident I am all for affordable housing. However, it comes out at cost to the home owners of Salt Lake. Not only are there issues with building new apartments in formerly pure residential zones there is a major issue with parking for side zones. It creates a major problem for residents. Finally, there is the sad fact that with lower income there is a direct correlation with drug use and overall violence. It makes all of in our neighborhood worries for the future of our children and what this may due to property values in the long term. Personally, I'd like to see some sort of program that mandates background checks and random drug testing to all those in need of assistance.
SLC must go forward with affordable housing options or suffer the consequences that cities like Seattle and San Francisco have
It's getting ridiculous. In 7 years my rent has literally doubled.
There needs to be more affordable housing for purchase; not just for rent.
There is not affordable housing in Salt Lake City. Single people need to be able to live in SLC and I don't see that happening based on what the average person is making. Too expensive. Please listen.
Low income based housing should also be more accessible for full time students. Dorms are very expensive for students, yet the low income housing does not allow full time students to live there. This needs to be addressed. Additionally, housing for individuals facing homelessness should also be made more accessible. With the Road Home closed, many individuals facing homelessness are left to freeze in the cold, as the newer shelters house far less beds. Infrastructure should serve all people and it should be sustainable, environmentally conscious, and non discriminatory.
Towers on the outskirts of town is how practically every other city in the world does it. Why don't we?
the "affordable housing" megaunit luxury condos are NOT THE WAY TO GO.
Ive finally been priced out of the city. Planning to move in the next 6 months.
Take away being a "right to rent" state. You are screwing over poor people just to keep making landlords richer.
Too expensive
People who are barely above low income should have better options
I hate having to move every few years because the rent has been raised more than the cost to move
If SLC keeps pricing out people with low income, your services will suffer. Suburbs already have better customer service experiences due to this issue. If only rich people can afford to live in an area, you will get what you want. Total isolation.
Taxing churches and not having them in each neighborhood would help and make it mandatory fir every church to help therir community out each day and not allow them to sit emty 6 days a week
Stop building expensive stupid apartment complexes that destroy local buildings and put that money into allowing those already built to have lower rent
There's plenty of 'luxury' housing and quite a lot of older, cheaper places, but there are few options in between.
If a home is not going to significantly change the character of a SF neighborhood i believe splitting into a duplex or allowing twin homes would greatly increase supply in a geographically restricted county.
Single mom, 3 teens... Impossible to find affordable, liveable 4 bedroom housing
Tie rent to income, make it no more than 30%
Laws to charge less. More options for tiny homes. Build out affordable housing to the airport, north side, etc.
zoning restrictions are the biggest hinderance to affordibal housing
Near transit
better public transportation systems
Giving subsidized loans to these large developers is doing nothing for our impending housing crisis. Rent control is becoming the only remaining option to assure that our rental market actually matches the income of Salt Lake Residents.

Why does affordable have to mean tiny? There are no affordable options for larger apartments or homes, which is discriminatory against families. And I'm saying this as a family of two with pets who can't find anything big enough for us. Imagine if we had children.

I think creating mixed income housing projects in the heart of the city(rather than the outskirts) will be very important moving forward!

Please, please don't add any more high density buildings to Sugar House.

Make easier access to housing for University students

You don't know the definition of affordable you bougie developer pawns

Strong communities support access to fair and affordable housing.

Needs to be everywhere, not just SLC. Ogden has been going through gentrifications yet it still takes 4 adult people under one roof to afford to rent the home. The homeless in SLC need to be taken care of before we try to make places for all the Cali transplants coming in.

It is not appropriate for every neighborhood

Affordable housing should be everywhere.

Yes allow density in all areas. Stop excluding areas especially the east side. Include the east side D6 in allk zoning types.

Take care of the people who are already here. It should not be that complicated.

No

Along with affordable housing, we need to include more benefits to landlords allowing pets in rental units. Animals serve a huge purpose in humans lives whether it's for emotional support and companionship to other services. SLC is such a dog friendly city and yet the housing market doesn't reflect that. Also, we need to do away with the Good Landlord tax breaks- it's judgemental & presumptuous.

the entire state is experiencing a housing crisis. even outside of SLC apartments are going for astronomical numbers. rent no longer costs 30% of a person's income. not for the working class, the working poor, and the poor. we are stuck renting crappy, homes, with crappy landlords. safe housing is a human RIGHT. either make housing more affordable, or start fighting to raise wages to a livable standard.

Build in Draper and Herriman. Leave Salt Lake City alone we have enough apartments and high rises.

More of it, we need a kitchen sink strategy

The problem with SLC's housing is not supply- it's price fixing. There is a lack of competition because the complex's are raising their prices to match to other housing options in the area. I am in the process of looking to move. There are tons of available units in SLC, but they're charging 1k or more/ month for one bedrooms PLUS FEES to live in stick built "luxury" buildings. Stop the false inflation and you'll have quite a lot of affordable units available in the area between what is currently available and building already under construction in your pipeline.

No

I am very glad that there are people in the city gov't who care about this issue, however I have almost no faith in our city/state gov't to do anything about this.

We do not need more luxury apartments built. Studios should not be over \$700/mo. Families are being pushed out dur to these insansely expensive buildings going up. Remodel and restore old buildings and houses for affordable housing before building high rise condos that few in the community can afford.

Everyone deserves a home.

Let's not give up all our green / open space to get this housing. High density housing can be balanced with more parks/trees/ green space. We desperately need the connection to nature in increasing industrial and warming world.

Rent control is crucial

Salt Lake City needs to lobby the state to allow cities to set their own minimum wage. Salt Lake City needs to set the minimum wage to an amount that will allow a single person to afford a home for 30% of their income. Wages need to go up or property needs to go down. Maybe a little of both.

affordable housing is a right and should include the least privileged- our homeless. we need to make sure that people facing poverty or low income are given stability in order to help their chances of making it in this world. LESS large high rises that are \$1500 a studio and more small homes that people can afford to live in. utah economy will thrive even without "luxury living"s money.

I know plans are being developed, but it's hard to see huge lots with abandoned buildings when there is an affordable housing crisis.

Affordable housing is needed throughout Salt Lake City and should be mixed into every neighborhood. In addition to higher residential density, the City (especially denser areas) needs to be more livable with open space and grocery stores within convenient walking distance. A lot of people live downtown and that number is growing; these areas need to be treated as neighborhoods. We need more street trees and planted medians wherever possible. I imagine a lot of affordable housing will be focused on downtown neighborhoods, so livability and convenience of these neighborhoods needs to increase as the population increases.

Parking & traffic In the Sugar House area is horrendous. Increasing the population density without remedying this would be a mistake.

I have watched prices explode over 10 years and thinking that i am priced out of my home city is a major source of depression and anxiety. Affordable housing is directly tied to our mental health, which is also a crisis in Utah. PLEASE HELP!!!

There needs to be more, but consider the neighbors. I'd rather have windows looking down into my currently private backyard than have idling vehicles next to it or "safety lights" shining on my house like I've seen elsewhere. Adding to the adorable housing blocks small public parks with something as simple as swings and a slide that existing neighborhood residents can use would also make larger structures more acceptable. Include something positive for the people that have lived nearby instead of only increases in people and pollution (light, sound, air, litter).

Concentrating problems into higher densities is a frightening prospect. Owner occupied single family homes are part of building strength in communities where crime seems to thrive in rental units.

Upzone areas around frequent transit first! Density without transit = traffic woes

Requiring less parking just makes a mess. look at Bridges apartments for an example it is an awful idea, scrap it!

dont sacrifice all other good planning just to build housing

I would like the city to pay increased wages.

Please allow us to add additions and add second stories to our homes. The homes in Sugar House and Liberty Wells do not work for todays families. The 40/60 footprint to landscape rule is so stupid.

I think affordable housing is necessary but not only for low-income families but also for low-medium income young professionals.

stop building apartment complexes that have 500+ units around the city

WAGES NEED TO GO UP

Don't ruin our community by making it too densely populated. There are way too many apartments going up in Sugarhouse.

Just issuing more permits and loosening building/parking requirements IS NOT going to solve the problem. A liveable wage is where the affordable housing conversation begins.

Define what affordable means. Your income restricted apartment might be more than most people can afford. \$900 per month for a one bedroom when you're only allowed to make 34k a year is a burden. Combine lower income housing with higher end in addition to all lower income housing. Incentivize jobs to pay for a portion of housing if they only pay their employees a certain amount.

When cramming in all the high density structures and not also addressing the current infrastructure in these areas, make long term older residents of the area hate the area. Look at what has been done to the sugarhouse area and NOT do the same thing. Sugarhouse is now unnavigable.

I appreciate that this is a noted concern. It is near impossible for a single person to pay for housing. I should not have a full time job (with the state no less) and need to have a second job to be able to afford to live in a safe neighborhood or live close to where I work (avoiding commuting and adding to air pollution) Thank you for creating this survey. I know there are no simple solutions.

I would like to see residential single family house height kept where it is or even reduced to be compatible with the block face. This will help reduce the McMansions that hurt the affordable housing situation. Older houses designed and set up for basement apartments (as seen in our neighborhood) should be encouraged to remain and allowed. This will allow affordable housing for students and 1-2 people.

No

subsidize and regulate to incentivize existing landlords

City should take the lead and build affordable housing. Take advantage of land ownership, bonding capacity, access to low interest loans, and U of U skill sets.

Stop allowing fir luxury apartment that are currently being built and left empty cause NONE CAN AFFORD THEM!!! also wanna know good space fir more affordable housing use the golf courses wasted by rich [*Language redacted*]

Many of these surveys have a map to click where you live. These maps are very difficult to read.

We should increase the supply of housing by removing zoning and other building restrictions. I support allowing housing units to be built in industrial and other business areas. I see vacant lots all over the city (especially on the west side) that could be turned into housing units - of all kinds: single family, apartments, and town homes. Not everyone is going to want to live in an industrial area, but many will. If I could stay in an apartment next to a factory I was working at when I was single, I absolutely would have done it. Everything else is secondary; we can't divide up the housing to those who need it until we have more of it.

SLC (and the state of Utah, but that won't happen) need to raise the minimum wage. When full-time minimum wage cannot afford you a place to live, something is very wrong.

Need more family housing. More open space for kids to play near multi-unit complexes. With fewer parking spaces the streets are congested and no place for kids to safely play. Cant even ride bikes. SLC quickly becoming an apartmnt community with no place for families.

Twenty year old are moving out has to hold 3 jobs to pay rent

It really isnt affordable if a 1bdrm apt averages over \$1200/mo

I think the way that I would most support for improving the affordability of housing is to change zoning restrictions. Laws that restrict more than three unrelated family members from living in the same house should be removed. Laws restricting homeowners from putting small houses in their backyards should be removed. Some limited laws regarding home upkeep and cleanliness are good and should be enforced, but should not be overly burdensome. If there is concern about parking then parking should be controlled with prices. Multifamily residences should be allowed in traditionally single family neighborhoods. I'm skeptical of subsidized housing, because of horror stories I've heard of those, and concern of creating a permanent lower class that exists off the government without actually living a fulfilling life of accomplishment. I'm also skeptical of zoning laws influenced too much by a small group of people, even if it is the existing residents, or surrounding businesses. I don't have answers, just opinions which is what you asked for. I did not find the questions you asked very amenable for me to be able to express my views and personally wouldn't trust the results of your survey outside of the comments because there is insufficient room for nuance. Thanks for including a comment section.

i realize that it's best to concentrate the population if a smaller zone but the higher the buildings when side by side, the lower the exposure to sky. depressing, but could be mitigated by parks located in greater number and spread evenly

stop the city selling out to the developers to build overpriced housing that no one wants and can't afford

We would like to see more dvelopmenmts like the new ones in sugarhouse except not rentals, ownership is the key. Keep the neighborhoods like avenues, sugarhouse, east bend like they are, but encourage high density housing in the indsutrial areas down town and south salt lake.

I'm a college student. My single bedroom rent is \$565/mo, utilities included. I would not be able to stay in school if my parents were not willing to co-sign a student loan. I have it good. If I were a single mom, I'd be screwed!

Part of the problem is corporations and non-local real estate investors outbidding first time homebuyers, buying up land and jacking up rental and real estate prices. The profits often go to those that don't live in, contribute to or pay taxes in our communities and they people who can't afford to live in the communities they serve.

I think obtainable housing can be achieved without subsidies by allowing more density.

My taxes are increasing so much it could force me out of my home.

Give tax incentives to spruce up ugly/undesirable existing apartments buildings.
Don't force developers to build affordable housing. Provide incentives to do so.
Affordable housing decreases property value and I don't agree with any of your 7 effective ways suggestion fix the current toads and infrastructure
I'm wondering what your definition of "affordable housing" is. My survey answers are based on someone who only has about \$500 per month to spend on housing.
research how Alexandria, VA did theirs. It's the smartest, most inclusive way to design living requirements
This is an issue that everyone owns....everyone.
More affordable housing for young families
Encourage more rehabilitation of existing, central community bungalows, or demolish and build new
We need a mix of income levels in every neighborhood.
When you increase the property tax to give subsidies to the developers for housing is counterproductive because it forces me to increase the rents on my tenants forcing some of them to move out of the city because the rent is too high.
Our city desperately needs housing for the missing middle-class!! It's hard to qualify for subsidy but it's also hard to pay rent for market rate.
Affordable housing is everyones responsibility, not just the west side of the city it has been zoned out of high profile zip codes in past years, this MUST stop. We all need to be involved and live next door to affordable housing!
I don't appreciate the way options are presented in the 1 -7 question. Zoning changes without mitigating the loss in naturally occuring affordable housing will only make thing worse.
Incentives for affordable housing must include restrictions on rent/sale price and income level of occupants. Incentives alone won't work!
Limit growth, we don't have enough water, clean air, or infrastructure for all of this growth. Neighborhoods should be preserved and not impacted by all this development for profit.
We should encourage affordable housing to be mixed into large scale market rate developments.
Finding a place that is affordable and has space is difficult, especially when you add a pet (dog) into the mix. We need more places to offer lower rent. There was recently a new apartment complex built by sugarhouse that asks for \$3000 in rent, thats more than 2x what we pay. I cant imagine anyone with a low-income afford spaces when apartments like that begin to sell in our neighborhoods
I'm in Real Estate and its hard to find people a descent, non run down home under \$350,000
Anything that increases density is a good thing. We need to increase density to make our city more walkable, so that people don't drive as much and cause all the terrible smog
You can have affordable Housing AND have aesthetic building design. It doesn't have to be either/or
Over populating an area will not change or increase affordable housing it will cause the city to become more of a havoc... there are already various apartment buildings and homes that are empty
we cannot entirely remove the free market effect of some neighborhoods being more expensive or less amenable to low cost housing. Until the day low cost housing is not accompanied by increased crime or even simple things like cigarette butts on the sidewalk, there will always be conflict about forcing neighbors to accept low cost housing. I live next to numerous low cost housing apartments and old houses and the negatives are real. I wouldn't mind a little gentrification as that is typically accompanied by less crime and a more vibrant restaurant and night life.
It should meet the needs of seniors & the disabled as well.
Build more, allow more building, and do it at a scale that works and that contributes to more amenities near more people.

Not sure what is meant by "Affordable Housing should be located in all neighborhoods". The real question (which was included) is "what neighborhood characteristics are most necessary to the success of affordable housing". Of course affordable housing shouldn't have neighborhood boundaries (in fact one of the most important components of successful affordable housing is to have it in higher performing neighborhoods with the most concentrated resources). That doesn't mean inherently that affordable housing should be in all neighborhoods however, only those that are most efficient at delivering the public services needed at the particular income scales.

they keep building new apartments and they are all very expensive

Distribute it throughout the city; allow for multiple family sizes within the same complex; provide on-site open spaces and recreational opportunities; use good, long-lasting materials and designs.

stop allowing the market to be artificially inflated by prospectors. also keep high rises together to preserve mountain views.

Would like more developers to prioritize affordable rates over maximum profit

stop the corruption. stop cutting deals with developers who are already rich. They dont care about poor people.

not okay with making SLC even more congested and homeless than it already is

My landlord keeps raising rent. There is no cap. They raise rent by \$400/month because they saw that other buildings were costing more. Renters have little or no protections. For example, if there are bedbugs in a multi-family, the landlord should be required to exterminate them. Also, rent increases should be capped. Purchasing a home is out of reach in most neighborhoods. My 2 person household earns just over \$100k/yr and we are having trouble saving for and buying a home because all homes east of I-15 are \$350k+. Home flippers/property investors are driving up prices. We need more density and access to light rail. The current light rail routes are only useful if you live downtown or along State St (which isn't a desirable place to live due to noise, pollution, and crime). We need N/S routes around 1300 E. My family will likely move to Millcreek or South Salt Lake to purchase a home because of how expensive SLC has become. We'll have to commute by car, worsening traffic and air pollution, since mass transit options are lacking.

It needs to increase much faster to keep pace with this growth.

I'm an economist. I don't actually believe affordable housing is a real thing.

High density housing is the best way to address affordable housing and to remove existing blighted homes in the process

when will i be able to afford it?

Would people need to prove their need to be eligible for lower cost housing? Otherwise some financially comfortable folks may take advantage of lower prices, especially if the homes are in very desirable neighborhoods (St Mary's; Federal Heights)

No

people can live where they can afford- don't ruin good neighborhoods w low income housing

Afordable housing should just that affordable! People making Minimum wage should be able to afford housing & still have money left for necessities like food & T.P. at least.

The new apartments that are being build are not affordable at all. I would like to move into my own place but I cannot afford it with this current housing crisis. The prices of apartments and units do not match the earning incomes in SLC.

allow more basement/student/mother-in law apartments, ADUs, townhomes and low rise apartment buildings. Infill vacant lots or abandoned homes with multi-dwelling units. For example, one lot in my neighborhood had a lovely turn of the century brick home on a large lot. The home was sadly demolished and a townhome complex of ten+ units was put in its place. I hated to see the old house go, but I cannot argue against the townhomes which made sense for the lot and location. However, I strongly oppose more than three stories in multi-dwelling units in residential neighborhoods. They block sunlight and change the character of the neighborhood.

Nope

Salt Lake City needs to retain some areas zoned for single family housing. Otherwise, the whole city will be a rental zone. I have seen that happen to other cities and the result is not what anyone wants.

Based on recent news of poor / little high density zoning in SLC, creating more land with high density and multi-family zoning seems to be the best fix.

Until last month, I rented out a unit of my duplex for affordable rent (\$500 for 1 BR near Liberty Park). The city's recent changes to rules for landlords (basically expecting landlords to act in loco parentis) and the bad behavior of my long-term tenant (string of crises so he rarely paid full rent; left the place filthy) mean I will probably NEVER rent the unit out again. Onerous city regulations + irresponsible renters = nope. (I realize the new landlord rules were made to help landlords find better tenants---but that only forces the irresponsible people into other communities (or homelessness). Maybe we need "how to be a tenant" classes (as well as more/cheaper housing). I tried to be ethical and compassionate (for years) ... I got burned.)

What are the incentives for new construction companies to build true affordable housing.

Don't devalue current neighborhoods by destroying them with high density housing.

A few years ago, my partner and I were looking at apartments that turned out to be "affordable housing." According to the staff, we were making too much money to qualify for an apartment, even though we could barely afford what they were asking for, for a one bedroom apartment. I think affordable housing needs to look beyond the face value of your earnings, many people are paying monthly payments for cars, student loans, medical bills, etc. There needs to be a plan for the people in between.

Support programs that let people stay in the housing they have by encouraging landlords to maintain their properties.

Variety of housing types is necessary (ADUs, SROs, etc) - affordable housing shouldn't just be traditional apartments.

The folks deciding the thresholds of "affordable" need to be a cross-section of community members and *not* politicians. With increasing cost of living prices and low wage growth, "affordable" doesn't seem to be well defined for the city.

Quit raising my landlords property tax, our rent goes up. People with cars need to pay more, and people who aren't walking need to stay off the sidewalks.

There is a need to focus on deeply affordable housing - housing that is available in the 25-30% AMI range.

Consider following the lead of Minneapolis and abolish restrictive apartment bans in the form of single-family zoning, which benefits incumbant wealthy homeowners at the expense of everybody else.

Many homeless people need affordable housing not temp shelters.

Best to decrease zoning type restrictions and let the market work than trying to do top down planning.

I think SLC could really do better at renovating spaces to make them fit more people and be better/safer to live in. Look into creative solutions, raise wages, storage unit homes. I make over twice the minimum wage but can't afford to live here much longer. Also make things more pet friendly!!! It's near impossible to rent with a dog here without lying about it being an ESA.

In regards to ranking the most effective and the least effective ways to address the supply and location of affordable housing, they are all poor choices that offer a temporary fix. We have seen the reports that show residents not with enough parking spaces for the new multi plex/ apartments that have been built. No more additional building height, High density/ multifamily structures, 4th south in SLC is so congested, visually and traffic wise. The same applies to main street starting at 21st to 54th south. Why not design using the best urban designs and plans that work from other cities in the country. We have a chance to get this right.

Care needs to be taken to not lose our single family housing. Also we need to be sure we don't infill everything to the point there are no larger lots left in the city.

We need more and it needs to be accessible!

Obviously a very tricky problem to solve...I DO NOT like the idea of increasing the population density in the city at all. Once all the current construction projects are completed, I'm confident we're going to see traffic issues. Where are all of these vehicles going? Our roads/highways were not designed for the capacity we're heading towards. And let's not forget about air quality. Instead of looking at ways to build even more housing, can't we look at regulatory measures to prevent large developers from cashing in on our city?!? I want SLC to retain it's historic charm!! I LOVE my historic brick bungalow and am sad to see so many old buildings torn down to make room for high-end condos. I want to live in a city with green/natural space and habitat for wildlife. I know homes in my neighborhood are currently selling for top dollar, but I also know my neighbors, who live in a home almost identical to my own (1500 square foot 3 bedroom), pay under \$1000/mo rent. There are some obvious inconsistencies in the market. Is there a creative way to find balance and a solution? I hope so!

You didn't define what affordable housing means so it was hard to effectively answer the questions. Affordable housing in my experience (by my definition) brings more crime and theft and creates a environment of poverty and chaos. SLC doesn't need more AH..

Please don't dump everything on the West side only.

Salt Lake City has been in desperate need for affordable housing for as long as I can remember. First, a livable wage needs to be increased. In comparison to other states, Utah sucks. Second, we do not need more fancy and expensive condos and town homes. Who can afford them? Between the LDS church and the Republicans, Utah is just is SQUEEZING out the middle class. The rich are getting richer and the poor are getting poorer. What is wrong with this picture?

Stop panicking about affordable housing and think about how the city will look in the future. Most of the high density units going up right now look as if they were all designed and invested in by the same firm. Amend the building code to require higher quality materials, minimum number of levels to 5 or more, first floor retail, and parking.

Affordable housing WITH pets allowed is needed.

Allowing tasteful duplexes/triplexes that match the aesthetic of existing single family neighborhoods can help bring more housing without damaging the current feel of the neighborhoods.

How about more options near the Gateway and the downtown core, to support those who work there?

Please please include parking. The high density apartments have cars parked everywhere in the neighborhood. The builders did not include enough parking.

Make sure all these new apartment have adequate parking, the new rules are a joke, there should be at least one for every unit, probably two

The cost of living really goes down when you're not dependent on a car to get around. Please keep that in mind when you think about where and how you develop affordable housing.

real estate market is driving prices up too quickly relative to local incomes. Put restrictions on investors and low quality flippers who are only making this problem worse.

I hate the apartment I'm in, but I can't move because we'll never find a building with rent this low downtown. We're trapped.

I recently moved from another part of the country and can attest SLC is not that bad

Your survey does not contemplate the possibility that the survey taker would be opposed to the initiative as therefore it is biased and will alienate people whose support you need.

We need to get all the homeless camps out of Ballpark. Also, all the houses with drug dealers renting dilapidated properties from slumlords.

Allow for unit legalization. Attract high-paying businesses such as high-tech companies to create wealth in the city. Although most of us wouldn't live in Utah County for various reasons, we have to be honest and admit that they have been very good at attracting businesses and thus creating wealth.

We need lots of housing in Salt Lake City. Let's build it in neighborhoods where people want to live, starting with lots of market rate. We need the tax base, and we can stem the tide of higher prices.

Should be inspected after occupancy for safety issues. Enforced fire codes.

Live in walk-in basement of a home. Pay \$800/month. Utills included in that. Wish I cd have laundry, snow removal, a pet. Landlord threatening increase now. Says his prop. tax increasing. I am on fixed income. Fear homelessness & boxy bldgs w/cockroaches. Why so many new condos all around town now? Feel worried.

Build more of it but make it high quality. Use inclusionary zoning.

Provide for "tiny house" zones, please.

The more the merrier

There are vacant lots, housed, warehouses, etc everywhere. Use them! Enough with luxury condos that stand empty wasting space and monry.

Lots of multi housing in downtown / ballpark area- would like to see more plans of affordable housing in Avenues and East Bench to reduce 'wealth' divide in SLC and be a more inclusive and diverse place! Also, building heights need to be balanced MORE. Many have lost mountain /Wasatch views over the years and this should be balanced with building design requirements to make up for loss (ex. Open rooftop with view to Wasatch for high, multi residential buildings)

The 1-7 question didn't work on a tablet so I couldn't answer
This survey is a "No win" survey. The questions you ask are tailored to the answers someone already wants.
Reduce the land area to dwelling unit density in two-family and multi-districts. For instance, the required 8,000 sf of lot area for a duplex could be reduced to 5,000 sf of lot area for a duplex.
I'm a homeowner and fully support greater density in my neighborhood and others. Let's up zone the city
Lower the rent!!!!
Please build more affordable housing, especially townhomes that people can buy, not just cheap rental
We really need some housing to get the homeless off the street.
Stop building new buildings. Remodel existing unused buildings.
Desperately needed!
I'm disappointed that the city keeps approving so many expensive apartments. Developers should be held more accountable. \$1,200 a month is not affordable for a single person living in Salt Lake City, yet so many new apartments are at or above this price point. Now we have people pitching "micro-units" so essentially college dorms for \$1,300 a month? I don't see how that should be allowed. We do NOT need any more "high-end" un-affordable apartments.
The city needs to consider current concentration of low income and no-income type housing, and ensure that it is dispersed sufficiently. We are the only market rate building within a 1 block radius (150 S 300 E) and it's incredibly frustrating downtown to have current and former addicts and convicts surrounding us. Low income housing should be mostly concentrated near economic areas that align with that need. More low income housing should be built west and north of SLC near light rail to address these needs.
Greater density of units with stable rent rates is likely the best approach for this issue.
I sure would appreciate more of it. And to make sure it isn't exploited by developers or left to rot by the government
Affordable housing is ruining SLC.
Permitting processes for affordable housing really slow down these projects. It seems to me that developers building luxury housing should be the ones to jump through more hoops and be subject to different fee structures than developers who are providing a needed service or space for the community.
There are more financially struggling families than there are well to do families in Utah. Affordable Housing is key in the pursuit of life, liberty and happiness.
I don't live in SLC because it is impossible for me to afford. I have been commuting from Midvale to downtown SLC for over 3 years because anything north of 7200 S is completely out of my price range. The "affordable housing" that is being built is still quite expensive. We don't need that much more housing, we need to limit how much landlords can charge.
The present housing 'crisis' is a short-term problem in response to the 2008 downturn. Demographic trends actually predict MUCH less growth than is predicted by the doom-and-gloom projections of the Gardner Institute. I strongly recommend that SLC does NOT make long-term changes to zoning or other policies in response to this short-term issue. You are being exploited by the development community to increase the value of their land.
I'd like to see more middle income housing. There are plenty of us that don't qualify for low income housing, but can't afford housing costs in the city.
The requirement for a full review of the planning board before issuing a demo permit is a farce. No permit has ever been denied. All it accomplishes is extending the demo permit and building permit process out 3 months. Zoning requirements on setback should be reviewed. It should allow the average on the street to include houses on both sides of the street. On our particular street there are only 2 houses one faces south and one faces east. So the average set back can only include the side yard of the house facing south (26+ ft) and our front setback (19 ft). We cannot include the setback of the two houses across the street (both 21 ft).
The solution is to build as many units as possible, especially downtown and along transit routes
Needs to both purchasing and renting
I am super lucky. My landlord has kept the rent low. If he raised the rent to market rate I wouldn't be able to afford it and I would probably have to move out of Salt Lake City.
Duplexes and townhomes! Regulate hoa fees

There is plenty of open land where affordable housing can be built, out west and south of Salt Lake. No need to squeeze more people into less space. Expand the bus system to include all areas of the county.

RENT CONTROL LAWS. Landlords are GREEDY. I have lived in apartments that saw significant rent increases WITHOUT any kind of improvement made to the apartment. It should be illegal for a landlord to raise rent to "match the market" and literally nothing else. They must be legally required to document material improvements to units OR demonstrate financial hardship significant enough to require a raise in rent. All the other things suggested in this survey are nice, but let's face facts: Landlords are exploiting a basic survival need of humans for profit and it MUST be more strictly regulated.

I don't want anything that is going to cause a ghetto in our city.

One thing I'm running into looking for a place is I make too much to be low income, but if I made less I wouldn't be able to afford the low income rent. It's hard for me to find a place to live.

Affordable housing means adequate space to live in for affordable prices. A single bedroom apartment on the outskirts of the city shouldn't be \$1200 a month.

Housing in Utah is insane. We need to stop allowing "luxury" apartments.

Thank you for making this a priority.

Do your best and hope other struggling families are safe and work on homeless problem as well that problem could go higher if the population seeks to grow

I have pretty low expectations but I have to have a roommate to find something I consider reasonably affordable.

None of your proposed solutions are what we really need. All of them end up putting more money into the pockets of developers. What we need is RENT CONTROL, inclusionary zoning, tenant right to council, taxing non-occupied units, REPARATIONS FOR PEOPLE EFFECTED BY REDLINING AND GENTRIFICATION,

I am a 57 yrs lady that at this moment does not require enough space; I am living in a tiny studio in an old bldg in the E Street because it is the most affordable unit near my job that it is at [Address redacted] and because in near next block I can take the bus.

Salt Lake City needs a rent control program for all rental properties. The more people are gouged by landlords for monthly income the less they can contribute to the economy.

High density!

To allow for more housing and denser populations we need free transit within the city limits

Do not sacrifice safety for affordability

There should be restrictions for rental properties on rental c9at just because a new restaurant or new business are coming in

I would like to see affordable housing that is in line with clean energy and energy efficient houses. Houses/apartments that meet are renovated to assure that families will not see energy poverty.

No

Build more and denser. Think Japan.

Abolish landlords, one house per person

Prioritizing single-room micro apartments as a form of affordable housing is discouraging; it implies lower income residents are not entitled to owning personal property such as books, shelving, or other potentially bulky objects. Giving people such a small living place makes them feel like animals.

The notion that massive developers get tax breaks and incentives for having like 10 low income units in their huge buildings is a joke. Looking at Liberty Blvd and the like. The requirements need to be worthwhile. 10 affordable units (at 700+/month) costs them next to nothing relative to their overall incentives.

Apartment rentals are needed more than condos!

Permit new fourplexes everywhere. Possibly, affordable housing will not be impacted by the change but at least homeowners are allowed to help their own family members.

No.

Stop making home owners pay more in taxes. You are putting more on them forcing them into poverty.

I've lived in 84102 for 4 years and am now in my 3rd apt. Each move was bc of rent increases - 25% the 33%. Previously I've lived in communities with some form of rent control. It's hard to plan/feels unstable to have no idea when I'll have to move again and if I'll be able to find a new place I can afford. I now pay almost 50% rent more than I did in 2015, even with moving to get better deals than the increases.

Floor area / number of bedrooms really matters, not just number of units. | There is already too much of the city concreted-over without ambient greenspace (where, say, we were very reluctant to move with a dog, let alone children). That includes many of the new-build infill developments. We've got to push harder for adding units up and grass/trees out rather than spreading units out over asphalt pads, even when the pads are existing ones. | As new, dense, mixed-use, tiny 1-bedrooms come online at high prices, we have to question our underlying strategy. If potentially profitable residential building volume is not truly that scarce -- if there is enough land + height to add residential square footage arbitrarily until the prevailing price is affordable, and that price covers the construction and maintenance costs, and the tax base expansion covers the associated infrastructure costs -- they why isn't that happening, and fast? My fear is that we're facing a market equilibrium that is structured to settle in a certain level of misery, like highway congestion does, rather than one that settles into a reasonable state of satisfaction like, I don't know, the cupcake market. This means you have to think about harder interventions and about getting out ahead of the problem in a more ambitious way. It also means that there should be more surplus on the table that is not being squeezed out of developers. I am new to SLC and don't know enough about its politics to tell whether property-value NIMBYism is actually a driving force preventing truly ambitious action. But if it is, then a starting place needs to be an acknowledgement that sufficient, quality, market-affordable housing supply is fundamentally in tension with the idea of housing as an investment asset that grows in value over time. We can commit to supporting the quality of *life* of property owners (by ensuring new density is supported by sufficient infrastructure, services, and open space) without committing to the protection of the monetary value of property assets in the market. Housing needs to stabilize and even become cheaper, and we've got to rip the band-aid off of accepting the pain that transition causes to those who bought into a system of ever tighter supply constraints.

Turning the old, single-family house neighborhoods into a mishmash of unregulated and ugly "solutions" like mother-in-law garage conversions and tiny houses (which will just be used for AirB&Bs) will only ruin those neighborhoods. I've lived in Europe and India (talk about high density) and the key is tall buildings, with businesses on the bottom floor, offices on the second floor, small units on the lower floors getting larger as you go up, culminating in penthouse on top. The need for cars should be virtually eliminated; walking, biking riding, buses, trollies, trains, rickshaws, scooters should be prioritized. Cars should be inconvenient and expensive. Beauty should be emphasized; parks, squares, outdoor cafes, building codes, landscaping. It's easy to live in a small, affordable place if everything you need including space to move, culture, amenities, resources are right outside your door or accessible by bus or train within a half hour. Research "Societies" in India. They go far beyond a plain apartment complex.

Spreading out affordable housing is important. To avoid issues that have been present in other cities where it has been built together.

I'm not sure if affordable housing is a matter of not having enough housing as much as it's a matter of people just charging high rents.

The term "Affordable Housing" is a joke. There is no such thing. Affordable has become how much are you willing to spend for your comfort. The house I am in, originally sold for 13k back in the 50's when it was built. Today it appraises for close to 300k which is ridiculous for what you get and I am in what is considered a low income neighborhood.

Thank you for hearing our voices on affordable housing

We desperately need less focus on single family homes, modern families are changing and I don't know a single person with or without children who can afford anything but rent.

Make it actually affordable. The income requirements make it so someone is providing more than 50% of their income to qualify each month. This makes affordable housing a joke to afford.

Please permit the denser neighborhood to build ADUs and tiny houses on these large city lots

I don't know how young people can afford to move out of their parents' homes anymore.

Accommodating needs to the neighborhood. Focus on sustainability.

Why do none of these proposed changes require additional contributions from developers?!? Developers should be required, particularly on all the huge apartment buildings throughout the City, to provide affordable housing in the apt buildings or pay into a fund that pays for affordable. Developers should be required to pay impact and to repair the roads surrounding the developers' projects where roads have been damaged due to heavy trucks and other building equipment.

I own a triplex and 2 single family homes. I live in 9th and 9th and definitely support greater density.

Although it would be nice to be right next to light rail, it is less important for units designed to house fewer people such as tiny houses or duplexes. I think it skews the results of the survey not to include all areas of the city (airport, city creek, and northwest quadrant) in your choices as to where affordable housing should go. There is open space in those areas. Survey is also less than accurate by not giving the option of answering 0 to the % of income spent on housing for those who have paid off their mortgage or have some other arrangement to pay for housing. It artificially adds them to the group living in affordable housing stock.

There are too many 1&2 bedroom condos/apartments going up. There needs to be more affordable family housing.

This survey is biased for high density housing. Affordable housing is a problem because of wage stagnation. You are trying to treat a symptom of a problem.

The best long term way to reduce housing costs is the raw increase in units, whether they are specifically affordable or not - see the study by Gyourko and Glaeser. Upzone everywhere and eliminate parking requirements please.

Let the market address housing rental prices. Do not encourage more ugly multifamily buildings in the city. Enforce stricter aesthetics guidelines. Preserve single-family neighborhoods. Talk to other municipalities and spread the burden of apartment buildings. Encourage developers to build owner-occupied density, not rentals.

nope

The zoning laws and building restrictions we have are of another century. Show me a neighborhood in another city that you would like to replicate in SLC and I can almost guarantee that neighborhood has a higher density than what we currently have. You can't have all the amenities of a dense neighborhood without the density.

I am happy to have high density housing in our area,

If we have a ton more giant Apartment complexes, no one will take care of them. If we have smaller housing units, with ownership over yard and property it will increase the likelihood of residents maintaining the quality of their property.

Affordable housing projects must be planned very carefully to avoid future problems. Low rent block housing by the lowest bidder can lead to long-term declines. Look to other high population cities for successes and failures to develop a 50-100 year plan for us.

It just shouldn't be this hard for a young person to get out on their own and start making a living. With prices in our area there is no way a single income will sustain the cost of living.

If we want to attract lower income families, we need parks, rec centers, etc that kids can get to. Quality of life will keep families in the city

There are some areas in Salt Lake Valley that have more expensive homes and having affordable housing in those areas will diminish the values of the homes. There are other areas of the Salt Lake Valley that are more suitable for affordable housing.

We need more affordable housing, especially 3 bedroom units so that families can continue to live in salt lake as well as efficiency and single room occupancy units for extreme low income people. The city should also start a fund to help people build ADU's as long as they will rent them below market rate.

This survey is missing one very important way to improve housing affordability. We need to look at more upstream social and economic factors and policies that affect house affordability. Instead of cramming people into apartments and building multifamily housing in established neighborhoods you need to work on improving people's income and reducing the cost of single family homes.

If the city doesn't create some sort of ordinance or policy for rent control so that rent stays affordable then all the new developments are going to charge above market rate. Also, the city needs to put some teeth and enforce that new developments need to have 50% or more affordable units.

There are plenty of homes and apartments available to rent. We do NOT need any more buildings to be built. What we need is a way to ensure the housing currently available is affordable. WE NEED RENT CONTROL.

Eliminate SFH Zoning, establish parking maximums, For the love of all that is holy incentivise the development of surface parking lots downtown. We have so much under-utilized land in our urban core.

Affordable housing shouldn't just be about building more apartments. It should also be about helping people buy homes and build equity. House prices have skyrocketed in the last few years. In my double income household, I can barely afford a house that is over 200,000. There aren't many homes we can afford, that will fit us, especially near work, that will allow us to have only one car. We want to do our part for the air and environment too. I realize this is the market, but I feel there needs to be a way make buying a home affordable for people whether or not they make big salaries.

there needs to be a plan based on household size and income. you are not taking into consideration (from the rankings above) the true issues (single young adults making small salaries, single parents/income with multiple children, etc.). The plan needs to encompass more than just city planning, it should include a comprehensive analysis of those individuals/families who are most affected by rising rental rates.

Spread it out not just in one area

Apartments and condos are not ideal for families. They may be affordable, but too small to house a family.

It should be available in all areas of SLC, not just concentrated on the West side.

Parking requirements are standing in the way of both affordable housing and strong communities. It is imperative that we build living units next to high frequency transit lines, and do no longer require parking for new apartment structures. Not only will this help mitigate poor air quality, this will also help with road congestion, costly road maintenance and legal/court expenses pertaining to traffic. And more significantly, it will give housing opportunities to those who need it: families, college students, and the economically vulnerable. Also, more apartment buildings are not the only solution to fixing the housing crisis. The ADU ordinance that was recently passed was a big step, but I encourage the City Council and the Mayor's office to keep going with the ordinance. As it stands, the permits to build an ADU, parking requirements and the process for a community member to build in their own neighborhood seems too extensive. There are ADUs, duplexes and other similar dwellings in all of the thriving SLC neighborhoods already; not much notable change will occur if we build more. Moreover, it'd be good to have more housing stock to compete with out of state and corporate owned apartment complexes that are not as invested in our community. It's imperative to build amenities next to affordable dwellings and to crack down on AirBnBs

Help other cities genorate jobs and affordable housing. If you could reduce the amount of people trying to live in our city, the demand will go down and so will housing prices.

Dont forget about the missing middle. Its not all about low income housing. Also, look to East Asia and TEDtalks for housing ideas.

Check out the social mobility studies done by Raj Chetty and Nathaniel Hendren and try to implement as many of their findnigs as possible.

Affordable doesn't necessarily mean high density or multi family

Doing a great job already!

I think it's important for people of all financial backgrounds to experience the benefits of what a thriving city has to offer (downtown).

now please

HAVE ENOUGH PARKING FOR EVERY RESIDENT + visitor spots. The no ability to park is RIDICULOUS - dig deep and build a [language redacted] garage

Make like a Minneapolis and eliminate exclusionary zoning. I know it's a long shot to get rid of all single family zoning but how about most of it?

There is no great solution but please stop favoring developers. More and more apartment complexes are going in it not affordable for the average household. Consider rent control.

Stop putting all the affordable housing in one area of town. Why are there almost no affordable units east of 700/900 East. Create communities of choice, not communities of necessity.

We should have rent control laws like NYC

Follow the lead of Minneapolis and upzone the entire city.

Your transportation policy is sorely lagging behind. Safer pedestrian and biking infrastructure directly affects affordable housing. Rely on cars less, this leaves more money for housing costs. Sadly this was not included in your survey. Parking was there, but SLC has a gutless parking policy which directly leads to less affordable housing. Lastly, no one ever addressed the lack of a living wage and no Medicaid expansion as leading causes of housing insecurity. Rethink things from the bottom up. Do better.
Tall buildings next to our neighborhood bungalows are ugly. I'm frustrated a giant housing development has been stalled in mid construction for months near my home.
Require each community to have it's share of affordable housing rather than putting it all downtown and attempt to make public transportation more accessible in all neighborhoods
Affordable housing shouldn't be looked at as cheaply constructed housing. We need to provide well designed, comfortable spaces that people can be proud of.
Remove ADU's from the equation.
We need all housing not just affordable housing
We need more affordable housing options (especially townhomes and duplexes which are currently being built and sold for ridiculous prices). We need high density housing that has (functional) balconies so people can all feel like they have a small piece of outdoors. We need to do this while also increasing green space in the city to take pressure off the already stressed parks. With the added population high density brings, we need good transit options and access to green space (public and personal) for everyone.
We need more modest but decent housing to be built. Many people cannot afford to live in a fancy building long term even with a discount. They do raise the rent a lot over time.
Do not turn our city into a mass of huge apartment buildings! Do not sacrifice aesthetics to cram more people in. Make affordable housing further away and provide the transportation routes we need.
We need more DEEPLY affordable housing. Accessible to those on subsidized housing vouchers.
Affordable housing is the most important issue SLC faces and it is only going to continue to worsen unless everyone is more open to higher density housing, even in higher property value area. We all need to compromise and accept affordable housing in our neighborhoods not just people in lower income areas.
no
A note for most effective way above. They are non choices, I have been on the losing end of about half of those choices and I feel that most all of those listed are a bad idea.
Listening to the meeting on FB, it was disturbing to hear the negative views by some participants concerning developing upscale housing. We have enough crappy dilapidated buildings in our area that could be developed and improve our neighborhood. Preventing development unless a developer also builds affordable housing is an overreach.
The city should not allow exceptions for low income, high density housing to be built closely to each other
Encourage urbanization and help eliminate car dependency.
Compared to other cities I would live in SLC is affordable. Not everyone can afford to live in the city core, Trax goes to Midvale, out into the west side. Housing costs need to also consider the rest of SL COUNTY not just SLC. I can't afford to live in Manhattan.
Minimum wage is a factor in affordable housing
Would like to see rent controls in place to keep housing affordable.
No
Awareness is low? People that qualify for low income housing might not know how or where to apply.
Start listening to the people who live here and vote in the city government instead of the developers.

Tiny homes, mother-in-law apartments, shared housing (especially with older adults living alone), and pod communities are thriving and helping a wide variety of people. Vets, seniors, those who want privacy and a sense of community could benefit by zoning allowing for unique tiny homes...not the over priced nonsense that sat in City Creek all summer. Watch HGTV and see true ideas on saving money on housing. I have 30 something colleagues who are opting to live out of utility vans and using emergency 'kitty litter' container toilets to save money on housing. The influx of out of staters with phenomenal incomes have outpriced locals, rental property like the one I live in is rare...I have known my landlord for decades and he is fair. Most landlords raise rates every 6 months and do their best to evict people while avoiding their duties such as managing pests like bedbugs and handling maintenance/safety problems. Landlords do really well in our state that does not protect the renter. I choose to rent for a variety of reasons and feel Utah punishes renters which is ridiculous. Property taxes and still paid and I am a valuable part of this community as an educator, author, patient advocate, and caregiver. Viable changes need to be made immediately - not a 'plan', not in the 'future'...quit passing the buck and putting things off. This problem has been discussed for years. Fix it.

Affordable housing should be available in all areas of town. This will help with desegregation.

Single family homes in our neighborhood have skyrocketed. We've lived in our home for forty-eight years, but could not afford to buy our home now. Our children have been able to purchase homes, but not very close to us. Our oldest lives in Tooele, and would like to move back to SL, but doesn't believe he could afford the move. (He's an attorney.) I would definitely like to see this problem solved, but don't have a clue how it could be done.

Do not permit over to apartments low-cost housing to be vacated in a year's time. it is only a viable option to have low cost housing if it can be kept by the people who need it

I think it's very necessary for sustainable growth. And also hilarious that Salt Lake has so many new luxury apartments in development.

I enjoyed taking yet another survey designed by the city to get the answers they planned for, again.

Blown away that 2 bedroom apartments are going for \$1300 or more in some places. Not sure how young people and minimum wage earners are able to afford that.

So far, the city equates affordable housing with ugly housing. From this survey I take it that easing landscaping, setback requirements and off street parking make a development affordable. But it doesn't. Housing is going up now where the city has eased these requirements and the places aren't affordable, just expensive and god awful. Stop putting this *[language redacted]* in the neighborhoods. Build mega highrises north of 9th South, close to transit. There isn't any charm downtown to ruin.

Start requiring developers to include it in RFPs. Certain percentage, and actual affordable housing, not the same crap you usually do. Housing needs to be accessible, so townhomes, which are exempt from the FHA, aren't great. First floor units without steps would be great.

incentivize homeowners to add accessory dwellings that are within the character of the neighborhood. recruit full size grocery store within walking distance. require developers to provide public open space as part of the footprint of their property. prohibit buildings whose height, design, and size are incompatible with historic neighborhoods.

It prevents Homelessness

The best way to fight prices is by dumping more product on the market. The city can't do it alone. We should let more housing be built, even apartments, all across city. If the city tastefully relaxes zoning restrictions, local developers will likely build us out of an affordable housing crisis, but the building should be all across the city. One of our elementary school aids lives in one of the very few affordable housing units near our school on the east bench. We should have more places for good people to live close to work.

Affordable housing is small and old. We live in 2 bedroom 1 bath 900 sq ft. Newly build housing is dense but not affordable.

This survey is very leading - of course people want it but it needs to be done the right way and not every neighborhood is appropriate for it

How are you defining the term "affordable housing"?

Lower squarefootage and smaller lots should be allowed

All types of affordable housing are not appropriate in all neighborhoods, but all neighborhoods should have some affordable housing.

Before this survey I didn't care. Now I'm against it. I can't think all of the huge apartment buildings that have been built downtown are horrible. Apartments are horrible and the bigger they are the worse they are. They are degrading and dead ends.
Density around trax and Sline stations should be increased
It is needed and wage increases are needed especially for low income workers
Your question "Affordable housing should be located in all neighborhoods." is a little too gross grained. I'd say, "Affordable housing should be located in all neighborhoods, but specifically in locations that are well served by transit, civic assets, and retail and other amenities. E.g., I didn't list Avenues as a neighborhood for more affordable housing, because of the topography and it being less well connected by transit.
Without adequate parking, you are just causing other problems!!! See Sugar house for the results of high-density houses and insufficient parking and overloading of current streets resulting in traffic jams on 9th, 11th and 13th East as well as 21st So!!!!
i'm set but my kids are really struggling. The college kids and young families need help.
Make transit cleaner (clean the platforms and trains) and safer to ride. Work with UTA to hire more Transit Police Officers to patrol the trains per shift to make trains safer and this will get more people to ride.
To create true affordable housing and stop building overpriced tiny apartments.
I am extremely interested in this topic, please let me know how I can get involved.
my interest is in programs to help middle income earners/single parents/first time homeowners qualify for affordable mortgages (perhaps with long term agreements)
We need affordable housing but we also need an expansion of public transit so that our communities don't feel smothered. They need to go together.
Affordable housing should be located in all neighborhoods of the city. Exterior and landscape should equally look the same in all neighborhoods
Let people build where we have old buildings rotting away. Say state street. Tired of people adding these apartments and making smaller areas more congested. Sugar house is the worst. 700 east has become horrible.
It's not as much affordable housing as it is income inequality now. I live in a an awesome spot probably 40% below what it could/should cost, yet I still pay just over 50% of my income in rent. I'm a single mom of 1 child, I work full time plus mandatory overtime as an EMT in SLC, and I make \$11.15/hr. We need a city based minimum wage of \$15/hr. And maybe we need developers to pay money into an affordable housing fund if they're not putting low income units on site. And maybe landlords should pay a rental tax in the city, those kinds of changes could help offset some costs.
I read the historic theater which was given away to developers will only have 33 affordable housing units. That's outrageous. There should have been a minimum of 50-75 units required. Too many apartments are being built that are not affordable. s.
Building large complexes increases violence, crime, and is bad for my community.
More affordable housing closer to the colleges and universities
Carrots are nice, but this won't really change without some sticks as well.
Income-based housing (w/o housing vouchers) is how I see affordable housing for moderate to low-income families. there would need to be a minimum income to be eligible.
We've lost many young couples from our area as they complete their education and cannot afford housing in this area.
Utilize the large street medians in residential areas for tiny houses. Radical, but that is valuable property that should be repurposed, but definitely not given back to vehicles.
Affordable housing in every neighborhood increases the viability and quality of life of those neighborhoods. Income diversity is healthy for communities and should be embraced throughout the entire city.
I worry that my kids won't be able to buy a home in the valley when they come of age
Put affordable housing in rich neighborhoods to! Put a cap on how much can be charged for rent and the price of a house. Housings cost is getting insane!
single family zones should be done away with

Demanding affordable housing in higher end areas does nothing to solve the problem. Its easily argued that through passed social engineering projects that it does nothing but lower property values and drives down the economy in those areas. "The inherent virtue of socialism is the equal sharing of miseries" - W. Churchill

No more single family zone - increase density everywhere especially Liberty Park and within 1/4 mile from retail

Should not focus on bringing more people to slc as this is what creates the increase in housing costs. The only affordable housing is on the west side which has terrible air and lacks transit. Need it all over.

I think alot of this problem has to do with realtors and developers and their insatiable desire to make money

no

most of the housing options I have seen have been luxury housing and would like to see more affordable housing options for people

"Affordable" MUST include ongoing costs such as utilities, and maintenance. Therefore good design and construction is essential.

People have to "pay their own way." There is no free ride. We are a family who has worked hard throughout our lives and have not asked for the government to support us. Undoubtedly there are those who fall on hard times and help should certainly be given at such times. But expecting the government to provide everything for everyone is not a concept I support. We are a country of equal opportunity not equal outcome. Frankly enough is starting to be enough regarding those in government who feel it is okay to cause others to make up for the lack of responsibility of some. There is a land locked property behind us in the Avenues which has what would be called an "accessory dwelling." I am not sure who dwells in it, but the entire yard is a slum and a fire hazard. It is totally disreputable and my property value is diminished by this slum behind me. But there are those who say "it is the Avenues" as if to imply that that area is eclectic and that anything goes. Well, I for one am tired of this attitude. It does not take much money to be neat and tidy, just elbow grease and a willingness to not be lazy. The Avenues used to be quaint and lovely. I am afraid with all of this emphasis on crowding everyone into ever smaller spaces no one will actually own their property and hence have no incentive keep up proper maintenance. In my generation what you earned was based on the merit of your effort not on how much you could siphon off of the government (and hence off of others.)

For the ranked choice options, what's missing is making developers allocate space for affordable housing-- we have plenty of high-density apartments, but without any rent control, developers will just rent to the highest bidder.

Part of the problem is the jump in housing prices. SLC neighborhoods are desireable when they are within walking distance of transit, grocery stores, schools and other amenities. When we bought our house Ninth and Ninth was not a desireable community. Now values on houses any where close to City Center have gone through the roof. For years, our family had 2 or even 3 cars. Now, we only have 1 car even though both my husband and I work. We just don't need to drive a lot. We can walk to a lot of places in Sugarhouse. Although this may be an unpopular proposition, I would love to see Trax go along 1100 east to connect up with the 4th south line. Due to the housing bubble, Sugarhouse is losing it's feel. I would like to see affordable multi-unit housing provided on vacant lots or run down properties. I would like to see SLC help lobby for statutory changes in PUD/condominium requirements to encourage lower income multi-unit ownership buildings. Also, SLC must work to help reform landlord/tenant laws which are onerous in this state. Our city is only as strong as our most vulnerable citizens.

Slc is packed. Other cities should add affordable housing. All the affordable housing units have destroyed sugar house's charm, and caused more traffic congestion. City planners seem to lack foresight.

Enacting rent control and tighter regulation of landlords would also help improve the rental market.

Are you talking about affordable housing for people with jobs and income. Or are you talking about affordable housing for the poor or homeless. These are two different issues. Very different issues.

There are too many cutsey buildings

Housing policy needs to be married to transportation policy in order to tackle both issues most efficiently. Making areas walkable means bisecting SLC's famous superblocs and infilling with something other than parking. Using older buildings instead of allowing property owners to simply sit on them would help small businesses afford relevant downtown space. Any housing policy needs to consider how to encourage walking/biking/bus/train movement, as this is also relevant to improving air quality and encouraging a sense of neighborhood community and safety.

Allow more single family homes to file to be legal duplexes or the addition of tiny homes to larger zones lots.

I am so glad you're sending out this survey. I was literally just reading, watching, and listening to things about zoning changes to help with this. I think denser and more flexible zoning is key!
Yes stop building luxury apartments that single or couples can't afford, and start building ones we can. The only help with housing cost seems to be for families or low income. When someone is making \$18 an hour and they still cant afford renting, that is a problem.
All of the 7 ideas to cram more housing into existing neighborhoods are bad ideas. Affordable housing MUST be where the lots are cheap. Watering down the zoning laws will allow developers to build multiplex McMansions which are not affordable and which devalue neighbors houses and take away from the appearance and ambiance of the area. Please do not change zoning laws. They were designed to maintain appearances and property values.
Stop skewing the numbers on what is "affordable"
I don't know much about how to solve this most important problem. Thanks much for working on it.
Yes! I own a 6 unit 1 BR complex on the west side. I keep it full of good, low income people. I have not been raising the rent but your taxes have gone up exponentially! You tax me so much that I will have to raise the rent. Some of these people are close to homeless. Your actions will force landlords to raise the rent or go broke in our businesses! Not good practice!
I think the housing should reflect the neighborhood. I don't like high rise or medium density apartments being added to neighborhoods that are primarily single family houses.
I understand 30% of income is a typical definition of "affordable" housing; I think there is very, very little available in this city for 30% of a minimum wage income. We need to fix that. I've heard about "affordable" housing units being built in the Sugar House area (where a family member was on the community council for years) that cost \$1500+ per month in rent. That's not affordable. There need to be clean, well-maintained, appropriately designed/outfitted units that can house a family of 4-6 available for rent for less than \$1000/month all over our city, including in more affluent neighborhoods.
This is not the top priority. We should focus on decriminalizing cannabis and other substances that are less harmful for responsible adults than alcohol, as well as curtailing the predatory policing that comes with criminalization.
There is a low income complex nearby. But I heard it could be converted into regular (market priced) housing after some years. If we need affordable housing, the conversion shouldn't be allowed.
There is a lot of older housing stock that needs renovation. It would benefit both current residents and potential affordable housing residents if these neglected properties were renovated and sold or rented at an affordable rate. This could be done through a housing trust. If the homes were sold through the trust at an affordable rate this would not only provide housing to occupants but would help them build wealth. It would also likely be welcomed by the surrounding community as the renovations would improve the whole neighborhood. The Champlain Housing Trust has successfully engaged this model in an area with a much more expensive and tight housing market. https://www.getahome.org/
Very important that the landlords are not slum lords. PS Palmer Court needs updating and a good cleaning
I'm a single parent and being a renter in this community is really hard. There is bias against renters in most communities. Laws favor the landlord over the tenant. The new apartments going up are mostly "luxury." \$1,300/month is not "affordable." Affordable has to relate to the wages being paid in a community. All new construction should come with mandates for genuinely affordable housing.
Salt Lake cannot bear the brunt of making housing affordable. Every area of the valley needs more housing but central city and the Avenues property owners cannot solve the housing shortage
Stop giving away buildings like the old Utah Pantages Theatre for a meager return on affordable housing. Should be lots more for a free building!
Families have pets. It's just a reality. We shouldn't be expected to give up our pets for affordable housing, nor should we be charged exorbitant fees for renting with pets. The problem is large management companies that buy up tons of properties so they aren't available for families to buy, then rent them for ridiculous prices. Get control of THEM, then maybe you will make progress towards affordable housing.
Without government regulations, affordable house will never be achieved. The American Dream is built upon equity in ones house. With this current model, no one wants their house to be affordable

Tall buildings with access to (free) current transportation options. Multiple floors with office space, grocery, etc, so people can obtain necessities without needing a car.
You need to preserve the character of historic neighborhoods, and recognize the value of lower density neighborhoods as part of a city
People experiencing homelessness need deeply affordable housing. We can fix this.
I'd consider ADU on my own property if it was legal and economically supportable
Mandate affordable units in all the structures being built
I'd like to be able to rent a room / apartment in my house - right now I'm not allowed to. I'm not taking about being a slumlord like some people are doing with students from the U. I mean kitchenette, proper egress, etc right now I can't legally do that and my yard is too small for an ADU.
Renovate existing abandoned buildings into multi unit properties
use some of the funds going toward affordable housing to help those that are close to being able to afford typical housing if they had a small downpayment.
I am a young professional who is able to live with multiple roommates and that is why housing is currently affordable for me. However, I would like to continue to live in Salt Lake long-term even when living with roommates is no longer ideal.
I don't like the apartments that they don't take care of them
All affordable housing building owners need to be accountable and held responsible for their tenants and the upkeep of their buildings.
I do not want my neighborhood to be torn down and replaced by ugly rental units.
It's tricky - thanks for tackling. I love ADUs!1
The City needs to provide a different process to get a building permit for affordable housing. The process to construct affordable housing depends upon strict schedules. The City's building permit process is ridiculous. Create a separate review process for affordable housing and you may find that this encourages vs discourages developers/builders.
With all of the affordable housing available in the nearby cities I see no need to burden the tax payers with doing something so unnecessary.
Affordable housing does not belong EVERYWHERE. However, it does need to be available within a reasonable distance to public transportation. Compared to the SF Bay area (previous home), SLC has few issues. However, in SF I learned the importance of adequate parking (people here - or in SF - aren't getting rid of their cars) and public transportation.
Demographics needing affordable housing the most typically need access to public transit and/or grocery stores/schools/businesses within walking distance. Building high density low income housing in single family neighborhoods only makes life more difficult for the occupants as their transportation costs will offset the affordability of the housing.
I think affordability will change on its own in time. there is a need for some affordable housing but I don't believe it needs to be a focus. let the market take care of it.
Raise people's income and lower taxes on people earning less than 40,000
Any multi unit dwellings should be required to have at least 2 parking spaces per bedroom as part of the building. If the building has no parking, it should have no residents.
Affordable housing should be integrated into the community and have easy accessibility to transit and grocery stores. Quality should not be sacrificed.
There are plenty of homes in Rose Park and Glendale that are affordable. These areas for some reasons have bad reputations. The houses look run down. Can developers be given incentives to remodel old homes making the neighborhoods look more desirable. Also RP and Glendale do not have fun restaurants, great grocery stores. Red Iguana is the exception. It would be great to get a Target on North Temple and Redwood Road where Sutherlands is located and a or Grocery store. North Temple should have a lot of great restaurants. Maybe more people would want to live in RP/Glendale. Can the Fairgrounds host a year around Farmer's market. No Temple should be happening place.. If I was young and first starting out I would want to live in a fun neighborhood with great transportation.
raise wages according to real cost of living
I love the idea of building an ADU in my backyard but lack the funds.... Perhaps with a grant program, I could do it.

If high density, it needs to be spread evenly in clusters around transit. But low density solutions, like ADUs, should be allowed everywhere.

It should be more affordable for the middle class not just people who make 25k a year. It seems like people who get 25k a year can afford nicer housing than someone who makes 60k a year because the person who makes 60k a year is subsidizing the 25k a year person via taxes... not right.

Allow more ADU and multi family living units within all areas of the city. this not in my backyard behavior is ruining the city. it would also be great to have more bars and restaurants that are a walkable distance. for instance i have to walk almost a mile to get to a bar and i live in a downtown zone.

I think lessening the ADU for existing structure requirements will help with the affordable housing issues

Solutions have to be specific to locations. Question above ranking most effective way to create affordable housing doesn't seem to recognize this.

The City should be a housing developer. Build, own, manage.

I have looked into putting an ADU in my backyard and am met with too many rules, regulations, fees, and just plain annoyances that have deterred our efforts. The cost is too great and the fact that I wouldn't be able to rent both units independently without being owner occupied deterred the situation even further. If this city is serious, stop making it difficult for people who want to help to help. The system is setup to cater to the very wealthy and those with connections to overcome or not be bothered by said rules and fees. Also, these super rich people building monstrosities of dense multifamily complexes in central city area, and charging an OUTRAGEOUS amount in rents, not to mention the additional fees to use any day-to-day facilities really need to be regulated. Perhaps these entities, companies, or businessmen should be required to provide affordable housing. As it stands, that is not affordable to the everyday citizen or student. Rental caps put should be put in place based on square footage or other measurable standard. Only super rich people can afford to live in these fancy new apt complexes.

don't make it ugly, we don't need Brutalist slums

the need is apparent and critical to inevitable growth.

There needs to be a reasonable supply of housing of all types in all neighborhoods. Then the market will determine the rest.

Why isn't City Creek an option for "What areas in Salt Lake City need affordable housing?" I'm guessing you don't want to put any affordable housing there? Feels like some BS to me..

As a landlord we try to keep our properties affordable but if you keep increasing taxes we are going to have to increase rent. Taxes should be based on the rental income. We like to do our part but you are making it difficult.

So much valuable real estate in this city is wasted on private vehicles.

Affordable housing should be developed and designed, by neighborhoods according to existing need. It should be designed to help people mostly where they live, to avoid interrupting families.

The biggest impact Salt Lake City could have on affordable housing is to mandate a higher minimum wage than currently is in place! A family with middle-low to middle income cannot afford housing and transportation and food and medical coverage! Because of the age of the buildings in my neighborhood, it IS affordable housing for renters -- in contrast to the "block" housing being tossed up in city center and near west side. A living wage makes all else possible!

Affordable needs to mean for the middle class too. Not just "low income"

Make affordable housing actually affordable. SLC is giving away housing opportunities to developers who only want \$\$\$\$. The focus needs to be on the people living in SLC in need of housing not the greedy developers.

There should be Residential Rent Control Laws, such as limiting rent to no more than 30% of a person's income. It is next to impossible for a single person to afford rent anywhere in the Salt Lake Valley. I have friends that are paying less for a monthly mortgage payment than I do for a one bedroom monthly rent payment.

I think allowing ADU's is a great idea.

Builders should be required to provide a percentage of their development in low income Units. This would spread the available housing throughout the valley

Affordable is not just for "poor" people. Housing is SO expensive right now that young families and new couples cannot afford to leave home.

For SLC I want affordable housing to also include affordable family housing. Please do not focus on just building 1 and 2 bedroom apartment complexes - these are great for young people, singles, or empty nesters, but not families. Build housing opportunities for families with children in mind - townhouses with enclosed courtyards and playgrounds, and cottage communities with common open space areas.

With affordable housing comes neighborhood responsibility. The lack thereof may be part of the reason for reluctance.

We need to match affordable housing initiatives with greater funding and focus on earthquake preparedness. New housing must be able to meet Californian standards and we should subsidize seismic improvements to current housing stock.

My income doesn't qualify me to even look for another place to live. Nothing is affordable.

I wish I could actually see the map when you ask me where I live. Glad we are finally talking about affordable housing... How's that whole preventing and removing people from homelessness going almost 3 years later? Have you actually built any affordable housing yet? Or do we just have an influx of poorly constructed market rate housing that will fall into disrepair in the next 10-15 years? This administration has really dropped the ball on this issue. I can't believe we are still taking surveys about taking action rather than having housed A LOT of people by now. But go ahead and approve another market rate housing project. You're doing a great service to no one.

I think it's good as long as it is kept up

Sugarhouse has built too many high rise high density and expensive housing developments and it has changed the character of the area.

The only reason I have 4 people living in my household is because my daughter cannot afford rent for a 3 bedroom apartment anywhere in the valley.

Inclusionary zoning and rent control! Better tools/trainings to make tenant associations

Do not sacrifice or restrict high end and upper income development for the sake of affordable housing. We need way more of both. Build as many high rise luxury buildings downtown as developers want. Only if there is enough high end supply will the price pressure be reduced elsewhere. We probably need to double the population in SLC over the next 10 years to really deal with this issue. People don't like change, but small homes in Liberty Wells will be a million dollars if we don't start growing way faster than we currently are.

We need rent controls - I can afford my place right now but so many landlords are raising their rents for current tenants just because of new expensive apartments popping up left and right. Please consider some kind of rent control, it's the only way to allow young people like me and my roommates/coworkers/friends to actually be able to afford living in the city instead of commuting to our jobs from far away and contributing to traffic and air pollution.

We were surprised to learn this was the #1 issue in the area - none of our neighbors were aware that it was this type of concern when we talked about it.

Affordable housing is not appropriate for all neighborhoods. SF zoning should stay SF only. Increasing density, removing landscaping and parking requirements, lowering architectural standards and quality building materials, etc. will be the death of SLC's desired family neighborhoods. You are attempting one-size fits all zoning and it's wrong.

I don't think prime real estate downtown should be used for affordable housing. Affordable housing should be located in less desirable locations close to transit.

Your list needs to include inclusionary zoning and requiring developers to include affordability for a variety of income levels in any and all new developments. We do not need more luxury housing in SLC for out-of-town folks who are pushing prices up for the locals whose wages are much lower than national average.

The city planners are being overly optimistic about reducing parking space requirements. I walk (well over a mile) to nearby destinations and use transit frequently but we still each have a car. more often walk to nearby destinations (can be over a mile) and use transit but still we each own a car

It needs to mirror the pay rate, makes no sense calling it affordable, if pay rates are still the same.

Would love to see more "missing middle" housing that is affordable rather than expensive new townhomes.

Stop ruining niche neighborhoods by allowing building and unit types that don't fit

Greater need for home buying opportunities for low-middle incomes, cap the number of AirBnBs, better rent control, all should be considered.

It would be a great benefit if remote work was incentivized in private institutions and possibly required for government agencies if there was no bonafide reason to have a person physically in the office. As it stands, people cluster as close as they can afford to their jobs so decoupling the physical proximity would go a long way towards allowing people to live in more economical areas of the valley, reducing housing costs and pollution at the same time.

It's important to maintain cohesive existing neighborhoods and not ruin what makes a good neighborhood.

I think that the city should focus on allowing more affordable options to be built versus subsidized housing. I also think that there should be a focus on creating jobs that can pay people sufficiently to afford housing.

Salt Lake City MUST work to address chronic homelessness, reduce policing of people who are unsheltered, and focus money and resources into increasing beds in shelters and affordable housing. Failure to care for our community members experiencing homelessness is a death sentence in the Winter here. Please, do more to reduce over policing and stop seizing and trashing people's belongings. Lowering the cost of transit and exploring options for free transit would also help people access pathways out of homelessness and provide more stability and access to affordable housing.

I like the Salt Lake has a mix of multi-unit housing and single family housing. Neighborhoods should have both together.

Focus on more high density housing, but don't just build a bunch of box. Make the look of the apartments/condos nice. Improve public transportation (reducing fees or going free) to allow the poor and middle class to get around the city.

Eliminate the ADU requirement that says that one of the units needs to be "owner-occupied." This limits density or motivation to build ADUs.

Allow current home owners an easier time to rent out apartments (mother-in-law units, etc) in the homes they currently live in and allow/encourage ADUs.

Affordable housing in every neighborhood would strengthen allow for many students to access exception public education

You people are taxing folks in UTAH TO DEATH, Tax on Everything we the People can't live without GAS>> Utilities>>FOOD>>Property I feel as if the POWERS TO BE R OUTA CONTROL Read in the papers a surplus of over a billion and and half. dollars...>>

there needs to be more of a focus on transitional housing

Allow more smaller multi family dwellings rather than large apartment buildings. Allow those with space on their property to construct small accessory dwellings perhaps up to allow for two separate apartments. For example I live on a double lot and should be allowed to build a small duplex on the side property allowing up to two families to reside while not distracting from the feel of the neighborhood and no larger than the original house.

Having affordable housing in all neighborhoods ensures the creatives (starving artists) who increase the uniqueness and value of the experience living in a community don't get priced out. I'd hate for our artists to have to leave.

I'm concerned about the lack of street level activity in high density housing. If we want the city to be more walkable, gigantic apartment buildings cannot be all cement walls or opaque windows at the ground level.

Bring on the missing middle. Buildings with 4-10 units that fit in every neighborhoods. Also, inclusionary zoning or density bonuses near transit.

You have some tough decisions.

Rising costs of utilities and increased property tax also cause rates to go up. I think a big part of the problem is greedy landlords, who charge as much as the market will bear.

Don't develop the canyons, rezone and urbanize State Street and other commercial areas.

When I was renting and making 50k a year it was hard to afford 1200 for a one bedroom. I made it work. But many people are making under 25k and can't find anything or are on waitlists. We need places for people to live that aren't working the corporate jobs. The person who manages the dunkin doughnuts deserves to live close to work.

Don't need it

it needs to be spread out. Affordable housing concentrated in a few areas is a bad idea. Also, large buildings of affordable housing are a bad idea as well. Keeps your tax base low and creates more problems from there. In general, you should streamline the construction business. Make it as fast and efficient as possible without sacrificing safety and standards. Incentivize contractors to build here. You also need to be careful about raising property taxes. I know it's a source of income for the city but those costs end up getting passed along to tenants. Most of all, don't let rent control become part of the conversation or I'll move! HA! It's a disaster!!!

Affordable housing is needed. Salt Lake City is growing rapidly, and even though job opportunities are moving people into the city and state, the jobs aren't actually providing decent living wages to keep up with the cost of living.

We need more infill in the city to make alternative methods of transportation appealing.

Density only works if it includes transit. Plan density near major transit areas, then expand transit, then expand density areas. Wholistic growth as opposed to piecemeal solutions

No

The City must prioritize spending on affordable housing.

affordable doesn't mean making the housing smaller. it means making normal housing affordable

Need more buildings with studio sized apts

Zoning is only one tool the city should be using to promote affordable housing. High density should be concentrated in specific areas around transit (mostly fixed rail in my opinion.) Maximize the benefit with that approach.

I would love to see more affordable housing. I worry that Salt Lake City's growth is going to make it harder to live here. If our living expenses increase, we will have to move away.

try innovative solutions such as shipping containers

It is detrimental to SLC to tear down beautiful century-old historic brick houses and small multifamilies to build big low income apartment complexes using the cheapest materials possible. This should not be incentivized or encouraged. There is plenty of affordable housing on the west side and other less desirable neighborhoods within a couple miles of downtown and even in basement apartments or older units near the U of U, and rent prices in the more desirable areas are still affordable with roommates or a two-income situation. In all my years of renting in SLC, I've always had a roommate or significant other living with me and never had to pay more than \$500 a month, and that is on the east side of Salt Lake. My friends in Boulder, CO pay \$900 a month with roommates. The affordability threshold shouldn't be based on someone with bad credit and 3 pets who wants to live in a fancy new apartment by themselves in a super nice, walkable neighborhood downtown. Before you loosen up on parking requirements for new construction, you need to improve Trax. It needs to run 24 hours if people are going to be expected to live without cars. I bartended downtown for years and would have taken Trax if it was still open when I got off work at 3 or 4 a.m.

I would hate to see demolition of old houses in cute old neighborhoods and them being replaced with high rises or multifamily units. There is a reason why people move to certain neighborhoods. A apartment complex or high rise would be an eyesore in an old/original SLC community. I think affordable housing is not mandatory to have in every neighborhood. You are obviously going to have higher rent districts and there is a reason people move there. Changing the neighborhood feel will surely make people unhappy.

The city should focus on more high density housing near areas that can handle the infrastructure - near mass transit, wider roads, and areas that are in need of redevelopment. Find and target areas that make sense, rather than saying ALL neighborhoods should start knocking down single family homes for condos. In some areas it makes no sense.

I am disappointed to see all this cheaply made, architecturally boring, high density housing going in that doesn't address any of the price point issues. They are out of reach for so many.

In conjunction with affordable housing, I feel that there should be a concerted effort to increase minimum wage and provide services throughout neighborhoods to promote more walking/biking and less car use. Allowing for ADUs and also allowing for neighborhood markets, etc.

Needs to accommodate families and singles alike.

Housing that has everything in it such as employment opportunities, and VOC rehab, can benefit the community and person as a whole. Even in the multi family housing. To have medical access such as counseling, dentist, primary care provider.

"Affordable" housing is an issue for me personally as I feel there is so little mid-priced housing for young professionals. I am lucky to be in the industry and bought our home at the right time. A major issue Salt Lake City has is an under provision of mid-priced housing that doesn't require someone meet specific income requirements for. There's so much luxury housing and quite a bit of "affordable" income restricted housing and frankly nothing in between. This is the area where a huge amount of effort should be placed.

I make \$40000/yr, my roommates make about \$450000 combined. And we are barely able to afford the \$1500/month rent that has increased YOY by at least 5% every year. I tried moving out by myself. There is nothing I can rent, and still live a regular life on \$40000 a year. I plan on leaving the state due to this.

The focus on this crisis has been low income housing, not affordable housing. Income restrictions are too low for many middle class families who are spending too much of their income on housing. We need rent control, and we need something to give in the housing market in general. Old people will not be able to afford the taxes for the homes they bought years ago if the current trend continues. It is not concentrated in any one area, EVERY area is becoming affordable. Houses in West Valley are going for almost as much as Sugar House. Our children and grandchildren will NOT be able to live here and it is the saddest thing that I have ever seen.

It's a must plan and have.

I hate seeing the huge housing buildings go up and they are not affordable. The developers are not charging less, they are driving prices up. Traffic is getting so bad. We do not have the infrastructure to support more people stuffed in salt lake.

Affordable housing is a must but not all incomes can afford to live downtown..being from back East this was a given and people used mass transit. Many didn't want to be downtown due to crime and lack of parks,etc.

Make it super energy efficient so the tenants have nearly zero utility costs.

No

It needs to be much lower in costs.

We can't just focus only on affordable housing, without also focusing on the side impact, such as : traffic, public utilities (water+sewer), public transportation, public safety, substance abuse, and loopholes used by those that abuse the system. Loophole such as a couple that never officially married, but have kid, and living together, and use the public housing for single mom program.

More density is important, but it's only impactful if it is accessible to all populations (including seniors) and close to transit.

Accessory dwelling units should be allowed because they create a rental for people that is not owned by large corporations and also are a good solution for seniors

I think that we need affordable housing in all parts of the city. The avenues, sugarhouse and the central district have a mix of single family, small apartment buildings and duplexes coupled with large multifamily developments and retail. It provides a nice mix for everyone. We need to maintain some single family homes in each district to preserve the history of the district while allowing for growth through an additional mother in law unit on a single family homes.

Please don't tear down the beautiful historic buildings and especially homes to put affordable housing in. There are so many run-down buildings and old warehouses and retail areas that could be replaced with something better and new. Let's leave the things that make our communities unique and beautiful in place. But I do think I should be able to turn my detached garage into a livable space and others should be able to do that sort of thing, too. That doesn't affect the beauty of our neighborhood, but does allow for higher density. Right now the city won't let me do that.

If you increase the light rail/subway catchment area and make public transit transit times comparable to driving, then you could access more land to create affordable housing without increasing traffic and decreasing pollution as the population grows.

Stop messing around with developers and just build city-owned public housing already. Look at Boston's model. It works. It's cheap compared to the alternative. It is possible. Rezoning will not save us. Only real action will. Also, consider rent control. It can be done correctly.

Housing is a basic need. Everyone should have access to affordable housing that is safe and quiet.

SO Happy to hear that Zoning is being looked at - CHANGE IS NEEDED

Leaving zoning in single family neighborhoods alone. Families want a single house neighborhood not living next to condos or apartments.

Require new construction include all income types from homeless to luxury
Our city can not keep cramming in additional residents, unless they come without cars, and do not care for open space. I am curious about the vacancy rate in SLC? In my neighborhood there are vacant, unoccupied houses, as well as under occupied housing. How about financial remodeling incentives that make existing housing more amenable for co-housing (eg. older residents paired with young families, conversion of existing homes to duplexes, etc.)
Rental rates for affordable housing should in no way be based on property value and only on income. I live in the artspace rubber company building and, despite the fact that my income has really not increased in the decade I have lived there, the management has continued to raise the rent yearly in step with the rising property values around the property. At this rate, I will likely get priced out of the "low income" housing within the next few years.
The only thing is there is a discrimination on West side and no new low income going in in sugarhouse east side slot of apartments are going in but way high rent only and we are stuck west side of I 15
I am not an expert on this, but it seems like we're just allowing a zillion apartments to go in but they are all high-end. All the problems (parking, etc.) with none of the benefits!
Urban planing like Daybreak where possible.
Should be easier to get an ADU approved. All neighborhoods should be encouraged.
If you want more housing, treat landlords and developers better. Being hostile to the people who will make your goal happen is not going to work.
I commend everything SLC is already doing to combat this issue, and support the investments that have been and are being made
Apt buildings with reduced parking is causing parking nightmares for everyone else!
its a joke, everytime govt gets involved it gets worse. give out more building permits, problem solved. we have a moral problem
I love that the Avenues has a mix of housing types, and I think that trend should continue throughout the city.
Affordable housing should also be quality housing. The most affordable options in SLC are usually run-down and in less desirable areas with fewer community amenities. This creates a disparity not just in housing affordability, but in the quality of life of those seeking affordable housing.
Housing is a basic human right and we need to provide it to everyone (including the less fortunate) in our community. Our wages have not moved but housing has raised 20% in the last few years alone - its not sustainable.
The city has significantly overbuilt rental properties
SLC needs more of it. I love living in the downtown area but I won't be able to buy there due to outrageous prices. This isn't fair for those of us in non-profit/government sector jobs.
I can afford to live where I am, but I am exception. Bring in more semi-skilled immigrants to maintain reasonable labor costs, and provide materials subsidies to modernize and construct multi-family structures
Focus on affordable housing not only for people with income, but a priority should also be with helping homeless people find affordable housing. That or reopen The Road Home and increase funding to focus on Salt Lake's growing homeless community and stop arresting homeless people for finding somewhere to house themselves aka I would love to stop seeing cops arresting or kicking out homeless people on 300e by the library for sleeping overnight.
I am fearful that mu children won't be able to afford a home in Salt Lake City. I am disappointed at the handling of the homeless community in SLC and the lack of empathy from the Salt Lake Community in general.
I'm lucky to already be in a house, but my kids are priced out of my low-income neighborhood - or anywhere, really. I feel like I bought barely in time - my house has doubled in value in 5 years (which is great!) but that means I couldn't afford it now if I didn't already have it, and my kids can't afford even a starter home. I live in Rose Park, by Rosewood Park.
Most effective way to address affordable housing is to force developers to build it!
Let them build
I said not in all areas as very expensive houses next to more affordable may not look well planned
The cost of housing is also a result of people buying property for short term rentals. There are even apartments in the city that are used as short term rentals

Single family homes also need to be affordable for people to afford. High density house isn't the right fit for everybody
Affordable housing should be focused on new developments along major corridors like State Street, Redwood Road, 4th South and similar. Height restrictions should be loosened heavily to allow 5 or more stories. As far as density goes it's dangerous to rezone single family neighborhoods and hurts people that already have a home. Again, the focus should not be in the middle of neighborhoods it should be close to major transportation and commercial conduits.
Smaller, new homes!
I agree it should be spread out over the entire city.
Its better to do a thing like this then ask for forgiveness. The NIMBY's will be up in arms but available affordable housing is all citizens' responsibility.
While I feel lucky to have purchased my home before things became truly unaffordable, I do feel like now I am locked in to living here. I am the only earner in my household, and while I make OK money, it is not enough to move anywhere else while still maintaining things that are important to us (walkability, diversity, proximity to transit, etc.)
Concerned about all the new, very high priced high density housing popping up in SLC, for example around 400 So 500 E. Sight lines are impacted, would be easier to compromise views and more crowding if these were affordable housing units. They are not, just lining corporate pockets.
I hate what has been done in Sugarhouse with high density and huge, tall ugly buildings.
i'm a YIMBY, let's help everyone!
I also think that there should be a requirement that new housing be xeri-scaped or landscaped with plants that need little water.
It is frustrating that "affordable housing" discussions only consider poverty level households. Economic research shows that young adults are swimming in student loans which decreases the felt impact of take home pay. Technically our rent is right at 30% of our take home income but after mandatory debt payments it's closer to 50%. We will be buying a home far outside of the city in a couple years after delaying buying a home for 10 years unless something changes around here.
Put it everywhere and focus on transit and reduction of parking.
All parking requirements should be eliminated and multi family homes should be permitted in every neighborhood.
I really don't have any idea on the above ranking (1-7 about effective interventions)
Housing costs are not true value. Taxes are sky high. People over 65 should have a property tax cap. Beware of the next recession. Young family need the ability to purchase a home for less than 300K
It would help if you defined affordable housing in this survey. We have the data that shows the East Bench has effectively blocked low-income housing of all types. We need it citywide.
You need to require new builds to have 30% built at affordable rates (i.e. barista salary or student income) not based on "what the market will pay.
I don't think the city has counted all the affordable housing in the inventory, rental homes and house shares and older apartment buildings. I don't think that high density multi-family belongs in traditional single family zones, but medium density townhomes and small multifamily -12 units or less do. We should not allow SRO's to cluster in any one neighborhood. It's OK to open up industrial, downtown support, commercial, manufacturing zones to higher density residential, but not to make drastic changes to established single family neighborhoods
Although I support higher density, it should be done in a commonsense way: on corners, along byways, and in key neighborhood nodes. I do not approve of the slot homes stuck randomly between single-family homes in the middle of a residential block. I also want to learn more about how we can create affordable ownership opportunities rather than just affordable rentals.
remove restrictions on ADU's
Allowing development in all zones to go up one zone, i.e. single family to duplex, would be a practical lower impact strategy to increase density
Too many high rise projects together creates too much population density and turns into "the projects "
Put a moritorium on rental/appartment building in Salt Lake County. Put tax incentives in place for developers and contractors to build residential properties and not just apartment buildings.

Some of the population pay a lot more for their homes to be in a certain neighborhood. I am very opposed to affordable housing being in every neighborhood. It would bring down the property values that many people have worked so very hard to pay for just for the privilege of living in a certain neighborhood.

I think we need to do something about the amount of Airbnb rentals in our neighborhoods. They are taking from rental units available and changing our community!

Stop giving cash incentives and tax credits to luxury apartment/condo developers

Inclusionary zoning encouragement with impact fee release with 20% affordable needed for years. Stop owning vacant buildings. Implement State Street form based zoning. Provide 200 SqFt plans automatically approved for buildings. DO NOT INCREASE ZONING DENSITY IN SINGLE FAMILY HOME AREAS.

Large affordable housing developments should have a health mix of incomes represented, and try not to have more than 50% of units in a given development designated as affordable.

Not every part of SLC needs affordable housing; we are wasting so much time on this. People can live farther away from the City in cheaper housing...I. everyone wants to live close and have cheap housing... it is not going to happen. Focus more on fixing streets, adding parks. Build taller apartment near light rail.

Any incentives (higher density, reduced parking, etc must be accompanied by income and rent or sales price restrictions. Do it assume the incentives will automatically result in greater affordability. It won't.

I think more money should be spent on transit. This provides all residents with access to all other parts of the city. Subsidizing some people's housing so that they can be close to some amenities is less effective and unfair.

Right now, it seems that landlords and developers are making huge amounts of profit and are the primary beneficiaries of the increase in housing prices we have seen in the city. I'd like to see the pendulum swing the other direction and see our housing policy take a people-first approach to housing, rather than counting on developers to do the right thing.

I would love for the whole city to reduce single family housing zoning and increase the area that can increase density citywide and build more units for all income ranges.

No more multi family units in Sugarhouse!!!! It's ruining the neighborhood. Build communities in areas near of state street that need to be rehabilitated.

Affordable housing has the ability to lift up or destroy neighborhoods long-term. It completely depends on management building design and the rules that are put in place for the properties. It is very difficult to understand what your plan is from the survey.

I was recently kicked out of my affordable apartment in Sugarhouse so they could remodel the property. Not that it NEEDED upgrades other than a few repairs. But everyone was kicked out so they could remodel and double the rent of the apartments. For my same apartment, that I paid \$850/mo for, they said to get it back once finished rent would be between \$1450-1650/mo. THE FLOORPLAN WASNT CHANGING AND THE SQFT WAS DECREASING! This should not be allowed. It's BS but because everywhere in SLC is jacking up their prices due to lack of regulation or current laws, they can screw people who have lived in one place for 10+ years.

Yes. Two concerns: 1. I live in an old neighborhood that, even though it consists mostly of single-family residences, is quite dense. The streets were laid out when families typically had only one car. The U and its medical enterprises, the VA, Ft Douglas, Research Park, already bring too much non-local auto traffic through the neighborhood on a daily basis, making the streets unsafe and polluting the air. Increased housing density will only add more auto traffic and more negative consequences. 2. The intent of ADU's is to increase housing, not temporary or transient lodging. We've already seen attempts in the neighborhood to create air B&B-type facilities under the guise of ADU's. I sincerely doubt SLC's ability to regulate ADU's and air B&B's. ADU's built as housing will be used as air B&B's which will also bring more auto traffic and negative consequences into the neighborhood; along with a cadre of travelers that are unfamiliar with the local streets and have NO concern for the long-term health and sustainability of the neighborhood. NIMBY? Sure. But please explain why I should be expected to allow the quality of my neighborhood to be degraded with with no perceivable benefit in return.

I have seen first hand from numerous cities I have lived in that affordable housing works best in areas of mass transit and amenities, such as would exist in downtown areas

More places should be available for purchase

Salt Lake has consistently failed its residents.

Affordable housing for middle class people who are above poverty line but can not afford exorbitant rents, rent control and tenant protections are needed.
It doesn't have to be ugly or landscape free. People do not need to be stacked like sardines. The charm of the city is being destroyed, leave some of the beautiful older neighborhoods like mine the way they are.
Your options for "effective way" are deplorable. How about: #1 - allow for low-income units within all the multiple unit housing currently in existence.
Eliminate parking minimums, increase density via cottages/duplexes/multi-family units/eliminating landscaping requirements & setback requirements
Keep out the ultra expensive luxury housing used by the very rich as vacation/occasional homes.
The price of affordable housing isn't affordable its way too high!!!
Affordable housing is a euphemism for HUD housing. That brings property values down.
"affordable housing" is a weasel word. Rent is shooting up for everyone because developers think tiny units they make huge bank on (eg 3 over 1s) are fair. Rent needs controlled, rather than special "affordable" housing. And for the love of God, get developers OUT of the process of deciding how many "affordable" units will be in New construction - they *clearly* use this process to walk the market rent ever upwards!
There is zero reason SLC workers need to live in SLC. Improve transport and make it free.
Would love to make sure there are good schools in all neighborhoods.
There's plenty of new luxury apartments that would serve better as affordable housing. It was a mistake to let so many be developed.
Please make sure that each community supports any affordable housing. I think that some neighborhoods will worry about AH bringing down the value of their homes.
My biggest concern is who takes care of the affordable housing areas? I don't want my taxes to increase for government care, but the locations need to still appear clean and taken care of. Apartments can be nice, but they need to be well managed.
Na
Dense affordable housing needs to be on rail lines or other public transportation, or else zoning for new affordable housing needs to include the creation of more transportation lines. This is because 1. those on a budget do not always have reliable transportation of their own, and 2. the Salt Lake Valley's air quality problem particularly means that we need to think about housing and emissions hand-in-hand. If we build housing we must also build safe, reliable, and convenient public transportation with it. This is especially true in the parts of the Valley that don't have great rail links right now; if we want to build affordable housing in the West, we need many more light rail links between the area and downtown SLC. If we want to put up a lot of multifamily housing in the Avenues, we need streetcars or TRAX lines or something to serve that housing. And so on.
MV's de 5 por que una familia no tiene 4 personas
Stop building luxury apartments in salt lake. They're ugly.
High density developments near public transportation, and ADUs will help!
Allowing multi family units is the best way to keep the value in our neighborhood and keep the design while allowing others in
Stop forcing them on the west side. Start putting them on the east side of the city.
Affordable housing is not having to work 2 jobs to make rent.
Streamline and cut the permit cost for accessory dwellings.
I think it would help to define what is meant by "affordable housing" - does it include a specific percentage of income? Or does it just reference housing that is "affordable"? I think the conversation can lead to very different outcomes based on what people are assuming the phrase to mean.
There should be meaningful zoning incentives associated with building affordable housing - i.e. density bonuses, height increases, parking reductions, etc.

On the ranking; I believe that the adding new areas of zoning for multi-family can be done in a manner that does not overwhelm areas of the city currently zoned for single-family. I, also, believe that we need to expand our idea of transit routes to include "fixed bus routes" and not just trax when it comes to thinking about linking affordable housing and transit access.

More please.

\$400/month studio. \$600/mo 1 br. \$700/mo 2 br. Index rents with national fed inflation rate for dollar

We need to allow and encourage duplex-fourplex buildings. The over-building of 50 unit apartment buildings is an atrocity and a blight on our city. The city needs to build new parks with money from the impact fees for the people in all of the already built apartment buildings, especially close to downtown. The city needs to plant and care for as many trees as possible to help combat heat island effect. City planning needs to adopt a preservation philosophy for all of our remaining buildings, the noticeable loss of our historic character is criminal. Allowing developer driven design to determine the aesthetic character of a city shows that the city is not paying attention or does not care.

Create a SLC Housing Authority with a law enforcement division.

The Kem Gardner numbers you used to introduce the topic are flat out misleading. Between 1960 and today they indicate that we only added about 10,500 residents, but between 1990 and today we added an additional 15,000 housing units. If our average household size is 3.1 persons per household then we should have extra housing than necessary to support a population of over 200,000. You are cooking the numbers to make claims that we don't have enough apartments and multifamily housing. Truth is we have too much and it is driving away the long time owner occupants of Single Family Dwellings that create the stability in our community. Your planners forgot to read their textbooks on Gentrification.

It is unfair to saturate lower socio-economic areas with affordable housing. Adding height or lowering requirements so that buildings can be built taller in areas with single family homes is also unfair.

It needs to be spread more evenly throughout the city, not just in certain neighborhoods.

Rents are set by owners/property managers. Put some serious limits on rents that would allow middle- and lower income folks to live in the city. Do not try to stuff more housing onto existing lots with narrow streets. That will just have the effect of driving property tax payers away.

We have seen variances to SL City building codes and unprecedented growth already. It's too bad the idea of building higher was not incorporated sooner. We are land locked and there really isn't anywhere to go but up. It's sad to see all of the condos going up with one car garages and no landscaping for children and/or animals.

The example you have at the top was developed by me. I put 15solar panels on each townhome. The city had the audacity to charge me permit fees to be net zero. Remove the fees!

I hate this idea of subsidized housing! Let the market dictate what happens. You only screw things up worse by interfering! You're ruining our neighborhoods with your overlays and cramming in shoddy, cheap, cramped living spaces. LEAVE IT ALONE ALREADY!!!!

No

I don't like any of the 7 options your survey identified. I live in a well established residential neighborhood I've stayed here for over 30 years because we liked our neighborhood. I don't want to see it ruined with high rise AOTA or crammed up because it's politically correct to try and increase the density of housing in SLC. Never the less this ridiculous over build of apartment buildings that are too expensive for the average worker to afford is unconscionable. A new story last week said it a person would have to earn \$38+ an hour to comfortably afford to live in one of the new builds. That's insane! There's no reason elected city officials can't address this issue to build decent affordable housing. Don't ruin one of the options , residential neighborhoods, by allowing ugly higher density new builds.

The question about the design materials and aesthetics - these two things need to be greater. Good quality timeless design and lasting materials are essential to ownership, value and interest in a city. If all these wood construction, stucco 5 story buildings are going up at the same time, they will all degrade at the same time and people won't/can't rally to protect and preserve them. In other cities with high density, architectural design and durable construction methods and amenities that people could envision a good life living there are sought after by residents/taxpayers/people of the community. Developers have the money and are the people determining the skyline and living conditions of our city, but that responsibility needs to go to someone else who is without financial interest, but is educated in the ways of architecture, city behavior, urban design and research savvy of similar developing areas.

Increase affordable housing downtown and public transportation to downtown to help create a more lively and active downtown.
We need to welcome neighbors from all economic situations in all neighborhoods
Salt Lake City adds a lot of additional costs to build affordable housing: burying power lines, paying for new city water main lines, permitting fees, plan review fees, bonds (need to have cash to city or have in bank so we need twice as much money to install public improvements for the city)
Fund more affordable housing programs for renters and for people like me interested in buying a home but not financially secure enough for the first steps (like a down payment)
Thanks for the survey. Affordable housing is important, belonging in every neighborhood. Allowing more apartments in strategic locations, all throughout the city seems like the most effective way to increase the housing supply. The city is growing. We need more places for people to live. Walkable mini-"main streets" like 9th & 9th, 15th & 15th, and other areas could benefit by tastefully adding more housing. More people would support the restaurants, coffee shops, and boutiques.
More info should be provided on what an overlay is and does. That concept is not explained here. Where is the data to support the intro claim that the City is experiencing "tremendous residential growth?"
increase density to create housing people can afford. don't require Affordable housing in developments it will just increase the cost of market rate housing.
While I'm opposed to waiving construction standards to address affordable housing, I believe the city should consider easing some of the aesthetic restrictions imposed by the city's Historic Landmark Commission on certain housing projects.
A bit of re-branding or more education on the topic may be necessary. I find many people associate SLC's affordable housing initiative with subsidized or public housing.
Don't concentrate it only in certain neighborhoods - that leads to racial and economic segregation. Affordable housing should be available in all neighborhoods throughout the city.
housing should not be subsidized by the government. It just makes the cost of housing rise for everyone. Some affordable housing should be required for all developments over 20 dwelling units.
The survey is obviously slanted to provide someone with an agenda talking points
I believe in affordable housing, but also in screening of applicants, and accountability of landlords to maintain the properties and
As we all know - it's a complex issue. From the Development perspective - Developers need to be incentivised to provide affordable housing. They are essentially having to "give away" units (IE they do not perform financially) in order to provide it. If the city granted density bonuses for affordable housing and provided some leniency on the strict zoning codes (modifying setbacks, increasing height, reduced parking) then it would make it much more achievable. I highly recommend the city looks at the Affordable Housing section of the Municipal Code for San Diego to see how they have been successful in providing incentive based affordable housing that is actually beginning to supply the city with truly affordable housing units. In contrast - encouraging developers to look towards the co-housing model and multi-generational living (I.E. - allowing for 4/5/6 bedroom apartments) could be a successful route for providing more affordable living to larger families and students/friends.
There is a lot of unused land in Glendale and Poplar G that is in the rear yards. Great Opportunity to reduce the zoning and build some affordable housing
I completely agree SLC needs more affordable housing in all neighborhoods. I also think there needs to be better/more restrictions on the awful condos that are plaguing the SLC skyline
Nothing in this survey addressed the relative concentration of affordable housing. Placing all affordable housing in relatively few districts will be damaging to those districts and the city as a whole.
Affordable housing should be located in close proximity to public transport and goods/services. Affordable housing is not appropriate in all of SLC's neighborhoods.
more is definitely needed. don't issue building permits or zoning changes unless 50% of new units are guaranteed to be less than 50% of average median income.

The most important thing is to ensure that affordable housing is spread across the city. It is an injustice to locate the majority of affordable housing, rehab centers, prisons, (insert favorite NIMBY here) on the westside as has historically been the case.

Stop forcing developers to build new \$300K affordable units with subsidies from the City. Use City dollars to purchase older units that need some renovations. The City should be able to get 2 to 1 or at least 1.5 to 1 on that investment compared to subsidizing brand new units

Attachment E.2

Survey #2 Summary

Single-family and Middle Housing Questions			
	Yes	No	Neutral
Do you support allowing accessory dwelling units in single-family neighborhoods without a conditional use process if one of the units on the property is affordable?	63.8%	28.6%	7.6%
Do you support allowing duplex or two-family units in single-family neighborhoods if at least one of the two units is affordable?	73.4%	20.0%	6.6%
Do you support allowing townhomes in single-family neighborhoods that are near frequent public transit if at least 50% of the units are affordable?	67.6%	25.2%	7.2%
Do you support allowing townhomes in single-family neighborhoods that are along arterial roads if at least 50% of the units are affordable?	66.7%	23.0%	10.3%
Do you support allowing tiny houses and cottages in single-family neighborhoods that are near public transit if at least 50% of the units are affordable?	68.0%	22.7%	9.3%
Do you support allowing tiny houses and cottages in single-family neighborhoods that are along arterial roads if at least 50% of the units are affordable?	69.0%	24.8%	6.2%
Do you support easing restrictions on the number of units in residential multi-family zoning districts if affordable units are included?	59.8%	35.1%	5.2%
Do you support reducing minimum lot sizes or setbacks for the construction of affordable units?	54.1%	37.6%	8.3%
Do you support easing restrictions on lots with limited or no street frontage for the construction of affordable units?	52.2%	36.4%	11.3%
Do you support easing restrictions on the number of units in the adaptive reuse of a building if a percentage of the units are affordable units?	71.0%	21.0%	7.9%
Do you support allocating city staff and resources to administer affordable housing deed restrictions and documentation?	74.1%	16.6%	9.3%

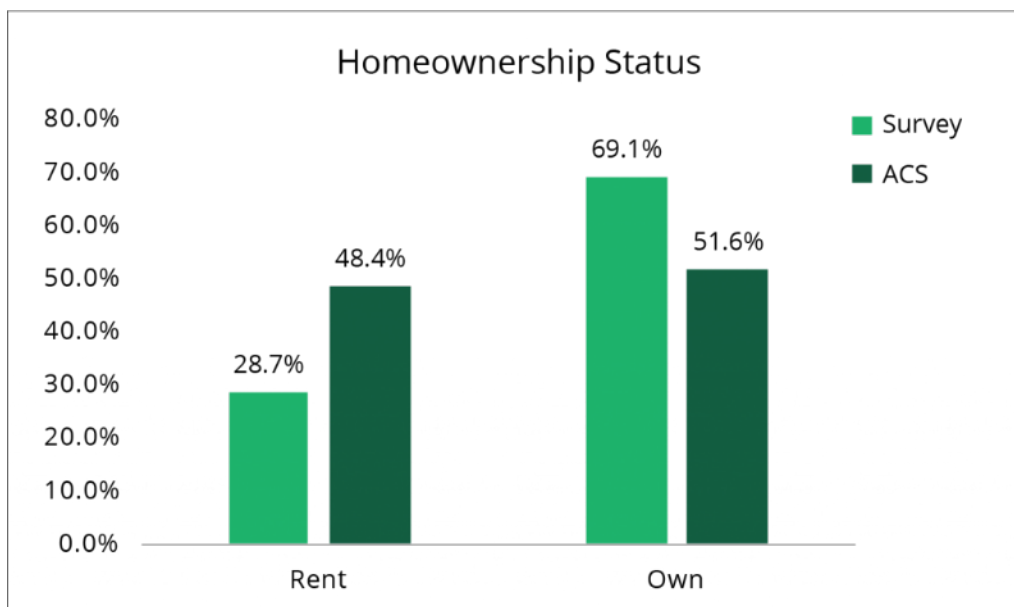
Mixed Use and Multi-family

	Yes	No	Neutral
Do you support waiving the Design Review requirement for additional building height (only applicable in zones where it is an option) for affordable housing?	63.4%	29.1%	7.4%

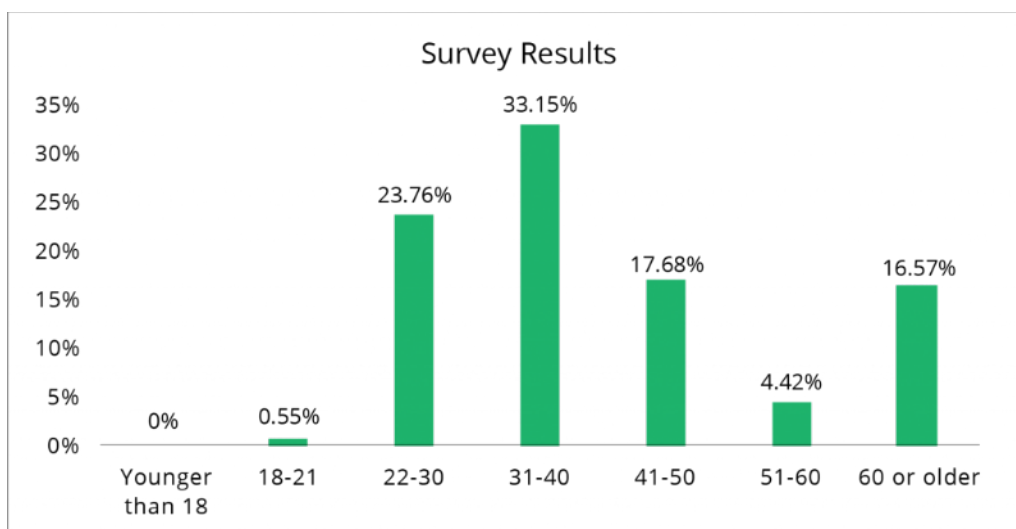
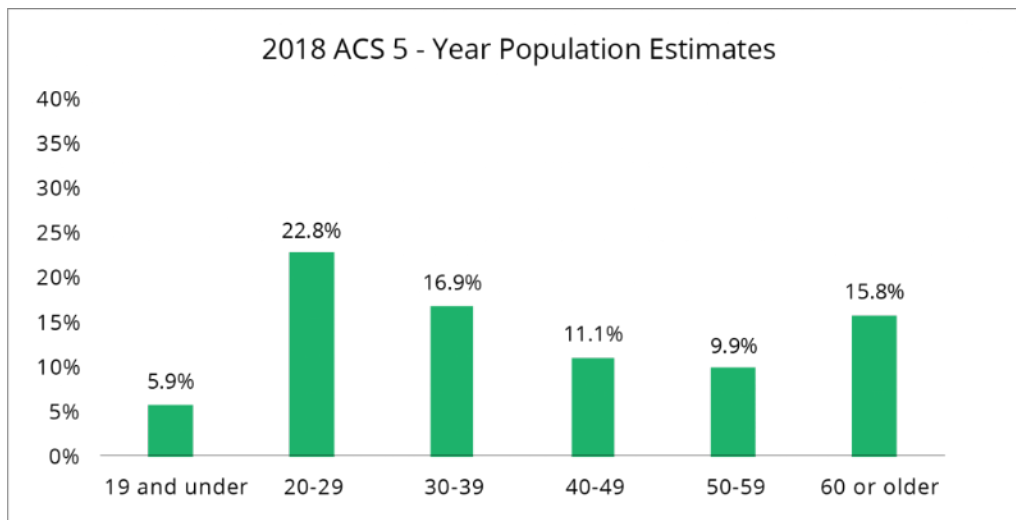
Do you support allowing additional building stories for affordable housing in neighborhoods where multi-family housing is permitted?	73.0%	19.7%	7.3%
Do you support allowing housing on public lands or institutional zoning districts for affordable housing? This would not include parks and open space.	72.8%	19.4%	7.8%
Do you support reducing minimum lot requirements for the construction of affordable units?	73.2%	21.8%	5.0%
Do you support removing restrictions that prohibit or require planning processes to develop lots with limited or no street frontage for the construction of affordable units?	53.9%	38.3%	7.8%
Do you support allowing single family, duplexes, townhouses, and other types of housing near downtown and in commercial districts where they are not currently allowed but multi-family is allowed? Affordable housing must be a component.	84.8%	12.4%	2.8%
Do you support allocating city staff and resources to administer affordable housing deed restrictions and documentation?	78.3%	11.7%	10.0%

Demographics

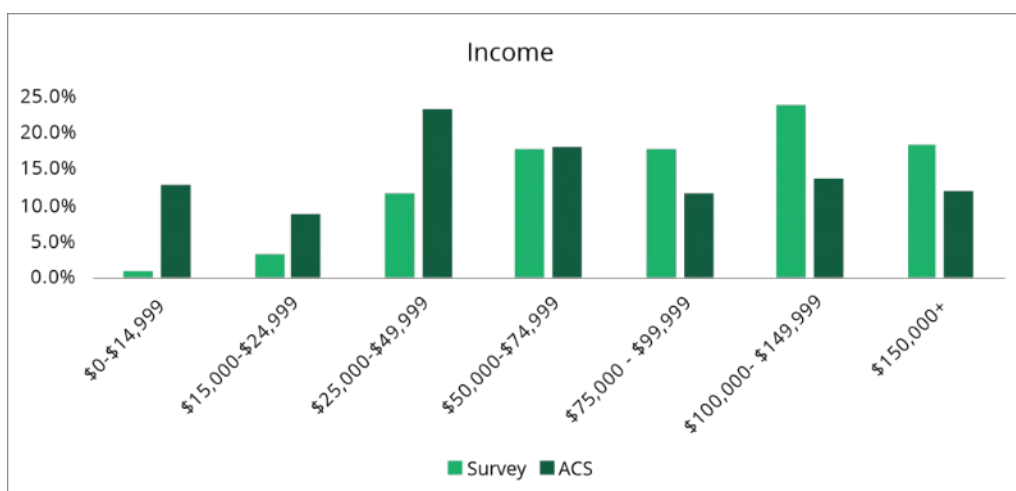
A comparison of the survey respondent demographics with similar 2018 5-year **American Community Survey (ACS)** data from the U.S. Census shows that the survey respondents, when compared to the city as a whole, are generally more likely to own homes rather than rent, are younger or middle-aged, have higher incomes, are more likely to be white, and are more likely to be men.



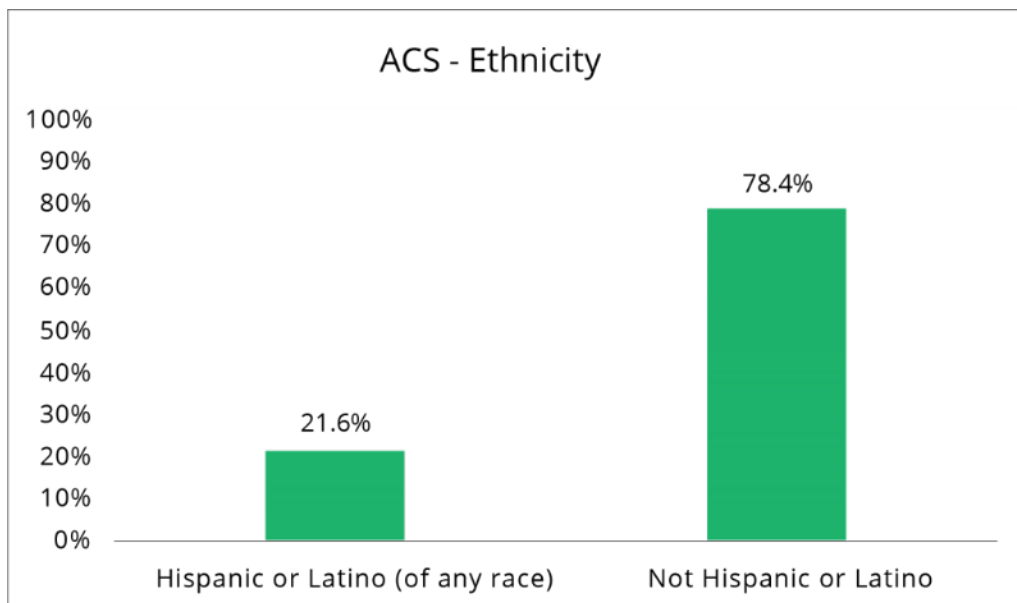
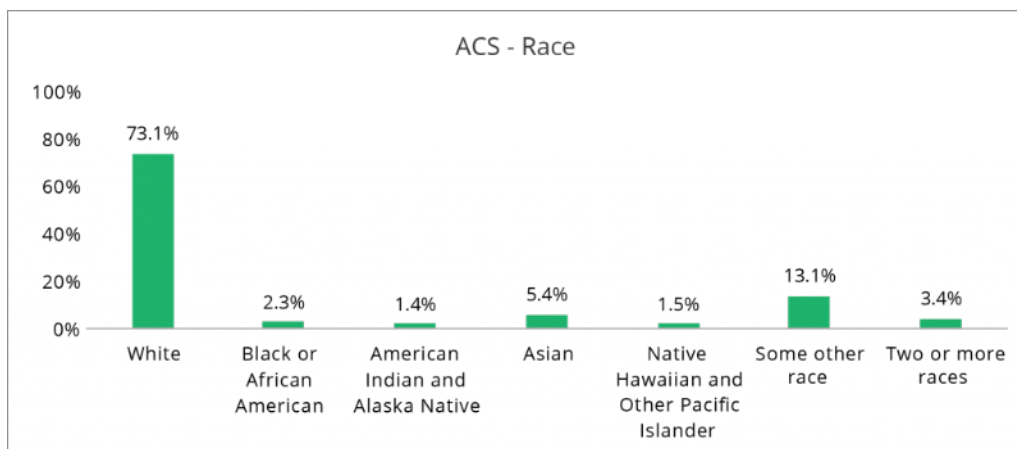
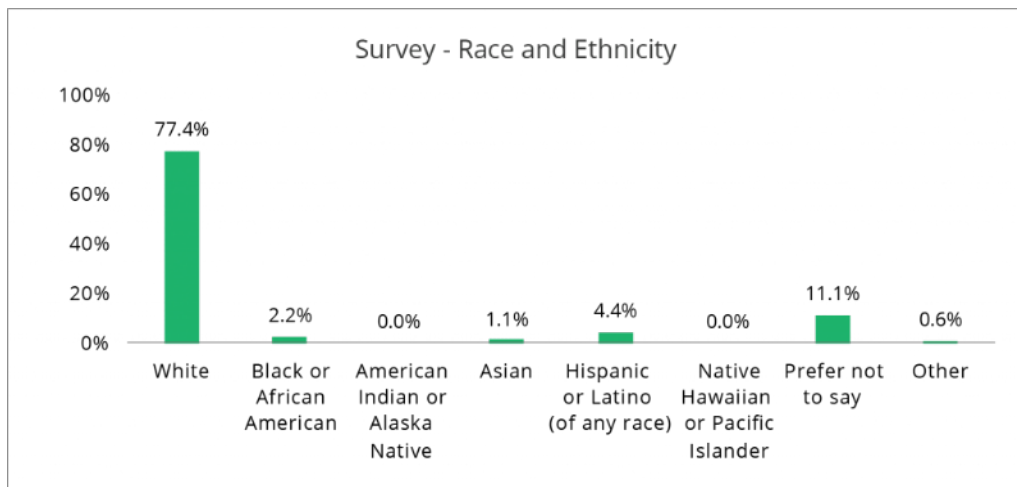
The age categories in the survey are not directly comparable to those in the American Community Survey (ACS), but respondents were generally younger than the city as a whole.



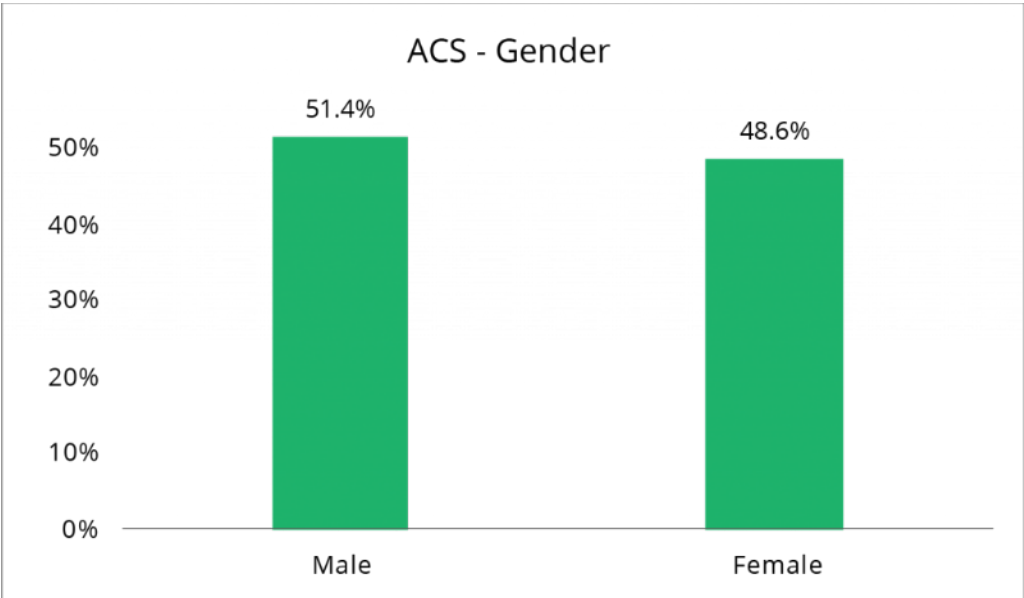
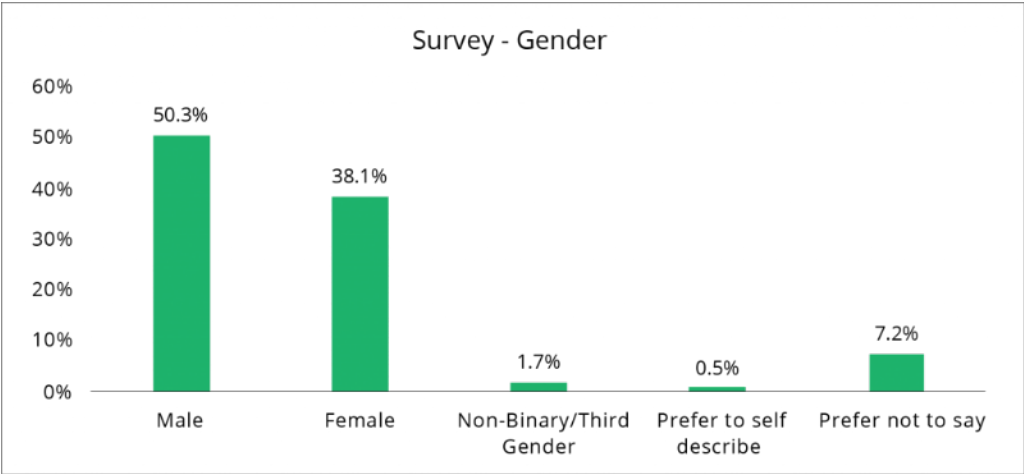
Survey respondents generally had higher incomes than the city as a whole.



The race and ethnicity categories are also not directly comparable, but survey respondents were more likely to be white and less likely to be Hispanic or Asian than the city as a whole.

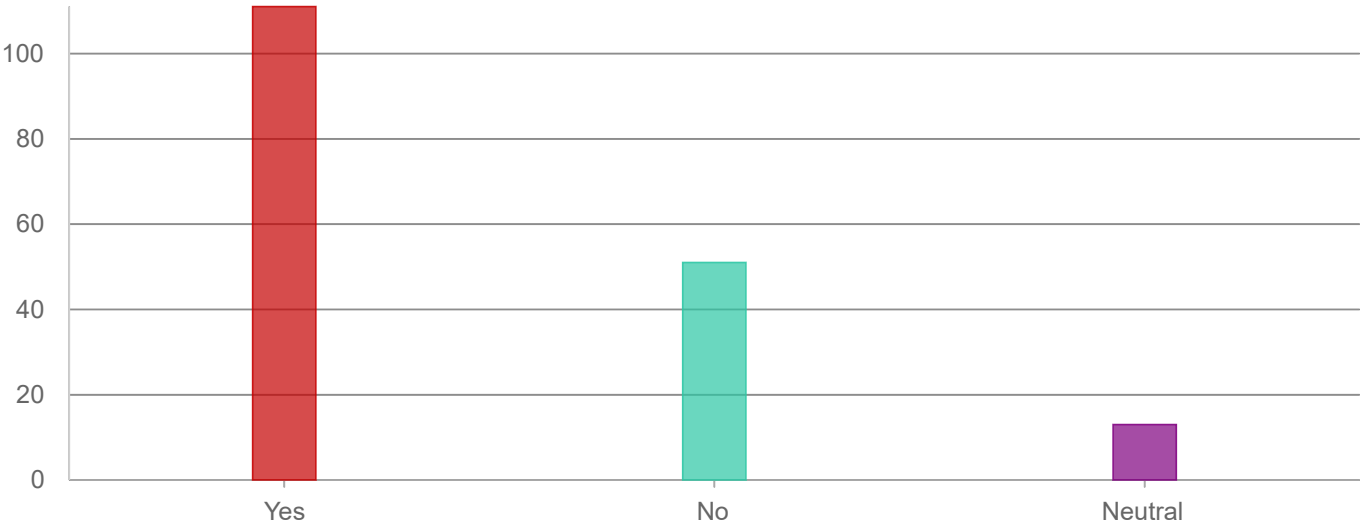


Survey respondents were also more likely to be men or not report a gender.



Multi-family and Mixed-Use Neighborhoods

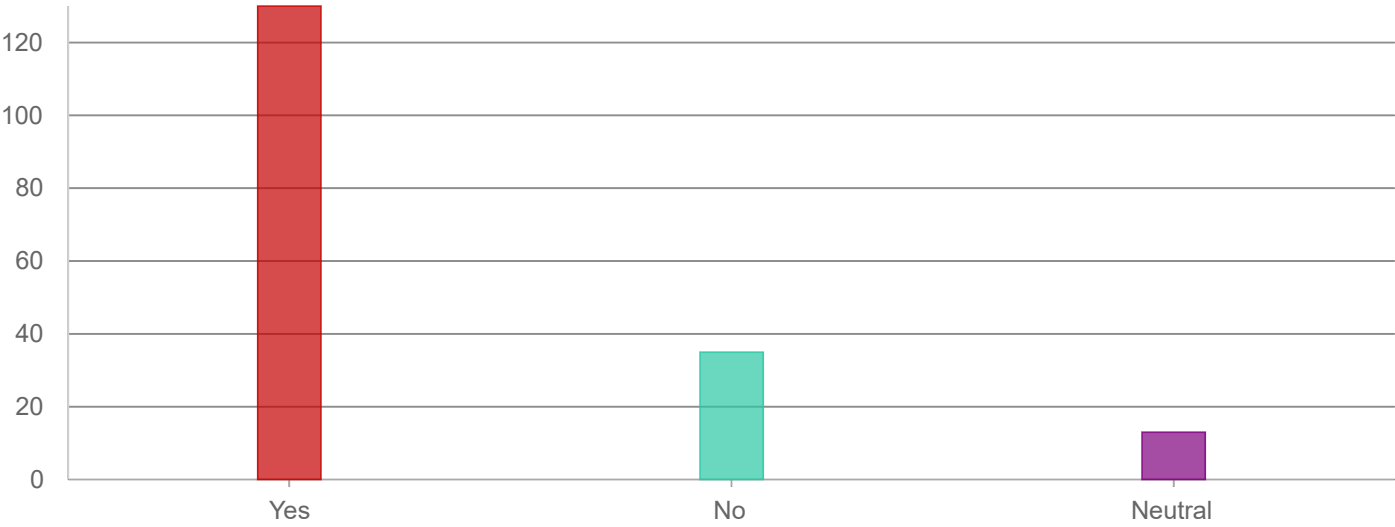
Additional building height



Answers	Count	Percentage
Yes	111	61.33%
No	51	28.18%
Neutral	13	7.18%

Answered: 175 Skipped: 6

Additional building stories



Answers

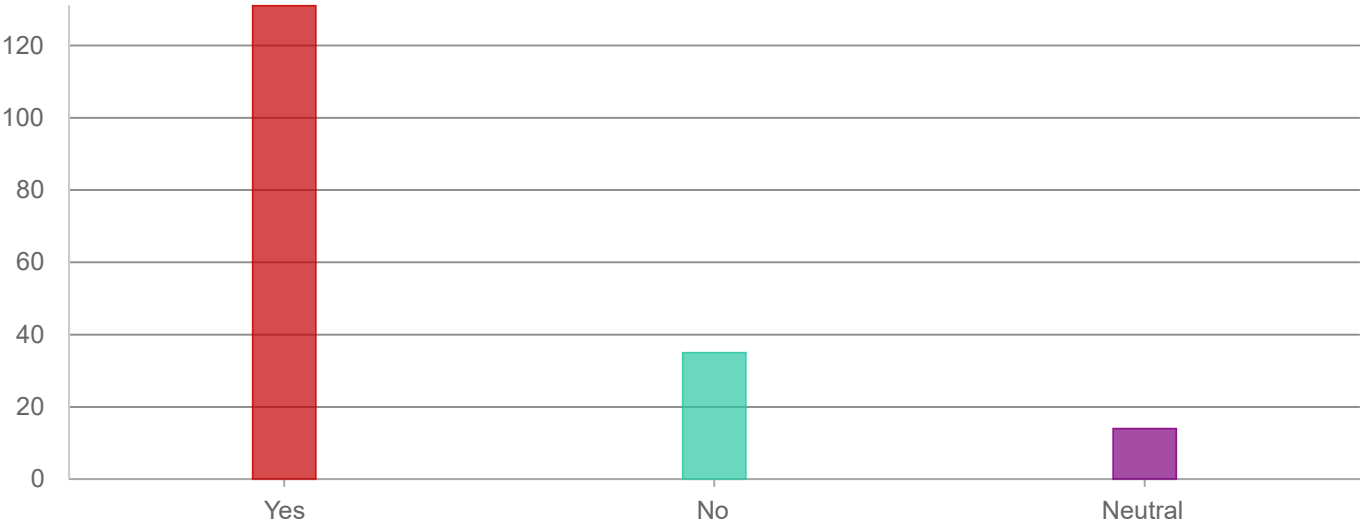
Count

Percentage

Yes	130	71.82%
No	35	19.34%
Neutral	13	7.18%

Answered: 178 Skipped: 3

Allow housing in more zoning districts



Answers

Count

Percentage

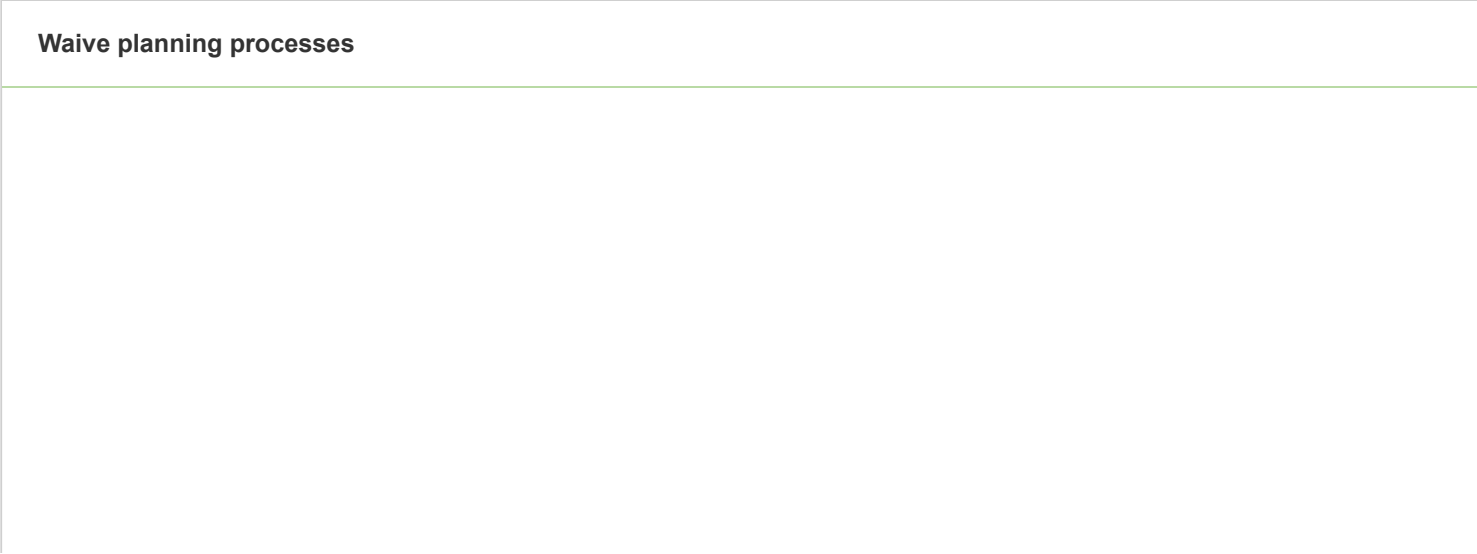
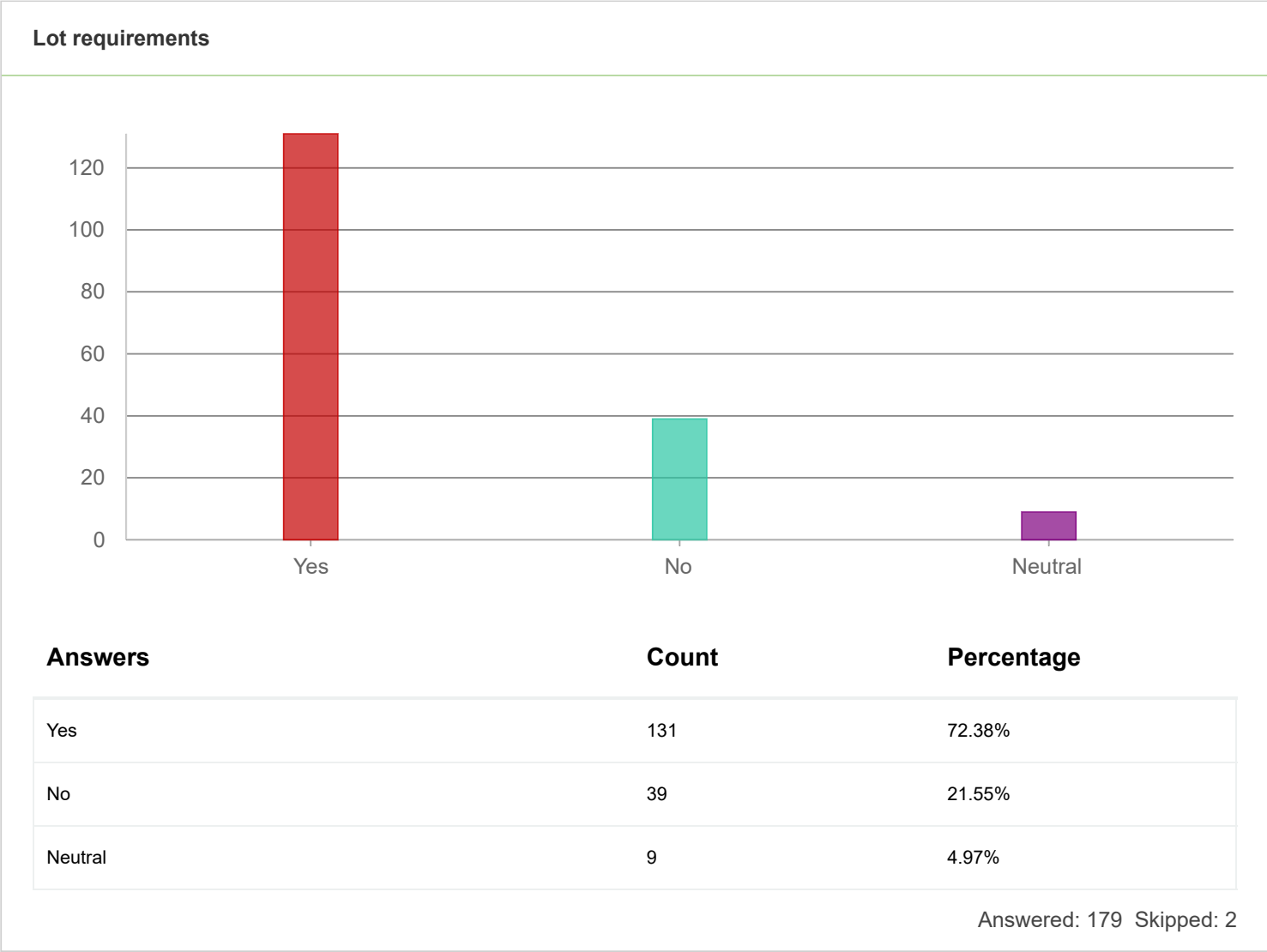
Yes	131	72.38%
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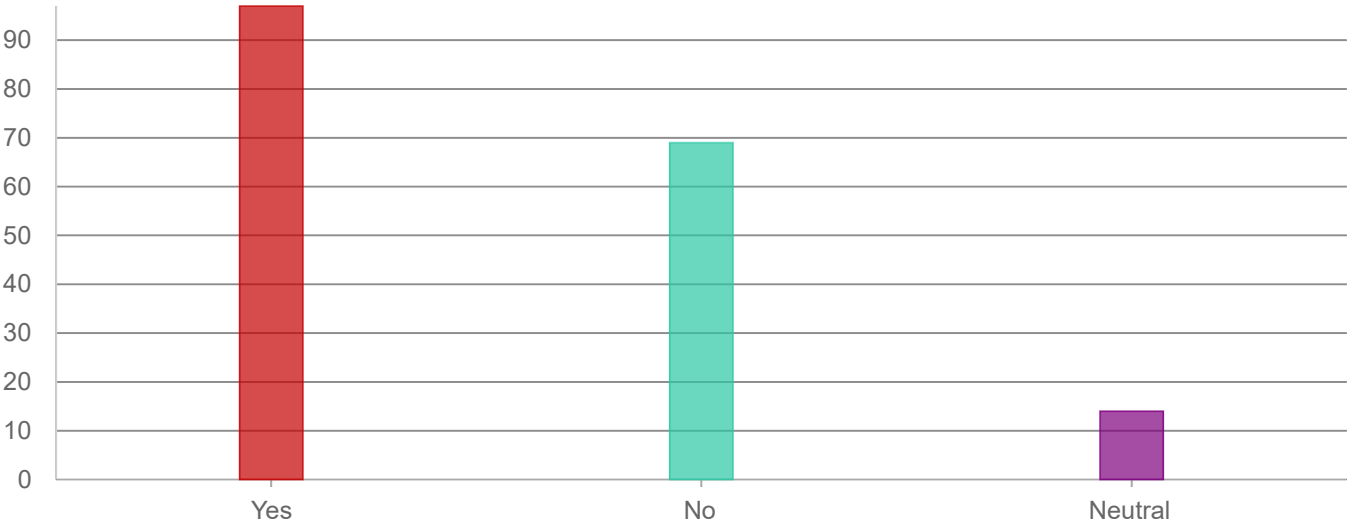
8/3/2020

Multi-family and Mixed-Use Neighborhoods

No	35	19.34%
Neutral	14	7.73%

Answered: 180 Skipped: 1





Answers

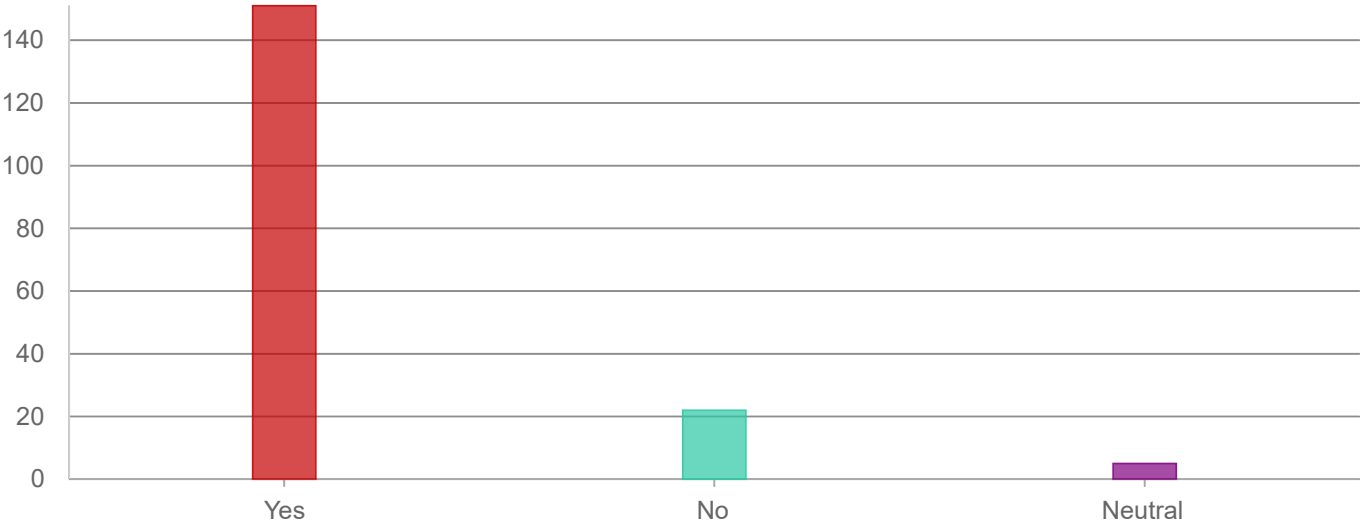
Count

Percentage

Yes	97	53.59%
No	69	38.12%
Neutral	14	7.73%

Answered: 180 Skipped: 1

Allow more housing types



Answers

Count

Percentage

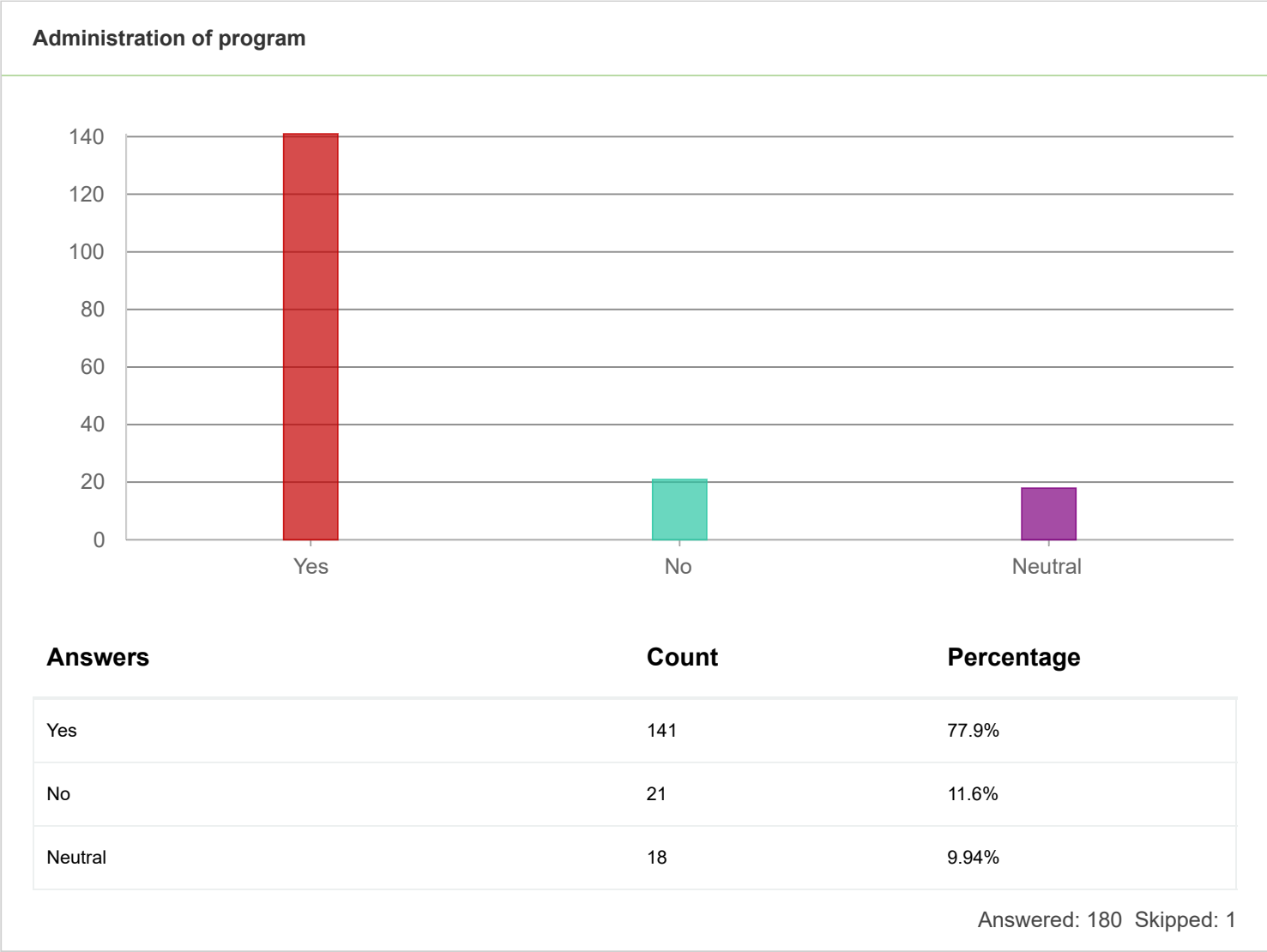
Yes	151	83.43%
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8/3/2020

Multi-family and Mixed-Use Neighborhoods

No	22	12.15%
Neutral	5	2.76%

Answered: 178 Skipped: 3



Other comments



Response

Count

You need to let people in Liberty Wells who live on alleys build on their property out to the lot line on the alley. Many lots are so small that the setback requirements make it impossible for them to build garages or ADUs. Yet there are often grandfathered buildings on the alleys that do not comply with current zoning anyway. So the alleys are still cramped because of the old structures and new structures cannot be built. It's the worst of all possible situations. Plus, if the city is no longer going to maintain an alley, it needs to deed that land to the homeowners so they can make use of it. Many of the city's alleys are in a horrid state and no one will invest in repairing them unless they own the land. The city needs to step up or step off.

1

Why isn't Salt Lake City putting their time and energy into mandating higher wages in the city rather than their focus on low income housing? Might give more people same additional self respect and pride.

1

While these steps may help increase the number of affordable housing units in the city, I'm worried that anything that doesn't address the overall housing shortage will fall short. Housing is too tight of a market at all price levels, and prices will continue to go up rapidly without an increase of units for all income levels. The city should seriously consider dropping single family zoning and reducing limitations on lot sizes.

1

When housing is built parks and green spaces should be included. We know these spaces are crucial for play, health, and value.

1

what do you do when there is no more room in a city to build more? Higher density brings greater demand for schools, and other services. Often crime increases where people are too close together. I'm not sure what you do when the city is full. When New York wants more affordable housing how to they do that? No space, High prices, grid lock and crime. Not where most chose to live. Do other cities participate in low income housing? To what degree and why is SLC the hot spot for more low income housing? The other cities in the county should have an equal percentage of low income housing to balance the challenges SLC is facing. That said, I'm in support of many of these proposals when done thoughtfully and prudently. Including the impact these additional units will have on the neighborhood and the support services we all need.

1

We the people.

1

We should remove as many barriers as possible to increasing density in the city.	1
We should abolish single family zoning throughout the city. Zoning and historic districts are just ways to "keep people in their place". If townhouses/multifamily were allowed throughout the city, then they could compete with the high prices in places like the avenues and east of 7th east to build more units in more desirable neighborhoods.	1
We need green space and setbacks from our large busy streets. I support all measure to increase affordable housing as long as it does not compromise quality design and much needed green space.	1
We need affordable housing for people in the lower middle, too. People who are doing well enough they don't qualify for the things proposed here, but not well enough to afford rent or mortgage for a decent place. The very poor need help, but the next several income tiers above that need options, too. Thanks for working on this, it is so needed!	1
We know we can't afford to move elsewhere, we are stuck. Our rent is 70% of our combined income, with threats to raise. How are we ever expected to thrive in this when we can never get out from underneath	1
Waive parking minimums and density requirements city-wide. Create land trusts on underused city property.	1
This should be done across the board, whether developments designate affordable units or not. Adding units and density is going to bring down the cost of housing regardless of whether the units are designated as affordable. See Gyourko and Glaeser: https://www.nber.org/papers/w8835 The idea that height should be a carrot for affordable housing is entirely backwards - we should be incentivizing height across the board. It's good for the environment, good for housing costs, and good for transit accessibility. We should eliminate height restrictions and be offering tax incentives for taller buildings. In this project, the planning department did a good job identifying lots of pointless zoning restrictions, which clears the way for the City Council to just eliminate them all with one stroke of a pen. Don't squander their work by limiting it to only affordable housing projects.	1
This program is a monumental rights-grab by the development community, and the city should be ashamed to be facilitating it. Nearly all of these changes are designed to up-zone properties that can be capitalized upon by developers. No discussion of the impact of these changes on the surrounding neighborhoods was discussed. Furthermore, these changes do NOT achieve the affordable-housing goals of the city. They merely serve to drive up the price of land, which actually puts home ownership FURTHER out of reach for citizens. The real outcome of these changes is to put more and more housing in the control of developers and landlords. You're effectively shifting housing from citizens to corporate housing interests, which will only serve to drive the market up further, as well. If you really want to serve the housing interests of Salt Lake citizens, work hard to preserve the single-family and low-density zones that already exist.	1
This is a great program. The key is to incentivize private developers to build affordable. It should not be mandated but encouraged. If you make it easier to get projects approved, developers will build affordable.	1
This city has missed so many opportunities to do it right, but all the insanely expensive small one and two bedroom condo/townhomes without sufficient parking going up at and near transit stops has increased my property value enough to sell for a huge profit and move somewhere better. Thanks for doing it wrong, I guess. I won't miss my neighborhood, nor the aggressive drug addicts and dealers that now roam it.	1
There should be a minimum of one space for parking for each unit.	1

There are so many new apartment complexes in downtown SLC. While 20% seems like a good starting point, I would urge tiered levels or incentives to increase the percentage of affordable housing per complex. As The U increases enrollment and SLC hopefully brings in more companies, having affordable housing for college students, new entry level workers, and the staff in blue collar positions that serve those, I think more units is necessary.	1
The areas you are proposing have too many issues to introduce more people to those areas. There is so many options already available downtown or south of Salt Lake City. Work with what has currently been built to create the "low income housing" you are trying to build. Again, it goes back to the congestion and issues that arise with having so many people so close together. We've already seen what happens when we deal with a Pandemic, Earthquakes and Protesting/Riots. I will agree that the cost of housing in Utah is way out of control. That needs to be looked at overall. The house I am in should not appraise at 300k, but it does currently. If you can get the housing rates to come down, that will help people with finding something they can actually afford. We don't need to be building any more of what I call "Crappy Condos" just to build them.	1
The AIM is still really high and does not represent the most economically depressed. It is still too high for someone who works downtown, makes better than minimum wage and still can't afford housing.	1
Thank you for breaking down affordable housing into language I could understand!	1
Some of the multi-family housing going up in Sugar House is much too high. Views are obstructed, the streets get no sunshine in the winter and these new structures are out of character with the surrounding neighborhood of one and two story dwellings. They are not human-scale buildings. I understand the need for multi-family structures, but the character of Sugar House is eroding.	1
Please make ADUs legal citywide without additional process-as a right	1
Please do not lose sight of the fact that set backs and side yards are a fire protection matter, not simply a zoning issue. I hope you are consulting with your plans examiners.	1
Please consider a design committee, design standards, and/or requiring that sustainable/better quality materials be used when it comes to affordable housing projects. If there is lessening of process/permitting restrictions due to the units being affordable, some sort of compromise can be made to use better materials that contribute to Salt Lake's history/culture/values. Less stucco, more brick, less plain boxes, more design with intention. Modern design is welcome, but not when it is lazy design with awkward window placement. Thank you!	1
Parking should not be reduced to one stall per unit. I can get behind 1.5 stalls per unit, but not 1. I think that will make the adjacent streets deal with the overflow of parking from those units. I understand the goal is to get people to use public transit, however, on your map, I technically fall within the bus zone and never use the bus. Why would I spend 75 minutes getting to work, when my drive is less than 15 minutes? I will stick to my PHEV, and the majority of the drivers that move into the higher density housing will stick to their cars.	1
Not clear whether parking is considered in all of these proposals. It should be.	1
No	1

Need to avoid having big clusters of large multi-unit projects built together such as the big cluster currently being built in Sugarhouse...creates big problems with transportation, added pollution and looks like the "projects". Deter s a neighborhood feeling and adds to people feeling isolated and invisible.	1
My only concern about allowing additional building height is how much this will close off views and sunlight in the e areas.	1
my comment is the same as in the previous survey: I am in favor of using the available space to provide housing f or more people, but I am very concerned about the limited parking. Public transit doesn't change the fact that som e people (my husband and I for example) have two vehicles (cheap ones, trust me) but still don't make much, and we need space to keep those by our home. Not to mention needing space for visitors.	1
Mr. Norris, this is a very nice presentation. As an architect and board member of the Utah Chapter Congress for N ew Urbanism, I really appreciate the effort to bring more missing middle housing types to the city. I'm disappointed with the huge apartment buildings being constructed. They are too big and massive and generally don't fit well wit h neighbors. Number of units should be restricted per building. The developers are making huge profits with low c ost building exterior materials and the layers of privacy between the building and the street aren't enough for folks to sit at the front of their units and have that vibrant comfortable relationship between asphalt, sidewalk, trees, por ch, fence, etc. These layers are crucial to our civic and street life. Developers squeeze in too many units. Form ba sed code would help infill development to be more compatible by material, style, and massing. Park space, walka ble streets are needed to accommodate the increased housing.	1
Making it easier to build is not a productive answer to the housing crisis. There are many many multifamily units in SLC that are simply not affordable. Make them affordable - don't make it easier for developers to build up in areas that don't actually need more units.	1
Love all of these ideas! As a current owner of a flag lot I'm curious about how these changes could effect my prop erty as well. For example, I would love the opportunity to build a second story, or attach a garage (where I currentl y have a carport) but from what research I did it seemed everything was stacked against that possibility with the c urrent regulation around yard size requirements being a certain percentage of the lot. I'd love to be able to use my own space more efficiently. Really excited to see these potential changes to some of these rules as well! Keep it u p!	1
Let's make Salt Lake City hospitable and livable for all people!	1
let citizens live how they want; maintain safety as a priority for developers	1
Leave it alone. You are destroying what made this city great. Go away.	1
Just please...stop with the cheap ugly buildings designed to fall apart in 30 years. I'm all for more affordable housi ng downtown. There are a bunch of 100-year-old apartment buildings that are gorgeous. Why can't we build thing s like that here in 2020?	1
It's nearly impossible to find an affordable place to live within the city.	1

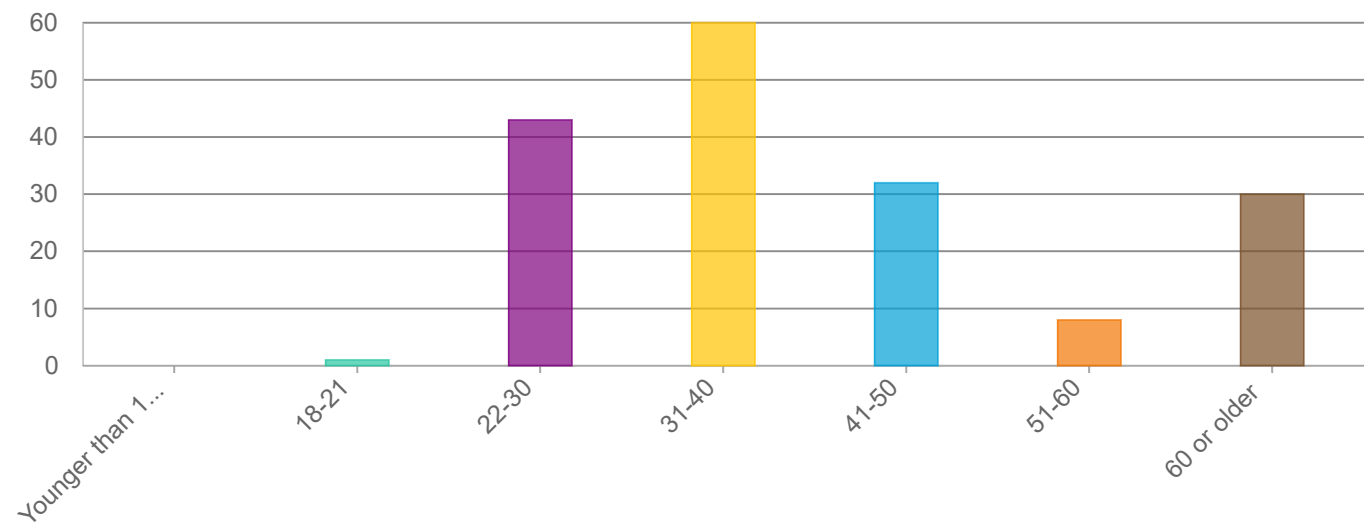
It would also be nice if we could build more mixed use properties to give neighborhoods stuff instead of just housing. We should be creating more community restaurants, grocery stores, bars, shops, ect. within neighborhoods to provide a more complete space so we don't have to drive forever like the suburbs.	1
It was mentioned a little bit, but relaxing parking requirements for developments can be a great way to reduce cost for new development. Especially for developments near transit.	1
If you would allow all of these by right (ie. stop artificially limiting the supply of housing) the market would supply more housing and relative costs would come down without the city needing to develop the infrastructure to insure all of these deed restrictions stay in place for many years.	1
If the city were to allow developers to move in on our single family neighborhoods, this would irrevocably change the neighborhoods, and I believe would only serve to create more high priced rentals or nightly rentals rather than affordable housing. Property developers are already trying to find ways to build ADU's in the city's single family home neighborhoods (such as installing their children in the property to meet the ADU requirements, and turning the single family home into a multi occupancy rental property). Don't push hard working families out of our traditional neighborhoods by allowing the property developers to move in. Keep the city's single family neighborhoods for families, not property developers.	1
Ideally affordable units in MF and MU zones adjacent to transit should have a 0 parking space per unit minimum, potentially with a max of 1. You can't build affordable housing downtown while requiring parking. It's like ordering a salad with a scoop of ice cream on top.	1
I'd like to preserve what's left of our urban neighborhoods in SLC. We have unique areas that are very appealing and more growth will compromise our quality of life as far as traffic congestion and crime levels are concerned (ie: 13th east in Sugarhouse near 21st south and I-80 also Foothill blvd). Add this growth to Rosepark and Glendale, invest in improving THESE areas where young homebuyers are moving in and crave snazzy new developments/businesses and a more vibrant community atmosphere. Thank you for the opportunity to voice my opinion.	1
I would love to see the current ADU requirement that states that one of the units on the parcel need to be *owner occupied.* I would have built ADUs on both of my properties (both right on the trax line), however work + growing family doesn't justify living in either of the homes due to small square footage. Would love to rent one of the units as an affordable housing unit as it would justify the cost to build it. I also think the requirement that one of the units be affordable is also a hindrance to development & that people should be able to charge market rent (or get some type of tax subsidy or something) if they elect to rent it to a lower income family. The more housing there is, the lower in price rentals will become. Putting restrictions or limitations keeps people from investing \$\$ so I would argue that these restrictions should be freed and development should be encouraged regardless of low income, however, I am a proponent & speak out for change on that front as well.	1
I worry that the parking requirements for multi-unit developments will be insufficient for two-earner households.	1
I think the city as a whole, especially along State St, has so much decaying and run down lots and buildings that would be better suited to create new housing for the city then the same over clogged areas, such as sugarhouse. It would be nice to see an investment made to gentrify these run down areas instead of investing additional funds into areas that are already well off and overcrowded. There is more to Salt Lake City than the East side, yet nothing is being done to renovate areas outside that scope.	1

I support utilizing commercially zoned areas to facilitate more housing production. The key there is both actual "affordable" units and family-friendly units. SLC is bleeding families and we need to have more cottage or multifamily units with 3 or 4 bedrooms. The market will not produce true affordable housing without a government subsidy or deed restriction so I support SLC aggressively using those tools. SLC should not waive the planning process entirely. SLC has beautiful historic neighborhoods and needs to preserve the charm of those neighborhoods. The avenues are filled with dumpy apartment buildings that replaced historic structures and I don't want the city to lose its charm in its well-intentioned effort to plan for more housing types. I support the city using public land--not open space or parks--to facilitate more housing so long as the city retains ownership. SLC also has excessive parking lots which are underutilized land so let's re-purpose it.	1
I support more housing. More housing will bring market rates down. I do not support forcing rents lower. Build smaller and more, until market rates are affordable.	1
I support allowing all kinds of housing construction by right!	1
I like the idea of allowing other housing types in higher density areas. However, my concern would be the feasibility of those being affordable housing. Single and two family dwellings aren't dense development patterns. And in downtown areas specifically, land goes for a premium. From a developer perspective, why would I build 1-3 units when I could build 10-12 on a lot that costs the same? So I think the idea is solid, just not sure developers would go for it.	1
I have a nightmare vision of zoning to build instant slums. How will this outcome be prevented?	1
I don't want our neighborhood torn up with architecturally disparate buildings and bringing in more traffic. Kids play on our street and increasing the density will only make things worse.	1
I don't think that the design review process for additional height should be waived entirely but I do support it always being an administrative decision. For all of these incentives, a specific level of affordability in X% of the projects should be required--not just ANY affordable units.	1
I don't have any other comments at this time.	1
I prefer that the single family not be allowed in areas that are currently multi-family, but for the rest of it, I am a hearty YES. Put! It! In! My! Backyard! We need more housing and this sort of change to the zoning can only help. I do ask that Planning have a process in place to track and see if it does spur certain types of development or development in certain areas.	1
Housing on Public Lands?! Get real. Developers are the greediest people we have.	1

Honestly, I find these continued proposals for ADU/etc to be disingenuous. The proposals are always postured to be about "affordable" housing or "low income" housing. I'm surprised that \$1750/month is considered "low income" rent by your definition. ($\$70,300 \times 0.30 / 12 = \$1,757.50$). In reality these proposals are always being pushed by those with financial interests in the projects. These are either on the development side, or residents looking to make extra money by installing an ADU. Everyone else, the vast majority of residents, have no interest in the make-up of their neighborhoods being drastically changed and their quality of reduced. It seems that the developers are tired of being blocked by the existing permit processes. Rather than follow the rules and make their case in a fair traditional process, they are going to try to change the rules so that there is little to no process so that residents and neighbors to their projects have no say. This is simply shameful.	1
Historic district overlay protections must not be compromised by affordable housing overlay.	1
Height changes should go through the design review process still.	1
Great ideas which could help keep SLC housing varied and interesting. Re Additional Stories, 1-3 additional is fine, but "potentially more" should undergo Design Review. Lot modifications and additional housing types are great ideas. I can see that duplexes and townhomes would need more revenue (up to 80%AMI), but the clusters of tiny homes should be for only 50%AMI. I do think it is pie in the sky to require only one parking space per unit if within 1/4 mile of mass transit, unless the building is right downtown. In addition, and most importantly, if these changes are made, it will be really critical to very carefully review zoning change requests to prevent developers subverting the best intentions of these efforts. Big job, you are brave!	1
Get rid of parking minimums entirely. Let's use space for people and housing--not cars.	1
ELIMINATE PARKING MINIMUMS CITY-WIDE. Institute parking maximums, tax all parking lots, garages, and billboards and other wasted space to encourage their development. Especially LDS properties. They can surely help with affordable housing on their many blighted properties.	1
Does property that fits under the "Commercial Neighborhood" designation fit here?	1
developers that are building affordable units need to be held to high standards of design and construction as well as property management and maintenance so that their projects don't become slums that negatively impact the lives of their residents and neighbors. We don't need onerous, complicated and drawn out processes to build smart density, but we do need better design standards and to encourage through subsidy or other means, higher quality projects. Salt Lake can accommodate more density but it has to be done carefully and incrementally. Slot home PDU's, duplexes, townhomes are good neighbors to single family dwellings, but we shouldn't be putting multi-story multi-family apartment buildings next to existing single family homes. We also need to encourage more neighborhood business districts to allow people to live, work play, in one neighborhood without relying on a private automobile which is another facet of affordability.	1
Design matters! Developments need to be designed not just for more or affordable units, but for human interaction. Some multi-family complexes are not neighbor friendly and don't easily allow for interaction of residents. Design review is important in large residential projects, so I am against removal of this process. Are there other incentives we could try instead?	1

Create more and larger mixed use/multifamily zones where these revisions would apply in the already wealthy areas of the city (east bench, upper avenues). there's no reason to have r-7000 or r12000!!! anywhere in the city. This is not something that the neighborhood assns in those rich areas should get veto over, as the gentrification happening in every other area is in part caused by the refusal to build densely in the most desirable locations.	1
Be careful so as not to create slum neighborhoods.	1
As more population is clustered around transit the city should endeavor to increase frequency of stops to make transit a more viable option, especially in the downtown area.	1
Allow Tiny houses and single family homes in CG zoning. Currently it is not allowed.	1
Allow High density apartment complexes to be build. I absolutely do NOT want Salt Lake City to turn into and look like Daybreak. \$400,000+ identical townhomes is NOT the answer. Also, these projects should be put on HOLD and your staff should be furloughed until this COVID crisis is done with. QUIT wasting taxpayer money on projects	1
Again, I do not support the easing of Parking requirements without some plan to really enforce the reduction of traffic. Some units that have already been built in the city are near public transport, do not have sufficient parking and are filling our already narrow streets with additional parked cars making things dangerous for everyone. Just because the lack of parking make more units available to the developer it does not prevent the tenant from having a car. All problems need to be addressed together and the solution needs to make sense across the board. Public transport is great, if people use it but to expect that they will is a bit of a leap.	1
Absolutely we should not allow any additional single-family units on land zoned for multi-family housing. Density is what we need, not more exclusivity and sprawl.	1
A diversity of options, not just more stories, exist here. Housing in storied buildings are more than appropriate on 4th south. But in neighborhoods, like my Liberty wells, tiny homes, attractive duplexes, treehouses for all I care - these are most welcome. The diversity of home styles would create a neighborhood style. State street could benefit from this residential/ground-level business zoning.	1
1. Currently, SLC does not enforce R-1 zoning, and allows students and multiple families to live in single residences. How will the city enforce 50% or 80% of AMI for renters/owners? What if their financial situation improves a month after moving in? Are they going to be kicked out? How would SLC even know? Will SLC ask to see their tax forms each year? 2. Parking issues: allowing 1 parking spot per unit? Allowing 0 parking spots for units with no frontage? Multistory units? Reduced parking requirements near TRAX makes sense, but has the city studied other cities to see if 1/unit is too low? Or too high? Nothing mentioned here.	1
You report Park City has a deed restriction requiring affordable units within a development to remain affordable for 40 years. Why didn't you report that Park City also requires a developer to build affordable units within their project equal to 15% of their approved density. That is, if they are approved for 125 units, Park City will require an additional 18.75 units (125 x .15 = 18.75 units) be built as affordable housing. Park City also requires developers of commercial properties to build affordable units for 20% of their project's anticipated number of employees. Salt Lake City needs to grow a backbone when dealing with developers. Do you think they won't build if you require affordable housing? Park City has clearly dispelled that fear. I read that there are 125 new MF units proposed on excess Masonic Temple land along South Temple Street. ALL AT MARKET RATE. You just passed up an opportunity for 18.75 desperately needed affordable units at a near downtown , east side location.	1

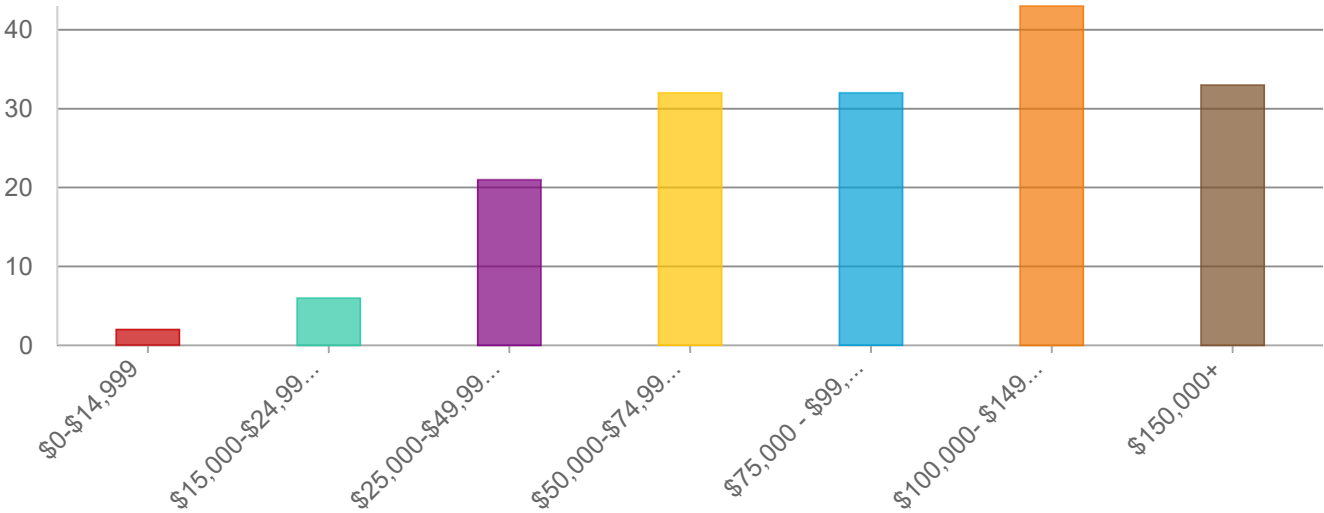
Salt Lake City strives to hear from all of our residents. These demographics questions help us determine if we hav...



Answers	Count	Percentage
Younger than 18	0	0%
18-21	1	0.55%
22-30	43	23.76%
31-40	60	33.15%
41-50	32	17.68%
51-60	8	4.42%
60 or older	30	16.57%

Answered: 174 Skipped: 7

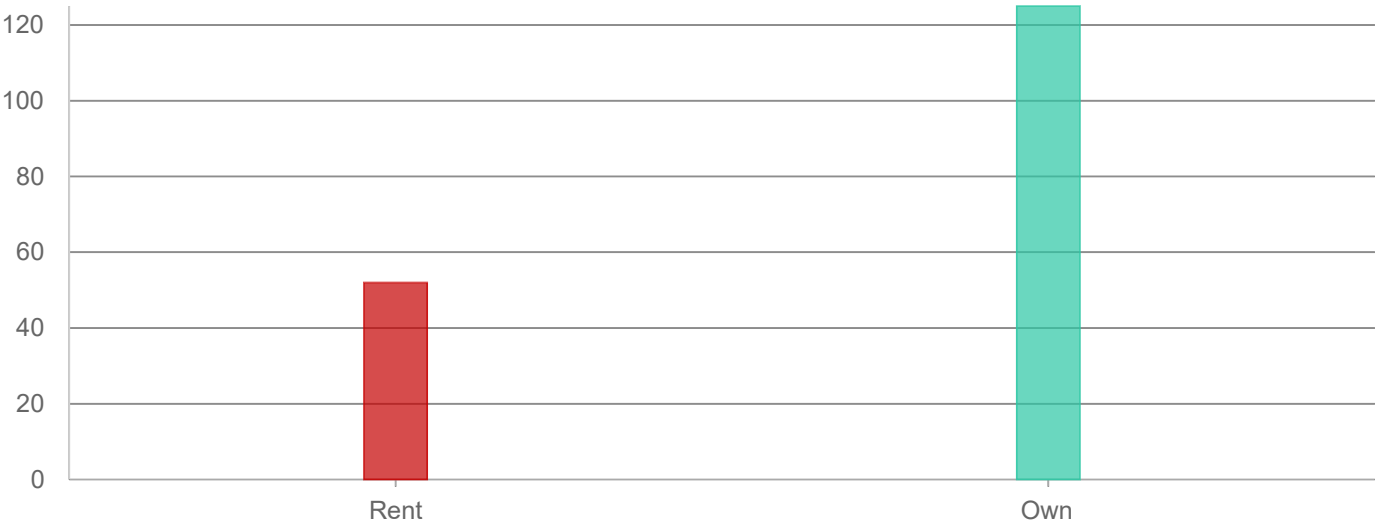
Income



Answers	Count	Percentage
\$0-\$14,999	2	1.1%
\$15,000-\$24,999	6	3.31%
\$25,000-\$49,999	21	11.6%
\$50,000-\$74,999	32	17.68%
\$75,000 - \$99,999	32	17.68%
\$100,000- \$149,999	43	23.76%
\$150,000+	33	18.23%

Answered: 169 Skipped: 12

Housing



Answers

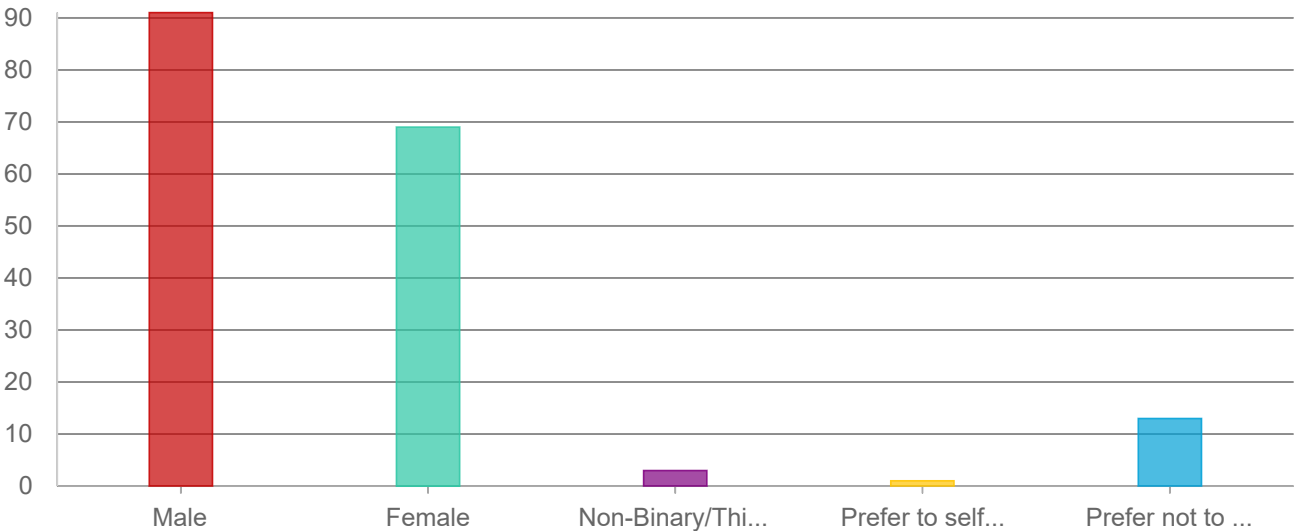
Count

Percentage

Rent	52	28.73%
Own	125	69.06%

Answered: 177 Skipped: 4

Gender



Answers

Count

Percentage

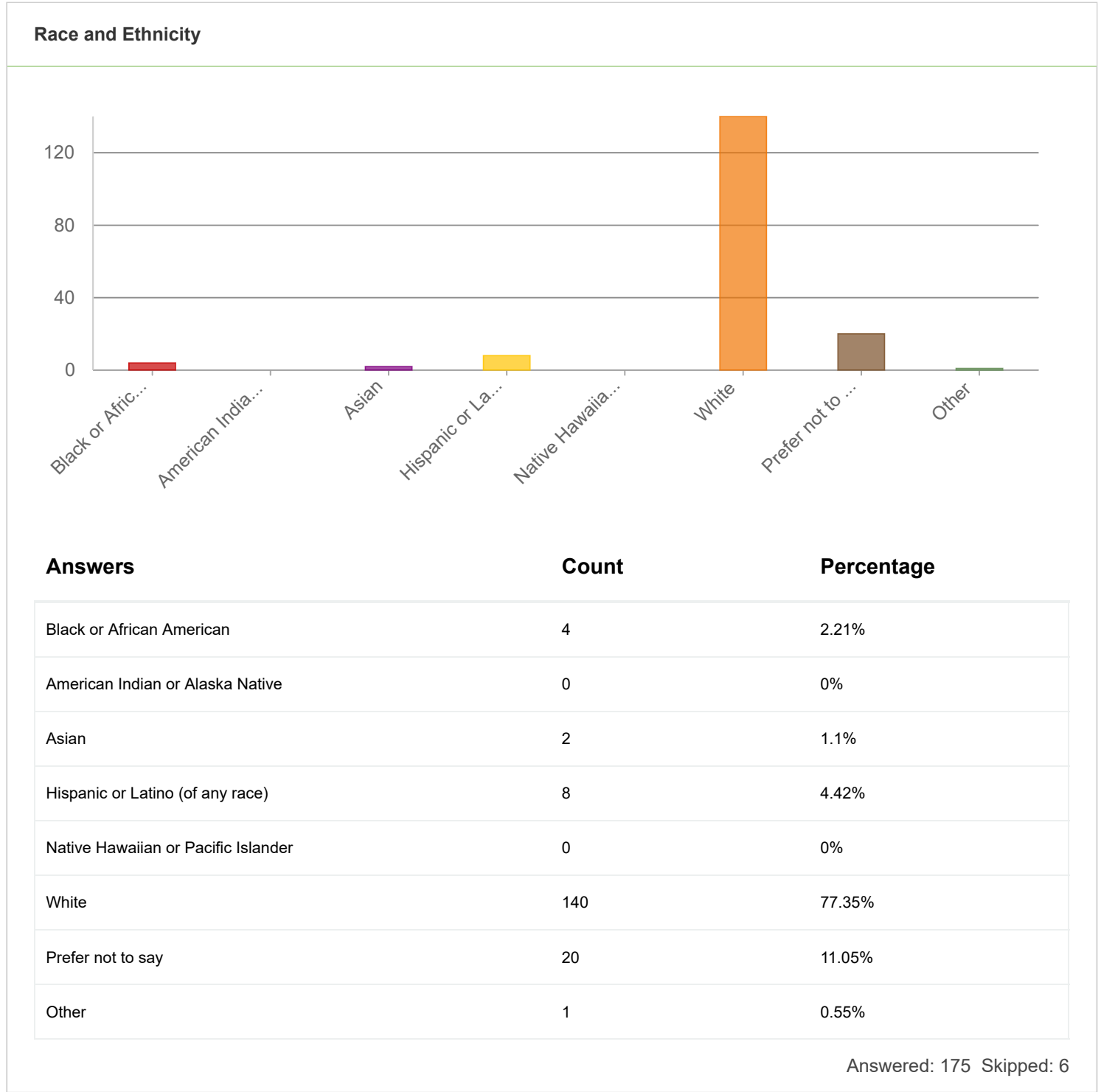
Male	91	50.28%
Female	69	38.12%

8/3/2020

Multi-family and Mixed-Use Neighborhoods

Non-Binary/Third Gender	3	1.66%
Prefer to self describe	1	0.55%
Prefer not to say	13	7.18%

Answered: 177 Skipped: 4





Word

Count

email	48
Nextdoor	9
Facebook	8
Tribune	6
Community	6
Salt	5
friend	4
Civic	4
engagement	4
Lake	4
city	4
Planning	4
Reddit	3
Council	3
SLC	3
received	3
list	3

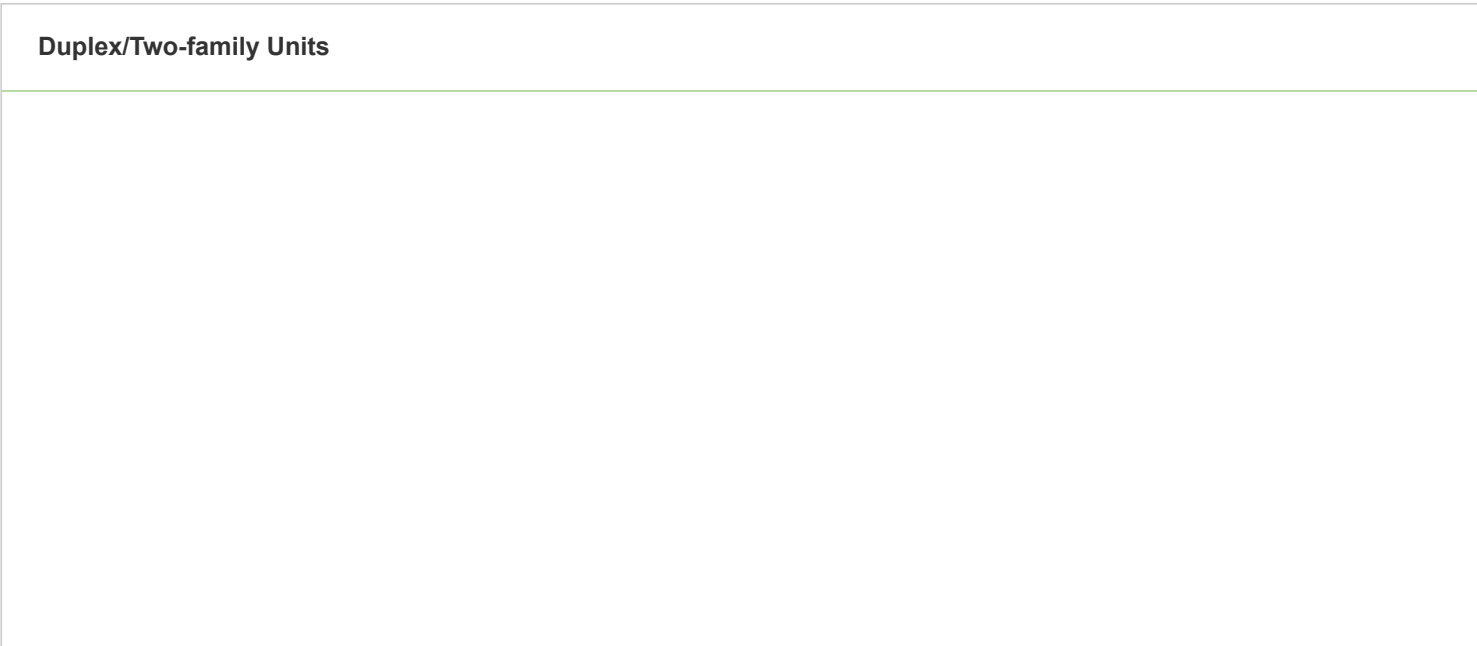
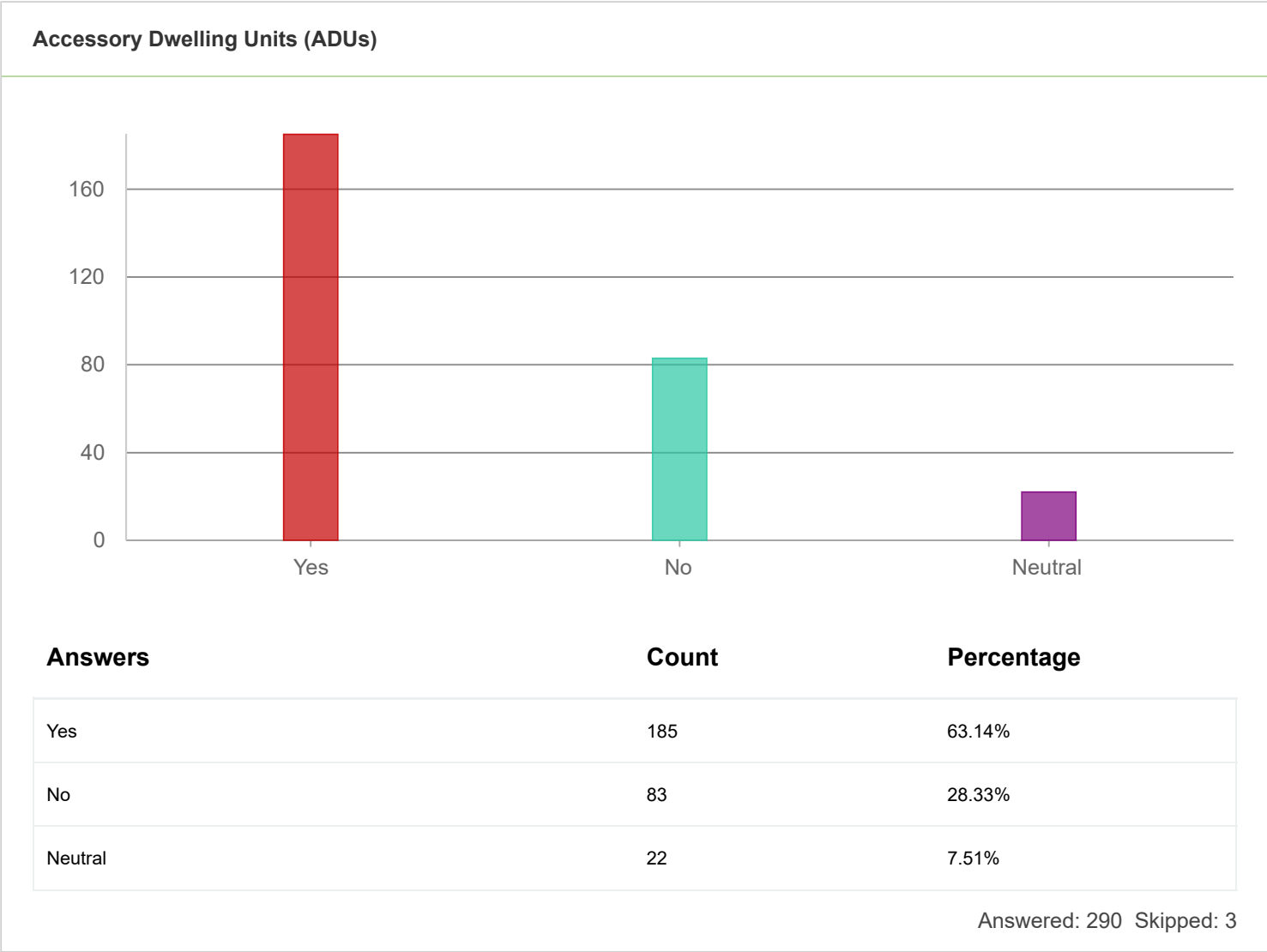
Sltrib	2
Trib	2
App	2
neighborhood	2
me.	2
Commission	2
Emailed	2
E-mail	2
Ellen	2
Word	1
mouth	1
editorial	1
Twitter	1
Glendale	1
Council.	1
Door	1
Sugar	1
House	1
SL	1
SHCC	1
Searched	1
affordable	1
housing	1
plans	1
curiosity	1
found	1

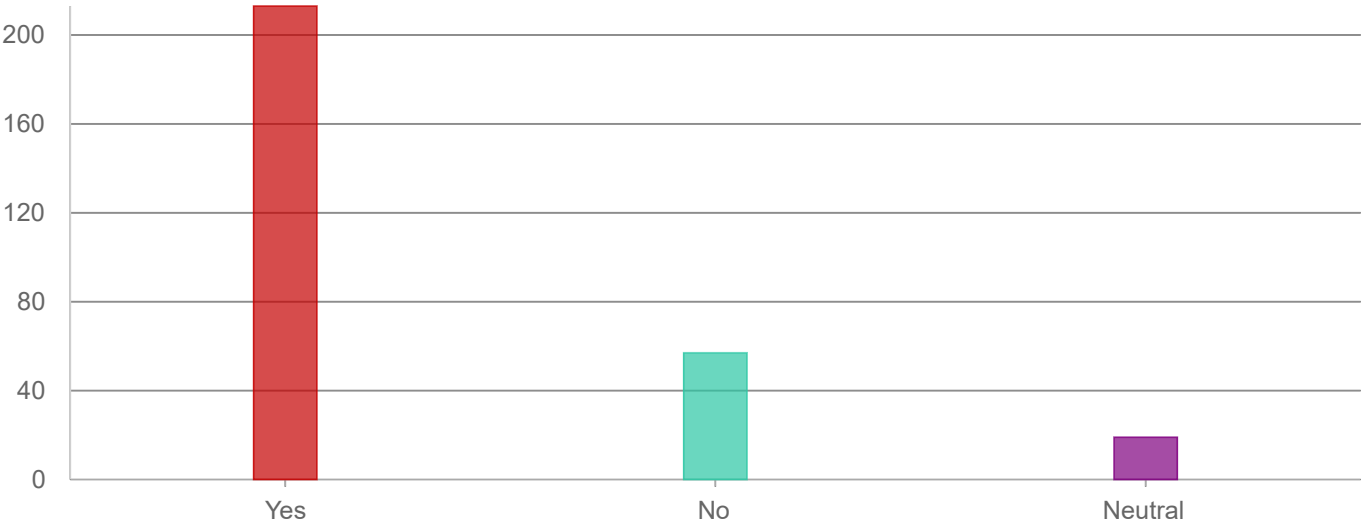
it.	1
LakeTribune	1
op	1
Ed	1
article	1
recieved	1
email.	1
website	1
Nextdoor/neighbors	1
Sugarhouse	1
online	1
Newsletter	1
News	1
wife	1
told	1
Instagram	1
pay	1
attention.	1
notifications	1
updates	1
signed	1
receive	1
emails	1
Husband	1
forwarded	1
George	1

Chapman	1
posted	1
feedback	1
Q&A	1
Session	1
topic	1
post	1
me:	1
Outreach	1
Division	1
Reddig	1
meeting	1
Reddick	1
direct	1
Ballpark	1
Ashley	1
Cleveland	1
lives	1

Answered: 106 Skipped: 75

Single-family and Middle Residential Neighborhoods

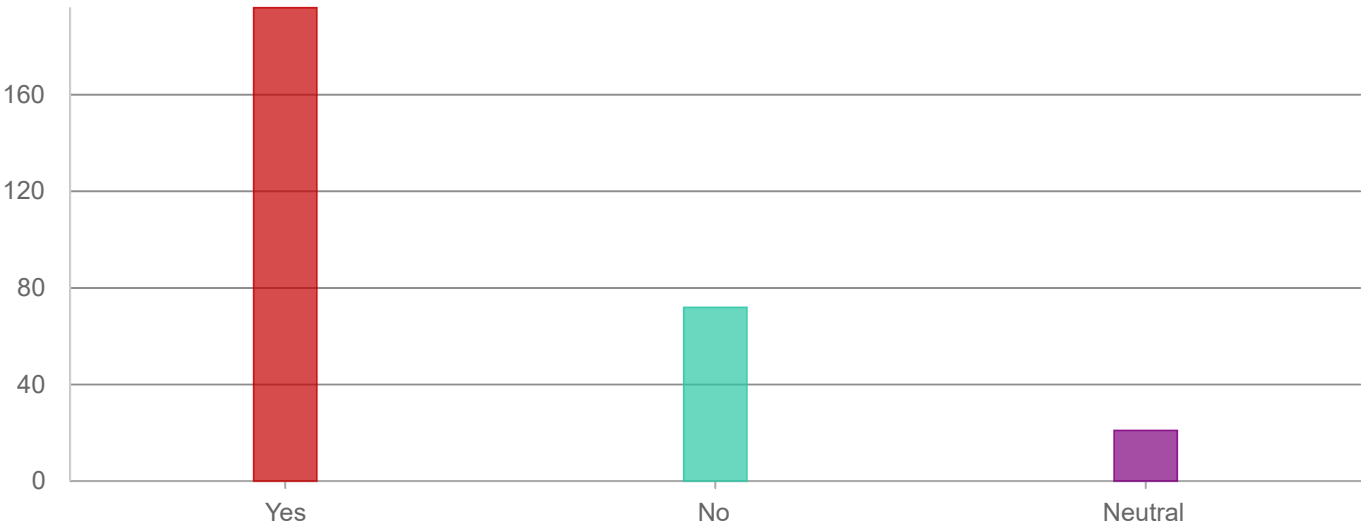




Answers	Count	Percentage
Yes	213	72.95%
No	57	19.52%
Neutral	19	6.51%

Answered: 289 Skipped: 3

Townhomes - Transit



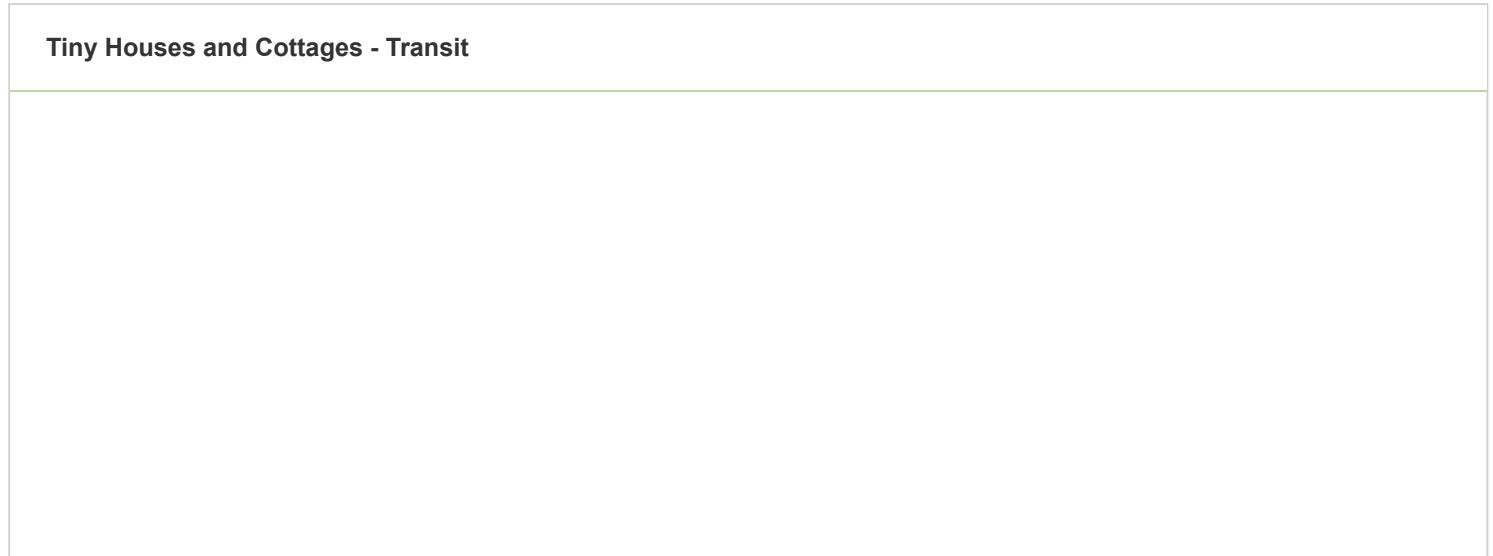
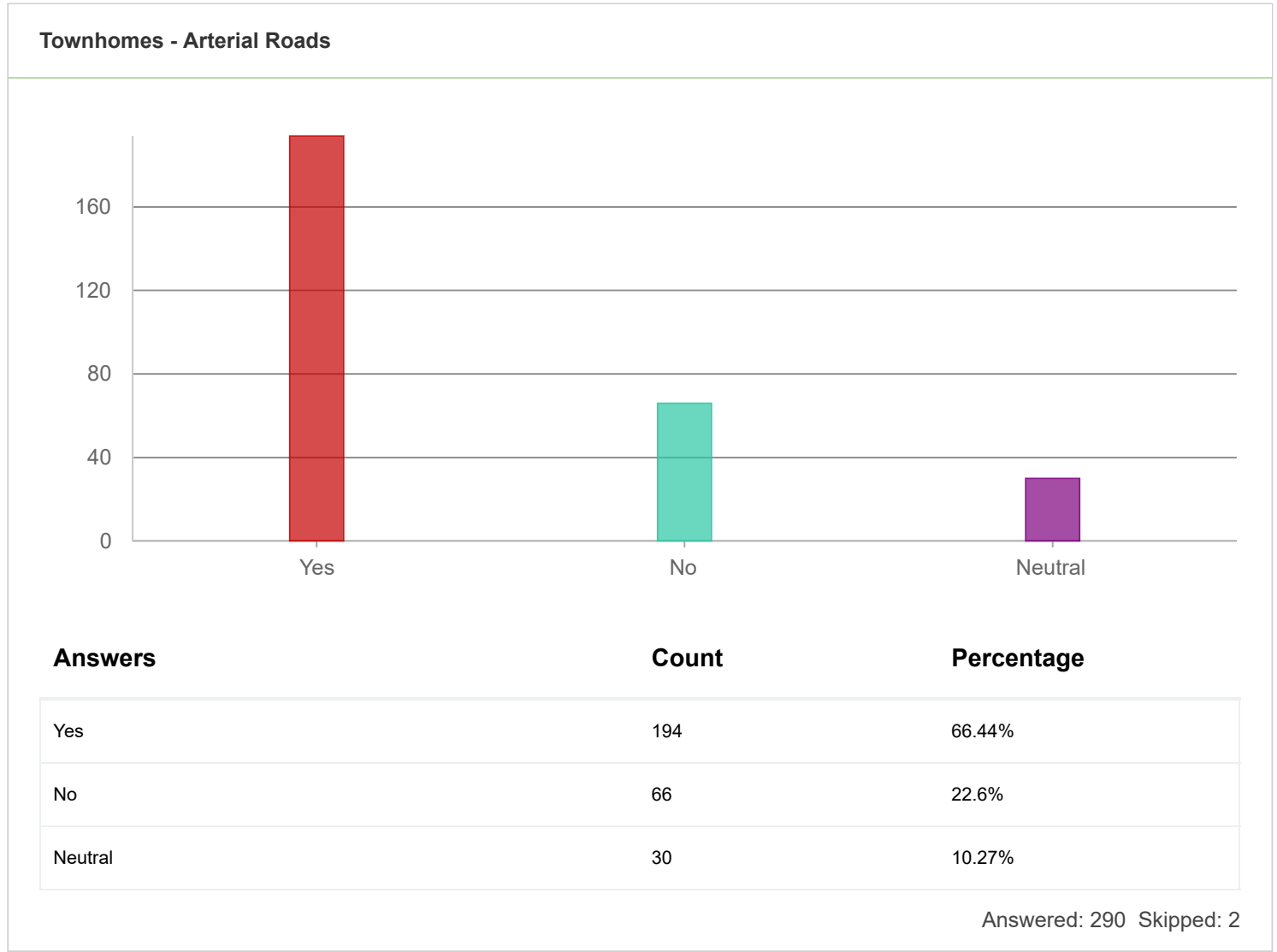
Answers	Count	Percentage
Yes	196	67.12%

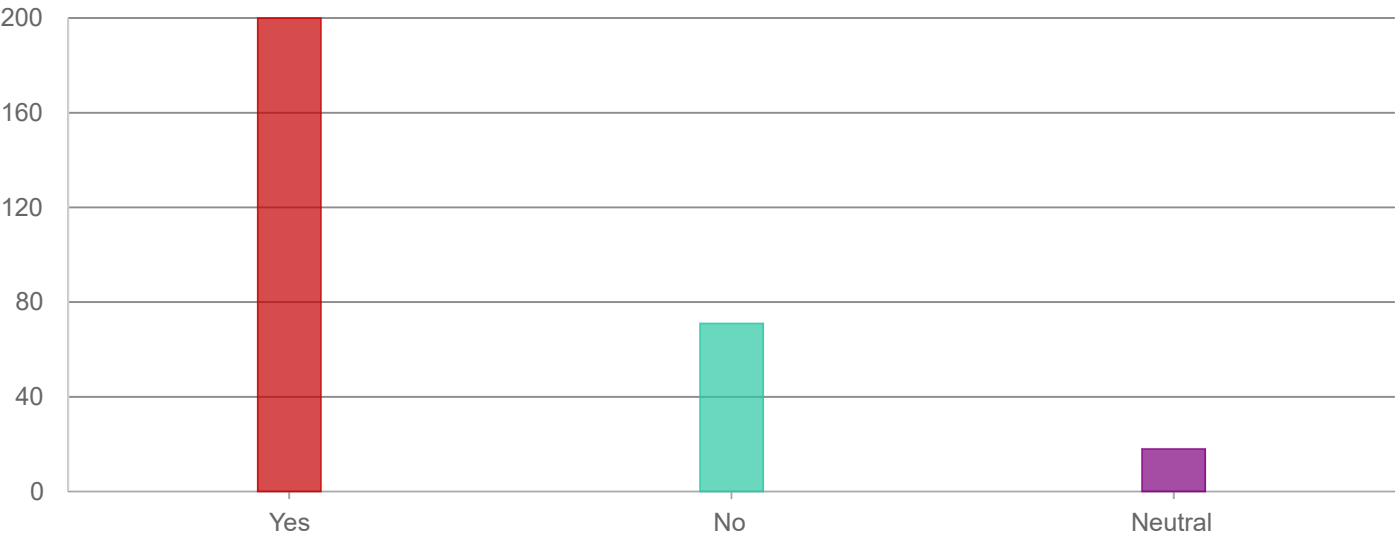
8/3/2020

Single-family and Middle Residential Neighborhoods

No	72	24.66%
Neutral	21	7.19%

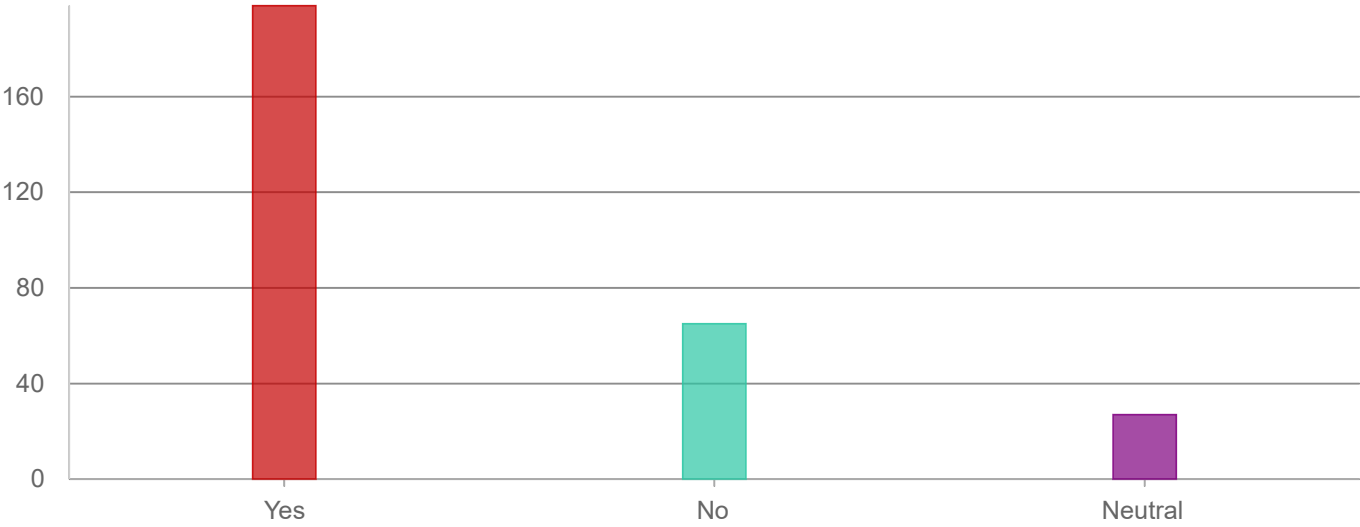
Answered: 289 Skipped: 3





Answered: 289 Skipped: 3

Tiny Houses and Cottages - Arterial Roads



Yes

198

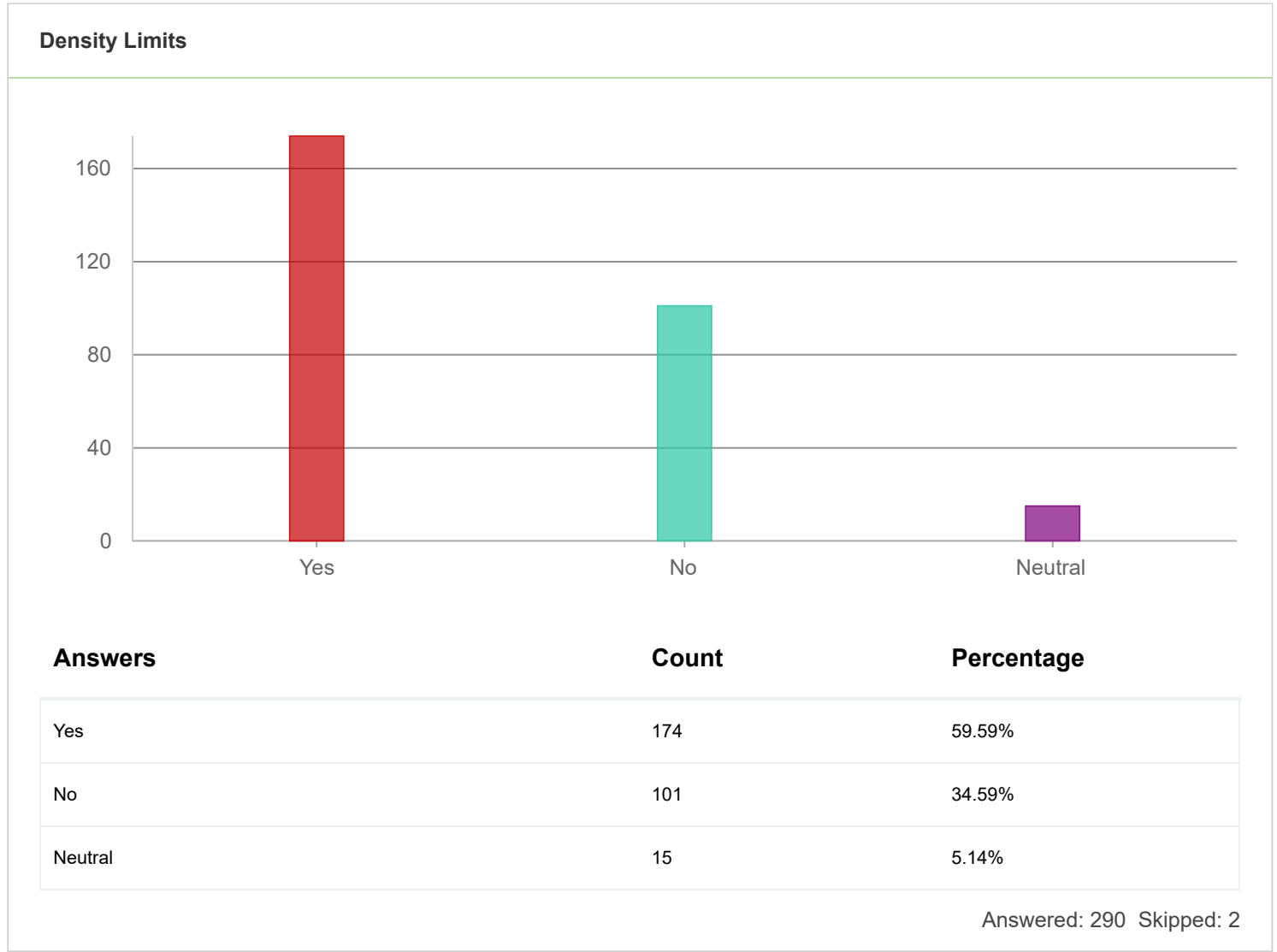
67.81%

8/3/2020

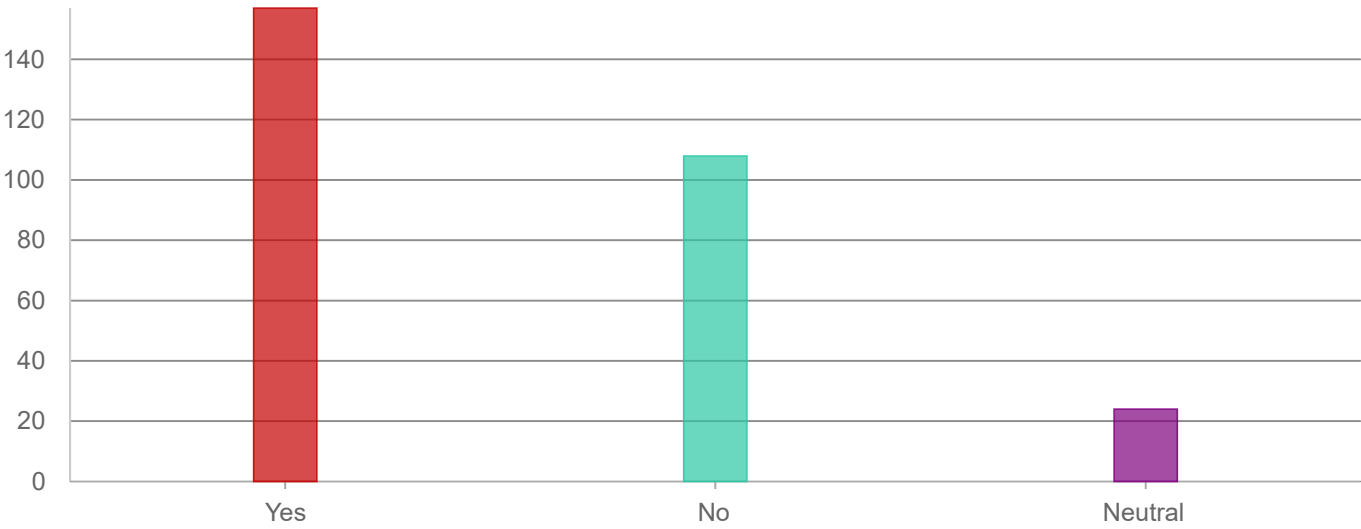
Single-family and Middle Residential Neighborhoods

No	65	22.26%
Neutral	27	9.25%

Answered: 290 Skipped: 2



Reducing lot requirements



Answers

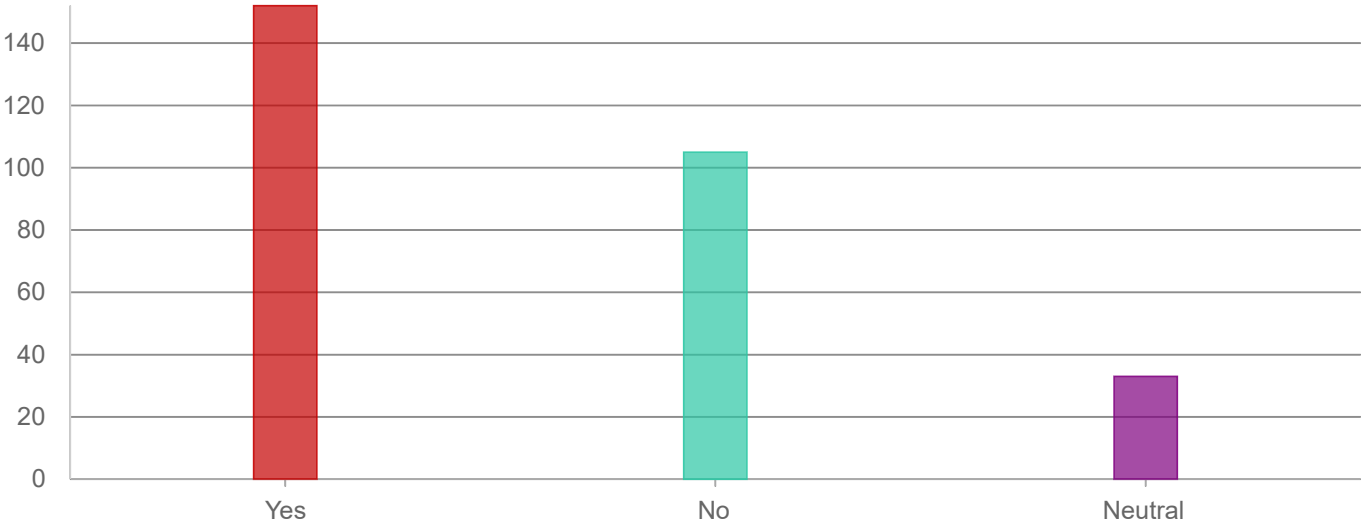
Count

Percentage

Yes	157	53.77%
No	108	36.99%
Neutral	24	8.22%

Answered: 289 Skipped: 3

Lots without street frontage



Answers

Count

Percentage

Yes	152	52.05%
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8/3/2020

Single-family and Middle Residential Neighborhoods

No	105	35.96%
Neutral	33	11.3%

Answered: 290 Skipped: 2

Adaptive reuse

A bar chart titled 'Adaptive reuse' showing the distribution of responses. The y-axis represents the count, ranging from 0 to 200 with increments of 40. The x-axis lists three categories: 'Yes', 'No', and 'Neutral'. The 'Yes' bar is red and reaches a count of 206. The 'No' bar is teal and reaches a count of 60. The 'Neutral' bar is purple and reaches a count of 23.

Answers	Count	Percentage
Yes	206	70.55%
No	60	20.55%
Neutral	23	7.88%

Answered: 289 Skipped: 3

Administration of program

You need to STOP giving parking space variances to multi unit buildings. You can barely get up and down the street for all the cars parked from overflow from multiple unit dwellings. If there is a housing shortage, why are we allowing hundreds of apartments to be built everywhere that rent for well over \$1000 per month. Also, why is there a housing shortage when I am constantly reading studies that say more people are moving out of Utah than into it?

1

You hide these surveys on your webpage, and then make decisions based on a very statistically small number of replies. This proposal may very well destroy single family neighborhoods as well as the character of our established neighborhoods. Many people worked their entire lives and earned the right to be able to choose a single family home in a quiet neighborhood. Now, the City wants to take that away from them. At the same time that the City is restricting traffic flow throughout the city, it's trying to jam as many people as possible into every neighborhood. It is inevitable that many of these units will become nightly rentals, or AirBnB's, with the City just looking the other way. Parking requirements are a joke. People have vehicles, they have visitors, they have friends. Mass transit is not viable for everyone, and lately, it has become unsafe. Safe parking at your home should be required. [Name Redacted] said it all.

1

You have my complete and full support of creating more affordable housing opportunities in Salt Lake City! Please do what is ever necessary so that all people who live in our great city have equal chance of living and enjoying housing!

1

You guys are over planning density and flooding Neighborhoods with traffic and parked cars, then you want to hide behind "Equitable Government" and aren't engaging residents to solve the issues your planning is causing. This city needs a gut check in the way you plan and monitor developers, and if sustained and responsible planning is a feel good phrase stop using it, as the issues and problems are starting to outweigh the benefits. Getting city resources to address the issues caused by your short sided planning is a nightmare, and you push these initiatives and people are too busy to engage and we end up as communities trying to solve the issues you're creating, and then you don't listen to the community. Maybe it's time kick the can governance. Comes to an end and we slow down development and start solving the problems we have. We all know developers say what they need to get the permits, then they repeatedly fall short or under deliver. Enough is enough SLC, get your act together.

1

With all of the City involvement in the funding/construction of affordable housing, there needs to be a centralized system to track the deed restrictions.

1

Why do all of your "surveys" have to have an agenda? I support all of these questions about increased density regardless of the affordability portion of each question!

1

Why are you trying to ruin our beautiful neighborhoods by cramming in substandard, cheap, ugly, crowded, with less oversight, houses/apartments/adu's?? This is a race to the bottom to ruin our city! Let the market dictate who can live where! All you are doing with this is wasting \$ & giving away other people's \$ to pay for subsidized housing for someone else! Face it, not everyone can live wherever they want to live! I want to live in Federal Heights. What are you going to do to make it so I can live there?? We all can't live there. I guess if I can't afford to buy a house there then I don't get to live there. Oh well. It's very simple, let the market do the work and the city will hopefully re-gentrify and become a more beautiful place to live. I hate all of these ideas! If you want to do something useful for housing for the city, try advancing more housing in the core of downtown. More condo towers and high rises will bring some life to our city, but don't gut our neighborhoods!

1

Where are all the new residents going to park ? Typical rental units are occupied by two people with two vehicles. Parking needs to be accounted for. There being a shortage of housing, if parking were provided, allowing market rates would be progress, and would require less city money for administration.	1
Well intended and educated planners have, over the years, come up with many ideas for affordable housing. However, after being a real estate developer for over 50 years I have learned that there is never, and I mean NEVER really affordable housing. This is a perhaps a possibility but it is so cumbersome and regulated that I'm against it because the City so poorly regulates it's zoning and building codes now as they exist. This program would require twice or more the monitoring and enforcement. If our city was currently, or had demonstrated up to this point that it really could enforce it's codes and ordinances then it would be possible. But a promise is not enough. So let's start by enforcing the existing regulations.	1
We should just abolish single family zoning. It was conceived as a racist system of exclusionary zoning, increases air pollution, makes housing unaffordable, and decreases the viability of transit. I really like this attempt at tying density to affordability as it forces NIMBYs who say "well none of this housing is affordable anyway" to put up or shut up, but I still think we are thinking too small.	1
We need to open up more land to create affordable housing. This has to be a holistic approach--we also need to think about things like transit. The city should also entirely drop parking minimums. Other cities have done so and seen great success. Making Salt Lake City a more walkable, transit friendly city will open up a lot of space for housing, and also make the city a nicer place to live.	1
We need more housing, period. Especially in locations near walkable amenities and transit like 9th and 9th and Liberty Park.	1
We need more density in the city to accommodate the growth and allow SLC to be a city for everyone.	1
We need more affordable housing! This household supports more affordable housing in Salt Lake City! A huge caveat is that affordable housing is often built cheaply and poorly so that the structures look decrepit after only a few years. I think that we essentially need to have an oversight committee, that would act similarly to an HOA, and would have guidelines as to what kind of construction/design matches the neighborhood and what quality of materials need to be used. It seems like many building construction groups know that because the units they are building are for affordable housing, they know they won't make as much, and then cut corners. This is a vicious cycle where neighborhoods then dislike seeing affordable housing come up in their area, not necessarily because they don't support the idea, but because they don't want to live next to a cheap structure. This is what I think gives affordable housing a bad reputation, so if you can address that issue, you will get more support!	1
We need more affordable housing to sustain and grow our economy and to support all the residents in our great city. However, I believe that it needs to be done properly and I strongly support the city allocating staff and resources to make sure that it is done correctly and in the best interest of all of the residents.	1
We just saw an ADU approved in our area that will be used as an Airbnb. I do not think this was ever the intention of planners. I am against this use of approved ADUs. It certainly doesn't meet the need of providing more affordable housing.	1

We desperately need affordable housing here in Sugarhouse, where I have lived for 25 years. I am very concerned, however, with allowing new construction to construct half the parking spaces now required. The parking situation is bad as it is, and just because buses are accessible does not mean that people will use them. Affordable housing is important, easing some restrictions is a way to go, however loosening parking requirements, density and lot requirements will only turn a once-charming neighborhood into a crowded mess. It's halfway there already.	1
Voluntary bonuses are good idea versus mandates. There needs to be some consideration for parking in established neighborhoods but otherwise, two-thumbs up for this proposal.	1
Until you require off street parking for these said units I will actively oppose your efforts to upzone by dictate	1
TINY HOUSES! :-)	1
This survey seems biased with a set agenda, not really designed to gauge full resident feedback. It references a prior survey without detailing specific numbers from that survey, as if it cherry picks only results to influence certain desired responses in this survey. It's not scientific or comprehensive and should not be used to set policy or influence changes. Increasing density and decreasing home/unit size and softening approval processes will only enrich developers and lead to the destabilization of stable neighborhoods.	1
This sounds like creating rent controlled housing like I read about in SF and NY. Its creates poor motivations for both the renter and for the landlord. Not a good idea. Build enough housing for the community like is being done in Sugarhouse, and change the rules so places like the old Zephyr can be torn down and rebuilt with housing, and the market will manage the prices. Rent control is not good for anyone. Please don't do this. Reducing parking provisions from 2 to 1 only puts more cars along the street choking the flow of traffic. Not a good idea.	1
This is an urgent issue. I thank you for addressing it and hope we can ease the cost of housing.	1
This is a hard survey to take. What keeps coming up for me is that there is no way to enforce any of this without creating a huge bureaucracy. I cant imagine renting an adu on my property or a duplex and having to get copies of tax returns for EVERY renter. How do you keep them from cheating ? What kind of tricks are people going to come up with. The entire calculation of 30, 50 80% of minimum income, the real number of individuals in a house. We are not set up for this level of intrusion or bureaucracy. I favor of low cost housing especially along transit routes. developers will making out like bandits. What is the bookkeeping on the current affordable housing created past 5 years? Who checks, how do you verify. Have rents been kept down? Provide results of enforcement and rates charged in apartments already constructed. You must provide green space. you can gave over the place. Trees, pocket parks, play equipment and quality of life matter, not just a fast buck or solution.	1
This community already has a dense population and has been built in heavily for apartments. There have been several new apartment buildings. There are already parking issues. The Ballpark is located in this community and when the games are in season the parking and congestion are unbearable. Please do not build anymore high density housing here,	1
These types of housing should all be allowed by right without deed restrictions. The more conditions the city puts on building these kind of structures, the less they will be built and those that do get built will be built by large institutional players. If you want to allow homeowners or regular people to build ADU's, cottages, flag lots, etc, then don't attach all these strings.	1

These recommendations appear to be more of a symbolic gesture than a legitimate catalyst to spur the development of affordable housing. Most of these modifications to our zoning ordinances should be allowed city-wide, by right, with no conditional use applications or requirement to verify future renters' income. Requiring property owners to verify income of their future renters before they are can build an ADU, convert their home to a duplex, or subdivide their single-family zoned lot adds additional bureaucracy and cost to an already-expensive endeavor. Additionally, this requirement will be likely be difficult to enforce and will stifle these types of additions to our housing stock. If the City truly wants to incentivize developers and property owners to build more affordable units, the first step would be to minimize bureaucracy, regulations, impact and development fees, and simplify Salt Lake City's already-byzantine development requirements. <i>[Name Redacted]</i>	1
These questions are too limited. I support the concepts as long as off-street parking is available for every unit and green space large enough for minimal play equipment (a swing set) for units intended for families is available.	1
These plans need to be 100% affordable. Developers are extorting our city and pushing out the people who work here at your minimum wage \$7.25. All the servers, grocery store clerks, etc will not be able to live and work in SL C unless you make the city affordable. You have the rich in the east and sugar house, where they want to stay. Please let us blue-collar workers stay where we are. I'll say it again, these plans need to be 100% affordable.	1
These plans make sense, but I feel that they need to go along with an improvement of public transport (i.e. bus and light rail) and infrastructure support for active transportation modes (i.e. bicycle and walking) to handle the increased population density.	1
These are all great starting points but how will the city encourage private homeowners or small, local developers to be a part of these projects. There is already such a high amount of outside developers building high density housing, including affordable housing, which is needed but can push out the people who currently live in the area. Construction costs are so high, even to just create an ADU, why would an average resident put one in and then make it affordable? There needs to be more widely known incentives and an easier process. I am all for adjusting zoning to create more housing but to put housing on alleys or no street frontage properties puts low income people into a small box that not all people fit into. We need less small unit affordability and more family sized affordable units, otherwise the city will continue to push families outside the city to find larger affordable housing.	1
These are all great ideas to increase the amount of affordable housing in our city with minimal impact on existing neighborhoods. Keep up the good work.	1
These are all good steps that I am really glad to see, but don't go nearly far enough. While I appreciate the attempt to create incentives for affordable housing development, I'd rather see REQUIREMENTS. Allow townhouse, 2/3/4plex, ADUs, tiny home/cottage development by right EVERYWHERE in the city regardless of income. REQUIRE new developments of 3+ units to deed restrict 1/3 as affordable. I want more high density luxury development in the fancy areas (east bench R-7000/12000 upper avenues) to divert the already wealthy there instead of further gentrifying elsewhere. I support abolishing parking minimums across the board. Developers and homeowners would of course still be able to add this luxury amenity to their properties. That we would then need to better address pedestrian, cycling and transit infrastructure is a feature of abolishing parking mins.	1
There's not a survey question around parking. I do not agree with reduced parking requirements, even if the units are located near transit. Reducing parking will just create problems that will have to be solved in the future.	1

There must be permitting and changes must be agreeable to the neighborhood, not just to the individual, otherwise you will end up with some neighborhoods becoming less desirable or even slum-like. There is a real concern that in the rush to provide affordable housing there will not be the infrastructure to support increased traffic. Many neighborhoods may have a lot to support a duplex or small cottage but not the road, car space, etc. Salt Lake is not like cities where the mass transit really allows people to live without a car. Here, even with mass transit, a car is necessary to get to stores, get groceries, and even doctors. I can see allowing an increase in height downtown but not in the residential areas. Coronavirus is likely to put certain businesses out of business, and I could see those properties being bought and converted (like the Sears building) but to just allow high rises without consideration of the adjoining areas is just poor form. Other concerns too but out of

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There is a huge current upheaval in everyone's living situation at the moment, that these plans don't consider. Companies are moving towards working from home, and people are starting to see space and distance (suburbs and country) as much more attractive than city living. Before implementing these ideas, you should probably see how changes in the housing market play out over the next few years. The Covid crisis may cause a major reversal of the increasing density in metro areas, including Salt Lake, and the proposals you are making will be completely unproductive for people's new needs.

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There are rental units which are single family homes rented out to college students in my neighborhood near the university. They do not take care of the landscaping, place interior type furniture out on their front porches, play loud music beyond 10pm and throw beer cans all over the neighborhood and dump their furniture on the city median strip when they move out. I really don't want affordable housing as they will dump their junk on the median strip just like the disrespectful poor college students do now...this is a almost daily occurrence in my neighborhood. No thanks guys!!!

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There are many multi-story housing units that either have recently been constructed or are now under construction, in SLC. Why aren't more of these being built as affordable housing? In some residential areas, like Yalecrest, the property values are so high that it is not realistic to consider affordable housing in those areas. There are parts of the city that are perfect fits for affordable housing. Other areas are not. Affordable housing should only be built within a 1/4 mile of FIXED mass transit. Bus routes can be changed arbitrarily. This proposal is developer driven. Conditional use protects property values, and responsible development, and must be continued. Single family residents chose these areas because they are single family. In the Yalecrest area, duplexes already exist, though not noted by the maps as such. These provide housing for visiting students. We reject uncontrolled development in single family neighborhoods. We support affordable housing on major transit hubs.

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There already is a problem with people on both sides of my home that are parking in the street and not parking in designated parking points. The concern is that new units should have parking off the street. Also someone approved a new condo complex on 900 E and 2700 S, however none of those are affordable and the building looks out of place. So when discussing affordable- nothing in my neighborhood is "affordable," and I believe the city needs to be stricter. When approving these units. Thank you

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The zoning for single family residential areas in the Nibley area of Sugarhouse, Salt Lake City is best left in the current zoning status for safety and as a desirable aesthetic part of the city. Zoning changes along the S-Line has taken place in the recent past years, including along 700 East & 2100 South to accommodate hundreds upon hundreds affordable housing units of various sizes. The streets are already unsafe with the influx of cars speeding on every street surrounding the new massive apartment & townhouse units with drivers circumventing the arterial roads. There does not need to be additional rezoning of the single-family residential areas in the southern area of Salt Lake City close to the S-line for the hope or dreams of single parent families with one or more children believing they'll be able to afford living in the area. Affordable housing seems best in areas where the high density apartment complexes have been built and continue to be built.

The State of Oregon did similar work where is literally banned single-family lots (<https://www.sightline.org/2019/06/30/oregon-just-voted-to-legalize-duplexes-on-almost-every-city-lot/>). Exclusive use of single-family zoning in cities essentially makes some areas practically exclusive to people of non-color. By banning single-family lots, we finally allow people of some ethnicities to enter the neighborhood (even if it is just as a renter); otherwise, some ethnicities are told they indirectly may not enter. Do a google search of "Minneapolis ended single-family zoning" or "Minneapolis Freed Itself from the Stranglehold of Single-Family Housing," and you'll find something similar. To their voices, I would add, let's allow all people of race and ethnicity to enter our communities without being forced into a large apartment-style complex some (i.e., NYC) call "PROJECTS." Let's not overcrowd streets by concentrating "PROJECTS." Let's grow IN our neighborhoods. *[Email Redacted]*

The simplistic nature of this survey is unfortunate. Limiting duplexes, ADUs, townhomes, and tiny houses to "up to 80% AMI" is not good enough--you must have an equal number at 50% AMI. Same for lot requirement. Flag lots should only hold cottages or tiny houses. On the question of density, no requirement for <30%AMI is asking for ugly. There is no definition of "limited" frontage. The question re adaptive reuse is pointless, as there is no specification of "a percentage" or "affordable." There is a huge difference between 30%, 50% and 80%AMI. Qualifying the by right options as long as they meet all other zoning requirements is a pig in a poke, as most of us don't know what those are. Generally, I am in favor of all of these options, but am very wary of the vague wording in this survey. There is a big difference in worry and stress between those earning 30 or 50% AMI and those earning 80%. You cannot lump them together. And one parking space per duplex is most unrealistic.

The reduction in parking stall requirements is concerning. While many of the proposed new unit locations are within 1/4 mile of public transit, SLC public transit does not yet allow one to navigate the city or the surrounding area without a car. I hope it will continue to improve, but right now it is unlikely that at least half the residents of these new housing units will not own cars. Where will those cars be parked? Without addressing this, streets and other parking locations could become quite congested.

The quality of residential Sugar house has already been lessened to a point we would not wish to continue. All questions appear to be skewed to assume the only negative is the lack of affordable housing. The existing parking conditions, overcrowding of our once peaceful neighborhoods and the loss of skyline view has gone far enough. Where did the median incomes come from...certainly not our neighborhood. EVER

The quality of life in SLC that many of us moved here for is being destroyed. I don't understand how you figure putting more people in a smaller space is progress, or how those who cannot afford to take care of themselves are going to spend what money they don't have at neighborhood business. SLC has a very difficult time enforcing current zoning laws and I have no faith that they will do so in the future. If these people need affordable housing let them find it in the suburbs. Is that not why we have mass transit. Stop the BS.

The pull quotes in used in this website were ridiculous. A family of 4 needs a 4 bedroom house? A single person can't figure out how to share an apartment with roommates? I was low income for most of my life, and that sounds so incredibly entitled that I have to assume the selection of those quotes was either intentional or people who actually need help didn't respond to the survey. I have seen nothing in these plans that address the following issues:

- 1) Are there any plans to address systemic racism in the system, or will all of these nice affordable units go to white people who don't believe in room sharing? Will it come with demands on banks to equitably lend to POC?
- 2) What are the plans for addressing air quality, water, and other environmental issues which will be further strained as the city is enlarged?
- 3) Is there any possible way that this will address actual housing needs, or will this be a drop in the bucket for a large issue and a boon for developers?

The people that do over the counter permits in our city don't care about if something is attractive. We are getting ugly garage mahal and other inappropriate buildings in our city. I don't support this kind of a blanket overlay without training and consequences to staff that don't appear to care as long as they can check the box "another housing unit added to city today". If we degrade neighborhoods, we will be a city of rental homes. We already have maybe 50% rental homes (have you ever done a survey?) These people want their rent. They don't care if the grass is mowed or 15 people live there, whatever it takes to bring in the \$\$ If you lose the neighborhood pride, the city goes down the toilet. There has to be some continual oversight. Don't hire people who don't care. You didn't mention that most of our already affordable housing stock is being redeveloped in the name of progress, here should be a big penalty for taking out an affordable unit before new unit can be built.

The last question is too open ended. People need to see to the process, but it leaves the door open for abuse by way of number of staff members, salary and job duties.

The key is "affordable." Market rate housing has a place, but the market alone will not produce affordable housing for people at 50% AMI and below (and even up to 80% AMI and below). Let's provide incentives to facilitate true affordable housing in strategic areas. Let's also make sure there is sufficient green space, integration of transportation (particularly transit), and enough bedrooms to house families and not just roommates in the affordable units. Far too many multifamily units in SLC are luxury units and 2 bedrooms or smaller. Let's make sure that alleys and sidewalks are utilized for trail connectivity. People, like me, are willing to live in smaller units if we can access urban green space like trails, school playgrounds, and pocket parks. Let's reduce the parking footprint for multifamily housing as well.

The issue of lack of housing will be a major challenge to future generations and therefore it's vital to be in the forefront before it'll be too late.

The historical style of S.H. has already been inundated with multifamily dwellings, displacing quiet residential homes. A negative effect has been the influx of street parking in residential neighborhoods. Reducing parking requirements in new construction to one space would be increasingly detrimental to neighborhoods. It is the constant concern of home owners who are not able to utilize their street parking for family events and guests when apartment dwellers confiscate those parking spots in lieu of paying the apartment parking fee. The parking fee should be adjusted to be an integral part of the rental fee. Please give adequate consideration to tax paying constituents. Also, you can't give much consideration to the S-Line as a transit positive as it is not currently utilized in any significant manner by those already living in the area. It is too slow; buses and cars take less time and are more efficient. It has been an expensive experiment --a real boondoggle!	1
The city needed affordable housing, so you allowed rich developers to build giant, ugly apartment buildings which are not affordable at all. END THE CORRUPTION and get people involved who actually care about the people of this city instead of lining your own pockets.	1
The builders and companies not being held accountable on the design vs. the actual product being built. If the previous PUD's actually looked like what the plans being put forth things would be ok. But they don't they don't match the current neighborhood, or the environment	1
The 30/50/80% math is very confusing, and only addresses the concept of affordability based on income. But it's a starting point. The definition of "affordable housing" needs to be more comprehensive. Its not enough to be able to afford to rent or purchase a home. What about ongoing costs such as utilities. Those and other factors such as short and long term maintenance should be taken into account. Design is important too. A well designed house can minimize energy consumption through house orientation, proper roof overhang length, strategic size and location of windows, etc. These are properties of passive solar design, and don't require any special equipment or mechanical systems. Furthermore, its not only important that people be able to have access to housing, but housing that acknowledges and addresses the challenges of local and global issues (limited resources, air quality sustainability, etc.). It's a complex issue that requires multidimensional thinking.	1
thank you! I would love millcreek to model what you have done!	1
Stop using our taxes to diminish our property value!	1
Spreading the affordable housing throughout the city is more acceptable than having them all in one housing unit. This spreads the socioeconomic diversity throughout the city instead of resorting to "low income project housing."	1
Sorry to ignore the lengthy process you have already gone through but a more radical, streamlined, and equitable approach might be application of form based code throughout the city with city wide affordability ordinances targeted at people like my slumlord of a land lord who thinks owning some property is a way to make money for his investors.	1

Something that needs to be addressed is design standards, in more than just Historic Zones. I suggest a balance be struck between the housing being affordable and also not made of cheap materials. The design and materials of these homes should contribute to the streetscape and add value to the neighborhood. Just because they are affordable doesn't mean that they should look cheap and last for a short amount of time. The incentive of affordable housing restrictions being lifted should also be balanced with incentivizing sustainable materials and designs that compliment the neighborhood. Mainly, not just infilling neighborhoods with stucco boxes. Potentially an affordable housing design committee could be put into place to aid in the structure design. Lessen the need for a Conditional Use Permit for ADUs - love that - but when it comes to multi-family developments, we need structures that speak to Salt Lake City's culture, not just tan stucco boxes. Thanks for this survey!	1
Some areas, such as 700 east, even with single family homes, seem fairly well suited to re-development or in-fill, of townhomes or du-plex types of buildings, if still mostly in keeping with the surrounding areas. The further away from some of these areas you go, the less these seem to help the situation, since the value of the existing home/ and are not going to be conducive to affordable housing.	1
SLC should be protecting the single family homes neighborhood which are part of our character. Putting more density on arterials increases pollution, left hand turns and dangers to pedestrians and bicyclists. State St redevelopment could increase housing by thousands of units but SLC has stalled it SLC RDA has owned and stalled development of 7 of 15 acres in Depot for decades without housing	1
SLC needs more density, period. We will not survive on single family homes alone, let alone achieve more equitable affordable housing.	1
SLC has been overrun with multifamily, market rate housing. SLC should be working with developers and property owners to increase the amount of affordable housing in existing units. Changing for the allowance of more multifamily in residential neighborhoods without an oversight process is unacceptable. There should be some oversight process between the City, Community Councils, and developers to determine if a unit is right for the neighborhood. I do not oppose ADUs and tiny homes in neighborhoods as long as the property owner is required to reside in one part of the ADU and as long as rent control measures are adhered to in both types. It is shameful that so much development has occurred within the city and yet we are still taking surveys about how to remedy the issue of affordable housing. All developments from the past 5 years as well as upcoming developments should be required to set aside 10-25% of the units for affordable housing.	1
Single family homes will lose their value if you drop restrictions and allow whatever greedy developers want!! Stop taking from those of us who have worked and saved our whole lives!!	1
Salt lake county has already reduced density limits and that has not helped ease the housing crisis, and instead just puts a lot of people on top of each other with smaller units and clogging major roadways.	1
Residential neighborhoods must maintain the look and feel of a residential neighborhood. Increasing density and affordable housing should not sacrifice the character of a neighborhood. Setbacks and frontages are important to the look and feel of a neighborhood.	1
Remove all single family zoning and no parking minimums for affordable units within 1/4" of a transit stop. We need more density immediately.	1

Please completely abolish single family zoning AND parking minimums. More density equals more diversity. Thank you.	1
Please also look at adaptive reuse of unfilled and unfillable retail space. It would have been wonderful if the closed Kmart on 2100 S could have been used for housing instead of turning into a Walmart. We'll probably have more bricks and mortar attrition in the next few years.	1
People move into R-1 residential neighborhoods to get away from high density and apartments. Do not ruin our residential neighborhoods with these proposals. Terrible. Instead revitalize the Glendale or other parts of the city that need help. DO NOT add apartments to R-1 zoning areas. What is the point of having zoning regulations when you have destructive proposals like this. Put affordable housing back on the market by limiting and regulating nightly rentals in the city. There are thousands of affordable units removed and turned into nightly hotels.	1
People buy houses in single family neighborhoods for the very reason that they are single family units. Trying to cram in a bunch of multi-family units into existing single family neighborhoods is not a fair solution to the problem.	1
Parking requirements should be increased not decreased. A number of businesses have been forced to police their lots because the nearby apartments don't have enough parking. Specifically the buildings on 400 S, Hires has had to boot vehicles. Due to the number of apartments in my area our driveway is regularly blocked and we can't have guests because there is no parking. There are a number of locations throughout the valley that could be built on and up without overcrowding neighborhoods.	1
Parking requirements are already too lax. Increased parking requirements of one spot per eligible adult should be required.	1
Our streets are already crowded with parked cars from housing without enough spaces. When the extra spaces end up not being used, residents can still use the space for other purposes that would be prevented if the developer is allowed to fill out in with more units. They unfortunately won't use the extra space for things that increase quality of life for anyone if they aren't required to.	1
Open up the northwest quadrant to affordable housing and expand bus routes. There is already too many parked cars for kids to use the streets safely. There needs to be more stringent 'streets for storage' enforcement. These density measures will make the Westside a development target that will degrade the neighborhood and decrease safety. Being honest these measures are all aimed at the Westside; there will be no impact on the Aves, East Bench or Sugar House. This is the same systemic racism that the police force is being accused of developing the disenfranchised. The aim is to obviously pack more poor people into the areas that are already low income, that, and allow well heeled people to put up ADUs for Air BnBs without much trouble. SM	1
Only allow apartments, townhomes and multi-family units on roads with mass transit, not in single family residential neighborhoods.	1
On several Sugarhouse streets, parking is a huge problem. There are many rentals in this area with multiple individuals/ vehicles per unit. There have been several times when I can't even put my garbage cans in front of my house because a renter or two from another unit has taken up all the space in front of my house. Family who come to visit frequently have to park way down the street. That is not okay! In addition, the main arteries in Sugarhouse are very congested now. In drawing up plans for more units in a given area, traffic flow cannot be ignored.	1

Na	1
My primary concern with adding housing units of any kind relates to lot size and street congestion. Yes, transit is very desirable. But almost everyone also wants/has a car. Parking, driveway space, garage space are at a premium. Lots in my neighborhood are .11 acres in size; an AUD or tiny house may use only a part of that, but possessions - bikes, toys, and other "stuff" take up a lot of space and create clutter that becomes permanent - check out my neighbor at [Address Redacted]! And clutter invites pests. Please be very careful to think in terms of the many different futures this proposal may result in. Not all of them will be ideal.	1
My only concern with reducing requirement for lot sizes is that I do think it is important to maintain green space in residential neighborhoods.	1
My biggest concerns are: 1. Housing by well travelled roads will cause the residents there to be exposed to high levels of air pollution from the traffic. 2. The concentration of low cost housing in an area runs the risk of creating slums.	1
More density is always better	1
Keep affordable housing out of Yalecrest. There is plenty of affordable housing in the suburbs and western part of the city. Communism has no place in America.	1
Just want to emphasize that we need much more clean, new, class, energy efficient low income/income restricted Apts but that don't allow them to become trashy with people that litter, do illegal activities out in open and children running all over unsupervised	1
Just about all of these suggestions should be allowed but they should be allowed across the city without regard to transit proximity. Until every neighborhood shares the housing burden the city is not equal and it's an us against the wealthy neighborhoods feel which is not enjoyable.	1
I've heard that at least one or two units within new builds that should include low income are actually for low income residents. If true, that number is too low. I've got the facts, but it shouldn't be anything less than 20% of every 50 units within an apartment complex .	1
It sure seems like the administration (long term) of the deed restrictions for all of these is going to be a problem for the city. Also it feels like all of the ideas proposed should be allowed as right without having the affordable component.	1
It is essential that such ADUs be located within WINTER walking distance of public transit. Particularly in those areas of the City at higher elevation, with higher depth and more frequent winter snowfall, the risk on on-street parking would prevent effective snow removal, and reduce safety for the current residents. Personal experience with the lack of responsiveness of City building permit personnel, when existing ordinances are ignored by a homeowner, to the detriment of the adjacent properties, has for me created a complete lack of trust that requirements placed w/r to ADUs would be actually administered.	1

It is difficult to answer these questions the way you have them phrased. We clearly need access to more affordable housing in Salt Lake, however, we also need to consider and deal with all the ramifications of adding that housing. We also have a major air quality problem in Salt Lake and traffic is becoming a very, very big issue. Foothill, 1300 E. and traffic to the university and hospital area are growing out of control. Waze and other apps are driving traffic through the neighborhoods. The lack of affordable housing has driven many older children home to the single family neighborhoods already and the lack of parking in the older homes is already filling the streets with cars. Additional density, through townhomes, ADUs or duplexes will only add to the traffic and parking congestion. I do not think we can go with a city wide solution, we need to go neighborhood by neighborhood looking at all factors including historic character, traffic impact and parking availability.	1
Increasing density of housing in many of these neighborhoods may improve housing availability, but would do so at the detriment of some otherwise beautiful neighborhoods that are pleasant to live in. A tour of the Sugar House neighborhood will show you the contrast between owned and rented properties. Duplexes and other rented houses around here are commonly run down eye sores. Tenants of rental properties rarely have incentive to maintain the landscape around the property, and landlords often skimp on such upkeep. I've lived next to two different rental units in Sugar House over the last eight years and have seen the vast majority of tenants to come through these properties demonstrate a near complete lack of respect for other residents of the neighborhood by regularly violating noise and parking codes. Allowing higher density rental units will destroy the aesthetics and livability of Salt Lake's most unique neighborhoods.	1
I'd like to see some high-rise apartment buildings in the city since high density housing options end up being the most environmentally friendly.	1
I would like at least 1/3 of units built to be no higher than 30% of AMI.	1
I worry about increased density limitations impact current multifamily zones in a way that will drive demolition of existing affordable units. Many larger homes in our historic neighborhoods that are zoned rmf30/35 have several affordable units in them, and by allowing increased density it could create incentives to demolish and a net loss of affordable units. Density bonuses for historic preservations could mitigate this.	1
I want the city to make affordable housing stay that way long term. That may mean rent control or something similar. I have heard that our tax dollars go to these condo and apartment building developers to create "affordable housing", but that requirement runs out after 5 years. So the developer gets tax benefits and then reaps the rewards on that property for decades. Unstable housing is a huge financial burden on low income families. Ideally we would help more folks own homes, but the least we can do is not drive up a speculative real estate bubble again. I am also in favor of maintaining more green space for some of these places for urban gardening access.	1
I think we could ratchet down parking to less than 1 for housing units near frequent transit (bus or light rail) and also for those who are likely to need no parking space, for instance senior citizens or disabled residents who choose to NOT have a car for appropriate reasons, economic being foremost.	1
I think there should not be any required parking. Think New York, Boston, San Francisco, and other older cities. All the apartments in downtown SLC, above store fronts, should not be required to provide any parking.	1

I think there needs to be stricter requirements for affordable housing, such as more that 50% affordable units and requiring some housing be reserved for people making less than 80% AMI, as that is still way out of reach for many low income families and individuals (including myself). We have to prioritize affordability over quantity/density of new housing developments or else we are doing a disservice and actually compounding the housing crisis (by increasing rents/cost of housing and continuing to leave out low and severely low income people).	1
I think the restriction on rental/purchase price of housing units, especially with regard to ADUs and flag lots/along alleys, is a little naive to current construction costs. For example, I know the owners of the ADU used in the picture, roughly how much they spent building it and how much they rent it out for. Based on the construction cost (of which permitting was relatively small) it would not have made sense for them to build the unit if they could only charge 30% of 80% AMI, despite having done much of the work themselves. I think this equation would carry over on some level to all new construction units. In this regard I think the proposal favors developers who can minimize construction costs over residents who care about their neighborhood. I am also concerned about essentially splitting lots by allowing alley only frontage or flag lots. The character of these neighborhoods is one of the reasons they are desirable to live in, it would be unfortunate if that was compromised.	1
I think the best locations for cottage/tiny home developments are often not in the locations considered. Other areas should be open to this configuration.	1
I think the aesthetics of the new homes built around the city should be taken into greater consideration when approving plans. All these apartment buildings going up that look identical are not nice and I wouldn't want one in my neighborhood (even though there already are some). I agree there should be denser housing particularly by transit stops but I would personally lean towards tiny houses, ADUs, and duplexes or small townhomes. I live in a single family home next to a really ugly and unkempt 8 unit apartment building from the 1960s and it's not nice. I would much rather have a duplex, townhome or 4-6 unit tiny home or cottage development in the lot next door.	1
I think most things are case by case and all of these eased up restrictions will be good. I don't think putting tons of high density housing all in one condensed area is smart - Pruitt-Igoe is a perfect example of high density housing with good intentions gone wrong.	1
I think it would be ideal if the city could find ways to encourage more affordable housing FOR PURCHASE. It is good for neighborhood feeling, upward mobility, care of structures, and wealth creation if people can purchase their own space rather than rent in multi-unit houses. To this end, I think legislation that allows for "coops" and for multiple-unit affordable townhomes is more desirable than having major landlord corporations leasing multiple-unit homes to a rotating set of temporary residents. Help with mortgage qualification and homebuying support programs could also help. I also think it's important that affordable housing be "nice looking." This means that we can have much higher density, but shouldn't reduce street frontage requirements. We should also encourage the conversion of preexisting buildings from single-family homes to multiple unit structures, so that the buildings themselves remain in keeping with the character of the neighborhood while housing more people.	1
I think all of these interventions are great! I do worry somewhat about the administrative burden of the deed restrictions. I think they are appropriate for adaptive reuse, density limits, and maybe one or two more, but I would support things like duplexes and townhomes to be allowed by right, as long as considerations are in place that they complement the character of the neighborhood.	1

I support using the space that is there to house people. My concern with the information presented so far is parking; my husband and I have 2 cars from before we were married (they're cheap, trust me) and that gives us a lot of flexibility. If only one parking space were provided per resident, where would we even store our other car?? There are so many fees for parking in the wrong places in the city that there aren't a lot of options for residents. Additionally, there would need to be some sort of visitor parking. Visitors are a part of most people's lives and getting towed or charged for visiting someone's home aren't good options.	1
I support reduced parking requirements for affordable housing if and only if access to EV charging is included and street parking is extremely limited.	1
I support measures that will allow more people to live closer to their place of work or school or other services they may need to live a healthy and productive life.	1
I support increasing the density of pretty much every neighborhood, and reducing restrictions on all housing types. This is a good way to meet demand for housing, by allowing new construction everywhere. I also support removing parking requirements and setback requirements. Legalizing construction of all types of housing is an excellent way to make areas more affordable, and reduce the ability of neighborhoods to discriminate against certain classes of people.	1
i support all the development changes that include affordable units, but i am concerned about the tiny homes. i don't want to see tiny homes being used as a substitute for real housing equality. those are fine for transitional, single, or student life, but 400 sq feet is not appropriate for family housing. the city must ensure that there are family-sized units available. I also feel strongly about these developments going up throughout the city so they become normalized and break down some of our neighborhood class barriers.	1
I support all increases in housing density regardless if it was units are designated as affordable or not. In fact fewer regulations of affordability would be even better at increasing housing supply.	1
I support abolishing single-family residential zoning, following the lead of Minneapolis.	1
I strongly support these efforts to densify housing in SLC with the goal of increasing affordable units. I would like to see stronger requirements (not just incentives) for developers to include affordable units in any new high-density construction. Luxury condos are nice, but affordable apartments are necessary.	1
I strongly support expanding all "ease of development" initiatives, and I support growing affordable housing in SLC, but I think there should be distinctions between big commercial developers and those of us who own a house, and might like to build in the backyard. For instance, I'd like to see the "50% of units must be affordable" relaxed for people who either a) do not currently own tons of real estate and/or b) are not looking to build tons of units. Or maybe there's a secondary program running to incentivize non-commercial homeowners looking to expand that encourages the building of affordable housing, but sets the rental price caps to be higher than someone building 3+ units, etc. Thank you! Happy to expand on any of this [Email Redacted]	1

I strongly support allocating resources to allow city staff to administer and monitor affordable housing deed restrictions. I also support these affordable housing uses without conditional use permits, but I think it would be helpful to continue to notify neighbors when changes such as ADUs are planned for their neighborhood. Perhaps this would happen anyway with the permit process? The nice thing about the existing conditional use permit process for ADUs for example is that the neighbors are notified with postcard/letter. For our neighborhood, we did not intend to protest or comment on a recent ADU notification, but appreciated knowing that a future construction project would be happening that would result in a slight increase in neighborhood density.

1

I strongly believe in adding more affordable housing options, especially in (1) areas close to public transit and (2) when the property owner will live in one of the housing units.

1

I really hope this is in partnership with organizations to ensure transportation, shopping, libraries, parks, hospitals/clinics, and other basic activities are accessible to low-income housing families/individuals. I'm from Southern California and I understand how horribly placed these locations were for low-income families.

1

I realize the need for affordable housing however I am opposed to developers that can afford to buy old homes in neighborhoods tearing them down and building apartments (I know we are not talking about apartments here) or other buildings that change the feel of the neighborhood. That doesn't mean modern homes, as there are quite a few of them in my area. I just don't think it is equitable to change the feel of neighborhoods where people have spent their life paying for a house in an area they like and then change the flavor of the neighborhood on them just so some developer can become even more wealthy. I admit most of the ideas you have here look good, I just know that usually by the time this is all done it doesn't resemble how it started. Your plan also increases density and you believe that by not giving people enough room for their car that they will take public transportation and its a nice thought, but even if they use the public transportation they will probably own a car.

1

I put neutral for almost all questions because I support most or all of these zoning modifications as a general rule, independent of whether deed restrictions are part of the deal. I think SLC is focusing too much on affordable housing specifically. I think in the long run, "affordable housing" sounds really nice but has negative unintended consequences. Rather than focusing on promoting so-called affordable housing, I think we'd all be better off if the city just focused on making good zoning decisions (like I said, I support all of these modifications, just not the "affordable housing" requirements that come along with it) and then got out of the way. I definitely don't support using city resources to manage deed restrictions and documentation.

1

I object to these changes because they are as of right. Any substantial changes to the density and character of established neighborhoods should require a review of these projects especially at the outset. Having experience with developers, it is likely that all possible loopholes, and there will be loopholes, will be exploited to the fullest and with no review of projects, these will not be caught. As far as the limited parking, it is a foolish idea that people in affordable units will not have cars. And SLC talks out of both sides of its mouth. The philosophy of limiting parking to force people to use public transit goes out the window when UDOT wants to add a lane to I-80 which will absolutely encourage more car use. UDOT says SLC was super enthusiastic. So until SLC gets on the same page with itself, I cannot trust that these changes will not negatively impact established neighborhoods with no advantages to people who need affordable housing. All ADUs so far are market rate.

1

I love the idea of increasing density. I genuinely wish we could do a Minneapolis and just abolish single family zoning all together. But baby steps right?

1

I live in a single family house facing the street and adjacent to an easement owned by myself, the party across the easement and the lot behind my house, which was historically part of my lot. The easement goes all of the way through to the street behind (8th Ave), which is convenient because of service vehicles sometimes blocking the entrance and also during heavy snowfall. I don't object to the house behind except that parking is sometimes a problem, traffic on the easement is a problem and garbage pickup can be a problem because we all have at least three containers that are picked up on the street. All of us have at least one off street parking space. It's a walkable neighborhood with good public transportation but it does seem very busy and congested sometimes and also dangerous for young children who walk and play in the easement or on the sidewalk that it crosses.	1
I live in a single family home in between 2 apartments with 4 units in each. My greatest fear is newer buildings which do not fit the character of the neighborhood (on the historic register) Will replace them. we constantly have parking issues despite being within walking distance of public transport. I would support tiny houses or cottages going in their place however- with appropriate parking. I have concerns about infrastructure and that the buildings going up are rental units only- there is no path to ownership. If SLC is going to focus on housing- we must provide a path to ownership instead of focusing on rental units only. A good example of how these guidelines are being used for profit instead of solving for housing are the large homes off of 9th near 33rd South. 2 small homes were torn down and 6 McMansions were put in their place. The price tag for those were well above \$300K when they were built. Not at all affordable.	1
I like the idea of increasing affordable housing in our city, but I worry that the "easing restrictions" approach will result in more low-quality development. It's like, "Here, developers: you can skirt the rules if you make it affordable. Nothing is stopping you from making it cramped and shoddy, as long as it qualifies as 'affordable housing'."	1
I hope traffic patterns and parking limitations are being taken into consideration when allowing more families on Arterial roads.	1
I feel like something needs to be done about the affordable housing crisis, soon!	1
I especially approve of development near (1/4 mile) established frequent public transit options, and would make any other additions to density very much more strongly discouraged.	1
I enthusiastically support affordable, high density housing. My only concern is the added stress this will bring to public utilities, schools, etc. While those are obviously completely separate issues, it would put me at ease if those topics were mentioned in presentations going forward. Something as simple as a footnote acknowledging those topics and that they will be planned for in the next phase would be very helpful.	1
I don't think allowing housing to be beyond current height restrictions would be positive for the people in SLC. Additionally, I am concerned about reducing parking requirements where density is increased. It may be necessary to build underground parking structures--not overhead, as that would ruin the look of the city.	1
I don't support allowing housing up City Creek canyon. Let's keep that pristine. I'm not sure what the Northwest Quadrant is or what the land is currently being protected for there. If it can be developed in a way that doesn't ruin necessary wildlife habitats, the affordable housing development there may work. If it could be done using sustainable materials and designed to be sustainable and efficient homes, that would be even better. If it could be designed to be walkable neighborhoods well-connected to public transit, that would be even better.	1

I don't agree about allowing development on private roads without PUD's. I think that will cause a multitude of problems in the future. We deal with subpar situations when rules are adjusted on development. It seems like the once the developer bails, they turn the shared infrastructure over to the City and then we are stuck with bringing it up to code. The turning radius may not work for fire trucks or ambulances. The curb and gutter and storm drain infrastructure doesn't meet the needs. So adjust the standards, but make developers stick to them. They don't care about the community, they care about making money. We need to make sure the city ordinances are protecting residents, not developers.

1

I do think most of these changes would be good to make development easier and encourage more affordable housing where there is demand for it. However, the conditions for a number/percentage of affordable units should be removed - construction should be allowed to meet the specific demand and character of the neighborhood. It may be that higher income populations will move into newly constructed units, but they will at the same time vacate housing that becomes more affordable as the overall quantity of units on the market increases. The incentive should be to encourage development, allowing developers to meet current demands and prevent future shortages of housing.

1

I do not wish to see the character of our Eastside neighborhoods changed by the addition of affordable housing in that location. The reason we chose to live in this area is the very lack of the kind of density that would be better suited to the more urban downtown or Westside areas.

1

I do not support the proposal to reduce the number of required parking spots for units, regardless of their proximity to transit. This proposal ignores the fact that our city does not have a robust transit system and many lower income individuals are dependent on their cars to get to work. Parking garages and dwellings above garages are preferable for now. People will reduce their car useage when public transit is available, but they need the flexibility of owning a vehicle.

1

I do NOT support the densification of single family residential zones in SLCi. I purchase my home specifically because it was zoned R1-5,000 or R1--7000 - I do NOT want the existing RI zones to be changed to multiple family zones and really am OPPOSED to the ADU movement. We already have illegal apartments in our R! neighborhood. There is no enforcement by the city on this leading to run down houses, multiple cars per unit with little on-street parking. It is NOT SLCi's sole responsibility to fix UTAH's affordable housing issue. The growth is way too explosive.

1

I do not believe this goes far enough. Most of these ideas are very reasonable for a growing city and should not be limited to affordable units. I own my own home but I would welcome duplexes, townhomes, etc to my neighborhood. Those who complain about the character of where they live changing are selfish - they already own a home so they do not care about those who do not. If they wish to live in a neighborhood that is all single family homes they should move to the suburbs where land is not so scarce. It is unreasonable to expect everything stay the same forever.

1

I do not agree with deed restrictions requiring affordable housing, or charging certain amounts to certain income individuals for homeowner ADU's. Townhome and larger developments are acceptable, as they often get CBDG monies, tax incentives, etc. It is onerous for the city to impose similar restrictions on homeowners if they are occupying the property.

1

I am not sure if an affordable housing overlay makes sense in foothill restricted.

1

I am firmly against flag lots, and would like to see land developed instead into a small solar farm, either "community" solar or with adjacent homeowners each owning a number of solar panels and the inverter, tied electrically to their individual homes. That second way of developing the solar farm can be done without any change to current state or local ordinances, although each landowner adjacent to the solar farm may have to purchase or lease the land under their solar panels from the current owner. The City should encourage and perhaps facilitate such local solar farm agreements.	1
I am eager to see alley access restored as primary access and smaller lot sizes since I have a large lot. I also think you could have easily put tiny homes on all those extra parkway strips on 900 S between 900 E. and 1100 E. What a waste of precious land just for more grass to be maintained. Just my personal opinion.	1
I am also in support of just increasing density and changing zoning restrictions, regardless of affordable units. The city needs more townhouses, duplexes, 4-plexes and small scale apartments along main roads. It seems like the only allowed here are single houses or giant rental units. More condominiums would also be wonderful, if someone with legal acumen in this country could stop the excessive lawsuits that seem prevent such development.	1
However: DO NOT allow additional -beyond that currently existing- curb cuts/entrances onto arterials; use staff time to "encourage" reductions in entrances onto arterials; any additional curb cuts/entrances should require a conditional use process. DO NOT allow ADUs -affordable or not- in the interior of R1, FR zones w/o requiring a conditional use permit/process; limit ADUs by right to the edges of such zones where there is already an adjacent non-conforming use, or arterial frontage, or lower-zoned area.	1
How long will they be deed restricted for?	1
How is this work be coordinated with the University plan to add 8000 residents to Research Park? Putting 8000 people (an entire new city) in the SE corner of Research Park, combined with the increased density of neighborhoods all around the East Beach, will result in infrastructure nightmares, gridlock, and massive air and noise pollution. There is not appropriate public transportation on the East Beach now and no new development or increases in density should be entertained until this is addressed, funded and implemented.	1
Housing affordability requires solutions other than deregulating the existing zoning requirements. The proposed variances to the existing zoning code will have significant impact on all residential neighborhoods, particularly those in proximity of public transit, without any process in place to evaluate them on a case by case basis. Majority of residential neighborhoods already have issues with rental properties that are not properly maintained by their landlords or their tenants. Allowing townhomes in particular in single family districts with reduced parking requirements will encourage developments that are not compatible in scale or character with the existing neighborhood. Multifamily developments with reduced parking requirements are already negatively impacting their neighborhoods. The City should consider alternate approval processes including differing them to community councils to better streamline the approval process rather than eliminating it all together.	1
Historic district overlay protections should take precedence over any affordable housing overlay enacted.	1

Higher density will destroy the charming walkable neighborhoods in Salt Lake City. Reducing landscaping, increasing traffic and on street parking for the sake of one or two low income units in an otherwise expensive building is the dream of developers, the nightmare of the residents. It will exacerbate rather than reduce the problem of homeless encampments scattered about our parks and streets. Ugly high rise apartments and condos increase the anonymity factor of a neighborhood and decrease health and safety of the sheltered and unsheltered. Claiming that rezoning for density will actually provide significant affordable housing or mitigate the homeless problem is such a cynical ploy by developers and the politicians they finance.	1
Flawed survey. Comments need to be allowed on each question. Complex questions and issues, not to be answered yes/no. Transit: higher density is acceptable when near 'fixed' transit. Bus schedules change & eliminated frequently; developing with this caveat is misleading and unreliable. This is based on voluntary compliance of developers & giving incentives. If serious about providing affordable housing this needs to be mandatory on developers, not breaks. Developers need to pay additional impact fees and taxes because after high density project is finished is when community feels effects, placing a greater strain on dated infrastructure/parking. Set backs, reduced lot size, increased lot coverage and easing of height restrictions have a tremendous negative impact on already existing single family developed neighborhoods; review process is needed, not eliminated. National/Local historic districts/character need to be preserved otherwise SLC is no different than any city.	1
Don't allow new construction to be eyesores for established neighborhood design. The modern box type design looks horrible in a neighborhood of homes with design character. Don't build higher than the original homes in the area please. Unused basement space is not mentioned, why?	1
Do it all! These seem like great ways to encourage infill development and affordable housing in swaths of the city that haven't seen a ton of development. I'm excited for these improvements and I hope they get implemented. Ways to increase economic diversity are always good and will make the city a more attractive place.	1
Density is good as long as walkability and public transit are prioritised.	1
Deed restrictions are a powerful tool, but a program could be very costly and difficult to administer. The proposal could create hundreds of small, one-off affordable units sprinkled all across the city. While that is a great thing for affordable housing, keeping those units affordable, or ensuring that property owners are complying would be very difficult over the years. New housing is expensive to build and difficult to do. Will we really get the amount of affordable housing we need? Is there a more effective method? Could we waive building permit fees for property owners who commit to renovate into affordable housing? That would improve ugly properties and guarantee more affordable housing. How about giving landlords a property tax voucher to make the properties affordable housing? Turning the existing housing stock into affordable housing is the most economically efficient method, rather than building new. Encourage more apartments. Increasing supply can only help reduce rent.	1
Creative density -- urbanization of suburbia -- will be critical in meeting the future housing needs of the city. Melding affordable housing/ADUs/tiny houses into existing single family neighborhoods also has the potential to diversify the city's cultural landscape. Good luck	1
Concern about eviscerating historical and small-family neighborhoods. Parking is still necessary even if building is near transit. City should focus on teardowns in neighborhoods where large homes replace smaller homes. Character of neighborhoods should be considered. Tiny houses do not address affordability. Major concern is about lack of oversight and funding of planning division.	1

Civic enforcement officers cannot even enforce our current rules! Our neighborhood has been inundated with couch surfing, Air BnB, more than 5 unrelated adults living in a household, houses with 13+ cars using our street as car storage, using their house for illegal, large scale filming (adult), using a house as a car repair shop, and many other issues. I worked with civic enforcement for more than three years, through two different officers, and the most that ever happened was warnings were given. We are still living with these issues and now, we have to worry about ADUs popping up in our neighbors yard as they are already on top of us. We didn't move where dense housing and public transportation is expected. We moved to the outskirts of town. Affordable housing isn't affordable, affordable means 'market value.' Landlords charge the most that they can. That is not affordable for the families that need help. Don't wrap this up as a kindness. That's insulting. This is about money.

Character and design of neighborhoods matters more than unit numbers. We could reduce unit number restrictions for multi-family, but I find that some multi-family just don't have the neighborhood feel that is desirable. We need more bungalow-court or cottage style. These lend the intimacy where neighbors get to know each other and build a sense of community. In my experience, this is missing in the design of many multi-family complexes.

Can you consider allowing properties that are currently zoned commercial neighborhood into this overlay zone so more affordable housing can be built? The big deterrent is waiting for zone changes so affordable housing can be built. If there was a faster process for zone changes or for allowing land that is currently not zoned multi family to fit into this program, then more affordable housing could be built a lot faster. I think you should look at vacant land on a case by case basis and consider allowing the tedious and long zone change process to be waived and allow the land to fit directly into a low income multi family housing project if it's within a reasonable distance to transit and other community services. The cost for building a low income unit costs the same as building a regular income unit. I think there should be grant money or funds given to the developer to help pay for the construction of the low income units so that low income projects can be justified.

Can we also incentivize these developers/property management companies to build in UTA passes into the rent? We talk about have a transit corridor S-line, but we don't incentivize from the beginning to have it used. If they are developing multiple unit within 1/4 of transit it should come with a pass. Parking is the main concern of the community and need to have solutions.

Can parking requirements be decreased to less than one stall per unit if those parking spaces are offset by the increase of green space within apartment complex developments?

Because Salt Lake City is afraid of developers and perhaps backlash from the Utah Legislature, they won't require developers to provide affordable housing as part of the development approval process. So because you have not done your job, you are going to foist responsibility for affordable housing onto single-family home owners. And you are going to do it without any kind of conditional use process (that is, without informing surrounding neighbors) that the house next door (or behind or across the street) is going to be expanded to three homes. And all of them could be rentals. You are taking home owners' largest financial investment, their quiet enjoyment, security, property values, etc., because you, the city, are afraid to require multi-family and commercial developers to do their part as good citizens by providing affordable housing. Shame on you.

Based on the City's past enforcement of zoning regulations, the Administration and the Planning Department are hopelessly naive about this concept. Easing restrictions is throwing the door open to unscrupulous developers and opportunistic property owners that have no interest in the health, safety and wellbeing of the neighborhood. We've already seen homeowners that intended to use ADU's as air B&B's and transient housing. Do the people that come here for a few days to ski have any concern about the increased auto traffic and pollution they bring into the neighborhood? Not a chance. This neighborhood does not have adequate streets and parking as it is for permanent residents, let alone the capacity to safely accommodate daily traffic to the U, U Med Center, Ft. Douglas, etc. And there is no hope of ever having a quality public transit system. The neighborhood is already under intense teardro wn pressure which is increasing the density. This proposal will only devalue the neighborhood.	1
Aside from the altruistic aspects, what is the motivation for a owner or developer to build out areas that may be problematic construction wise if the return on investment is reduced	1
As far as I know, to rent a house in these neighborhoods (as opposed to an apartment or townhouse), the prospective tenants cannot be more than 3 unrelated adults. I've never understood this. It seems geared toward restricting young people with jobs from living in a house with roommates. Are there any plans to ease up on this restriction? 4 people with incomes paying rent on a 3 or 4 bedroom house is really affordable and really secure for landlords, and as it stands people have to bend or break the rules to pull this off.	1
As a single professional it has been nearly impossible to find affordable housing that is close enough to downtown to allow me to live without a car, which is a high priority for me from an economic, environmental, and health perspective. Many workers would love their own tiny space downtown, without requiring parking space or adding to neighborhood parking density. For most of us, market rate apartments currently available require 60%+ of our income, which is not doable long-term. We don't want to become burdens on the system down the line! We want to live within our means and scale back square footage and excess as needed while still contributing to Salt Lake's economy and living with autonomy and dignity. The focus needs to be on workers, or retirees and others 'defending their spatial sensibilities (uh-hem, entitlement) will effect environmental and economic ruin for many beyond themselves. I do, however, agree that there should be restrictions on cutting down large/old trees.	1
As a homeowner in Sugarhouse, I want this area to be accessible and affordable, and believed that having diverse housing strengthens a community, and keeps it from being a homogenous elitist bubble. I want all types of families from all backgrounds to experience what Sugarhouse has to offer, and to become part of our community.	1
Allowing for a variety of housing types is critical to addressing affordable housing. However, the focus needs to be on the provision of both for-sale and rental housing. The city needs to create a pathway to home ownership to provide stability for first-time home buyers and the neighborhoods.	1
All of these proposals seem like sound ideas to increase the supply of affordable housing in SLC. I know that I do not live within SLC proper, so maybe my opinions are not as valuable in this survey as those of city residents, but when I moved to the Salt Lake area last year I was forced to look outside the city limits to find housing I could afford. Even then, it was a struggle. I would have much preferred to live in SLC if affordable housing was available. I would also like to see special attention paid to increasing affordable housing supply near the U campus, because many students (including myself) have to commute from miles away, and it would be much more sensible and sustainable if more students could live affordably near campus.	1

Affordable housing should be especially prioritized near transit stops. Transit should provide mobility to all, but particularly to those who cannot afford cars. 1

Affordable housing needs more than one parking space per unit. Take a drive down Wilmington and look at all the cars parked on the street. These are the overflow cars from the housing units in 600 E. 2200 So. The majority of families have TWO cars, not one. Be realistic when designing these multi-family units. Do the research and base the design on the actual data... not a pipe dream. Neighborhoods don't want to be overrun with parked cars. It impacts traffic, pedestrians, bike routes, garbage collection and snow removal. 1

Affordable housing is incredibly important and I think all of these ideas could be viable. I do want to say though, that I would be very disappointed if all future affordable housing were to be located on arterial streets. Noise and air pollution already disproportionately impact people living near or below the poverty line. 1

ADU's, Tiny Houses etc are already ruining the single family neighborhoods near the University of Utah . The reality is the student population requires vehicle parking and can frequently be in conflict with noise/partying issues not conducive to families living comfortably in these neighborhoods within a mile of the campus. By relaxing the requirements for ADU's , Tiny Houses you are only making a bad situation worse and those families trying to live in the UofU proximity neighborhoods will be pressured to move out to escape the negative student parking and partying associated with the off campus housing your ADU and Tiny Houses promote. Idea: draw an exclusion zone for the ADU/Tiny House zoning in those neighborhoods within a mile of the U of U campus. Thank you [Name Redacted] 1

1) I don't understand the adaptive reuse component. 2) I oppose the continued construction of these modern megaplexes. I'd like to see the character of residential neighborhoods maintained as much as possible while encouraging affordable housing. Stop tearing down old houses to replace with new, modern monstrosities. We will look back in 10-20 years and cringe. 3) I do not think deed restriction on home ownership is a good idea because it prevents new homeowners from building equity. It's a process that sounds good upfront but ends up causing more long term harm. 1

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Answered: 170 Skipped: 122

ObjectID	CreationDate	Comment Form	Name
1	1/28/2022 18:55	I clicked on the 3 options. Nothing came up.	James Webster
2	1/28/2022 19:51	Would this overlay be placed on all zones mentioned in the summary? Just some? Will this include a map to show where the overlay is applied?	Anonymous
3	1/28/2022 21:35	I think the proposed amendment to allow townhouses, 3-4 unit buildings, and cottage developments on parcels that are currently zoned for single or two-family home is paramount. I think the radius from high frequency transit should be extended up to half a mile. I would like to extend this allowance to even more neighborhoods, particularly in Central City and in Sugar House. We should be mindful of displacement pressures in the west side, but we should also seek to eliminate single-family (one-plex) zoning, in order to provide not just affordable, but attainable housing long term.	Browne Sebright
4	1/28/2022 22:22	Too many city policies and aggressive tax structure make living in Salt Lake City unaffordable even if you already own a house. We all know housing cost are out of control and these proposals will do precious little to change that. Many more changes to zoning would be needed. Height limits in many zones should be eliminated. Minimum lot sizes should be eliminated. Allowed densities should be increased throughout and higher densities required in certain zones. All the regulations for buildings and construction also make housing less affordable. Affordable housing needs to be distributed throughout all neighborhoods in the city and all zones. The practice of subsidizing housing is really a subsidy for large property owners and results in higher housing costs for everyone else.	Keith Jensen

5	1/28/2022 22:26	<p>Affordable housing concept should not be a privilege only for developers, but also for landlords. For example, currently SLC only allows up to 3 unrelated adults renting a house (Single Family Residential). This threshold should be increased to 4 or 5. ie: Millcreek city allows up to 4 and West Jordan up to 5.</p> <p>Apartment complexes should allow a higher % for affordable units. Most of these new builds only allow 5-10% of the total units to be affordable. Obviously there will never be enough affordable housing. Imagine from 30 units apartment, only 2-3 that are affordable. This capacity should be increased much more, maybe to the extend of 30-40%.</p> <p>Parking issue: Why parking requirement should be reduced? It should be the complete opposite, it must be enforced! If the developers can't provide enough parking, residents will start taking parking spots from other houses and that's wrong.</p> <p>Building height: Must be enforced to avoid view blockage from surrounding properties.</p>	Ingrid Blankevoort
6	1/29/2022 1:01	In my quick review, this ordinance seems well thought out and will be a positive change to build more affordable housing.	Peter Corroon
7	1/29/2022 16:30		Diane Whittaker

8	2/1/2022 16:09	<p>We need more affordable housing, period. We need to be more open minded to higher density housing, ways to be more progressive in how we approach housing and transportation, how we staff city planning departments....everything. It's time for SLC to grow up. I get it, we have air quality issues, we all want to continue to have views of our mountains, none of us want it in our backyards. But the density is coming, whether we like it or not. So it's time we own up to it and find solutions. ADUs and MIL units need more approving, we need more city planning staff to review and give feedback, etc. In general, reviewing these plans, I'm happy to see we're beginning to entertain ideas that take us in the right direction towards giving people the option of affordable housing. I absolutely hate seeing that our housing situation is making us California 2.0. Deny it all you want, but when 1700 sq ft north of 4500 south costs \$800k, we are a few short years of California property costs.</p>	
9	2/1/2022 16:58	<p>My first thought is will the developers pass the cost on to us? My experience as a renter in Utah has been landlords don't care what the cost is, they care what they can get. The rent on the home I was renting last year went up 14%. When I asked for the reasoning behind it, he said it was because they knew they could get that rate. I am skeptical developers will "do the right thing" and keep costs low for buyers.</p> <p>This has been the approach for years, but housing in Utah has only gotten worse. If I had bought a 4 bedroom and 2 bath home in sugarhouse 5 years ago, the mortgage would be the same or less than the standard rate for a one bedroom rental in Salt Lake. I can't afford to live in the city I was born in, either renting or buying. Neither is a realistic possibility for me anymore without greatly sacrificing my quality of life.</p>	Michelle King
10	2/2/2022 20:49	<p>While I understand that there must be many complicated processes in assuring the path to increased affordable housing, I think it is necessary to inform the public why there are roadblocks to requiring developers to prioritize affordable housing rather than just giving them the option to. Because housing options are so elusive and SLCs population is booming, I think it is hard to understand why affordable housing during development is not a requirement and simply an incentive based choice.</p>	

11	2/3/2022 23:15	These affordable units need to be spread out throughout the city, not isolated strictly on the West side of Salt Lake City, or the North West Quadrant.	Angela Morgan
12	2/4/2022 0:51	How or what/who, determines what affordable means? So far in this valley affordable housing has remained out of reach for those who need it most.	
13	2/7/2022 5:18	I think this document is great and I fully support the approval of the overlay. Great work! Kudos to the planners working on this.	Turner Bitton
14	2/9/2022 23:50	I fully support this proposed overlay. I would note that changes should apply evenly between the east and west side. Affordable housing incentives shouldn't just be in the lowest income parts of the city. I would also note that the city could couple these provisions with other policies to ensure that there is no net loss of affordable housing and that ensure that renters who might get displaced by developments can return to their neighborhood in the new units ("right to return" policies).	Alessandro Rigolon
15	2/12/2022 16:40	I fully support an affordable housing overlay. We need to change the trajectory of our city which is quickly heading to pushing out middle to low income. That is not the type of city I want to live in. Let's actively do something to change that and show all people matter. Thank you for considering this!	Dana Williamson
16	2/15/2022 23:31	The Utah government has CAUSED housing prices to skyrocket by actively working to bring hundreds of thousands more people to Salt Lake County. The solution is NOT to fill the valley with tiny apartments and turn Salt Lake into another New York City. The solution is to prioritize the quality of life for Utahns who already live here instead of bringing in more people to exacerbate demand on roadways, water, and housing.	Dayna Stevenson
17	2/15/2022 23:33	Much much more needs to be done to create affordable housing options.	Sharon

18	2/15/2022 23:36	Though I appreciate the city taking input on these proposals and for adding language that delivers what is known as "missing middle" housing, I feel as though it does not go far enough to allow a diversity of housing types that can provide density to neighborhoods without affecting what is pointed to as a reason against these types of homes, "community character." I was lucky enough to live in a quad-plex in a single-family neighborhood that fit in very well and really led to a sense of community (sadly, it was built in the 1920s and had a landlord that neglected its upkeep). However, even with this change in building codes that allows for more of this type of construction, I am afraid that the requirements to construct these sorts of housing will restrict the ability for this housing to be built. I don't want to see this turn into another ADU-type ordinance where it's so exhaustive and expensive to get it approved that virtually no one but a few people build them.	Arenui Anderson
19	2/15/2022 23:37		Daniel Egbert
20	2/15/2022 23:38	While this seems nice it needs other things to go along with it. Stop giving permits to build luxury apartments and condos. Figure out ways to help keep rent affordable for everyone. Salt Lake City should work to raise the minimum wage in the city. The city should work to get approval from the legislature to allow rent control.	Chris Butler
21	2/15/2022 23:52	I wish you would _require_ any new apartment buildings to include some units that are reserved for affordable housing. I lived in a city that required 10% of units to be dedicated to affordable housing and it quickly solved the problem. Otherwise, this looks fine. I'd rather see new buildings being built than to have existing single family homes divided up into multiple units. That causes parking problems and forces people who need bigger homes to move out to the suburbs, creating more traffic and pollution problems.	Kelly Paz Soldan
22	2/15/2022 23:58	This is a very complex document. I know there is probably a summary somewhere in there but it needs to be highlighted additionally. Only an urban planning expert can really understand this although I tend to be generally supportive. Thank you.	Peter Margulies

23	2/16/2022 0:11	We of the leftist party of Democrats should stop hiding that we care about others opinions. We should bond and tax and do what we want without public commentary. I mean we already engineer surveys and comments, that's a waste of our time. Let's just be honest for a minute and just do what we want.	Karl Marx
24	2/16/2022 0:15	I prefer single family dwellings. Problems come when too many people live in close housing arrangements. We need less rentals and more home ownership. People take better care of their homes, land, and community if they have a stake in it by owning it.	Scott B. Christensen
25	2/16/2022 0:29	Do whatever you want. You're turning the whole city into one big, ugly conglomeration of "luxury apartments" for more people to crowd into. Iconic areas like the neighborhood on 100 S, west of 6th West to the railroad tracks--city-owned land--is going to be made into more apartments. So, yeah...don't mandate anything! Just price the little guy out of the city. To hell with the little guy. The Point, on the eastern edge of the airport has filled up with folks who've been priced out of their apartments. Don't you just wish us old folks on fixed incomes would just catch Covid and die?	Mike
26	2/16/2022 0:47	Tiny houses are becoming popular. How about tiny apartments?	Michael Wren
27	2/16/2022 0:51	buildings should be able to have a .5 density increase for ADUs. I recognize that all single family dwelling were given and automatic ADU but in the case of a duplex and there is adequate space on the lot there should be the opportunity to add another studio/unit. Studios offer housing for two people with minimal footprint.	Bert Ankrom
28	2/16/2022 0:53	I'm all for the creation of ADUs, allowing additions above garage for rental, legal mother-in-law apartment rentals, etc to best use the space already allocated. I feel strongly that new development must provide parking, however, as one of the beautiful parts of SLC and the surrounding neighbors is a lack of horrible traffic congestion and parking shortages.	Matthew Poppe

29	2/16/2022 1:00	As a home-owner in Central 9th, I am concerned that too many "affordable housing" units getting built in our neighborhood (or any particular neighborhood) will harm the property value of my market-rate home. As a single school teacher, I saved until my 50's to be able to afford a very nice home. This is my critically important investment, as it is for my neighbors in our development, as well. How can affordable housing development be distributed more equally among all of our downtown and near-downtown neighborhoods so that diverse levels of affordability is a norm in every neighborhood (not just the west side)?	Elizabeth Hensler
30	2/16/2022 1:58	I do not support this proposal. It is not reasonable to change zoning on families that have put a lifesavings into a single family home and leave them with the burden of sudden zoning changes that decrease value and quality of life. The developers in Salt Lake throw up cheap housing and walk away. Accessory dwellings become short term rentals and, no matter what anyone says, there is no reasonable way for neighbors to deal with a nuisance property as there is no enforcement. Once these buildings are done there is no way to turn back. Make a plan that requires increased quality and improvements to the community such as green space and adequate parking. Make developers contribute to police, road repair, fire safety and public transportation before they walk away with quick profits and leave the neighborhood to deal with the mess. If we don't slow down the city is going to be in the same mess as Sugarhouse, once a lovely place to live, and now is a nightmare of traffic and orange cones.	Carol Ballou
31	2/16/2022 2:19	Affordable overlays are fine but the city needs to radically change its zoning to permit much greater density and reduce parking requirements *everywhere* to keep middle class families like mine from being driven out of the city. Stop catering to wealthy homeowners and busybody planning commissioners, legalize dense housing citywide.	Casey Walrath

32	2/16/2022 2:25	I bought my house in the Liberty Wells neighborhood because I was priced out of the Avenues where I grew up and Sugar House which had also become too expensive. It is hard to ignore that the development overlay zone excludes those fancy neighborhoods and threatens to ruin my neighborhood with ugly 3 story "townhouses" for rich people. The sideways townhouse at 620 E 1700 S is a blight. My worst nightmare is that the cranky old woman next door is going to die and some developer is going to knock down her shabby house and build a monstrosity on the lot. Affordable housing is by definition small with little potential to expand. Build tiny houses among the tiny houses that are already here or allow MIL apartments, but no more of those looming 3-story townhouses. Large houses will NEVER be affordable. Build two beds/1 bath/900 sq ft, keep "investors" from buying them and outlaw short-term rentals, and they'll be relatively affordable forever.	Amy Brunvand
33	2/16/2022 2:50	Please stop wasting tax dollars on Subsidized housing. It doesn't help and only makes things worse, it's an unending race to the bottom which SLC cannot afford.	Ira Hinckley
34	2/16/2022 4:24	I am for sustainable and affordable housing. If all someone can afford is a smaller home, then we need them available for people.	Linley Baker
35	2/16/2022 5:43	I apply and no response for 3 years	Aura caro
36	2/16/2022 6:21	Stop building in Sugar House and 2100 S. Start developing the west side off of the 80. The traffic is unreal. Plus the traffic lights don't let enough cars turn left on left only lights. It's such a joke. Do the people who work for Salt Lake City even live in Salt Lake City? Gees!	
37	2/16/2022 6:25	We need DEEPLY affordable housing that doesn't look like 60s and 70s era Eastern Bloc design. We need good construction and infrastructure	

38	2/16/2022 7:30	I don't have much time to look over the proposal in detail, but my input at any rate is this: zoning should be abolished entirely except to encourage the development of affordable housing. This proposal is a good one if it even just takes a step in that direction, but total abolition of zoning is this citizen's preferred policy. There should be no height limits (below, say, five floors) anywhere. Death to suburbia (I assure you I mean this without any irony). Let Salt Lake City become as dense and urban and eco-friendly as physically possible. Cheers!	Atticus Edwards
39	2/16/2022 13:25	I understand the need for affordable housing in Salt Lake City and support it, however I am greatly concerned in the number of rental units that have been built and are being built in Salt Lake City. My preference would be that these changes apply to owner units and not rentals. Rentals traditionally have a history of degrading a neighborhood while ownership promotes pride and the property is better maintained. Please don't destroy our single family neighborhoods by adding in more rental units make these units people can actually afford to own.	William Brass
40	2/16/2022 16:12	We need affordable housing but not just high density housing. There are older homes that could be restored.	Pamela Carson
41	2/16/2022 17:16		Ryan Sheffield
42	2/16/2022 17:20	I get it, but where? I'm amenable to these changes in zoning and I understand the need. But, I live in a single family home in a neighborhood of multiplex apts and single family homes. How would this work here?	Marshall Baillie
43	2/16/2022 17:34	I support affordable housing developments in the plan. Without government support for housing options Salt Lake will continue to have a labor shortage as well as other long-term problems like homelessness.	Annie Studer
44	2/16/2022 17:58	This is a densification plan and not necessarily an affordable housing plan. I like the idea of allowing additional height in multi-family zones. I also like the idea of making it easier to make two homes on one lot in single family zones. I'm not convinced deed restrictions will help anyone but property owners, especially in rental situations. With current County median incomes landlords will be able to charge \$1500 a month and hit that 80% AMI target. The only affordable component I see about this is raising the housing stock. But if we don't develop ownership products, we'll continue to see home prices increase.	Nigel Swaby

45	2/16/2022 18:53	<p>The key to affordable housing is to make it "affordable." Determining what is affordable is difficult. I think Florida could have the right idea. They are designing campus type living facilities for the homeless and those struggling to pay rent. The campus style includes housing, job training and nearby employment opportunities. This eliminates the need for transportation to and from work. I think we need some type of model that incorporates nearby job training and nearby employment opportunities for those who can work. With inflation, it's not just paying rent. There are so many other monthly bills, food, daycare, utilities etc. Please take into consideration a campus-type plan, that could address more than just the housing.</p>	Peggy Clark
46	2/16/2022 19:32	<p>Affordable Housing does need to be included in PUD's now if they're ever going to happen. If Affordable Housing is included in new PUD's it won't affect property appreciations within those area's which is what really needs to occur. It would lessen the NIMBY aspect that is associated with Affordable Housing.</p>	Brian Stillman
47	2/16/2022 21:21	<p>Good start but doesn't go far enough.</p> <p>End racist Single Family Zoning and off-street parking minimums. Its the correct policy move, will encourage more density and affordability, make alternate transportation more viable, and result in a more livable city.</p> <p>We can't wait to make these changes, developments that are under construction now will be with us for generations. If we maintain the levels of car use we support with city policies now, we have no hope of adequately addressing the climate and air quality crisis we face, even if the regions automobile fleet was electrified overnight.</p> <p>The time for baby steps and endless public comment is far past. There was never this level of public engagement when the auto industry successfully lobbied to turn our once great cities into conduits and storage for personal vehicles. We need to restore our vibrant city.</p> <p>Thanks for taking the time to read this manifesto.</p>	Zachary Dussault

48	2/16/2022 21:28	We are concerned about the proposed overlay to our SR-3 zoning that would increase density for our special zoning. Incentivizing developers to tear down historic bungalows on our small courtyard street in return for increased density would be an unfortunate outcome for a special place that has been zoned appropriately as SR-3 to protect its special character. We believe that Salt Lake City values the special character of some of our unique neighborhoods and values diversity in housing types. Changes like this overlay zone could inevitably and irrevocably change what makes some of our neighborhoods unique and diverse. The unintended consequence of this proposal seems likely to further the homogenization of building types and seems tantamount to a rezone, without paying attention to the unique aspects of each zone as would be the case in a typical rezone or changes to a particular zone. We strongly believe that the overlay zone should not be applied to SR-3.	Jennifer Ellen Mueller
49	2/16/2022 22:32	Best and quickest way to get affordable housing is open up tens of thousands of acres in the west and design an appropriate mix of high density affordable near high traffic corridors (that can handle the increased traffic) and single family big and small sized homes. NICK time to design a beautiful 100,000 residential plan!	George Chapman
50	2/16/2022 22:40	I love it! Impressive work.	Shawn Teigen
51	2/17/2022 17:07	Affordable housing is needed, but this plan seems to encourage more high density projects in already crowded areas rather than encouraging development in lower density areas. The need for lower income residents to have access to public transportation could be met through additional bus routes to increase mobility without cramming more people into already crowded areas. Furthermore, as we have seen in the last few years, higher occupancy construction near public transit corridors has NOT decreased motor vehicle traffic and there is never enough off-street parking for these multi-unit properties, so that already congested roads are further impacted by on-street parking. The exception to this might be the apartments built on the S-line in Sugarhouse. Until the City creates a real plan to improve air quality and address water shortages, it makes no sense to continue to build high density housing in already crowded areas.	Trace Daniels-Lerberg

52	2/17/2022 20:02	How can I go about getting my neighborhood exempt from future ADU projects?	Diane Whittaker
53	2/18/2022 1:39	While this does not go far enough to support affordable housing development it is a very promising beginning and I am fully in favor.	Marley Sage Gable
54	2/18/2022 16:13	<p>I am all for increasing density and adding options for affordable housing, especially in areas closest to businesses and along collectors / arterials. But I have two concerns:</p> <p>1) I am concerned about less design review. Currently, many completed projects in the city, in my opinion, are rather ugly. If there is less design review, new buildings will likely be even worse. Design review is not the limiting factor for development. Either that or the design review itself is flawed. What is wrong with a design review of 4-6 months if it ensures quality design?</p> <p>2) The downtown of SLC is dead - it is the least active downtown I have ever seen in my life. How about some more affordable housing here, where people can truly walk? The area is full of parking lots. These land owners should be penalized for not developing the land. Perhaps that is the goal of the "Allow Additional Housing Types" Goal, but this seems like an afterthought in the document, rather than a priority.</p>	
55	2/18/2022 16:24	<p>I am all for increasing density and adding options for affordable housing, especially in areas closest to businesses and along collectors / arterials. But I have two concerns:</p> <p>1) I am concerned about less design review. Currently, many completed projects in the city, in my opinion, are rather ugly. If there is less design review, new buildings will likely be even worse. Design review is not the limiting factor for development. What is wrong with a design review of 4-6 months if it ensures quality design?</p> <p>2) The downtown of SLC is dead - it is the least active downtown I have ever seen in my life. How about some more affordable housing here, where people can truly walk? The area is full of parking lots. These land owners should be penalized for not developing the land. Perhaps that is the goal of the "Allow Additional Housing Types" Goal, but this seems like an afterthought in the document, rather than a priority.</p>	Jeff Alls

56	2/19/2022 19:12	I'm opposed to rezoning residential areas for building of apartments. Each case should be looked at individually with input from those affected. Thank for this opportunity to comment	Cindie Walker
57	2/20/2022 21:08	I am not in favor of allowing projects to do away with parking, thus forcing more cars to be parked on the street. Additionally, one of the best aspects of SLC is our mountain views which taller buildings directly inhibit.	John Gibson
58	2/21/2022 3:23	I appreciate that efforts are being made to increase the amount of affordable housing. Are these incentives sufficient?	Rebecca Noonan Heale
59	2/21/2022 18:28	Most of the proposals seems reasonable. There are people in my neighborhood that would love to buy a home, but they've been priced out of the market. They have good jobs that are the kind of jobs that housing in my neighborhood was built for people with income levels like them. I would like to know more about housing on land zoned for institutional use. At least two elementary schools in this area use a public park as part of their playgrounds. It is likely that one of them will be closed un the future -- unless more people with young children can afford to live here.	Russell Weeks
60	2/24/2022 2:36	<p>"Affordable housing," meaning "below market-rate housing" just gets in the way of increasing the housing supply to meet demand. If you actually really truly care about driving down the cost of housing vs. just sounding like you do, then the thing you should be doing is to make building more housing easy for builders through less red tape and more open zoning. Making things more complex with incentives to make up for below market-rate housing is a sub-par solution. It also hurts the middle-income people because they won't be poor enough to qualify for the below market-rate housing but not wealthy enough to afford the market-rate housing. Letting builders build various kinds of housing and the market to set prices allows different price points to emerge naturally.</p> <p>Markets actually work if you let them. (Also, your website is poorly designed because typing very much ends up hiding the submit button.)</p>	Lance Spencer

61	3/2/2022 7:48	This is going to be brutal for Westside neighborhoods. Put these programs in Magna, West Valley City or somewhere else that can absorb the traffic and on-street parking. The roads and bike lanes become so unsafe and non of the multi-family homes use transit they just stack cars in the streets. There will be 8 cars per household with no off street parking. No parking enforcement. This is a only happening so developers can squeeze more money. Act in the interest of the citizens of Salt Lake and leave our low density neighborhoods intact.	Brian Burgfechtel
62	3/2/2022 16:40	This is good. I feel the housing supply needs to be increased by any means necessary whether that is million dollar triplexes - and perhaps more condos - infill and "mother - in- law / multi family".	Chris Collier
63	3/2/2022 22:00	I'd like to know how to prevent additional ADU permits in my neighborhood	Diane Whittaker
64	3/4/2022 1:15	Thank you all for your hard work. I really like the idea of being able to provide affordable housing in the areas proposed. As an owner of an enormous lot with just a single family home, I will participate in this incentive to build 4-8 townhomes on my lot.	Luis Gutierrez
65	3/7/2022 8:30	There's a reason why developers have restrictions, especially when it comes to height and not depriving established neighbors of light. Please don't allow the rules to be bent just because it feels good to help the less affluent afford housing. Instead you should find ways to discourage people from crowding into Salt Lake -- please don't offer incentives for business to relocate here, etc. If we discourage people from coming here then the market will correct itself when there is less demand. Growth for the sake of growth is like cancer, and how big do you want SLC to become? Half a million, two million five? Eventually it has to stop and now is the time to limit growth.	Mark Porter
66	3/7/2022 22:01	We need DEEPLY affordable housing in Salt Lake City. There is no evidence that incentive programs for developers make housing more affordable. If the developers don't use the incentives, all we get are more high end units, perpetuating the problem. This overlay also reduces green space in the city, so we also get worse air quality and worse urban heat island effect with these overpriced units. We MUST do better than this.	Christy Clay

67	3/10/2022 23:00	<p>A few thoughts: in explaining proposal would be helpful to have visual examples of what current limitations would allow and then a photo of what would be allowed under change. Words alone is not enough. Also how will we know the changes are benefiting residents and not just developers? Need to ensure that such affordable housing is available to families where children can safely play. Too often developers only want to build units for singles and couples without children. Finally, concerned that one incentive was waiving public input to such developments. That does not further the creation of livable, affordable units but rather allows developers to ignore the community that they want to house.</p>	Dorothy Owen
68	3/16/2022 15:23	<p>Sharing a new report that was just published on the economics of all-electric new construction in Utah. Electric housing reduces energy burdens and is more affordable than traditional builds. Incentives should only go to all-electric construction.</p> <p>The study evaluated new single-family and low-rise multifamily property types in Utah specifically and found lifecycle financial savings in every Utah climate zone for each technology package evaluated. The use of efficient electric technologies such as heat pumps was central to the analysis and its findings.</p> <p>E3 Quantifies the Economics of All-Electric New Construction in Utah February 15, 2022 https://www.ethree.com/economics-of-all-electric-new-construction-in-utah/</p>	

69	3/20/2022 16:26	I have read each word of this proposal, and I stand firmly against it. Tearing down homes on the tiny lots in the Highland Park historic district to make way for developers to build four-plexes would absolutely destroy the character of the neighborhood. You can't have cute, nearly 100 year old homes with families living in them and intersperse them with four-plexes, built out to the sidewalk and property lines, and maintain any sort of neighborhood character, feel, or cohesion. The place for denser housing is NOT in our old, well-established neighborhood. The infrastructure can't take it! These narrow streets can't take the additional parking pressure, car traffic, and general nuttiness that accompanies that many more people. This proposal would kill out neighborhood.	Liz
70	3/21/2022 22:13	These incentives need to also apply to incentivize developers to build condos that can be individually owned instead of only rental apartments.	
71	3/25/2022 14:27	<p>I fully support the intent of these proposed changes--I too want to see housing become dramatically more affordable in SLC. Unfortunately, it sounds like the means of accomplishing it has already been determined. I would just urge in the strongest possible terms: don't complicate the zoning code further, and don't increase the amount of money developers have to spend on legal services to ensure they're in compliance. That reduces the speed at which new housing can be built, and we're already behind! It's time to pull out all the stops.</p> <p>I realize this is unlikely. I realize that the public's social desirability bias causes the majority to think a percentage of new construction to include low-rent units will help affordability. It won't. It will slow the rate at which housing gets built, which makes the problem worse. Please, instead, consider upzoning across the board, coupled with housing vouchers that allow recipients to choose where they live.</p>	Jordan Kohl

72	3/26/2022 5:49	<p>The affordable housing idea draft, while it is a start, has tons of short-sighted, especially in the SINGLE- AND TWO-FAMILY ZONING DISTRICTS proposal.</p> <p>Some issues that did not get addressed:</p> <ul style="list-style-type: none"> - Parking, and traffic. While the idea of "add more density housing, as long as there is a high frequency bus stop" is great, but that does not mean that the person that live in this high density housing will not have a car, or two cars, either. Parking in many places in Sugarhouse is already bumper to bumper - On page #32 "The units could be rentals or owner-occupied." This is a huge loophole. Anybody with deep pocket can easily exploit this housing crisis issue by building high density townhomes and renting them out at high price. There is no clawback stipulation anywhere in the proposal, that if within X amount of years, if the townhomes being built are stopped being accessible to 50% less AMI, that the building will be red tagged. 	irwan
73	3/28/2022 6:19	This overlay does not work, it is just a map.	Kevin
74	3/28/2022 22:52	I support the proposals generally and especially agree with the proposal to allow residential housing on property now zoned Institutional. I believe it would be reasonable to allow even somewhat more dense housing construction on such properties.	Susan M Olson
75	3/30/2022 22:14	It won't let you leave a comment in any length in closes down can't submit. Which people give up trying	Margaret Holloway
76	3/31/2022 14:50	The Liberty Wells neighborhood is rapidly becoming an unaffordable playground for the wealthy as they move west from the east bench, at the expense of poorer, lifelong residents who are inevitably displaced by this gentrification. As such, housing (above just single-family dwellings) needs to be permitted and constructed in Liberty Wells, which would allow for families and more diversity (in terms of race and income) to thrive here.	Briant

77	4/4/2022 22:37	Please ensure that multifamily is a heavy component of the incentives. We don't need any more micro units, studios or one-bedrooms. Additionally, I'd like to see that these developers are aware of their environmental impact - ie are they taking down structures to build this? How will they mitigate that loss and environmental impact in an accessible way for not only residents by the neighbors who are already in the community. Thanks!	Kelsey Maas
78	4/5/2022 23:55	I believe there will be substantial unintended consequences that arise as this change ramps up. I think a variety of different types of neighborhoods are good. This proposal should be a pilot program in a limited area to understand the dynamics it creates. The. Do a 5 year review and see if it worked correctly or not. It will be impossible to undo mistakes on a large scale. But course corrections are possible with a pilot. I fear we will transform the most desirable aspects of the city before we have time to see it and change course.	Landon Farmer
79	4/6/2022 5:15	It's getting hard to park already. People are speeding down the 20mph street. Develop in underdeveloped areas. Stop crowding out well established residential neighborhood. No townhouses!!! No more hideous, cheaply made, overpriced apartment complexes. 600 e by Trax has become a nightmare. It's hard to even turn safely due to the amount of ppl in parking on the street and ppl who speed on the road. You're seriously overcrowding the area and making it miserable.	Erica Carter
80	4/6/2022 15:17	I completely agree with the objective of this proposal. Fundamentally the issue is economic - supply and demand. This proposal is about increasing the supply of housing, especially more affordable housing. I feel for young people trying to get started in home ownership in this day and age. We must adjust our policies to help them.	Bill Davis
81	4/7/2022 20:28	I love these plans. If the city isn't going to be paying rent for tenants, then they need to incentive developers to make it make financial sense for their project. Developers need to hit certain economics or a project simply isn't feasible and banks and investors wont fund it. Allowing more density, height and smaller set back in all zoning areas, in particular CN, CC and RB will help increase more affordable units	Tim Watcke

82	4/7/2022 22:51	How , when and where do we get on a list for these new projects for affordable apts...we are long time homeowners in slc who will need to move in the next year, 2023 early summer.... what are the resources for seniors to know where and when to inquire on these future projects.... [REDACTED]	shelly and joe miera
83	4/12/2022 15:13	I think this is fantastic! Our area needs to be more encouraging of a 360-degree approach to businesses and residents living seamlessly together. As we continue to grow as a city, it's very important that we recognize the need for affordable housing and move forward with making it easier for businesses in real estate development to help make that happen. Thank you for proposing this! Can't wait to continue watching SLC develop into a powerhouse of a city and recognized across the nation for its efforts!	Raquel Donati
84	4/12/2022 19:29	I am a young working professional, and I am really hopeful that significant amounts of affordable housing can be built in Salt Lake in the coming years. In my field (librarianship) starting wages are around \$22/hr, meaning that if I work full time, 30% of my gross income is about \$1050. There are very few options for a 1 bedroom place in Salt Lake with rent that low. Many working people have even fewer options, and are being pushed out of the city. I personally will be forced to move if rent gets any higher in my area, and it's even worse in other areas. I am strongly in favor of affordable housing, but I also feel that its a bandaid solution. Robust rent controls and an economy where people are paid enough are necessary to truly fix the housing crisis. Again, I'm fully in support of affordable housing, but it implies (correctly) that the rest of the housing in the city is unaffordable.	Grey McLean
85	4/12/2022 19:33	I don't want to see affordable housing units in my neighborhood unless they are already attached or inside an existing home.	Diane
86	4/12/2022 19:40	Increased population density requires increased density of improvements and services, which should be in place before housing is built, or during construction. I'm thinking of Highland Dr. south of 2100 South, where huge numbers of units will be occupied on a 2-lane street, making travel nearly impossible. Planning must include spacing out these units and fixing streets, water, sewer, etc. before construction begins.	Laurie Bryant

87	4/12/2022 20:34	<p>I am not in favor of allowing additional building height, reduced parking requirements, or reduced setbacks. I live in the Central 9th district and 5-story condos are taking over the neighborhood. While we're addressing one problem--affordable housing--we're creating many others like lack of parking, lack of green space, and historic homes being bulldozed or sandwiched between 5-story buildings.</p> <p>Let's think of other ways to address the housing crisis. Rent vouchers, bringing better-paying jobs to Utah, offering tax incentives to companies that pay a living wage etc. Giving developers one more hand-out with the guise of them helping the housing crisis is not the answer; it's already ruining the Central 9th district. Please consider the residents of these neighborhoods. They want wide sidewalks, sunshine, and greenspace. No. More. Mega. Condos or microunits!</p>	Whitney McCarthy
88	4/12/2022 20:35	This seems like the absolute least you could do! It's not enough, but it's better than nothing.	Sharah Meservy
89	4/12/2022 23:40	Don't let NIMBYs stand in the way of making Salt Lake an affordable place for everyone. Yes in my backyard!	Sam Thomas
90	4/13/2022 1:46	<p>I see nothing at all about taxpayers subsidizing anything. Is the city paying off the developers to build "affordable housing"? Just exactly what is your definition of "affordable housing"? Are there certain areas where you plan on permitting builders to build "affordable housing"? Just what ADDED benefits are you planning on offering builders to comply with your "affordable housing" push?</p> <p>Thank you, Kasey</p>	KASEY E. O'CONNOR
91	4/13/2022 2:26	It's impossible for young black & brown couples to buy a house. We need to educate our young couples on how to navigate the home ownership system. Every bank in the country has an obligation to build back better along with other entities in society.	Gayle Dawes
95	4/13/2022 16:54	The affordable housing should be able to accommodate families. I am seeing too many one bedroom and studio apartments. These new buildings should have amenities to attract parents with children, like playgrounds. More single family houses would be the most preferable option.	Ashley Burton
96	4/16/2022 19:31		Candice Colby

97	4/18/2022 20:46	would like to see more single family homes available in the Glendale/Rose Park area (affordable!)	Elizabeth Grace Jordan
98	4/18/2022 22:04	<p>I am in favor of these changes! This is a major step forward for affordability in Salt Lake City. Was there research conducted to ensure these incentives pencil-out for developers? I want to ensure that whatever we implement will be effective.</p> <p>Also, as we move forward, it is important to note that the people impacted most by these policies are not typically as involved politically. We need to advocate for our lower-income households even when more affluent households push back. We need equitable and diverse neighborhoods in Salt Lake City!</p>	Madison Merrill
99	4/18/2022 22:07	<p>My partner left the following comment, and I echo her sentiments:</p> <p>"I am in favor of these changes! This is a major step forward for affordability in Salt Lake City. Was there research conducted to ensure these incentives pencil-out for developers? I want to ensure that whatever we implement will be effective.</p> <p>Also, as we move forward, it is important to note that the people impacted most by these policies are not typically as involved politically. We need to advocate for our lower-income households even when more affluent households push back. We need equitable and diverse neighborhoods in Salt Lake City!"</p>	David Lloyd
100	4/18/2022 23:42	Let's end zoning that allows only single-family homes.	
101	4/19/2022 21:17	<p>Hi there,</p> <p>What did this event entail?</p> <p>April 19, 2-4 p.m. – Open House – Riverside Park East Pavilion – 1400 West and Leadville Avenue</p> <p>I am at the pavilion (got here at 2:55, and no one is here?)</p>	Elizabeth Jordan

102	4/20/2022 19:58	The proposal for affordable housing is laughable as it only includes "incentives" for developers to build affordable housing via the proposed changes. As has been clearly seen with existing incentive programs, housing developers have zero interest in developing affordable housing for low-income families and tenants. Rather- they would opt to start a development project somewhere they can build a larger unit and charge high rents- or they would opt for a smaller project while still charging higher rents. The city needs higher-density low income housing, and this will only be accomplished with *requiring* developers to offer low-income/affordable housing, not via pitiful token "incentives". I expect better of local government to address this issue, as the attempts to do so thus far have been utterly laughable if not outright bizarre and ridiculous.	Azure Ewing
103	4/21/2022 2:21	Please make it easier to build. Please simplify the zoning so that every development does not require years of input to build. If the form of building meets the zone then it should be able to be built. The city should focus on inspecting new development for safety not delaying development for years because the wealthy make more money when their housing values go up by restricting growth.	Justin W Beach
104	4/21/2022 16:26	Anything that can increase the supply of affordable and supportive housing in SLC is a good idea.	Paula Coleman
105	4/21/2022 18:18	Just because the state relies on alleged market forces to control affordability doesn't mean that it is okay for you to ruin neighborhoods!	Donald Malouf
106	4/21/2022 23:50	I ABSOLUTELY support all of these incentives! I really like the idea of reduced off-street parking too! We need to make our beautiful more for people and less for cars.	John Allison

107	4/22/2022 3:21	We need to do everything we can do to encourage the development of affordable housing. Right now we have a choice. Our current economic boom is following the path of California. At first the growth seems appealing, but if we continue to allow our housing prices to escalate due to undersupply and ordinances that favor investors and landlords renting rather than homeownership we run the risk of turning our neighborhoods into places like California where too much of our income is tied up in housing equity and things start to fall apart around us. We will see an unexpected homelessness problem blow up at the rate we're going. Keep housing affordable so our kids can grow up with a dream of working hard to own their own home. If house prices keep soaring then our kids will find themselves trapped in the lower middle class and won't have the same incentive to work hard to contribute to our economy.	Joseph Petersen
108	4/22/2022 3:58	I think developers should be required to designate at 10 percent of the units to affordable dwellings. There should not be a decrease in parking. We need to keep cars off the streets. Most of the current development is a terrible eyesore. The planning commission should not allow these large structures to be built right up against the street as they have done in Sugar House. They should be only 3 to 4 stories high max. SLC is turning into a concrete jungle. More green space with native plants should be required in the landscaping. Parking garages are helpful in keeping cars off the street. Please stop approving these huge, high, ugly apartment dwellings.	Sylvia Wilcox
109	4/22/2022 6:03	as a widowed pensioner living in SLC housing has become the major expense that has increased about \$200.00 per month. since I live on a fixed income that hasn't increased enough to cover inflation, I must explore other ways to meet my expenses.	jim stroud

110	4/22/2022 16:41	<p>I am hugely in favor of SLC changing zoning to promote more construction. Single-family zoning excessively limits supply and limits the livability of neighborhoods by preventing them from being able to be walkable.</p> <p>I don't explain this well but good videos: https://www.youtube.com/watch?v=bnKIVX968PQ https://www.youtube.com/watch?v=CCOdQsZa15o https://www.youtube.com/watch?v=SfsCniN7Nsc https://www.youtube.com/watch?v=ajSEldjkU8E</p> <p>I would love for SLC to become a leader in being livable, affordable, and attractive city</p>	Denton Greenfield
111	4/22/2022 17:20	I support affordable housing being built! (I live in Liberty Wells)	Andrea Garcia
112	4/22/2022 18:49	<p>I reviewed the comments from people living in the area being considered for modified redistricting. NONE of the respondents were in favor of the proposal. How many people need to say NO for this to stop? This area has already had skyscraper sized apartment complexes built. Traffic is jammed up constantly during rush hour. We DO NOT want more people crammed into this area. Have large apartment complexes built in the places where you live if you must do this. Obviously saying, no we don't want it, doesn't matter to the planning commission. You are supposed to represent us aren't you? I am extremely frustrated and I DO NOT feel heard.</p> <p>Thank you, Thomas Zeal</p>	Thomas Zeal

113	4/22/2022 20:04	<p>(https://www.huduser.gov/portal/pdredge/pdr-edge-frm-asst-sec-081318.html) It is for this reason; I support incentivizing home ownership. I oppose most rental subsidies.</p> <p>Are you familiar with the BURNHAM PLAN of CHICAGO? (https://en.wikipedia.org/wiki/Burnham_Plan_of_Chicago) Salt Lake City has many opportunities to build bold, beautiful, and smart.</p> <p>Reduced parking stall requirements in exchange for a project to provide off-street entrance (pickup/drop off). See the Salt Lake City Marriott City Center on State Street offers an off-street turn-out for pick-up/drop-off. Also require buildings to have a delivery/utility entrance separate from the general resident entrance.</p> <p>Jeffrey Wood Resident VP Wingate Townhomes HOA</p>	Jeffrey Wood
114	4/24/2022 22:52	<p>Parking is already challenge in the off book multifamily use of single family residences. Parking must be tied to the development.</p> <p>Very developer focused need to disclose lobby ties to this effort. Odd rational for not adding capability for a resident to "develop" there own property with a full sustained unit or convert to a duplex but otherwise allow a larger investment. 1% impact to the issue is as well 1% impact to enforcement concerns. Developer can create a multi family residence next to a single family resident with inadequate parking but I cant add plumbing to my garage that I cant build high enough to make it meet my needs out of fear I will rent it out?</p>	Bernard Price

115	4/24/2022 23:40	<p>This proposal is not actually aiding in the lack of affordable housing. Under \$1450 is NOT AFFORDABLE. SRO's are absolutely not a solution for widespread aid. This is not a dignified way of living for most people. SLC had the tools to address this in a way where people can afford to live in dignified spaces, not in glorified dorms. 30% of the average median income should be low income. This proposal seems to only be benefitting developers and people exploiting and rejecting the needs of low income people.</p> <p>Developers do not have people's best interest in mind. Dignified living spaces at affordable prices must be a part of a mandate on developers.</p> <p>We elected you all to represent us. Don't make us have to live in insufficient spaces or leave the city we love. You all can do better.</p>	Marta Myshrall
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116	4/25/2022 17:01	<p>Dear Salt Lake City Planning Commission,</p> <p>As a resident and homeowner in downtown Salt Lake City, I oppose proposals to implement shared housing and reduce off-street parking. While I recognize a need for affordable housing in Salt Lake City, I don't support these measures as acceptable solutions. Current restrictions serve a purpose!</p> <p>Please keep dormitory buildings, characterized by sub-standard living conditions out of in my neighborhood. They diminish property value and negatively affect quality of life for dorm residents and their neighbors.</p> <p>Retain off-street parking requirements. More cars vying for on-street parking isn't only a nuisance; it risks increasing already high rates of vehicle theft and vandalism in my area.</p> <p>I support altering RMF-30 zoning laws to allow small townhouse or condo projects in residential areas, provided that building heights do not exceed more than three stories, and each unit has a private kitchen and bathroom.</p> <p>Regards,</p> <p>Jesse Steele</p>	Jesse Steele
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117	4/25/2022 17:41	<p>Why can't the city require developers to include a certain percentage of affordable housing units with every construction project? Park City / Summit County has been doing that for decades.</p> <p>Developers will always follow the money. Nothing will change until they are heavily incentivized or government regulations require them to do so.</p> <p>Also, do we really need more "McMansions" in the Salt Lake valley? There ought to be limits to the number of oversized homes being built.</p> <p>I am strongly in favor of Requirements and Restrictions for developers to include affordable housing and limit the number of large developments. It works where it's been implemented. Incentives alone will not help the housing crisis we are facing in Salt Lake City.</p> <p>Middle class hard-working families can't afford a simple house in the Salt Lake area any more, and this is a very recent development. Our local governments have the power to help.</p>	Jesse James Burnitt
118	4/25/2022 19:21	This page should be updated with the 2022 income limits. The AMI just increased by 10%+ which significantly impacts rent limits.	Danny Popowski
119	4/27/2022 0:46	<p>I was born in Salt Lake, and have lived in Utah my entire life. I love it here, and don't want to leave. However, I feel I'm being forced out of the state I love due to the absurd rise in living costs. It is insulting that those in office think "shared dorm style housing" is what full grown adults with careers want. We want an apartment or a house of our own. We want independence, and to pay rent without taking out a loan. There is plenty of housing, trust me, I've scoured for housing on every housing platform. What there isn't, is affordable housing. The amount of housing is not the issue, it's the cost. Rent control is what we want and what we need. My parents bought their first home in Sugar House in the 90's for roughly 60k on a 29k salary. That house is now worth nearly 700k. I would have to be making 3 figures in order to buy that house. A very low percentage of Utahns make 3 figures. Rent control, regulations over the real estate regulations in the state.</p>	Amy
120	4/27/2022 0:59	We need more housing for people who actually have high incomes coming into the state. I make too much for affordable housing so this is not it.	Kadia Nelson

121	4/27/2022 1:01	Please please please require affordable housing. They won't do it unless it's required and it's near impossible to live here on even a six figure salary because there's so little affordable housing.	
122	4/28/2022 0:08	Shared Housing - horrible, will encourage San Francisco-like nightmare dorms as more people are priced out of decent housing and privacy becomes another commodity only for the rich; don't uncork this bottle. RMF - 30 Zoning Changes - really really good, we need denser buildings with good Quality of Life to meet housing demand and keep prices down lest we deprive the next generation of housing in their home towns. Thriving in Place Study - great, we need more ideas to prevent community destruction. Off-Street Parking Regs - EXTREMELY bad. I used to live in NYC before moving back to Utah. Reducing parking spots makes it a luxury commodity that only the rich can afford and makes middle - lower class people suffer immensely + makes life hell for disabled people who can't walk very far. The amount of gas wasted searching for spots is insane AND on street parking makes owning an electric car impossible as it cannot be charged.	Justine Del Grosso
123	4/28/2022 16:13	I support all of the initiatives for the augmentation of affordable housing accross the entire city landscape.	Robert Richardson
124	4/28/2022 17:00	I think street parking is a serious issues— not just for those needing to park, but for the safety of cyclists. I hope that any new structures will be required to provide parking for its residents.	Sage Maaranen
125	4/28/2022 21:09	I would be saddened to see a city already overrun with parking issues add even more people and more parking issues by adding housing that does not accommodate for it's residents parking needs. If the only way the housing can be made affordably is in this mannner, then it should be placed far outside the Salt Lake City and South Salt Lake City limits. Adding more parking issues to already overcrowded downtown, which has now made nearby communities even harder to visit, is nonsensical.	Jason Fox

126	4/28/2022 23:11	I am absolutely opposed to this plan. I am sick and tired of this city abusing its hard working citizens. You spend your entire life working and trying to take care of your family and the city comes along with a plan that will decrease the value of your property, increase traffic congestion, increase crime and diminish our quality of life. It appears the city has it out for residents who live above 9th East. I am deeply saddened that the current mayor and city council have no respect for residents on the eastside of this city. We pay significant taxes and this is what we get in return.	Emma Chacon
127	4/28/2022 23:25	In general a good idea to get more house, but moving into the SINGLE FAMILY home areas is not the answer; if this happens families like mine will move away to the suburbs -- schools will suffer and young families with kids will not live in SLC. Why have only 1 parking spot... not realistic for the R-5/7000 areas... if you are so confident on people using mass transit and only 1 car then fine and write into the code that the property can only have 1 car. Why not take areas along 300 West, Main Street and State street and redevelop with Row homes? The City did nix proposed apartments at the SE corner of State and 1300 East... why? Have 4 plexes moving to the single Family areas will only bring more traffic and ruin the character of the neighborhoods. Why is SLC trying to be everything for everyone??? Not everyone can live in SLC and they may need to live elsewhere (fact of life). Housing is going up everywhere in the US... why is SLC fighting this.... fact is SLC is out of land.	eric povilus

128	5/1/2022 17:32	I understand the need for affordable housing but we need to ensure the policy and changes benefit the citizens and residents of Salt Lake instead of the developers. If developers build large units to accommodate affordable housing, there should be a percentage dedicated to affordable housing and not just for those that meet poverty levels. Many of these units should offer a sliding scale based on income (single person with limited income should be able to rent a unit based on a reasonable percentage of their income). I VERY concerned that most of these proposed housing changes are benefitting developers and not the Salt Lake residents and citizens they are being framed to serve. It is the Salt Lake City Council's responsibility to represent the best interest of its citizens and not the real estate developers. We also need to consider the long-term effects of these policies and how they may need to adapted as the population, economy, and housing options change.	Jill Stephenson
129	5/2/2022 19:19	Housing prices in SLC are driven by market forces, such as rent escalation resulting from decreased relative supply, increased construction costs, and management practices increasing profit/convenience for landlords. The proposal seeks to offset the last by incentivising changing management practices. Major developers are unlikely to accept the increased administrative burden. Minor developers will be active mainly in established residential where there efforts will be opposed by residents. The City would be better advised to seek partnership in a non-profit entity dedicated to the construction or management of developments that meet the proposed criteria.	Jim Jenkin
130	5/3/2022 4:45	The city needs to change ADU requirements and zoning to allow these neighborhoods to build affordable housing rather than adding 4 plexes. We'd happily build an ADU and rent to a long term tenant but are restricted by the crazy zoning laws. It's outrageous that you'll change the laws for developers and change the integrity of a neighborhood rather than relax restrictions that maintain integrity.	Emily Jencso

131	5/3/2022 18:04	<p>I own 6 properties and 10 doors in SLC. I'm committed to making the community better even when I work alone or with a handful of people committed to making SLC better (i.e., cleaning up 800 W between 800 S and Dalton Ave).</p> <p>Please. Please. Please consider amending R-MU-35 and R-MU-45 to allow 1/2 stall parking per unit in multifamily. WHY? Because developers are pushing for RM-U (1/2 stall per door) or FORM zoning (0-ZERO parking required for some Form Zones). We need the 1/2 stall at lease. WE DON'T NEED ZERO parking.</p> <p>Additionally, if we'll adjust the setbacks of RMU35 & RMU45 to the same as R-MU, more development teams will go out rather than straight up. Some lots (i.e., 792 S. 900 W) start 10'+ back from the sidewalk & would be appropriate for those setbacks. This change would bring the "Missing Middle" back. I've read almost 1k pages of SLC master plans and many of them almost beg us to bring back this housing option. Adjusting these zones would help. THANK YOU!</p>	Cameron Broadbent
132	5/4/2022 17:04	<p>Salt Lake City Planning Commission,</p> <p>I live and work in the Guadalupe Neighborhood where many these zoning changes have already taken place and developers have taken advantage of these changes. It has been a huge detriment to our neighborhood and those who previously lived or own homes here. These zoning changes have created a domino effect for other issues we now face. Higher density adds to parking and available green space issues and adversely affects the value of surrounding homes. No homeowner wants to live in a home in the shadow of a large apartment building.</p> <p>If you take into consideration the available space to build these buildings, you will see a predominant amount in the West side of SLC. Yes, we are in the midst of a housing crisis, but protecting the assets of those that own and pay taxes in these areas should also be largely considered when making changes. These areas were built with families and home ownership in mind. SLC needs to protect these valuable assets.</p>	Chaise Warr

133	5/4/2022 17:34	<p>I live in "affordable housing"...it is Section 42 income restricted housing; however, it is rapidly becoming unaffordable. This year our rent increased \$120.00. That may not sound like a lot, but it is when you are on a fixed low income. The increase is determined by the medium income in the area. Many of the residents are not near the "median" income. This is a problem. Building more of these units does not help the basic challenge...affordability.</p> <p>In my opinion, we should be building more "affordable" tiny houses for people to purchase. Possibly remodel some larger apartment units and divide into smaller units. This would also help with greater rental availability. Please do not change the height requirement for apartment buildings in downtown Salt Lake...someday it will be a problem...empty, tall buildings ridden with crime and drugs. No, building up is not the answer. In addition, take into consideration water availability...will we have enough water to support growth?</p>	Janet
134	5/4/2022 17:57	<p>In response to your brochure I would like to address some of the topics in that brochure.</p> <p>If I take the definition literally, then Shared Housing is allowed in my supposed residential area. This is due to the fact that since home rental costs are at such high levels that the only way it is affordable for some is that each room is sublet. I can think of three homes on my street that apply to the above statement. The effect is that there is more congestion because of the increased number of vehicles that have to park on the street. Another aspect is that the tenants are not homeowners and there is little respect for the residential neighborhood this in my opinion degrades the neighborhood.</p> <p>In short, I believe that the proposals have not considered population densities already existing in SLC neighborhoods and to further congest these neighborhoods is a mistake. Honestly, I don't know where you believe that you could park more cars on the street.</p>	Paul Fulghum

135	5/4/2022 19:38	<p>I am extremely opposed to this overlay zone to allow duplex, triplex or fourplex's etc. to replace single family homes. This will completely destroy the integrity of any single family neighborhood it is applied to.</p> <p>Using this overlay zone to will be a developer dream and a city resident's nightmare. Developers will buy up every single family home available for this higher land use. They can afford to pay above market price because you will give them rights the single family homes don't have like 1 foot building limits, increased density etc. Developers will only be motivated to build max size structures with no regard to the integrity of the neighboring property or neighborhood. People wanting to buy a house and live in a neighborhood will be priced out by these high density developers.</p> <p>This proposal seems to be aimed at giving developers a bonanza opportunity to capitalize on the wonderful atmosphere and value the great citizens of our city.</p>	
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136	5/4/2022 20:39	<p>All:</p> <p>I am writing to oppose the Affordable Housing Overlay (“AHO”) proposal regarding single family neighborhoods, specifically the Foothill Sunnyside Community Council neighborhood. We believe that this proposal will negatively impact our single family neighborhood.</p> <p>The size and scale issues proposed by the AHO are completely incompatible with our existing neighborhood. People have purchased homes here with the expectation that this area will continue to be single family housing. Only developers will benefit from this proposal.</p> <p>Based on initial feedback from our neighbors, no one favors the AHO for the Foothill Sunnyside Community Council area.</p> <p>If the idea behind the AHO is to provide affordable housing, this proposal does not accomplish that. In the meantime, the proposed AHO will damage a wonderful single family neighborhood. We ask that you vote against this proposal. Thank you for your consideration.</p> <p>Brian W. Burnett Vice Chair Foothill Sunnyside Community Council</p>	Brian W Burnett
137	5/5/2022 2:48	Affordable housing is important and I would warmly welcome the addition of affordable housing developments in my neighborhood.	Harbor Larsen

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Salt Lake City Government


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EXISTING HOUSING




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52:40

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<https://www.facebook.com/SLCGovernment/videos/305452984155150/>

Name (click to view profile)	Likes	Comment
Salt Lake City Government	0	Thank you for joining us today for our Affordable Housing Overlay FB Live. If you have questions about this project and for our presenters, please add them here.
Whitney Lyle	0	Is monthly income based on gross or net?
Salt Lake City Government	0	Great question, we will pass this along to our presenters to answer.
Salt Lake City Government	0	Great question, we will pass this along to our presenters to answer.
Erin Kleven	1	Were tiny houses explained in the survey? Would homeowners get incentives or have licensing issues for building tiny houses on their properties to rent out?
Salt Lake City Government	0	Thank you, we'll share with our presenters to answer.
Salt Lake City Government	0	Thank you, we'll share with our presenters to answer.
Ahmed Ismet	1	There is an issue with the amount of rent versus family income. Example, if the rent for 2 bedrooms is \$1400 and the income requirement is 35,000 or less then that's not helpful to almost anyone. and you end up paying \$1100
Ahmed Ismet	0	Low income apartment needs to be flexible to help more people
Dave Houser	1	We don't have the infrastructure for apartments on all of the small lots in SLC. No TRAX or even bus routes. Many of the streets are too small, mine is 23 feet wide and they are putting a 7 unit building on it. We can't even pass each other on the street. Where are people going to park? Without yards, where will the kids play? In a neighborhood of single family houses, put houses, not apartments.
Marlene Little	0	Is the survey one that is over or is going now?
Salt Lake City Government	0	Hi yes, the survey is still open. You can find details at https://storymaps.arcgis.com/collections/026ff1b6235a436d85bcf87712ad5d19 .
Whitney Lyle	2	I agree with Dave. To add to this, parking is an issue. drive-ways need to be able to be widen if current single family homes were converted to multi-family.
Erin Ruston	1	Are we going to work on the donut hole of people who make too much to qualify for low income, but not enough to afford our over priced market?
Virginia Hylton	0	ADU would be "permitted" as long as all other zoning standards are met. Do you mean those zoning standards that will be changed to allow additional height and reduced development standards?
Taylor Lee	0	Don't forget to add extra parking. There are plenty of us who have a vehicle but still need help
Taylor Lee	1	It's really obnoxious to try to find parking in so many complexes.
Dave Houser	2	I sent a study to the city council last year that showed single family units have an average of 2.4 cars
Dave Houser	0	I built my house the maximum height allowed and have the minimum yard allowed. Cleveland Court across the street is 2 stories, much taller, and has a smaller green space than my house
Taylor Lee	1	In a lot of cases it's impossible to find a parking spot when we cram all those people in that space.
Marlene Little	1	There needs to be play grounds for apartment complexes with more than one bedroom. It would be horrible to get rid of parking. Can we also think about those of us who can't do stairs. These town houses are joke.
Salt Lake City Government	0	Hi Marlene, These are important concerns. As mentioned in the video, the city's Parks & Public Lands Division is starting a master plan that will look at park access with a goal of having a park within a ¼ to ½ mile for all residents. The Affordable Housing Overlay project proposes incentives like additional building height or a greater number of units, if affordable units are included, as a way to encourage more affordable units in buildings constructed along light rail and transit routes. We can consider additional incentives for including amenities like playgrounds, pools, and green spaces. Kids (and adults) should have access to common and outdoor spaces.

Salt Lake City Government I also had a family from Africa that couldn't find housing because they had 7 kids and they couldn't find housing. You guys are talking of tiny houses. People in my neighborhood average 8 kids. Those families own their homes. They could fit in our town houses that has 3 bedrooms but they were more than their allowed occupation. We had a family with 5 kids that raised all those kids in 2 bedrooms but they were not on help from the government so they were able to do that.

Marlene Little 0

Traditionally when a builder received city assistance in building low income properties, they must provide those low income units for X number of years. How many years will we be required to provide to low income. And will this requirement reflect on the deed?

Alexa Williamson 0

I built my house the maximum height allowed and have the minimum yard allowed. Cleveland Court across the street is 2 stories, much taller, and has a smaller green space than my house

Dave Houser 0

Open the door for us making over minimum wage with 2 kids. I'm a single mother and widow and haven't qualified for low income housing ever. Also social security disability doesn't let you make over 1260\mo. That's really messed up because it discriminates against ppl who need help but can't provide shelter transportation food extra for their families with that little money. And we can't wait 2-5 years for social security disability. It's not right.

Taylor Lee 0

Reduced street sizes are problem. I live across from Cannon Oaks and it is too narrow for visitors or even if someone needs services.

Marlene Little 0

I built my house the maximum height allowed and have the minimum yard allowed. Cleveland Court across the street is 2 stories, much taller, and has less green space than my house, why?

Dave Houser 0

Hi Dave, Zoning districts in the city have changed over time and different zoning districts can often be adjacent to each other and have different height or setback requirements. There are also public planning processes that developers may go through to receive approval for reduced setbacks or additional building height. If you have additional questions, please contact planning staff directly at zoning@slcgov.com or 801-535-7700.

Salt Lake City Government 1

Me and the lady living with me who wants to get her own place has visited some of the new apartments and the price is way out of reach. I thought we were building near transit to make it to help get people into housing? She also didn't like that it had nothing but internet as a bonus. No play grounds, no club houses, no swimming pools but the rent was over \$1,000 a month!

Marlene Little 0

Something needs to be done to reduce rent prices across the entire state. This is a huge investment when ppl who are looking already don't qualify for low income housing. There's already plenty of low income housing. Are you also raising the income limits?

Taylor Lee 0

Hi Taylor, This planning project is proposing incentives to increase the construction of affordable housing in Salt Lake City. The state and other communities in Utah have additional efforts to support housing at an affordable cost for residents. The income limits referenced are determined by the federal Department of Housing and Urban Development and are adjusted annually. This project, which is focused on encouraging the construction of additional housing units, is only one part of the city's plan to tackle the issues surrounding housing affordability.

Salt Lake City Government 0

Wrapping apartments around trax is just going to cause clusters of drug dealing areas like 4500s by trax. I want my kids to be safe if they go down in the area to play outside.

Taylor Lee 0

Do you really think a 3-4 month approval process for "conditional " use is really an obstacle to ADU, etc development, when the long term effects on neighbors and single family neighborhoods such as property values and neighbor character are at risk?

Virginia Hylton 1

Hi Virginia, Time and cost is often a development consideration. Currently, the construction of ADUs in some zoning districts requires a conditional use process. Per State Law, conditional uses must be approved if they meet the standards in the zoning ordinance and any substantial negative impact from the use can be mitigated. Many of these projects meet the zoning standards and none have been denied at this time.

Salt Lake City Government 0

Salt Lake City Government The question is why are you changing from conditional to permitted use? I think ADUs etc. should be conditional given they can have numerous negative impacts on surrounding neighbors and the neighborhood in general. Developers should be required to mitigate, especially with loosened zoning requirements. Who do you serve? Building more units has not brought prices down and building smaller units won't either. I strongly oppose changing from conditional to permitted use.

Virginia Hylton 0

Are you also raising the income limits. We who make right above the income limit, have been living in really awful units seeing our less established peers living in reality beautiful units. It pushes people to

Taylor Lee 1 want to earn less.

Taylor Lee 0 If utahns got a stimulus check they should also qualify for low income

Taylor Lee 0 Housing

what can the city do to ensure that affordable housing projects are of good and enduring quality, are

Jesse Hulse 1 good neighbors, and don't get run down and lower adjacent property value and quality of life?

Hi Jesse, Units built based on these options would be required to meet the same design standards as other buildings. Some zoning districts have more design requirements than others and planning anticipates adding design standards in districts that do not have as strict of standards. However, some design features can add additional costs that may be passed on to residents and this also needs to be considered. Properties that are in disrepair or not otherwise adequately maintained can be cited by the city's Civil Enforcement officers. We hope that all residents are good neighbors to each other!

Salt Lake City Government 0 Salt Lake City Government please don't misunderstand me, I'm not just concerned about neighboring residents, but the occupants of the buildings themselves. We should set the bar high so that residents of affordable units have a clean, well maintained, pleasant place to live. If the units are income restricted, then the rent is capped, so added costs would not be able to be passed on to low income residents,

Jesse Hulse 0 correct?

Taylor Lee 0 Let's call em!

Dave Houser 3 Can you out a link here for the survey? I haven't found it

Here's the link Dave!

<https://storymaps.arcgis.com/collections/026ff1b6235a436d85bcf87712ad5d19?fbclid=IwAR0gxM-YRIX1GipIcsilJz3gZWO8UoKQHq3WMqz6EsOVfKK6aBm6as-Cfs8>

Salt Lake City Government 1 The wording choosen is very bias in my opinion. All I hear is citizens that even work for the state suffering

Joseph Alexander Modes 0 and being unable to afford a home that they deserve.

Dave Houser 0 Did anyone find the link to the survey they are talking about?

Thank you for your comments and questions. For a link to the survey, please visit:

Salt Lake City Government 1 <https://storymaps.arcgis.com/collections/026ff1b6235a436d85bcf87712ad5d19>

Cait Lyn 0 <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

For those questions and comments, we could not get to during this FB Live event, we've shared with our Planning team. We will circle back and answer as many questions as we can as soon as we hear back from

Salt Lake City Government 0 Planning. In the meantime, feel free to email sara.javoronok@slcgov.com or call 801-535-7625.

Thanks for participating today. Please do share your comments and concerns on our Affordable Housing

Salt Lake City Government 0 Overlay survey at <https://storymaps.arcgis.com/collections/026ff1b6235a436d85bcf87712ad5d19>.

Hi yes, the survey is still open. You can find details at

Salt Lake City Government 0 <https://storymaps.arcgis.com/collections/026ff1b6235a436d85bcf87712ad5d19>.

That was excellent Nick thank you. I have tried to find this on the City web site but can't - can you provide

Ellen Reddick 0 the link to your presentation? Thanks

Legitimately being forced to move out of Utah because I can't afford it when a family member and myself who worked for the state of Utah could not afford a home. This is sick to me. Discrimination is ramped in

Joseph Alexander Modes 0 Utah. It shows clear as day to me. If you dont see it then you must be in the club where you get perks.



 **Salt Lake City Government** was live.

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Affordable Housing Overlay - Live Q&A Session

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Thank you for participating in the Live Q&A Session! If you still have comments or questions visit www.slc.gov/planning/affordable-housing for more info and contact information.		0	0	0	0
Here is that link to webpage and comment form: www.slc.gov/planning/affordable-housing		0	0	0	0
If you have questions, please leave them below so we can pass them along to the panel to answer them!		0	0	0	0
Planning Director Nick Norris and Senior Planner Sara Javoronok answer your questions about the affordable housing overlay. Affordable Housing Overlay - Live Q&A Session		8	5	18	47

Public Comments

HEADLINE	AUTHOR	CONTENT
Comment From: Valarie Williams	Valarie Williams	Oh hey, North Sixth. CJ Hellige
Comment From: Darby Johnson	Darby Johnson	Been hearing about this forever...have my doubts..
Comment From: Sarah Behrens	Sarah Behrens	Please, please consider a universal design requirement for new construction. Especially if they receive any public funding and loans. It doesn't cost any more to build than current designs. And it's the right thing to do.
Reply From: Loretta S Butcher	LORETTA S BUTCHER	Sarah Behrenshow and where do i apply for it? Lmk thank you. ☺
Comment From: Zachary Dussault	ZACHARY DUSSAULT	End single family zoning.
Comment From: Tim Funk	TIM FUNK	Tim Funk trying this one more time.
Comment From: Tim Funk	TIM FUNK	Tim Funk
Comment From: Zachary Dussault	ZACHARY DUSSAULT	Why don't we just eliminate single family zoning in SLC as other cities and states are doing?
Comment From: Jesse Hulse	JESSE HULSE	Thanks for doing this it's a great format for us to get informed and ask questions
Comment From: Dionn Nielsen	DIONN NIELSEN	Please provide parking! Cars that park on the streets are constantly getting vandalized and stuff stolen out of them!
Comment From: Meghann Kopecky	MEGHANN KOPECKY	Thank you for having this
Comment From: Jack Davis	JACK DAVIS	Vacancy rates are even lower for 2BR+ units. Substantially so if you look to 3 BR units. There is an acute need for family friendly housing that is being ignored by the market, as well as our zoning policy.
Comment From: Meghann Kopecky	MEGHANN KOPECKY	What is the ultimate goal of the overlay proposal? Affordable housing for families? Or, affordable housing for couples?
Reply From: Jack Davis	JACK DAVIS	Agreed - the 400 S corridor is one of the least pedestrian friendly stretches in our City, and we haven't really encouraged any sort of parks or green space in our denser districts via our zoning code.
Comment From: Jack Davis	JACK DAVIS	It seems like there is a real focus in this discussion on increasing number of "units" generally. Is Planning actively considering land use tools that are designed to specifically address the type of housing that we aren't seeing the market build on its on (e.g., deeply affordable, 2BR+, etc.). I'm concerned a hyper focus on unit numbers creates different housing problems if all we see the market provide (or encourage through our policy) are studio and 1BR units.
Comment From: Susan Olson	SUSAN OLSON	Do zoning requirements include any standards for green space? The 400 South corridor and downtown generally certainly lacks it.
Comment From: Valarie Williams	VALARIE WILLIAMS	Form based is the most exciting zoning haha
Comment From: Kimberly Lynn Cherrine-Bell	KIMBERLY LYNN CHERRINE-BELL	Will the 40% only land size use apply now to ADU units or would the standard still be allowing up to 50% land usage per lot for those?
Comment From: Tamara Boswell Mateus	TAMARA BOSWELL MATEUS	Will the current issues affecting FBUN-2 zoning such as zero parking requirements for hundreds of new units as well as zero green space for those residents be addressed? We are already struggling as a neighborhood with the current density not having adequate infrastructure and this would only exacerbate these issues. We support density and affordable housing but density without the proper amenities to support it is not responsible development.
Comment From: Meghann Kopecky	MEGHANN KOPECKY	Parking is a big concern (we already have congestion with lack of garages in our neighborhood). I know the proposal addresses this (one car per unit) but realistically the influx of cars is very concerning. Does the city have any other ideas to deal with the parking issues?
Comment From: Jesse Hulse	JESSE HULSE	Sorry if you,Ãve covered this but I,Ãm curious why 80% AMI is the threshold instead of more deeply affordable housing?

Reply From: Steven Gardiner	STEVEN GARDINER	Whoever is developing it would only be able to have a 40% lot coverage
Comment From: Tony Milner	TONY MILNER	Tracking can be viewed here
Reply From: Steven Gardiner	STEVEN GARDINER	https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-64238#JD_21A.24.060
Reply From: Steven Gardiner	STEVEN GARDINER	Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.
Comment From: Jesse Hulse	JESSE HULSE	will using the affordable overlay standards still allow for a developer to use the Planned Development process to seek relief from other zoning standards?
Comment From: Valarie Williams	VALARIE WILLIAMS	The certification process is already in place for LIHTC tenants, could they city not copy and paste that for these developments?
Comment From: Valarie Williams	VALARIE WILLIAMS	Are these also LIHTC only developments? Or is this trying to incentivize affordable housing without the federal funds?
Comment From: Jack Davis	JACK DAVIS	Thank you for that answer. I'd then fully expect that the market will produce mostly single bedroom units from this proposal, with declines in households with children and multigenerational households, and continued reduced enrollment in our schools. My two cents, we seriously need to structure our housing conversation to not just address diversity in unit affordability, but also diversity in types of units.
Comment From: Robert John	ROBERT JOHN	is SLC making any plans to increase their capacity to enable them to monitor and enforce income restrictions on these developments?
Comment From: Meghann Kopecky	MEGHANN KOPECKY	In reviewing the proposal, it said that the 4-plex should be around 7000 sq ft. Most of the homes close to me are 2200 sq ft and are historic. Not sure how the character could be maintained with such a significant difference. Are there renderings or anything that could help us understand what this would look like?
Comment From: Jesse Hulse	JESSE HULSE	I'm particularly interested in SR-3, my understanding is that SR-3 was created to maintain the unique character of these small bungalow and courtyard places. Won't there be an incentive to demo those homes and we could lose that unique character?
Comment From: Kelly Lake	KELLY LAKE	Will there be any recognition of building that embraces our heritage of housing that doesn't look like a row of prisons?
Comment From: Jake Billitteri	JAKE BILLITTERI	Are annual rent increases for projects seeking these incentives tied to AMI standards established by HUD?
Comment From: Jesse Hulse	JESSE HULSE	could you address how this would affect SR zones and their existing scale and character?
Comment From: Jack Davis	JACK DAVIS	In much of the new market rate development we've seen in the last 10 years, there has been little family housing added (2 BR units plus). The impact of this is being realized in changing neighborhood demographics from the recent census and declining enrollment in Salt Lake Schools. Do you feel family friendly units are sufficiently incentivized in the proposed draft overlay language? My initial reaction is that incentives for 2 BR + units seem minimal, and less likely to be acted on than the 1 BR or studio unit incentives.
Comment From: Meghann Kopecky	MEGHANN KOPECKY	Yes please-see the data from UTA would be helpful
Comment From: Nigel Swaby	NIGEL SWABY	Like I suggested, even with a deed restriction, it would increase the development potential in the near term. Deed restrictions would only cap the future value. And if they're used for rentals, an investor would get a higher monthly rent that would still be considered "affordable" by HUD standards. It may dissuade some investors but wouldn't necessarily keep prices down. I think it's good it's being considered, but let's not call it affordable.
Comment From: Meghann Kopecky	MEGHANN KOPECKY	Is there data around how well used the transit is in these neighborhoods?

Comment From: Susan Olson	SUSAN OLSON	How long would the deed restrictions last?
Comment From: Jesse Hulse	JESSE HULSE	From reading the draft, I thought that neighborhoods on the local historic registry were excluded vs those with only national historic status were included, is that incorrect?
Comment From: Meghann Kopecky	MEGHANN KOPECKY	There is a density concern where we are living already. Less than 1 mile away, we are already seeing 700+ units being built (21st and 21st)---what is the city's plan with the increase in traffic?
Comment From: Susan Olson	SUSAN OLSON	Do you have the bill numbers of the legislation mentioned that would facilitate enforcement against short-term rentals?
Comment From: Meghann Kopecky	MEGHANN KOPECKY	Is there language that we can see of the "incentives"?
Comment From: Kelly Lake	KELLY LAKE	The lack of ADA is concerning. If someone needs affordable housing and relies on a wheelchair chair, this precludes them
Comment From: Tim Funk	TIM FUNK	Tim Funk - Are the Affordable Overlay and the Gentrification study going to be finished in a way making them useful to one another. The gentrification study is more open and democratic whereas the overlay is more aged and bureaucratic. In my reading of it both there doesn't appear to be a dedication of either to the other.
Comment From: Meghann Kopecky	MEGHANN KOPECKY	How does the math on this make sense?
Comment From: Nigel Swaby	NIGEL SWABY	Have you considered that increasing density on single family homes will further drive up prices at least in the short term?
Comment From: Kelly Lake	KELLY LAKE	Will this be directed to the west side as usual?
Comment From: Jesse Hulse	JESSE HULSE	Why are some historic neighborhoods excluded and others included in the overlay?
Comment From: Steven Gardiner	STEVEN GARDINER	Is this going to be a "mandate" in certain zones or an incentive?
Comment From: Kelly Lake	KELLY LAKE	Will there also be Deeply Affordable Housing as a separate category? Will this housing be ADA and transit adjacent?
Comment From: Bill Tibbitts	BILL TIBBITTS	I have two questions, 1) Will the final version of this proposal be informed by the Thriving in Place study that is now underway? and 2) What can be done to make sure that the overlay cannot be gamed by speculative Airbnb developments?



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July 30, 2020

Salt Lake City Planning Division
Sara Javoronok
451 S State St
Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

Dear Sara,

It is my pleasure to submit this letter on behalf of the Glendale Community Council. After reviewing the proposed Affordable Housing Overlay, we would like to express our enthusiastic support for the proposed overlay. With the current shortage of housing in Salt Lake City, more is always welcome, and we appreciate the innovative approach taken through the overlay. We recognize that more inclusive development, including greater density, is the future of our neighborhood.

The proposed overlay is a strategic and thoughtful approach to the need for more housing in the Glendale neighborhood. Adding more housing is a critical way to provide the incremental density necessary to bring amenities to our community. The overlay is an incredibly positive step in the right direction, and we look forward to seeing this development move forward in the process.

Thank you for the opportunity to weigh in on the development. We greatly appreciate the opportunity to engage in discussions affecting our neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read "Turner C. Bitton".

Turner C. Bitton
Chair, Glendale Community Council

Glendale Community Council
1375 S. Concord Street
Salt Lake City, UT 84104

From: [Bryn Palmer](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable Housing
Date: Friday, January 31, 2020 11:43:53 PM

Please address traffic congestion before building more high density properties. SLC is growing too fast given the existing infrastructure. Sugarhouse is a prime example!

From: [Dave Brach](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) affordable housing overlay
Date: Tuesday, August 11, 2020 5:03:19 PM

Hi Sara, sorry to bother you but I was hoping I could make a quick comment. I have designed about 10 ADUs in the past 3 years, 1 built, 3 permitted, and 4 or 5 others currently in various stages of approval/planning. I have had 3 inquiries in the past year from people who own 2-family dwellings. May I suggest that as a part of the affordable housing overlay zoning that ADUs be allowed as an accessory to a duplex? The building code (IRC) treats single family and 2-family dwellings virtually identically--stands to reason that the zoning code might do the same for ADUs?

Dave Brach
Principal Architect
Certified Passive House Consultant
Certified HERS Rater & PHIUS+ Rater
357 South 200 East suite 211
Salt Lake City UT 84111
www.brachdesign.com


From: [REDACTED]
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) RE: Recognized Community Organization Notice - Affordable Housing Overlay
Date: Tuesday, August 11, 2020 1:14:22 PM

Hi Sara,

I have a question- shouldn't this ordinance be processed along with the *Typologies Guide*? They impact and improve each other. <https://www.slc.gov/transportation/2019/08/30/typologies/>

Rather than each being in their own silo, should there be a team that looks at both of them together?

Thanks

Ellen R. Reddick
[REDACTED]

From: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Sent: Thursday, June 25, 2020 3:00 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Anderson, John <John.Anderson@slcgov.com>
Subject: Recognized Community Organization Notice - Affordable Housing Overlay

Recognized Community Organizations:

The Planning Division is preparing text amendments for an Affordable Housing Overlay. Draft options are available for review from the project web page:

<https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>.

I'm attaching a formal letter requesting your community council's input and a pdf informational sheet that outlines the project. As a recognized community organization you have 45 days from the date of this email to provide comments. This notice period ends on August 10, 2020. However, Planning staff does not anticipate scheduling a public hearing before October 2020.

Based on the feedback from the current options, Planning will draft specific language for the zoning amendments and will notify the Community Councils when these are available for review. There will be additional engagement opportunities at this stage.

Given current circumstances with COVID-19, the Planning Division is not scheduling or attending in-person events. A Facebook Live Event is scheduled for July 9th and information will be available on the Salt Lake City Government page: <https://www.facebook.com/SLCGovernment/>. This page is visible to individuals that do not have Facebook accounts. The video will be available for viewing after the live event.

Planning will attend virtual Community Council meetings. Please contact staff below to schedule these meetings. Planning staff can also set up virtual meetings for a Community Council to discuss the proposed options.

Please let me know if you have questions or comments.

Thank you.

Sara

SARA JAVORONOK, AICP
Senior Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

sara.javoronok@slcgov.com
TEL 801-535-7625

<https://www.slc.gov>
<https://www.slc.gov/planning/>

Javoronok, Sara

From: Buehler, Elizabeth
Sent: Monday, June 29, 2020 10:40 AM
To: Javoronok, Sara
Cc: Strayer, Kyle
Subject: FW: (EXTERNAL) Re: Affordable Housing Overlay Survey

Follow Up Flag: Follow up
Flag Status: Flagged

Wanted to make sure you saw this comment on the affordable housing text amendment.

Liz

ELIZABETH R. BUEHLER, AICP
Civic Engagement Manager

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7925
CEL 801-450-9842
FAX 801-535-6005

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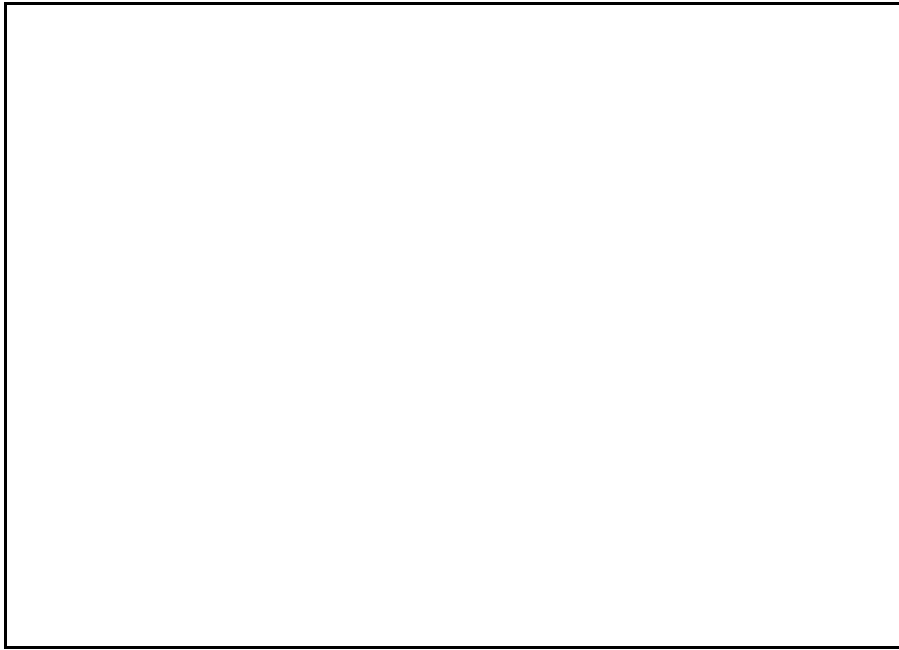
From: James Webster [REDACTED]
Sent: Friday, June 26, 2020 1:49 PM
To: Civic Engagement Team <CivicEngagementTeam@slcgov.com>
Subject: (EXTERNAL) Re: Affordable Housing Overlay Survey

There is a need for open space and compliance with the East Bench Master Plan for expansion of Sunnyside Park! The city has likely doubled housing units on East side with ZERO parks.

Sent from my iPhone

On Jun 26, 2020, at 1:35 PM, Civic Engagement <noreply@qemailserver.com> wrote:

Salt Lake City recognizes that there is a need for more affordable housing. The City's Planning Division is developing zoning amendments to incentivize more affordable housing throughout the community. The zoning proposal drew from feedback collected in a 2019 community survey.



Find out more on the [project web page](#) and click through the interactive [StoryMap](#) to learn about the **proposal**. Submit your feedback and comments in the embedded surveys. The survey will be open through July 31, 2020.

<https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

Follow the link to opt out of future emails:
[Click here to unsubscribe.](#)

■

From: [Norris, Nick](#)
To: [Javoronok, Sara](#); [Anderson, John](#); [Gilmore, Kristina](#); [Larsen, Nannette](#); [Mcnamee, Michael](#)
Cc: [Mcgrath, Jennifer](#); [Oktay, Michaela](#); [Mills, Wayne](#); [Robinson, Molly](#)
Subject: Fwd: (EXTERNAL) Citizen Comment: Affordable Housing Overlay
Date: Friday, July 31, 2020 8:54:14 AM

Here is another comment for the record.

Nick Norris
Planning Director
Salt Lake City
sent from my cell phone, please excuse typos

Begin forwarded message:

From: Jan Hemming <[REDACTED]>
Date: July 30, 2020 at 6:47:25 PM MDT
To: "Norris, Nick" <Nick.Norris@slcgov.com>, "Dugan, Dan" <Daniel.Dugan@slcgov.com>, Mayor <Mayor@slcgov.com>
Subject: (EXTERNAL) Citizen Comment: Affordable Housing Overlay

Submitted July 30, 2020

Dear Nick, Dan and Mayor Mendenhall:

I am responding to your public invitation for comments about Salt Lake City's Affordable Housing Overlay (AHO) proposal. Please include my email with responses you are collecting from the public for your July 31 deadline. Thank you.

I have several **questions**, followed by comments:

1. Who pays the land portion of taxes on land bought by the city in the new deed ownership agreement that will grow out of the AHO proposal? I assume the owner of a home/townhome/duplex etc. purchasing that place under the affordability guidelines (AMI) will pay the home portion of the taxes each November. If the city pays the land taxes, where will the city get the funds to do that? Will this impact the city's budget?
2. What happens when a homeowner who purchases a home/townhome/duplex, etc. under the affordability guidelines, moves and relocates elsewhere? Will that home (building) ALWAYS be designated under the affordability guidelines and sold only to those who qualify under the three defined AMI categories? In other words, does the new AHO allow for the home/land to revert to previous single family zoning at current market values? Also, does an AMI "homeowner" have the right to sell the home (building) to whomever he/she wants -- at the price he/she establishes -- or will that be solely governed by the city?
3. How are homes/townhomes/duplexes, etc. under the AHO policy going to

be financed? Are there traditional mortgages? Does the AHO homeowner have to finance the building through a bank? Can he/she earn equity? Or is this regarded more like a "rental?" What financial value does a home(building) owner have under AHO?

4. Will conditional use provisions be in play under the AHO?
5. What rights will neighborhoods have over conditional appropriation or compatibility?
6. I believe Nick stated in the virtual AHO "Open House" that, for example, in a 10-unit apartment building situated in an AHO -- where 10% of the units would be designated for AMI residents -- maintenance, income and upkeep expenses would be borne by the 90% -- not shared by the 10%. Is that correct?
7. I believe Nick stated in the virtual AHO "Open House" that the new AHO will "apply to all zoning districts in the city." Is that still correct?
8. Let's say the city buys an existing single family home and designates it for the AHO as a single family property. In the future could the city demolish the home, rezone the property and build a 6-unit apartment building on that site, for example? Are there any limitations to what could be built there?

Comments:

1. Salt Lake City is a remarkable Capitol City. Within minutes you can find a rich diversity of eclectic, historical, walkable and/or quiet neighborhoods; ski resorts; airport and rail transportation; hills and hiking trails; retail and commercial entities, parks, sporting venues, a university, world-class medical facilities and much more. It is devoid of "ghettos." Given this uniqueness, how will the AHO impact these delicate neighborhoods? Is this a prescription for a "one-size-fits all" look and feel that will start to diminish the unique neighborhoods we have? What kind of consideration has been given to building townhomes, apartments, duplexes and ADUs into these classic neighborhoods? It defies common sense to think they won't have any impact at all, that they are just "another structure" -- especially when it comes to neighborhood compatibility, desirability, and cohesion. I've watched thousands of new apartment units go up throughout Salt Lake City and feel they are having a negative impact on this grand capitol. High rise and low-rise units are going up everywhere. Many of them look "cheap" and tacky-tacky.
2. Is social engineering a goal of AHO? By way of transparency, it would be good to know if you or any of our current elected officials subscribe to popular "Robin Hood" theories about wealth and land redistribution. Privately, I've heard that's the case but it would be good to get your viewpoints on the public record. Do you feel that people who predominantly live in single family neighborhoods on the East Side are selfish, arrogant, agents of "white privilege," racist, homophobic, or something else? If so, I would invite you to visit many of these neighborhoods and see all the "Black Lives Matter" signs on hundreds of lawns, the colorful rainbow flags during gay pride celebrations, and other demonstrative lawn signs that speak of inclusion, tolerance and respect. Recently, we've had two Black Lives Matter marches in our neighborhood, including one attended by about 2,000 people.

3. Must Salt Lake City bear the greater burden for more affordable housing in Utah? The virtual "Open House" explained how little land is available in Salt Lake for affordable housing construction and most -- 90% -- is tied up in single family housing. Other cities -- west, north, south and east of Salt Lake-- are not as land-starved as Salt Lake and have more flexibility to provide affordable housing. Not everyone is going to be able to walk or bike to work and I don't think that should be a goal. I grew up in the San Francisco Bay Area and lived recently in LA. Getting to work, shopping, going to favorite restaurants, visiting the beach and seeing friends required a lot of time in the car. That was the trade-off of living there. And sometimes it took hours. In Utah, you can get most places around the valley in 20-30 minutes, which is pretty reasonable.
4. I don't think parking has been adequately addressed nor properly analyzed. Do you really believe that by restricting each single family home/townhouse/apartment/duplex/cottage owner in an AHO district to one car, that you can enforce that? It doesn't seem realistic. This will trigger an avalanche of parking and congestion issues. I've already seen it happen near 9th and 9th when a vacant lot across from the University Veterinary Hospital and Diagnostic Clinic was turned into a 3-story apartment complex with a "one car stipulation." Cars frequently parked at the vet hospital and it became a battleground. And that's just one example. Start shoe-horning apartments/townhomes/duplexes into our most treasured neighborhoods -- Federal Heights, Wasatch Hollow, St. Mary's, Yalecrest, Marmalade, Millcreek, even the Avenues -- and the situation will become explosive. I'd like to know what kinds of statistics the city is gathering about all the new apartment buildings going up and the average number of cars per unit. Also, people who live in these places are visited by friends and family who may also live for a time in these units.
5. The issue of affordable housing must partially be laid at the feet of the private and public sector, in terms of salaries and wages. Housing prices have sky-rocked in Utah while wages haven't. I think other sectors of the economy and community should also be asked and included in finding solutions to this problem.
6. A question came up during the virtual AHO "Open House" about "why not upzone the entire city?" I believe Nick answered that there might be a quicker displacement of lower income people. Has anyone looked into the possibility of what might happen to stable single family neighborhoods and those who live in them if this AHO project is implemented? What about homeowner flight or waves of residents leaving for other places? There's also the issue of property values -- which gets back to taxes the city collects -- which gets back to "will this have a negative impact" in the long run.

In summary, I have been a homeowner on the East Side of Salt Lake for 25+ years. To secure my home, I have sacrificed, worked hard, studied, and overcome tremendous obstacles and challenges -- while investing precious resources to keep my home viable and vibrant. I've had no other means of financial support from inheritance, gifts, family, or friends. There were times when I almost lost my house. My home is everything. It's my retirement. As a professional executive -- a white woman in a "man's" world -- I never got an easy pass during my career. This is not a complaint, it's just the world I grew up in and I don't blame anyone

nor have feelings of anger. I'm now semi-retired. I feel blessed to have achieved my version of the "American Dream." This is the greatness of America. That someone like me -- pretty average and ordinary -- can be blessed in this way. I share this because I think some believe that what I have is the result of something else-- luck, fortune, the roll of the dice, or exclusively because of my race, etc. and that I know nothing about others who don't have what I have and am insensitive to their needs, desires and wants. Some might even believe that what I have should be taken from me and given to someone else. That I should feel "shamed" for living in a single family home. Sometimes I feel that people in my situation have no voice in today's current political discourse. I hope that my opinion, my voice would "count" -- not more than others, but not less. America is imperfect. Those who want a share of that Dream deserve a shot at it. I appreciate the fact that Salt Lake is attempting to address housing affordability so people have hope and can see an upward path. In its current form, I'm not sure the AHO is the right approach. Once a city is given such extraordinary power to control the land and the people who own it and rely on it for future needs, it feels like a dangerous, slippery slope.

Janet Hemming
Salt Lake City Resident

--

Janet Kay Hemming

From: [phillipjw](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable Housing Survey
Date: Tuesday, December 31, 2019 2:39:12 PM

Ms. Javoronok:

I found it especially difficult to enter any additional comments on the survey subject in the platform provided, so I submit them to you via email.

I have not lived in Salt Lake City for several years, but plan to move back soon. I am a formerly homeless person, a client of The Housing Authority of the County of Salt Lake (now Housing Connect), and a Section 8 housing voucher recipient. I have been a political delegate. I am a member of the Salt Lake Valley Coalition to End Homelessness and participate in several of it's sub- committees. I was a member of the Salt Lake County Collective Impact Steering Committee on Homelessness, and a past board member of Salt Lake County Continuum of Care. I also volunteer frequently with the Utah Housing Coalition. Since escaping homelessness several years ago, I have been a constant advocate for affordable housing and for the rights and needs of people experiencing homelessness.

In my current neighborhood, the Fireclay District in Murray City, there has been constant construction since I moved in several years ago. Most of it has been market rate housing. The only two exceptions of which I am aware is my complex, Birkhill on Main, and the nearby Bud Bailey Apartments. Most traditional family homes have been razed to expand business and build market value or luxury townhouses and condominiums.

With this expansion, infrastructure and services have not kept pace, perhaps gas even been deliberately ignored.

Inadequate parking has led to excessive street parking, creating poor lines of vision at minor intersections for both drivers and pedestrians. It took two years to get a traffic signal at Fireclay and Main Street. Traffic is frequently bumper to bumper on two-lane Main Street. There are no safe crossings between lighted intersections. This is a neighborhood filled with children, elderly people, and people with disabilities.

The nearest grocery store is over a mile away. The small convenience store across my street is in fact a front for illegal gambling machines and drugs. Evidence this by the fact that its shelves are often bare, devoid of everyday items, and the smell anyone can notice just by walking past. "Shady characters" loiter outside all hours of the day and night, since it went 24-hours. Police visits in the area and at my complex have increased over a short period of time. Recently on a vacant lot large enough for the needee supermarket, construction began on what I am told is an indoor climbing wall. The already completed parking lot seems woefully inadequate.

Lastly, sidewalk & street construction/repair & improvement, along with adequate street lighting, seem to occur only immediately around new construction.

Just a few things which I feel Murray has done wrong or could do better. I realize Salt Lake City is different. My major points are that whatever SLC does, deeply affordable housing with high priority to residents' safety, service needs, walkability, developer and landlord responsibility, tenants rights, and inclusion of all modes of buildings for mixed incomes and diverse people, that, first and foremost addresses our growing homeless problem, is what is needed.

Respectfully,

John Wilkes
27 E Gilbride Ave #125
Murray UT 84107
(801) 232-9810

Sent from ProtonMail mobile

From: [Mcnamee, Michael](#)
To: [Levi Thatcher](#); [Zoning](#); [Javoronok, Sara](#)
Subject: RE: (EXTERNAL) Re: EBMP Group - SLC Planning Division - Affordable Housing Overlay
Date: Thursday, June 25, 2020 4:34:57 PM

Hi Sara,

Please see Levi Thatcher's email below requesting to be added to the Affordable Housing Overlay mailing list.

Regards,

MICHAEL MCNAMEE
Associate Planner

PLANNING DIVISION
SALT LAKE CITY CORPORATION

EMAIL michael.mcnamee@slcgov.com
TEL 801-535-7226
MOBILE 385-272-2966

www.slc.gov/planning

From: Levi Thatcher [REDACTED]
Sent: Thursday, June 25, 2020 4:20 PM
To: Zoning <Zoning@slcgov.com>
Subject: (EXTERNAL) Re: EBMP Group - SLC Planning Division - Affordable Housing Overlay

BTW, love the focus on increasing the housing supply.

Have you considered removing single family zoning entirely like Minneapolis did? The current policy is implicitly racist, as it keeps minorities out of better neighborhoods and school districts.

Levi Thatcher
Sugar House Community Council

On Thu, Jun 25, 2020 at 4:17 PM Levi Thatcher <[\[REDACTED\]](mailto:[REDACTED])>:

Hello! Could I get on this mailing list please?

----- Forwarded message -----

From: <[\[REDACTED\]](mailto:[REDACTED])>
Date: Thu, Jun 25, 2020 at 3:29 PM
Subject: EBMP Group - SLC Planning Division - Affordable Housing Overlay
To: <[\[REDACTED\]](mailto:[REDACTED])>

Ellen R. Reddick
801.581.0369

From: Salt Lake City Planning Division <zoning@slcgov.com>

Sent: Thursday, June 25, 2020 2:35 PM

To: [REDACTED]

Subject: SLC Planning Division - Affordable Housing Overlay



AFFORDABLE HOUSING OVERLAY

Salt Lake City recognizes that there is a need for more affordable housing. The City's Planning Division is developing zoning amendments to incentivize more affordable housing throughout the community. The zoning proposal drew from feedback collected in a 2019 community survey.

Find out more on the [project web page](#) and click through the interactive

StoryMap to learn about the proposal. Submit your feedback and comments in the embedded surveys. The survey will be open through July 31, 2020.



**SALT LAKE CITY
PLANNING DIVISION**

[451 S. State Street, Room 406](#)

[Salt Lake City](#)

[UT, 84114](#)

PO Box 145480

801.535.7700 // zoning@slcgov.com

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Salt Lake City Corp | [451 S State Street, Room 406](#), [Salt Lake City, UT 84114](#)

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Sent by zoning@slcgov.com in collaboration with



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From: [lynn.pershing](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable housing Overlay
Date: Thursday, July 30, 2020 1:42:34 PM

I want to document my concerns with the proposed zoning overlay. I do NOT support this rezoning.

Conditional use MUST be included on ADUs Approvals and any joint city-owned land buyer-own house property purchases using AMI values. Existing property owners MUST have a voice in this process.

Location, Orientation, size, height, massing and material compatibility of multi-resident building in established neighborhoods are critical to neighborhood cohesion and identity Pay attention to “good middle housing zoning” Do not destroy what is successful in our City to merely meet this need. Instead surpass expectations and so it well. Social acceptance will be your reward

Lynn K Pershing
District 6

Sent from my iPhone

From: [Norris, Nick](#)
To: [Mcgrath, Jennifer](#); [Javoronok, Sara](#); [Anderson, John](#)
Subject: Fwd: (EXTERNAL) NPR: New Yorkers look to suburbs and beyond. Other city dwellers may be next.
Date: Thursday, July 9, 2020 11:11:50 AM

Nick Norris
Planning Director
Salt Lake City
sent from my cell phone, please excuse typos

Begin forwarded message:

From: LYNN Pershing [REDACTED] >
Date: July 9, 2020 at 10:30:40 AM MDT
To: Mayor <Mayor@slcgov.com>, "Dugan, Dan" <Daniel.Dugan@slcgov.com>, "Norris, Nick" <Nick.Norris@slcgov.com>
Subject: (EXTERNAL) NPR: New Yorkers look to suburbs and beyond. Other city dwellers may be next.

**With the new zoning ordinance changes occurring at rapid and extensive pace in our City I thought it prudent to forward this article concerning the desire of Americans to buy Single family homes instead of living in high density buildings. High density provides great breeding grounds for high transmission
Of disease, fire and crime**

**The age of virus pandemics is in its infancy and will NOT END soon.
Climate change, increasing poverty and overwhelmed Or lack of health care contribute to our challenges future**

Stop and end the Affordable housing Zoning ordinance in our establish LHDs and historic neighborhoods. - it doesn't provide Affordable housing when you tear down habitable homes and replace them with more expensive dwellings. Lack of compatible materials with established neighborhood buildings destroys neighborhood identity.

**Please read the article below
Thank you
Lynn K Pershing PhD
84108**

New Yorkers look to suburbs and beyond. Other city dwellers may be next.
Now that so many are working from home, more people are considering moving out of the city. The pandemic has sent enough New Yorkers to the exits to shake up the area's housing market.

Read in NPR: <https://apple.news/ARs5m5uVXSUucuRKu2zD64w>

Shared from [Apple News](#)

Sent from my iPhone

From: [Norris, Nick](#)
To: [Javoronok, Sara](#); [Anderson, John](#); [Larsen, Nannette](#); [Gilmore, Kristina](#); [Miller, Caitlyn](#); [Mcnamee, Michael](#)
Cc: [Mills, Wayne](#); [Oktay, Michaela](#); [Paterson, Joel](#); [Robinson, Molly](#)
Subject: FW: (EXTERNAL) Affordable Housing Overlay proposal
Date: Thursday, July 30, 2020 11:28:05 AM

FYI, no need for anyone to follow up further at this point.

NICK NORRIS
Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6173
Email nick.norris@slcgov.com

WWW.SLC.GOV/PLANNING

From: Norris, Nick
Sent: Thursday, July 30, 2020 11:27 AM
To: 'lynn pershing' [REDACTED] Mayor <Mayor@slcgov.com>; Dugan, Dan <Daniel.Dugan@slcgov.com>
Subject: RE: (EXTERNAL) Affordable Housing Overlay proposal

Lynn,

Thank you for your comments. They will be included in the public input process and shared with the team working on this and the decision makers. The purpose of this survey is to determine what options may be included in the proposed overlay. There are a number of key considerations that be factored into the proposal, including how do we encourage affordable housing in every part of the city, how are impacts addressed, and what resources are required to administer an affordable housing overlay. The actual proposal will be developed over the next few months based on the housing needs of existing and future residents of the city and community input. There will be additional opportunities for public input as the proposal is fleshed out and developed.

NICK NORRIS
Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6173
Email nick.norris@slcgov.com

WWW.SLC.GOV/PLANNING

From: lynn pershing <[REDACTED]>
Sent: Thursday, July 30, 2020 10:04 AM
To: Norris, Nick <Nick.Norris@slcgov.com>; Mayor <Mayor@slcgov.com>; Dugan, Dan

<Daniel.Dugan@slcgov.com>

Subject: (EXTERNAL) Affordable Housing Overlay proposal

To my SLC leaders

This is well sourced/cited document. I am thankful for the many hours dedicated to its concise and well-written narrative. Frankly, while I understand the need for affordable housing intellectually, in practice it "RARELY" comes to fruition.

The helter-skelter result of upzoning or "nozoning" without a Master Plan that insures associated community infrastructure (adequate water, sewer, fire, daily living Commercial businesses: grocery, hardware, restaurants, green space) is a disaster. Noteworthy is Houston TX. We have Master Plans, yet they are continually ignored

While the City touts its desire for "livable, walkable, identity-driven neighborhoods", the proposal does NOTHING to insure the outcome...just erect 'em everywhere and anywhere with little oversight. Middle housing initiatives emphasize the number and location of those higher density structures with their associated massing and taller heights to block corners. This is not adhered to in the the current proposed Overlay. How will The City insure that the higher density structures don't overwhelm the existing SF street face and block and the neighborhoods cohesion and identity?

I'm disappointed and disgusted to learn that the City values developers over SF property owners. Frankly, I think this proposed overlay will destroy our otherwise lovely, greatly admired City. I'm tired of hearing developers defending their oversized, over tall projects, material and massing incompatible projects as "improved more desirable spaces" than existing multi-resident housing. How about getting more tax incentives to Upgrade/rehab existing multi family housing? It's all too easy to be a slum landlord in this City. Enforcement has been and continues to be the greatest deficit in ALL housing issues in our City.

Scrutiny must be used carefully to assess the value of tearing down existing SF housing to insert new construction in general. New Housing construction with its associated demolition and construction waste dramatically adds to our landfill, exacerbates poor air quality and further taxes the inadequate infrastructure of water and sewer. Those expenses along with developer "profit" adds to its sale pricing and to date has not resulted in "affordable housing". Haphazard insertion of multi-resident housing without regard to orientation on the land, number per street face, massing, height in established neighborhoods has destroyed them. Noteworthy is our once Avenues district. Do not repeat the destruction of eras past. Learn from those mistakes. It took 50 years to rectify those poor planning decisions and have not yet been attained.

There a number of ELEPHANTS in the room associated with the affordable housing that need to be addressed

1. Inadequate minimum wage for essential workers
2. Lack of Public transportation within the City
3. Health effects of overcrowding

I commend the opening of this topic discussion. It is broad. Its intent serves as a bandaid to the recently passed SB passed by our illustrious State legislature that threatens State funding to municipalities without affordable housing initiatives. As always, however, success is in the details.

I am greatly concerned with the lack of proposed Planning oversight on the many details (Direct approval without conditional use). If not addressed, it will certainly destroy our City's desirability to current property owners. Continued changes to SF zoning (setbacks, ADU approvals, haphazard insert of multi-resident housing) will change SLC and not for the better

Respectfully
Lynn K Pershing, PhD

District 6

Sent from my iPhone

Sent from my iPhone

From: [Javoronok, Sara](#)
To: [Susi Feltch-Malohifo'ou](#); [Karen Hale](#); [Marla Kennedy](#); [Shireen Ghorbani Correspondence](#)
Cc: [Anderson, John](#); [Norris, Nick](#)
Subject: RE: (EXTERNAL) Housing survey
Date: Monday, July 6, 2020 9:45:00 AM

Susi,

The current survey has been posted for about a week and we will have it up for another four weeks, so it's early to assess demographic results from it. You can see the previous survey information on the project page: <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>. If you scroll down a bit, there's a "Survey Results" section that has a drop down with some summary tables and text. Below that, is a link to the complete survey results. There's a heat map that shows locations of the respondents on page 1. The demographic questions begin on page 21, with responses regarding income on page 23 and race and ethnicity on page 27.

As much as possible, with the first survey, and now with the second, we're trying to reach all of the community. At the same time, it is not necessarily a statistically valid survey and we understand that. Please forward the information about the survey to those that would be interested and provide any recommendations that you might have in the comments or a separate email. You can also send us any recommendations for specific community outreach opportunities to ensure the survey is as accessible as possible. Additionally, I understand your concerns regarding the developer and others involved – that is likely to occur at a much later stage following adoption of the zoning ordinance amendments and is unlikely to be part of a Planning Division process.

Please let me know if you have additional questions, concerns, or recommendations.

Thank you.

Sara

SARA JAVORONOK, AICP
Senior Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

sara.javoronok@slcgov.com
TEL 801-535-7625


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<https://www.slc.gov/planning/>

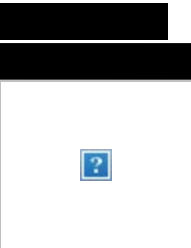
From: Susi Feltch-Malohifo'ou <[REDACTED]>
Sent: Friday, July 3, 2020 10:06 AM
To: Karen Hale <[REDACTED]>; Marla Kennedy <[REDACTED]>; Shireen Ghorbani Correspondence <[REDACTED]>; Javoronok, Sara <Sara.Javoronok@slcgov.com>

Subject: (EXTERNAL) Housing survey

I am curious how many ethnic and underserved people filled out your survey? I would like to see the people you are trying to help have a say in this, the people that would like to live in the housing, live in the surrounding areas and I would like to see the developer and everyone involved with building the structures be companies from ethnic and overlooked communities.

Susi
--

Susi Feltch-Malohifo'ou
Pacific Island Knowledge 2 Action Resources (PIK2AR)
Executive Director



"It enriches everyone's life when there is shared knowledge of others' cultures"

TALK STORY SPACES

KAVA Talks (Kommitment Against Violence Altogether)
EmpowHERment Support Groups

ECONOMIC IMPACT

SLC Pacific Island Business Alliance

HUMANITIES & ARTS

PEAU: Pasifika Enriching Arts of Utah
Utah Pacific Island Film Series
Utah Pacific Island Heritage Month

MENTORING PARTNERSHIPS

The Island Wave Podcast, #inspireUP!!.

Pacific Island Knowledge 2 Action Resources (PIK2AR) is a strength based ecosystem that creates alliances and bridges communities education and resources to prevent, intervene and heal from violence, increase Economic impact, Preserve & Promote ALL Pacific Island Heritages that improves the whole health of communities, one person at a time from the inside out with dignity and hope.

Javoronok, Sara

From: Tom Dickman [REDACTED] >
Sent: Saturday, July 25, 2020 7:06 AM
To: Javoronok, Sara
Subject: Re: (EXTERNAL) 200 South Lincoln Street proposal

Follow Up Flag: Follow up
Flag Status: Flagged

July 25, 2020

Thank you, Sara, for your note. I looked at the housing overlay zoning district. There are many different aspects to the proposal. There is a window for the public to make comments, but/and I want to take advantage of having your email, which Kelsey provided, to address just one thing: that parking places might be reduced to one-per-dwelling, if there were access to public transport within one-quarter mile. This doesn't seem like a good idea to me. Why? Mainly because it ignores the reality of working life in the Salt Lake valley. While UTA bus and light-rail service has improved over the years, it remains very difficult to access many work-sites, especially in the early morning or late evening hours, by public transit. I know this from personal experience and from talking with friends and co-workers. Also, with corona, UTA has reduced service, often by doubling wait-times. And many people at the moment (a moment which gives every sign of lasting quite a while) don't want to be in an enclosed space at all with strangers or non-family members, like a bus or a train, for good reason.

Realistically, for a household with two working adults, they need -- quite essentially need -- a vehicle for each of them to maintain a job. This is as much a reflection of how the Salt Lake valley has grown over the years, and Salt Lake is not alone in this. Most cities in the western U.S. are in the same boat. But that is the reality. If, in the name of "affordability," parking places were reduced to one-per-household, such a proposal would inevitably lead to increased congestion for parking on the street. I have seen this happening in Sugar House already, where I live, even without such a proposal being in effect. Many young people have moved into my neighborhood in the last couple years, and are sharing apartments and whole houses around where I live (near 9th East and 17th South). They nearly all have their own vehicle, for the reason I have given. And parking is increasingly an issue here. To maintain the feeling of a calm neighborhood, it would be helpful to continue to require two off-street parking spaces for any new constructions intended for multi-member households, and to require this also for any retro-fitting of existing housing. Thank you for your consideration of my point of view. Sincerely, tom dickman.

On Wed, Jul 15, 2020 at 1:17 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Tom,

As Kelsey said, the city is developing an affordable housing overlay zoning district. You can find out more on the [project web page](#) and we also hosted a [Facebook Live event](#) last week. As Kelsey said, an overlay zoning district adds additional options or regulations to properties. In this case, the affordable housing overlay proposes to incentivize the construction of affordable units in different ways depending on the area or zoning district. Potential options include waiving planning processes, additional height, or permitting additional units. These incentives would be optional rather than required.

Let me know if you have specific questions.

Sara

SARA JAVORONOK, AICP

Senior Planner

PLANNING DIVISION

COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

sara.javoronok@slcgov.com

TEL 801-535-7625

<https://www.slc.gov>

<https://www.slc.gov/planning/>

From: Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com>
Sent: Wednesday, July 15, 2020 8:41 AM
To: 'Tom Dickman' [REDACTED] >
Cc: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: RE: (EXTERNAL) 200 South Lincoln Street proposal

Tom,

I apologize about that. I cc'd Sarah on this email, so that she can address your questions.

Sincerely,

Kelsey Lindquist

Senior Planner

COMMUNITY AND NEIGHBORHOODS

PLANNING DIVISION

SALT LAKE CITY CORPORATION

TEL 801-535-7930

FAX 801-535-6174

www.SLC.GOV/PLANNING

From: Tom Dickman [REDACTED]
Sent: Wednesday, July 15, 2020 5:39 AM
To: Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com>
Subject: Re: (EXTERNAL) 200 South Lincoln Street proposal

July 15, 2020

Hi Kelsey. I tried to send an email to Sarah Javoronok at: «Sarah.Javoronok@slcgov.com», but gmail said the address wasn't "recognized". Did I get the address right? My email to her contained the short paragraph below, and then reproduced my initial email to you from July 8. Thank you. -- tom dickman.....p.s. Alternatively, could you forward this email to her?

July 15, 2020

Hello Sarah Jovoronok,

Below is an email I sent to Kelsey Lindquist a week ago. She wrote back and gave me your name. I am curious to know more about the housing "overlay", and especially about what is possible for the City to increase affordable housing. Thank you. Sincerely, Tom Dickman



Virus-free. www.avast.com

On Mon, Jul 13, 2020 at 1:55 PM Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com> wrote:

Tom,

An overlay places additional zoning requirements on particular properties, particular parts of the city or the entire city. I believe that the current plan would be a citywide overlay. Sarah will be able to better answer any additional questions.

Sincerely,

Kelsey Lindquist

Senior Planner

COMMUNITY AND NEIGHBORHOODS

PLANNING DIVISION

SALT LAKE CITY CORPORATION

TEL 801-535-7930

FAX 801-535-6174

WWW.SLC.GOV/PLANNING

From: Tom Dickman [REDACTED]
Sent: Monday, July 13, 2020 1:52 PM
To: Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com>
Subject: Re: (EXTERNAL) 200 South Lincoln Street proposal

Thank you Kelsey. Regarding the Affordable Housing "Overlay"what is an overlay? I know that when I take airplanes (when I used to take airplanes, before corona...) and I have to wait in Cincinnati or Dallas or Atlanta or wherever, they call it a layover. But an overlay? I will contact Sarah Javoronok and see what she knows. -- tom



Virus-free. www.avast.com

On Mon, Jul 13, 2020 at 8:15 AM Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com> wrote:

Tom,

I apologize about the delay. The City Council hasn't scheduled a briefing on the 200 South amendments, as of yet. When it is scheduled, you will receive a notice.

In regard to affordable housing issues within Salt Lake City, the Planning Division is currently working on an Affordable Housing Overlay to address many of the current concerns and needs. I would recommend that you contact Sarah Javoronok at sarah.javoronok@slcgov.com for information regarding the overlay. If you have additional questions, please let me know.

Sincerely,

Kelsey Lindquist

Senior Planner

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From: Tom Dickman [REDACTED]
Sent: Wednesday, July 8, 2020 1:51 PM
To: Lindquist, Kelsey <Kelsey.Lindquist@slcgov.com>
Subject: (EXTERNAL) 200 South Lincoln Street proposal

July 8, 2020

Hello Kelsey,

We have corresponded about the scandalous proposal for 200 South / Lincoln Street. As I recall, the unanimous recommendation of the Planning Commission is that the proposal be rejected. But it still has to go before the City Council, who are well known for responding less to residents' concerns and more to developers and monied interests. So I figure this proposal cannot be considered definitively killed, as it deserves to be. Do you have information as to when the City Council will consider it?

On another matter, I was reading the newspaper in the last week or two and learned of a proposal for construction between 5th and 6th South, down near where the freeways come into and take off from town. I could find the exact wording from the Tribune article, but what I remember is the phrase: "...the developers state that 95% of the construction will be devoted to apartments. The developers state that some of the proposed units could be designated Affordable Housing."

Nice. As you know, my concern about the 200 South / Lincoln Street proposal is that it would destroy 5 houses of basically affordable housing, and replace this housing with much-higher-rent units, with only one of the 16 proposed units to be "affordable housing." Given the crying need in our city for affordable housing, this proposal appears a slap in the face.

But.....the 5th South / 6th South proposal is a much more massive affair. And only 5% of the units are even proposed to be "affordable." Once again we would be shutting out the city's most deserving residents.

Question: Does the City have any leverage here at all? Can the City require a higher percentage of Affordability? Or are we stuck in the 19th century dogma of "Market Forces" and "Rent to be Paid at Whatever Rate the Market Will Bear"?

I know that your specific job description may have nothing to do with the larger proposal I am asking about. But if you have any information about my questions, or can refer me to someone else in the City I might share my concerns with, I would appreciate that. Thank you.

Sincerely,

Tom Dickman



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From: [Turner Bitton](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Re: Recognized Community Organization Notice - Affordable Housing Overlay
Date: Thursday, July 30, 2020 11:50:18 PM
Attachments: [Affordable Housing Overlay Letter.pdf](#)
[ATT00001.htm](#)

Hi Sara,

I wanted to reach out to you personally to tell you thank you for the amazing work you've done on the Affordable Housing Overlay. I am an absolute nerd for this type of project and I wanted to express my sincere appreciation to you for leading it. I also wanted to submit an official letter of support from the Glendale Community Council. We have all been encouraging our neighbors and friends to take the survey and express support for the various proposed changes.

Please let me know if there is anything else that I can do to support the project as it moves forward.

Thanks,

[Picture Image](#)



Turner C. Bitton | Chair
Glendale Community Council

m: 8015643860 w: glendaleutah.org e: chair@glendaleutah.org



From: [Virginia Hylton](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Real time problem with bus stops as "high frequency transit stops" in the Affordable Housing Overlay
Date: Thursday, July 30, 2020 6:38:30 PM

<https://www.rideuta.com/Rider-Tools/Schedules-and-Maps/9-900-South>

Sara - note that the 900 South UTA schedule has been reduced. Just like transit routes throughout Salt Lake City.

As it applies to allowing affordable housing with "relief" from zoning requirements, a bus stop can be added or removed almost at will. It happens every day. To permit affordable housing units because they are located ¼ mile from a bus stop is an artificial and temporary infrastructure support system that has permanent, long term impacts to residents and neighborhoods. And without high frequency transit, it is a detriment. Affordable housing should only be built within ¼ mile of fixed mass transit.

Please include these comments in your analysis of the Affordable Housing Overlay.

Thank You,

Virginia Hylton

<https://www.rideuta.com/Rider-Tools/Schedules-and-Maps/9-900-South>

From: [Amy Reid](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Affordable Housing Overlay
Date: Tuesday, May 3, 2022 11:48:03 AM

Hello Planning Commission,

Thank you for looking for affordable housing solutions for our community. I am also very concerned about this important issue.

I am a resident of Yalecrest. As you know, the Yalecrest neighborhood was listed on the National Register of Historic Places in 2007. Homeowners can receive state tax credits for qualifying rehabilitation to their historic properties. This designation speaks to the historic value of the neighborhood. While I fully support finding ways to incorporate affordable housing, I believe allowing an overlay of this type in a National Historic District, that would encourage demolition, is the opposite of forward thinking. It would decimate the historic fabric of this district. While it could solve an immediate need, if enough properties are demolished in the process, it would jeopardize Yalecrest's standing as a National Historic District. Historic districts provide an important continuity and connection to our collective past that bind residents together. They also have many economic benefits. I urge you to protect the Yalecrest National Historic District by removing it from your overlay.

From www.SLC.gov about Yalecrest:

Locally, the district is known as "Harvard-Yale." This district is remarkably visually cohesive with uniform setbacks, historic houses of the same era with comparable massing and landscaping, and the streets are lined with mature trees. The district contains a great concentration of architecturally significant period revival cottages and bungalows, which were designed by renowned architects and builders of Utah. The resources found in this district contribute to the history of the residential East Bench development of Salt Lake City.

Alternatively, I believe there are opportunities to identify "pocket" areas throughout the city where zoning can be modified and property owners notified. For example, we own a duplex near 1300 South and 900 East. It was in such poor condition when we purchased it last year, that we needed to take it down to the studs. We could have easily incorporated a one bedroom apartment into the basement, providing much needed affordable housing, but zoning prohibited it even though an apartment complex is across the street, a group home is two doors down and an eight unit building is two doors in the other direction. Allowing denser housing units in areas like, on a case-by-case basis, this makes a lot of sense. Allowing them in a National Historic District does not.

Best,

Amy Reid
1477 Harvard Avenue
Salt Lake City

From: [Betsy Oswald](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) Please notify me of meeting times for any conversation related to the proposed affordable housing incentive program
Date: Monday, March 21, 2022 7:14:45 PM

Thank you, Sara. You have a really hard job. You probably just want to do some planning and pat your cat (who sounds like he was starving!!)

Have you spent much time in Highland Park? It's such a lovely, old neighborhood. I'd love to invite you over one of these evenings. Bring your measuring tape and that clicker thing that the Costco welcomer uses to count traffic. We can count parked cars, get a moving car count, measure the width of Chadwick Street, with and without parked cars on each side. It will be fun! I'll give you a beverage of your choice! I can only speak for my little corner of the world, but I think my neighbors and I primarily feel two things: First, plopping four-plexes down here and there would absolutely kill the character of the neighborhood, and once it's gone, there's no getting it back. That's scary to us. And two, the incredible growth in people and traffic over the last few years, I suspect from all of the high rise building a mile or two away from us in the heart of old Sugarhouse, makes getting into/out of/around our neighborhood so difficult. This proposed zoning change would compound that pressure on the already stressed infrastructure, and that doesn't make sense to us. So we're both scared and confused with how this is a good thing for anybody, old neighbors or would-be neighbors. I'm sorry we point all of our scary, negative energy at you. Please try not to take it personally.

I really would love to host you one evening. That's a sincere invite! Mull.
Betsy

On Mon, Mar 21, 2022 at 1:34 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Hi Betsy,

I will actually be at the Sugar House Land Use Committee tonight. It's a Zoom meeting at 6 p.m. – I'll go ahead and send the link: <https://us02web.zoom.us/j/88922251767>.

There's also an open house scheduled for the Sugar House Fire Station #3 from 5-7 p.m. on April 5th. We are recommending registration. See the project page for a link - <https://www.slc.gov/planning/2022/01/26/affordable-housing/>.

There are other meetings scheduled and listed on that page – these are the closest to you.

Sara

SARA JAVORONOK, AICP

Senior Planner

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From: Betsy Oswald <[REDACTED]>

Sent: Monday, March 21, 2022 1:08 PM

To: Javoronok, Sara <Sara.Javoronok@slcgov.com>

Subject: Re: (EXTERNAL) Please notify me of meeting times for any conversation related to the proposed affordable housing incentive program

Thank you, Sara.

I'm at 2648 S. Chadwick Street.

Thank you!

On Mar 21, 2022, at 12:53 PM, Javoronok, Sara

<Sara.Javoronok@slcgov.com> wrote:

Hi Betsy,

I added you to the mailing list for the project. There are some outreach events scheduled and these are now posted on the [project page](#). We are also scheduled to present at several Community Councils – I'm not sure where you live, but if you let me know your address or community council area I can let you know if we're presenting at a meeting.

Let me know if you have additional questions.

Thanks.

Sara

SARA JAVORONOK, AICP

Senior Planner

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their own risk and do not vest any property with development rights.

From: Betsy Oswald <[REDACTED]>
Sent: Saturday, March 19, 2022 8:41 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Please notify me of meeting times for any conversation related to the proposed affordable housing incentive program

Hi Sara,

I'm a resident of an area affected by the proposed affordable housing zoning changes and am very interested in participating in the decision-making process.

Can you please notify me of when any related meetings/conversations/decision-making is to take place?

Thank you,

Betsy Oswald

[REDACTED]

From: [Brian Burnett](#)
To: [Planning Public Comments](#)
Cc: [Foothill-Sunnyside](#); [Dade Rose](#); [Bob Moore](#); [Ralph Little](#); [Diane Whittaker](#); [Scott Burnett](#); [Cathy Brown](#); [Janet Hemming](#); [Bonneville Hills](#); [Clark, Aubrey](#); [Leeainewelchburnett](#); [Kris McDonald](#)
Subject: (EXTERNAL) Salt Lake City - Affordable Housing Overlay Comments
Date: Wednesday, May 4, 2022 1:31:52 PM

Salt Lake City Planning Commission:

Thank you for taking the time to consider our thoughts on this difficult issue. I am writing to oppose the Affordable Housing Overlay (“AHO”) proposal regarding single family neighborhoods, specifically the Foothill Sunnyside Community Council neighborhood. We believe that this proposal will negatively impact our single family neighborhood. Some, but not all, of our concerns include:

- Allowing the construction of sideway rowhouses, duplexes, triplexes and fourplexes to replace single family homes on small lots will materially change the character of our neighborhood. The size and scale issues proposed by the AHO are completely incompatible with our existing neighborhood. People have purchased homes here with the expectation that this area will continue to be single family housing.
- Families seek out this area because of its character and zoning. This proposed change will discourage families from buying here. This in turn can affect the number of children in our schools, which are already facing challenges.
- 50% of each unit must be set aside as affordable with incomes at or below 80% AMI (area median income). Salt Lake City has no way to enforce the policy. As many have noted, this proposal will only benefit developers.
- Side yard setbacks (distance between two neighbors) would shrink by up to 25%. This impacts the feel of the neighborhood.
- Minimum lot width requirements would be removed. This is a bad idea. New housing will loom over existing houses.
- One parking space per unit would be required. This proposal does not include adequate parking. This area already struggles with parking. Many of the current homes have single car driveways. This proposal means more people fighting for street parking.
- Developers would be given a “fast track” for project approvals - removing typical delays and timelines encountered in planning approval process. These reviews can protect the neighborhood.
- The draft incorrectly assumes that “parcels adjacent to arterials are often less desirable for single-family homes because of their locations on corridors with higher levels of traffic” Our neighborhood is currently a desirable single family neighborhood, even though it is near arterials.
- The proposed AHO has the potential to turn our neighborhood into a student rental market for the University of Utah . This area is already under stress. In the next few years, Research Park will add commercial businesses and the U of U will build 1000 + student units.
- Based on initial feedback from our neighbors, no one favors the AHO for the Foothill Sunnyside Community Council area.

If the idea behind the AHO is to provide affordable housing, this proposal does not accomplish

that. In the meantime, the proposed AHO will damage a wonderful single family neighborhood. We ask that you do the right thing and vote against this proposal. Thank you for your consideration.

Brian W. Burnett

Vice Chair

Foothill Sunnyside Community Council

Planning Commission Secretary Aubrey Clark: We request that these comments be forwarded to the Commissioners.

From: [carol wicks](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) Affordable housing overlay
Date: Tuesday, February 1, 2022 7:49:41 AM

thanks for your reply

the problem is that there are no vacant lots in neighborhoods and developments require demolishing single family units i sure hope this idea works as housing is so expensive to build these days i cant imagine how such housing can be affordable

On Mon, Jan 31, 2022 at 4:59 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Hi Carol,

Yes, this applies to areas of the city with the zoning districts that are identified in the proposal. The first two properties are in R-1 zones and the fourth is SR-1A. The single and two-family section of the proposal only applies to R-1 and SR-1A properties that are near transit or arterials, which applies to the 2100 East and Princeton properties, but not the one in the Avenues. There is a map on page 35 here:
http://www.slcdocs.com/Planning/Projects/Affordable%20Housing%20Overlay/affordable_housing_12_28_21_draft_ordinance.pdf.
The 900 East property is zoned RMF-30 and that section of the proposal applies to it.

For more information on the zoning of properties in the city, there is a zoning lookup map here:
<https://maps.slcgov.com/mws/zoning.htm>.

Let me know if you have additional questions.

Sara

SARA JAVORONOK, AICP
Senior Planner

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-----Original Message-----

From: carol wicks <[REDACTED]>
Sent: Saturday, January 29, 2022 1:53 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Affordable housing overlay

Does this affect locations east of 700 east and if it does is a map avail
My locations are 2000 s 2100 east 1016 Princeton 576 s 900 east and 714 e sixth avenue thanks
Carol wicks

From: [Javoronok, Sara](#)
To: ["Cathy Philpot"; Planning Public Comments](#)
Subject: RE: (EXTERNAL) Affordable housing overlay
Date: Monday, May 2, 2022 2:46:43 PM

Cathy,

Thank you for your question and comment. They will be added to the file for the project and shared with the Planning Commission. The proposed affordable housing incentives would not modify the existing regulations and guidelines that apply to properties that are in local historic districts.

Sara

SARA JAVORONOK, AICP
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-----Original Message-----

From: Cathy Philpot [REDACTED] >
Sent: Friday, April 29, 2022 8:21 PM
To: Planning Public Comments <planning.comments@slcgov.com>
Subject: (EXTERNAL) Affordable housing overlay

I have a question and a comment:

Q: How would this overlay affect areas that have been declared to be a historical district?

C: I think this is very sad, that developers want to come in to one of the most desirable areas in the city, and destroy some of the very elements that make this area great. Charm, historical houses, quaint streets, unique architecture, safe family backyards, in a relatively quiet area close to downtown and the university area. 4-plexes within several feet of my house, with views into my yard, filled with university student renters will destroy my peace, privacy, and property value. How could it not?

Cathy Philpot

From: [Diane Whittaker](#)
To: [Planning Public Comments](#)
Cc: [Brian Burnett](#); [Foothill-Sunnyside](#); [Janet Hemming](#); [John Whittaker](#); [CJ Whittaker](#); [SW](#)
Subject: (EXTERNAL) Vote NO on Re-Zoning SLC
Date: Wednesday, May 4, 2022 9:55:05 AM

SLC is full of beautiful neighborhoods with single family homes. Drive through our beautiful neighborhoods in Central city, Sugarhouse, 9th & 9th, South Sugarhouse, West Temple area and the Yale-Harvard area. Do you really want to lose these beautiful parts of our city? A better proposal would be to incentivize families to buy and care for homes in all parts of the city. Our young families are leaving the city. Let's figure out how to keep our suburbs family friendly so we can attract families.

Don't repeat mistakes made by other cities, such as Portland, Oregon and Vancouver, Canada. This type of rezoning was done in Vancouver, Canada where my son lives. Three story condos and apartments replaced beautiful northwestern architecture single family homes. Now the area is modern apartment/condos, houses divided into apartments, or run down homes waiting to be demolished. It is so sad. Single families have moved out. There is nowhere to park on the street; cabs are the only option when we come to visit. People who buy the condos soon move out of the city for a more family friendly area, as my son is trying to do. The area is not a neighborhood, it is transient.

My son lives on 600 South and about 1000 East in SLC; this area is now all shared housing. I can't even visit my son because there is nowhere to park! Get real, we all love public transportation, but cars are still a necessity in most of our lives.

When neighbors know neighbors, we care for each other. Think of what happens in an emergency when neighbors don't know each other and haven't been in place long enough to congeal into a community! In an emergency, we know our neighbors and can take care of them, rather than waiting on the city for help.

Making this change under the auspices of affordable housing is deceptive. We know that the multi-family housing built in these neighborhoods is not going to be affordable. Saying that a portion of the housing is for low income and then enforcing that policy is not even possible.

At this point, I feel betrayed by the people I voted into office and rest assured, none of these people will get my vote in the future. Please, please do not move forward with this rezoning proposal in any residential area of our city. Please side with the people who live here and not the developers.

Diane Whittaker
1948 Michigan Avenue

From: [Javoronok, Sara](#)
To: [Javoronok, Sara](#)
Subject: FW: (EXTERNAL) Affordable Housing Overlay
Date: Monday, April 25, 2022 8:59:30 AM

SARA JAVORONOK, AICP
Senior Planner

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-----Original Message-----

From: Don Brown [REDACTED]
Sent: Monday, April 25, 2022 8:56 AM
To: Planning Public Comments <planning.comments@slcgov.com>
Subject: (EXTERNAL) Affordable Housing Overlay

Dear Planning Commission Members,

First, thank you for your service to our community. I appreciate your efforts to represent my partner, me and our daughter in making our great city even better.

Second, it is our fervent desire that you oppose, in the strongest manner possible, the affordable housing overlay which would loosen the single family restriction in our neighborhood. Increased density would ruin a lifetime of work we have given in educational attainment and professional service to live and work in the perfect place. It is ideal location to raise and educate children which we have done entirely in the public system. The proposed overlay I'm sure will enrich some in the real estate development business but I doubt those people will live here once completed because everything about the neighborhood will be ruined.

I'm sure there are many monied interests behind this effort. I urge you to resist their lobbying and instead side with protecting our children, schools and families. Defeat the overlay!

Thank you for considering my plea.

Sincerely,

Don R Brown
2031 Princeton Drive

Sent from my iPhone

From: [Donald Malouf](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable Housing Overlay Zone
Date: Wednesday, March 16, 2022 11:15:55 AM

Dear Ms Javoronok,

In regard to the proposed “Affordable Housing Overlay Zone”, I am totally opposed because there is no chance of it achieving the desired result. There is an astounding amount of high-density construction in the city, and if there is still an affordability problem, the amount of housing this proposal would create would make no difference. Besides, housing affordability is an issue everywhere. The causes go way beyond the scope of what is proposed.

We are struggling with problems of transportation, air quality, congestion, and water supply. Already our quality of life has suffered. When Salt Lake City is making national news because of our bad air we are doing something seriously wrong.

The end results of the proposal would be a decrease in the desirability of a nice area, and more profits for developers.

Thank You,

Don Malouf

2624 S Dearborn St

Salt Lake City, UT 84106-3514

From: [Donald Malouf](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) Affordable Housing Incentives
Date: Friday, April 29, 2022 10:43:44 AM

Dear Sara,

Thank you for this information. I see where things have been tried but I haven't seen any evidence of success. This looks like a permanent attempt at fixing a temporary problem. Like suicide. A nice neighborhood would be permanently damaged.

We worked hard for many years to live here, and carefully chose a home that suited us. To single out this area to intentionally bring down property values is unforgivable. Please abandon this ill-advised proposal!

Thank You,

Don Malouf

> On Apr 21, 2022, at 5:13 PM, Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

>

> Mr. Malouf,

>

> Here are a few examples of overlays/incentives in other communities:

> Austin, TX, Affordability Unlocked - <https://www.austintexas.gov/department/affordability-unlocked-development-bonus-program>

> Los Angeles, CA, Transit Oriented Communities Incentive Program - <https://planning.lacity.org/plans-policies/transit-oriented-communities-incentive-program>

> Cambridge, MA, 100 Percent Affordable Housing Overlay - <https://www.cambridgema.gov/CDD/housing/housingdevelopment/aho>

>

> Let me know if you have additional questions.

>

> Sara

>

> SARA JAVORONOK, AICP

> Senior Planner

>

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>

> -----Original Message-----

> From: Donald Malouf [REDACTED]

> Sent: Thursday, April 21, 2022 12:27 PM

> To: Javoronok, Sara <Sara.Javoronok@slcgov.com>

> Subject: (EXTERNAL) Affordable Housing Incentives

>

> Dear Planner Javoronok,

>

> Can you provide any instances where the proposed sort of incentive program has actually worked?

>

> Thank you,

>

> Don Malouf

> 2624 S Dearborn St

From: [Eric Povilus](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) AHO Concerns
Date: Monday, May 2, 2022 8:54:51 AM

My comments to your AHO proposal:

1. Does one really think a 3 or 4-plex in our area will only have 1 car total and the rest will use mass transit... not. If you are so certain then put into the ordinance that these properties can only have 1 vehicle.
2. The single family home in SLC is threaten by people who want affordable and mixed housing for all... they want to take away your single family home and build multi-family homes and row homes in existing single family neighborhoods. These new house types are important but should be part of a redevelopment in areas like 300 West, Main St, State St, West Temple, and old run down industrial areas.
3. Also, the fact is SLC is out of land and not everyone can live here... the fact is people may need to find housing outside of SLC and use the MASS TRANSIT the planners over hype to get to SLC... I think this is how it is done in every other city in the US.
4. The City and some of the planners want to slowly take my single family home away as they feel housing needs should be equal for all... yes everyone needs housing and some more affordable housing, but not at the expense of others... people can easily live in the West side of SLC, Murray, West Valley, or Toole... but not everyone can have everything they want. SLC must accept that fact the people can live and it is ok to live outside of SLC proper.

I may sound selfish but I worked 20+ years to buy and live in a single family home in the neighborhood I want... I needed to live and move up through life. Want affordable housing, then the CITY and STATE need to look at jobs, salaries, health care cost, cost of college/tech/trade schools, etc. Maybe the Inland port should have been developed into housing by the city with incentives given 10 years ago before the State did a land grab.

The AHO is a good idea, but the plans and proposed execution have serious flaws. In the long run, families will move outside of SLC, schools will get smaller (less desirable by teachers), SLC will become high density, more crime will move in --- but I guess high density is something the city wants as it increase the TAX base.

Eric Povilus
1428 E LAIRD AVE, SLCV, UT 84105


From: [Heidi King](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Comment for: <https://www.slc.gov/planning/2022/01/26/affordable-housing/>
Date: Saturday, April 23, 2022 1:37:24 PM

Hi Sara,

I tried to leave a comment on the affordable housing incentive page, but the submit button would disappear when I typed. Here is my public comment:

I was born and raised in Salt Lake City but I can no longer afford to live here, especially if I want even a fraction of the quality of life my parents had. Because of this, I plan on moving out of Utah later this year. However, I know I am fortunate enough to have circumstances that allow me to do that and not everyone has that ability.

I have always rented and am accustomed to landlords and property management companies exploitations and government favoring them. As renters, we don't want more apartment complexes and we definitely don't want to live in dorm-style housing. We want independence, like our parents had at our age.

We want rent control and other renter's rights, we want to own our home and not be forced to rent forever, we want to be independent and not be subject to a landlord or investor's whims, we want investment properties to be highly regulated and taxed so we have a chance to be a homeowner. We want solutions to the actual problems, not bandaids for the symptoms.

April 20, 2022

Subject: Affordable Housing Overlay Zone

To Whom It May Concern:

Thank you for working diligently to find opportunities to increase the amount of housing in Salt Lake City while balancing the needs of current property owners, and for being open to the feedback of residents. To that end, I wanted to provide my feedback.

I realize that the common, perhaps even kneejerk, reaction is “NIMBY”. While I would be happy to take that position, I acknowledge it is neither constructive nor realistic. With that said, I think compromise is always an option. So, I would like to propose changes to the current proposal, specifically for single and two-family zoning districts:

1. Allow the construction of auxiliary dwelling units (ADUs) in the proposed areas if the ADU has a deed restriction requiring affordability for those with income at or below 70% of the area median income.
2. Allow townhouses, 3–4-unit buildings and cottages to be constructed in the proposed areas, but with the following conditions:
 - a. If constructing a 3-unit building, 2 of the 3 units must be deed restricted requiring affordability for those with income at or below 70% of the area median income.
 - b. If constructing a 4-unit building, 3 of the 4 units must be deed restricted requiring affordability for those with income at or below 70% of the area median income.
 - c. Prohibit the construction of 3- and 4-unit buildings and cottages on streets that do not meet the current standards for residential, multi-family streets.
 - d. Require the construction of no less than 1.5 on-parcel parking spaces per unit.
3. To offset the fewer number of potential units because of item 2.c, allow for the construction of higher density units, up to 3 stories, on parcels adjacent to and facing major arterial roads, so long as 50% of those constructed units remain deed restricted requiring affordability for those with income at or below 70% of the area median income.
4. Pilot program: selected 10-25% of the proposed area to test the new rules for a period of a 5 years and evaluate its effectiveness.

I believe that items 1, 2.a, 2.b and 3 will ensure that the changes are more directly aligned with the goal of creating affordable units without changing the number of new units that could be built, while items 2.c and 2.d proactively prevents development in areas with inadequate infrastructure that the current plan does not address. Lastly, item 4 will allow the entire proposal to demonstrate its success to all stakeholders prior to widespread implementation while still providing a path forward toward increased development.

I grew up in southern California. At the time, my community was facing a housing affordability crisis, air quality issues, among other issues. I share that experience because I often feel that the discord in Salt Lake City is that the challenges our community is facing is novel, which it is

not. I do think we can learn from the experiences of other communities who have faced the same challenges as we face. In doing so, we can learn from their successes and failures.

I would be more supportive of the current proposal if it was supported by case studies in other communities. I have not seen that support in the city's proposal, although it could be my own error for missing it. If it is available, please provide it in future communications. If no such case study exists, then I urge the city to consider the pilot program I suggested earlier. Innovation is good, and our city can lead the way, but innovation should start small.

My family moved to Salt Lake City because of its affordability, family-friendliness, and unique culture. We intend to be residents for as long as we can. I'm excited to see the city grow from a regional hub to a truly global city, with a booming economy and vibrant city life. I realize that transformation is difficult. But when I think about the future for my three daughters, I know we will solve many of those challenges and create a bright future for them.

Please feel free to contact me with any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'James Armijo'.

James Armijo
2483 S Chadwick St
Salt Lake City, UT 84106



From: [James Edward Guilkey](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Opposition to AHO
Date: Friday, April 29, 2022 9:37:19 PM

Dear Planning Commissioners,

I would like to register my opposition to the proposed Affordable Housing Overlay.

There are so many other options for providing additional housing, affordable or otherwise, beyond tearing down existing homes and wrecking neighborhoods. Even on the perimeters of Yalecrest, for example, there are numerous single level businesses that could be built up vertically to keep the retail establishments on the ground floor, while providing residential on the higher levels.

It is also frustrating to see our politicians inviting more and more large companies to establish themselves here (most recently Twitter) while at the same time complaining about a housing shortage. Enough with the growth!

Installing multi-family units on lots that have been in R1 zones for decades will be the end of these neighborhoods. Yes, this is NIMBY-ism. Go solve this non-existent problem in someone else's neighborhood.

This proposal will only serve to enrich a small handful of developers, while providing a diminishingly small number of additional affordable units, at the cost of destroying some of the most desirable neighborhoods in the city.

Sincerely,

James Guilkey
1611 Laird Avenue

From: [Jan Ellen Burton](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) New zoning plans
Date: Tuesday, May 3, 2022 5:28:20 PM

I live in the Yalecrest neighborhood and I have recently learned of plans to change the zoning laws to allow multiple housing units. My street is narrow, and this would look exceedingly odd. I have seen housing in the general area which also appears out of place and "odd" on streets with historic homes.

Yalecrest has many homes which are of historic value. The legislature stopped the efforts of the neighborhood as a whole to achieve designation as "local historic" and made it very difficult to achieve this designation for individual blocks. Some of the areas which are pinpointed as areas for zoning changes (due to being close to 1300 East, a bus route) are extraordinary, both in terms of history and design. Some of these homes have relatively large lots which could support 4-plexes.

I am confused by the apparent inconsistencies of the proposed city planning changes. There are many rental units on my street. As housing is not affordable, students live in these, and parking on my street is relatively hard to find. Of course, I can park in my driveway, but visitors would not necessarily all fit. It is most peculiar to think because we are near a bus, public transportation will solve the problem. Many of the students bike to school and work, but they still have cars. One reason people move to Utah is for outdoor activity, which cannot be accessed by bus. "Rich" people can rent cars, etc., but the poor for whom "affordable housing" is the buzzword cannot. This type of exclusion of the poor is one of the worst kinds.

I grew up in Chicago and took buses there for 23 years. The system worked because I could get places by bus. I have lived in Yalecrest for over 35 years, but have not been able to take public transit to work. So, who will be living in these multiple housing units in Yalecrest besides students and downtown workers who are already here?

Thank you,
Jan Ellen Burton
SLC, 84105
Cell Phone [REDACTED]

From: [Jan Hemming](#)
To: [Javoronok, Sara](#)
Cc: [Dugan, Dan](#)
Subject: (EXTERNAL) Thank you for your presentation at YNC last night
Date: Friday, April 15, 2022 2:43:00 PM

Sara: I wanted to thank you for taking time out of what must be a very busy time for you personally and professionally as you explain and educate about the city's new Affordable Housing Overlay.

I think if a poll were taken in Yalecrest most would favor affordable housing. We have a very progressive, thoughtful and caring neighborhood. The big question: is this the right tool? Or is the AHO tool being applied in the right way? Could it be modified to achieve even greater goals? I hope you and the Planning Division have open minds as the public engages with you.

We are certainly going to study this issue very carefully and are talking about having community forums to dig deeper.

I and others may have follow-up questions about specific details of the AHO. We are appreciative that you have been so generous with your time.

Best,

Janet (Jan) Hemming
Chair
Yalecrest Neighborhood Council

From: [Jan Hemming](#)
To: [Javoronok, Sara](#)
Cc: [Dugan, Dan](#)
Subject: (EXTERNAL) A few questions about the Affordable Housing Overlay
Date: Thursday, April 28, 2022 10:41:24 PM

Hi Sara:

As I've reviewed all the materials the city has made available to residents about the Affordable Housing Overlay I had a few questions, which I hope you might be able to answer:

1. The city acknowledged in the 40-page Affordable Housing Incentives document that enforcement will be problematical. How do you intend to address that? Do you envision an enforcement department, like building inspection, that would be created? Nick indicated in the Facebook Q & A that it's a "key component" and yet the city has not determined how the program will be administered. Do you think the public has a right to know the financial, tax and workforce implications for the AHO before it's approved?
2. Where has the AHO model you're proposing succeeded in other U.S. cities? Is it modeled after a particular concept elsewhere?
3. Nick indicated in the Facebook Q & A that "more housing in neighborhoods of high opportunity improves everybody's access to opportunity and that's something we want to insure that is embedded into this overlay that people have those options more so than what they do right now." Would you describe this effort as an example of "social engineering" which is defined as "the use of centralized planning in an attempt to manage social change and regulate the future development and behavior of society." (Google's Oxford Language Dictionary).
4. What happens if a renter/owner who qualifies for an affordable unit and meets AMI requirements, receives a promotion or pay increase and his/her income exceeds the city AMI requirements for being in that unit? Will you ask them to vacate? Who will monitor and verify the income levels of those in affordable housing in SLC?
5. Do you have studies or statistics that show people in certain AMI income categories don't or rarely use cars?
6. There is almost no public transportation on the Eastside but neighborhoods like Yalecrest, Wasatch Hollow, Foothill/Sunnyside, Federal Heights, would be impacted by the AHO. A viable public transportation system could take years or decades to develop (Example: Foothill Boulevard — built for 33,000 cars that currently carries more than 48,000 — 2019 statistics — and acknowledgment by UDOT and SLC transportation that they've been studying Foothill for "30 years" with few solutions.) Isn't the AHO putting the cart before the horse?
7. Almost all of the neighborhoods above Foothill Boulevard and nearly all those in the Avenues will not be included in the AHO plan. Does that achieve your goal of greater equity? Are there other criteria you might develop to include those sections of the city that are currently excluded?
8. What do you see is the advantage of building higher density housing — that is rarely or never seen in established, intact neighborhoods — and inserting that housing type on a streetscape where nothing else resembles it? Does that have a negative or positive impact on the character, architectural unity or cohesiveness of a neighborhood — or are these things unimportant to SLC's Planning Division?
9. Does the determination of AHO neighborhoods by two criteria — arterial roadways or

high density (every 15 minutes) bus transportation — leave out other important considerations? In other words why is the AHO transportation-centric? Is this the most important issue to low or lower income individuals and families?

10. You indicated in your presentation before the Yalecrest Neighborhood Council in April, that the side yard setbacks (distance between adjoining properties) could shrink from 4 and 10 feet to one and two feet. Do you think that's good zoning? Nick referred to "livability standards" associated with AHO development in his Facebook Q&A. Are those side yard setbacks good "livability standards?" Are you at all concerned about how they might impact privacy? Green space? Goodwill between neighbors? Property values?
11. Has the city calculated the social and cultural cost of approving a record-setting influx of apartments that tend not to attract families? SLC Schools is contemplating the closure of 14 schools. One expert reported during an ELPCO monthly meeting that of 4,000 new apartment dwellers, only 69 were school-age children. Is it possible that Salt Lake is becoming more unfriendly to families — which single family homes tend to be anchored by?
12. With climate change and more droughts, doesn't SLC's tsunami of new high density apartments and other high density dwellings (County: 93 apartment projects in the pipeline, nearly 19,000 coming to market in the near future, besides the tens of thousands already built - half or 2/3 in SLC — a total that Kip Paul of Cushman & Wakefield calls "unprecedented" in his 40-year career especially for a city the size of SLC: 200,000. SLTrib 9.9.21) put pressure on SLC's existing water infrastructure and infrastructure in general? The mayor, the Governor and other government officials are calling for water conservation. Does all this building contradict that?
13. During Nick Norris' Facebook Q & A event he emphasized that "we don't want to be a city that's only for people with high incomes" yet of the nearly 20,000 new apartments built recently in SLC, few are affordable for those on SLC's AHO affordability guidelines. Will the city acknowledge that it's contributed to the housing disparity in SLC?
14. What value do established, intact neighborhoods provide to the city of Salt Lake and what factors make them special in your opinion, if any.
15. You published SLC's first zoning map from 1927. According to historical records, do you have knowledge that planning or zoning officials promoted practices that were intentionally exclusionary to certain groups?
16. The AHO could be one of the most far-reaching tools SLC has ever adopted in its zoning regulations. Even so, Nick indicated in the Facebook Q&A he doesn't know the effectiveness or the potential number of units that might be built under an AHO. With no viable forecast, doesn't that make it more difficult for the public to support the AHO? And can the city understand that this could be factor preventing public support?
17. Nick acknowledged in the Facebook Q&A that last year the Planning Division approved 6,000 new housing units — an all-time record for Salt Lake City. Comparatively, during the decade following WWII, the city built 12,000 units which still stands as the greatest number built during a 12-year period. At the city's current pace — 3,000 new units built and opened each year — Nick said Salt Lake is at its largest period of growth EVER as a city. Has the Planning Division given any thought to putting the brakes on this phenomenal growth — especially while Nick acknowledged that such growth is both "good and bad?"

Respectfully,

Janet (Jan) Hemming
Chair
Yalecrest Neighborhood Council

From: [Jan Hemming](#)
To: [Clark, Aubrey](#); [Planning Public Comments](#)
Cc: [Dugan, Dan](#); [Jill Love](#); [David Amott](#); [REDACTED]; [natalie.gochmour](#); [Representative Brian S. King](#); [Senator Jani Iwamoto](#); [Senator Derek Kitchen](#); [Jen Plumb](#); [Wayne Niederhauser](#); [REDACTED]; [REDACTED]; [Cosgrove, Tim](#); [REDACTED]; [REDACTED]
Subject: (EXTERNAL) My statement for SLC Planning Commission on the AHO
Date: Wednesday, May 4, 2022 3:32:28 PM
Attachments: [AHO letter to the SLC Planning Commission.docx](#)

Aubrey: Would you acknowledge that my statement (attached) about the AHO will be forwarded to the Planning Commissioners and included in the packet of materials they will receive before the May 11 Planning Commission meeting? I was told I had until today to submit it.

Thank you,

Janet (Jan) Hemming
Chair
Yalecrest Neighborhood Council

May 4, 2022

cc: City Councilman Dan Dugan

Dear Salt Lake City Planning Commissioners:

The Yalecrest Neighborhood Council has thoughtfully studied the Affordable Housing Overlay. Sara Javoronok, Salt Lake City senior planner, made a presentation at our council meeting April 14 and fielded questions from residents. Members of the board have also reviewed the 1-hour Facebook Q&A with Sara and Planning Director Nick Norris and all other documents created by the city related to this proposed amendment. We have had discussions with other community council chairs and leaders, respected community influentials, former members of the SLC Planning Commission, residents, architects and developers.

Our conclusion: We support affordable housing. We do not support the affordable housing overlay proposed by Salt Lake City's Planning Division.

After the April 14 YNC meeting, Sara invited us to pose additional questions, which we did. Instead of answering them, Sara instructed me to go back and read the very documents that I had already studied. **Help us understand how the public can gain a greater understanding of such a complex subject if the government officials most knowledgeable about the AHO do not engage in civil dialogue? It raises a critical issue: to whom is the Planning Division accountable to? And where can the public go for answers? We have no animus toward Sara. She is a devoted and talented public employee. But we are deeply disappointed in her response.**

The AHO endeavors to make vast and in some cases, indelible changes to Salt Lake City's zoning code – transforming nearly 100 years of zoning law in Salt Lake. This is no small matter. It deserves a thorough and careful review – as well as answers to important questions.

The city makes it clear that “once a housing unit is established under the incentives, it will be nearly impossible to remove the unit through an enforcement action.” The period of affordability in SLC will be 30 years.

While the AHO will impact great neighborhoods and vast sections of Salt Lake City, these comments are primarily confined to Yalecrest, the place we know best.

How was half of Yalecrest – with Utah's largest collection of turn-of-the-century homes in the state of Utah and iconic architectural styles -- selected for the AHO while thousands of homes above Foothill Boulevard and some sections of the Avenues deemed exempt? It's based solely on a transportation-centric criteria. If a high frequency bus passes nearby every 15 minutes or there's an arterial roadway (Sunnyside, 1300 East, 1300 South, 900 South, etc.) those homes and neighborhoods are enrolled in the AHO lottery. Ironically, we asked leaders of those non-AHO communities if they would voluntarily offer to join this new movement. None have come forward. Please re-check the UTA bus schedules as we were unable to find buses on 1300 East

near Yalecrest that pass every 15 minutes. We asked Sara if the city has done any studies to know if low-income individuals can't afford or don't use cars or rely solely on public transportation. We did not receive an answer.

Six residential blocks in Yalecrest have LHD designations and would be protected from AHO demolitions. No such protection would be granted to the vast majority of the community even though the federal government placed Yalecrest on the National Register of Historic Places as one of America's vaunted historic communities. Yalecrest residents are asking the Planning Commission to explain why the demolition of these beautiful homes -- to be replaced by row houses, cottages, fourplexes, triplexes and duplexes with as many as 4 units per lot -- represent good zoning or good housing policies. We asked Sara the same question. The AHO zoning codes require all affordable units to "be compatible in form with the neighborhood" in which it is placed. Can the Commission explain how a fourplex or 4 sideway row houses on one lot could be compatible in a neighborhood dominated by century-old single-family homes? Elsewhere in the AHO documents, city officials admit this "could potentially create size and scale issues to existing single-family neighbors" and result in dwellings that "only have a view of a narrow side yard and/or driveway without a view."

The following elements of the AHO are also problematical:

- Side yard setbacks (borders between two adjoining properties) could be drastically reduced to one or two feet. Current codes require four and/or 10 feet.
- Minimum width lot requirements would be removed.
- There is, as yet, no defined enforcement mechanism. City documents repeatedly state that the AMI requirements builders, owners and renters would have to comply with are "difficult to monitor and administer through deed restrictions." Does the city envision creation of a whole new enforcement bureaucracy and how much will it cost city taxpayers? We asked Sara this same question.
- Higher density is the goal. For row houses to "qualify for incentives," according to city documents, "a minimum of three and a maximum of four residential dwelling units per building" must be constructed.
- Zoning alone cannot solve Utah's housing crisis. We agree. AHO planning documents acknowledge that critical factors -- beyond the control of government -- impact affordable housing: job wages, home prices, and, outside of these proposed amendments, the types of units constructed, and the rents charged. Until those other dominating factors are corrected, the AHO zoning proposal will have minimal impact.
- 1% of city residents responded to planning surveys which helped form the basis of SLC's proposed AHO zoning code. It should be noted these responses were gathered during a pandemic. A second survey -- also during a pandemic in 2020 -- only received 290 respondents. For a city of 200,000 this is not a mandate and should not be regarded by the Planning Division as representing the majority opinion of Salt Lake City residents. Rather, the Division should strive to discover what the other 99% want. Holding four "open houses" during the spring of 2022 (one person told the YNC he was the only

attendee at one of these open houses) does not constitute sufficient public process. The city has not done proper due diligence.

- AHO buildings would be “fast-tracked” through the planning and approval process, giving the public little or no opportunity to comment. For example, Planned Developments won’t require design review, if they meet certain standards. To put this in perspective, between 2015-2018, the city reviewed 80 Planned Developments. How will anyone know if corners are cut or something is missing, until after the fact?
- The AHO document is just plain wrong when it states that “parcels adjacent to arterials are often less desirable for single-family homes because of their locations on corridors with higher levels of traffic.” Yalecrest asks current city and planning officials if they would stand before the homeowners of these properties in Yalecrest on Sunnyside, 1300 East, 900 South and 1300 South, and repeat that mantra. One home in this so-called “less desirable” location on 1300 South is currently selling for just under \$1 million. Please define “less desirable.” Could a statement like this suppress property values in a community like Yalecrest? We raised these same question with Sara.
- What happens if a renter or owner, approved for an affordable housing unit, gets a promotion or exceeds the criteria for low income? Will that person be removed? The documents are silent. We asked Sara the same question.
- Where has the AHO model proposed by Salt Lake City been tried or where has it succeeded in the United States? We asked Sara the same question.
- What impact will these higher density buildings have on the infrastructure (sewer, water roads) of established neighborhoods? We asked Sara the same question. Will impact fees be waived or reduced for developers?
- Nowhere in the city documents are there descriptions about all the incentives developers might receive such as reduced fees, tax breaks, or government-approved money. They should be disclosed.
- Tens of thousands of new apartments have been approved by the Planning Division – during the biggest building period in Salt Lake City’s history – but few, if any, are affordable for low-income families or individuals. It’s a missed opportunity. Will the city acknowledge that it’s contributed the very problem it hopes to fix? We asked Sara the same question.
- The city has clearly stated that the AHO will be used to fix past “wrongs” – zoning codes that were exclusive. This happened across America and was propelled by federal government guidelines as well as support from the banking industry. While acknowledging that these practices existed and were harmful, why should current homeowners in single-family neighborhoods that had nothing to do with approving or supporting these codes and, in most cases, weren’t even alive when these policies were designed in the 20s and 30s, now be punished and told that their communities will be the preferred targets for high density housing? The Planning Division said its intent “is to allow additional housing types throughout the city, providing more opportunities for residents who cannot afford or do not want to live in single-family home, to live in other neighborhoods.” So the end game is to place people who don’t want to live in single-family homes next door to people who are living in single family homes? Does this seem

somewhat contradictory to any of you? Throughout my life, I have lived in many types of housing – dormitory rooms, apartments, townhomes, condos, rental homes, and even as an owner of a single-family home in a single-family neighborhood. These places not only reflected the stages of my life, but my income and hard, hard work. Nothing was given to me. So, if students from the University of Utah (Yalecrest borders the U) -- qualify for “low income” housing in Yalecrest, we should make sure it’s available to them? How do you prevent others from “gaming” the system? We asked the same question of Sara.

I want to raise another delicate issue because it might come up. There are slight undertones in the AHO document that have veiled references to race, “eastside versus westside,” rich versus poor, etc. This is very regrettable, and I hope that as affordable housing is discussed, it isn’t defined along class or racial lines. I have both African American and Native American ancestry – confirmed by genealogical records. I am proud of both even though I would be described as “white.” In fact, a “cousin” of mine, Antoinette Van Horn, who is African American, lives in Yalecrest. I caution the city that using racial jargon to push affordable housing will only be divisive. Let’s evaluate the AHO on its merits, whether it’s good or bad zoning, and what impact it will have on those who need affordable housing.

Respectfully,

Janet (Jan) Hemming
Chair
Yalecrest Neighborhood Council

From: [Javoronok, Sara](#)
To: "Jarod Hall"
Subject: RE: (EXTERNAL) Affordable Housing Overlay
Date: Wednesday, February 2, 2022 10:31:07 AM

Hi Jarod,

Thanks for the questions, see below for responses. Let me know if you have other questions or comments.

Sara

SARA JAVORONOK, AICP
Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7625
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www.ourneighborhoodscan.com

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Jarod Hall [REDACTED] >
Sent: Tuesday, February 1, 2022 6:00 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Affordable Housing Overlay

Howdy Sara

I have been reading through the affordable housing documents and I have some questions regarding the single family zone changes.

They look REALLY exciting. But I am not sure I am reading this correctly.

It appears that if one of the units is affordable then you could duplex on any parcel that is currently zoned single family, is that correct?

Not exactly, as proposed it would only apply to single and two family properties adjacent to an arterial or within ¼ mile of high-frequency transit (including 15 minute bus routes). There's a map on page 35 that generally identifies where these are currently located.

I am really interested in the townhomes in single family lot provisions as well. It looks like if they are

50% 80% AMI then you can put townhomes in single family zones on arterials. Is there a density limit? The section E.1.a is a little confusing. It says one parking space is all that is required, but only 250 sf is allowed per unit. 250 sf is only enough for space for 2 parking spots. Are units going to be limited to a single off street parking spot?

There is not a density limit, but they're considered rowhouses or sideways rowhouses and in the single and two family zones are limited to 60 feet in building length facing the street (or the average of the block face). For the parking, we may need to clarify that. One parking space is all that would be required. I believe the next sentence is intended to apply to detached parking, like an accessory structure for a triplex or fourplex, which is limited in some of these zones. So, this would allow for a carport or detached garage of up to 250 sq. ft. per unit, which may be larger than otherwise allowed.

Thanks

Jarod Hall, AIA

Di'velept

e: [REDACTED]

w: www.divelept.com

From: [Jen H.](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable Housing
Date: Friday, April 22, 2022 9:18:34 PM

I was looking through the proposal, and I can see a lot of thought has gone into it. I just have a few concerns:

- 1) Additional housing needs to be coupled with improved infrastructure. I live in Sugarhouse, and work at the U. To drive takes me 10 min. To take public transportation is 1 hour and 3 transfers. (Cycling on Foothill is not an option.) We need safer and more efficient ways to get around if we plan to reduce parking and increase housing, or we are just asking for trouble.
- 2) Even if buildings are built with cheaper materials, safety should continue to be a priority so that structures remain safe for residents over the years. (e.g., No reduction in earthquake requirements, wiring, plumbing, etc.)
- 3) If you are reducing the green space around buildings, you need to increase park space, and improve the parks we already have.
- 4) We need to make sure that other amenities are prepared for the increased residents: grocers, Healthcare, police, firemen, waste removal, clean water, etc.

I realize that this proposal is targeted at increasing housing options, but this will affect all the residents. I am excited to welcome many more to this wonderful city, and want to make sure we are prepared for them to come.

From: [Grant Williams](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) 1583 Stratford Proposal
Date: Wednesday, April 20, 2022 3:25:12 PM

Hello,

I am writing to ask you to please not allow this ill-conceived plan to move forward. As a long time resident of this area it would be a tragic mistake to approve this change, and unfair to all those who have put so much time, effort, and money into improving our homes and neighborhoods. We are losing our historic neighborhoods and these can not be restored once lost. Please represent the people of the neighborhoods and not the developers.

Thank you for your time.

Joni Williams

From: [Landon Farmer](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) STOP NEW HOUSING PROPOSAL
Date: Friday, April 22, 2022 2:56:01 PM

First, thanks for reading feedback on the new zoning proposal. The changes are, I think, far reaching in their impact, particularly to my Highland Park neighborhood.

I have lived here for 24 years. It is a bright spot in the city. The old growth trees and unique brick architecture make it one of the most desirable and walkable neighborhoods. Home owners take great pride in their property, The stable owners create a tight knit, safe area for families. Each year on Halloween we see huge numbers of minivans full of families from other parts of the city come to our neighborhood to trick or treat. It's well lit, safe and the residents are friendly. Highland Park is an important reason people want to live in Sugarhouse and Salt Lake City.

However, the proposal being made would fundamentally alter that dynamic. Here are my concerns:

Logistics first;

1. No enforcement mechanism has been identified to keep rents at the low levels.
2. There has been **no study done** to determine the **crime impact**. *It won't be zero.* As these developments propagate and resident owners are exchanged for remote owners and lower income residents, crime will increase.
3. **The streets of Highland Park (Alden through Dearborn) are TOO small!** Currently, fire trucks and plows struggle to navigate them in an emergency. Adding additional cars will be a debacle. And people WILL have cars. I know the vision is for bus riders. *And they might decide to ride the bus to work. But they will own a car to use for their weekend activities* in Park City or Moab. So those will be on the streets. It is simply wishful thinking to believe otherwise.
4. **The sewers are full of tree roots and will not support added flows. No studies have been done** on this to assess how many units can be added before it's a problem.
5. Same thing for the **electrical infrastructure**. It is antiquated. **No studies have been done** on this either.

Planning commission says this will all be looked at on a building by building basis as projects happen. *But this is not proper due diligence.* There must be some level of feasibility analysis done at these levels to ensure we don't dot the city with problem spots.

Quality of Life;

1. **Remote owners or rental companies do not care for their properties like a resident owner.** *Their isn't a constructive, face- to -face civility* that has to be fostered by two people living next to each other. *You end up interacting through third party companies and lawyers.* The sense of community quickly evaporates.
2. The changes to the building height and property boundary clearances, etc. **will require some removal of old growth trees.** This will destroy a key feature of the Highland Park identity.
3. **Once a multiplex goes into a property, the adjacent houses become less livable and desirable.** The nature of the neighborhood will quickly reach a tipping point where

resident owners leave altogether. Even if homes remain, they will be rentals. At a neighborhood meeting dozens of home owners indicated they would consider moving if this new model begins to take hold.

4. ***Added traffic will bury the area and cause substantial increase in safety concerns for children playing.***
5. ***High turnover in renters will erode neighbor awareness and relationships.*** Rentals turn at exponentially higher rates. This will greatly diminish the safety and civility of the area. This will create a direct increased load on the city law enforcement and other services.

City Character;

1. **This project appears to be primarily a social engineering initiative.** Due to all the items listed above, ***middle class families (and families in general) will be squeezed out of the city.*** The small units proposed are not conducive to children. Increases in crime and traffic, decreases in safety and neighbor trust will cause those that are able to relocate outside the city. Salt Lake will draw in a stratified community of very wealthy in foothill, Harvard/yale and the avenues and the rest will become a lower income single(or cohabitating couple) servant class due to the rent price controls.
2. Once this transformation is accomplished , **then the city will naturally move to further consolidation of these properties into high rise apartments.** This interim step will simply serve to have the resident owners quietly remove themselves to make way for the ultimate buildout.
3. This change paints the city with a broad brush and rolls the dice that it will be great. **Why not do a pilot area first that may benefit from the investment?** Come back in 5 or 6 years and see if we want to reinvent the whole city or if some **unintended consequences** have been discovered. **It's impossible to come back once beautiful historic homes and 100 year old trees are gone!!!**

Summary: There has been NO due diligence done on impacts and needs for key utilities, traffic or crime. There has been ZERO consideration of the fundamental sociological shift to the city that will result. If your vision for the city is not to recreate it as a version of Oakland California (expensive hills homes and depressed urban flats) then you must vote against this proposal.

I would ask you, before you approve this, **take a drive down 2700 South from State Street to 1100 East.** Then tell me that you think this is what you want for the Salt Lake City. You don't have to run a pilot program. 2700 South is already this way. **Then drive up Stratford Avenue from 1300 East to Dearborn and honestly tell me that the character of our city is better served by destroying those homes.**

It isn't. This will result in very poor long term outcomes for the current and future residents of the city. Please stop it.

Landon Farmer
2680 Alden Street

Sent from my iPhone

From: [REDACTED]
To: [Clark, Aubrey](#); [Planning Public Comments](#)
Cc: [Dugan, Dan](#); [Lisette Gibson](#)
Subject: (EXTERNAL) Opposition Statement for AHO
Date: Wednesday, May 4, 2022 8:06:50 PM

We are opposed to the AHO as it stands now for a number of reasons listed below. We live in Yalecrest and some comments below will reflect that area of the city.

First of all, a proposal this large and city wide with major underlying zoning changes should NOT be rushed through. It needs many, many public in-person and virtual meetings (not a mention on the back of a flyer). I was not aware of the public events that have occurred. Not every resident follows or is active with their community council. Online documents are hundreds of pages long. Do you really think "average citizens" will completely understand what is being proposed? Major changes are in the works and everyone needs to thoroughly understand the document and have a voice on it.

Yalecrest has Naturally Occurring Low Income Housing. Yalecrest has many duplexes and basement apartments that were built many years ago that fit into the neighborhood. There is a grouping of 4-plex apartments on LeGrand, 1900 East and Sunnyside Avenue. Note these larger dwellings have spacious side yard setbacks and trees. Nearby to the east is a large complex of single-story apartment on Sunnyside Ave and Foothill Blvd. We support these dwellings as built.

Changing side-yard setbacks to 1-2 feet and increasing height is a massive assault on property owners in SLC. We brought into a Single-Family zoned home 30+ years ago assuming it would always remain single family. Allowing a Massive 4-plex or a Row House of 3-4 Units would destroy our historic block face in terms of scale, massing and character. This type of building ruined the character of the Avenues in the 70's and other residential areas of SLC. It should NEVER happen again.

Put Affordable Housing where it Makes Sense. This isn't rocket science. I agree that affordable housing should be spread across the city but should be put in appropriate places like on major streets with dependable mass transit. Sugarhouse is unrecognizable now. Did city approvals not include some affordable housing in the massive developments they approved? Is that why the city is coming for the neighborhoods?

No High Frequency Public or Mass Transit Service – the last time I checked, there was no high frequency public or mass transit service in and around Yalecrest. The map needs to be updated or deleted as it is inaccurate.

Preservation and other Master Plans – READ and then following the guidance found in these Plans. Ensure that mass, scale and materials are compatible with established neighborhoods and areas. SLC Planners should show pride in our city and neighborhoods.

Yalecrest Compatible Infill Overlay Ordinance, (2000-2005) - a team of residents including my family plus Sr.Planner Joel Patterson worked on this ordinance to its passage for FIVE years. We know our neighborhood and know that out of scale housing projects will NOT fit into our historic area. Since

2005, Yalecrest has seen almost 60 complete teardowns. In 2007 the city made the decision to get Yalecrest listed on the National Register of Historic Places because it realized it needed to be protected. Since then, a historic preservation non-profit has been formed and SIX Local Historic Districts were created to help protect the character of our built historic neighborhood. What is the city doing now to protect our historic neighborhoods?

Please consider my comments and do not approve or pass the AHO as written. This document needs a lot of work, a lot of public outreach and consideration. It has major faults and if approved, will ruin the fabric Salt Lake City. We do not support the AHO as written.

Respectfully,

Lisette and David Gibson
1764 Hubbard Avenue
Salt Lake City, UT 84108

From: [Luis Gutierrez](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable Housing Incentives
Date: Thursday, March 3, 2022 6:27:06 PM

Hi Sara,

My name is Luis Gutierrez. I'm in favor of the proposed affordable housing incentives. I'm curious though, if passed, how many units would I be able to build on this lot?

1383 Arapahoe Avenue Salt Lake City, UT 84104

It's 0.29 acres with just a single family home sitting on it.

From: [LYNN Pershing](#)
To: planning.commission@slcgov.com
Cc: [Javoronok, Sara](#); [Dugan, Dan](#); [Oktay, Michaela](#)
Subject: (EXTERNAL) Affordable Housing Overlay
Date: Monday, May 2, 2022 1:48:40 PM

Despite the City-cited theoretical benefits of increasing zoning density (ADUs, rooming houses, townhouses, duplexes, fourplexes and backyard rental houses), there are a number of **realistic detrimental effects** of increased zoning density in established residential neighborhoods, especially those historic neighborhoods listed on the National Register of Historic Places). The latter neighborhoods have NO protection from the proposed increased density zoning. Only Local Historic Districts have protection from demolition of historically-contributing single family residential houses. If a non-contributing houses (inappropriate remodeling or new construction) seeks demolition, any new construction must go through design-review for compatibility.

"A community's physical form, rather than its land uses is its most intrinsic and enduring characteristic" -Katiz, EPA

This document compiles my previous statements about increased density City zoning and those identified by douglasnewby.com

Adding zoning density to residential neighborhoods

- 1) Encourages existing neighborhoods to be torn down 1 house at a time.** This activity provides opportunities for investors, speculators and absentee owners to tear down existing homes in established neighborhoods.
- 2) Encourages absentee owners to replace homeowners, which destabilizes neighborhoods.** Speculators, and absentee owners often disinvest in properties allowing them to deteriorate, which will allow them to sell the properties for higher density projects and increased profits in the future.
- 3) Increases crime.** Increased density and rental property is associated with increased transience and resident turnover. Long-term single family home owners are more protective of their neighborhood. Yalecrest has the lowest crime rate in the City.
- 4) Decreases neighborhood involvement.** Neighborhood personal interaction and involvement is key to neighborhood health, wellness and safety. Density decreases personal involvement.
- 5) Deforestation of residential neighborhoods with increased hard surfaces and destruction of the urban ecosystem.** Increased density multifamily housing and ADUs (granny flats/backyard rental housing) on a residential R1-5000 with additional hard surfaces (building and parking spaces) requires removal of trees and green space necessary for air pollution remediation, ground surface cooling, water retention of runoff from City Foothills (remember the 2 flash floods in 2017) and existing habitat for migrating/song birds, butterflies and bees key to personal food growing needs .
- 6) Tall second story additions and two story backyard rental houses block cooling breezes, in established neighborhoods with lower single story housing.** Elimination of cooling breezes forces residents to leave their backyards to seek AC indoors, thereby increasing energy needs. This is in conflict with City sustainability and air pollution efforts, and adds to Global warming.
- 7) Increase pestilence.** Studies show that overbuilt and dense neighborhoods are more vulnerable to the deadly West Nile mosquito.
- 8) Increase light pollution.** Two story rental housing typically has more high-wattage

security lights than residential housing adds to light pollution and is detrimental to abutting neighbors and migrating birds (SLC "Dark Skies" initiative).

9) **Clogs neighborhood streets with parked cars.** Despite the stated requirement in AHO that multifamily housing will be zoned to areas with transportation arterials and those within 1/4 mile of "high frequency" (every 15 minute service) public transportation and mass transit, the City map provided in the AHO shows a number neighborhoods areas that do NOT have this public transportation amenity. Further and more importantly, families often have 2 cars that need to be parked. AHO only requires 1 parking space per unit, resulting in on-street public parking or narrow roadways that is already limited in many AHO identified areas

10) **Floods neighborhoods with new and more costly apartments/middle housing that accelerate the decline and deterioration of older apartments, existing duplexes and devalues established abutting residential homes.** Demolition of existing naturally-occurring housing (NOAH) and erection of 3-4 units multifamily housing is more costly to the renter/owner. Owners of older apartments that become more difficult to rent, will allow them to deteriorate so they can be demolished to build bigger and more expensive multifamily housing...and so the cycle continues upward to less affordability. In addition, the AHO stipulates only 1 in 4 or less meet 80% AMI or less. This does little to solve the "affordable" issue for the majority of City infrastructure workers in 30-60% AMI

11) **Acceleration of gentrification and displacement.** Demolition of existing single family housing with new construction replacement is always more expensive. Adding zoning density increases pressure further on absentee owners and investors to teardown of existing homes, duplexes or older apartments, and replacement with new, more expensive rentals that current rental residents cannot afford. Where do those residents go? More homeless? The gentrification ordinance needs to be finalized before any AHO is pursued.

12) **Homeowners and house renters prefer to live next to single-family homes rather than next to 3-4 unit multiplexes.** Increasing zoning density makes neighborhoods LESS attractive to both homeowners and house renters. Less attractive neighborhoods attract less attractive tenants. This creates a downward spiral in housing owned established neighborhoods

13) **Higher density attracts absentee owners.** Lower density attracts homeowners, density repels homeowners. Neighborhoods carved up with rental housing, repels homeowner investment.

14) **Density discourages lending on single-family houses.** The higher the % of homeownership in a neighborhood, the easier it is to get a loan. This is true even with condominium developments.

15) **Neighborhoods are fragile and need to be nourished.** They either get stronger or weaker and decay. Our City and State take pride in their cultural and historic past. We celebrate with "Pioneer Day". They should take pride in their historic home neighborhoods listed on the National Register of Historic Places (NRHP). The Mayor or City Council should submit an application to create Local Historic Districts in those NRHP neighborhoods. Developers, investors and builders are attracted to stable neighborhoods. That very attraction often decays the established stable neighborhood if over development is allowed

16) **Adding density to a neighborhood makes Planners feel good and homeowners feel bad.** I strongly encourage Planners to revisit the detrimental effects of 1970's rezoning history allowing on-end row apartments/condos insertion into single family zoned neighborhoods mid block in the lower Avenues. That action destroyed property values, changed the character and beauty of that neighborhood for 50 years. It is still in recovery. Don't make the same mistakes. Multi-family housing is best situated on corners of blocks. Insertion midblock disrupts continuity, cohesion and identity of established blocks in neighborhoods.

If indeed, **"A community's physical form, rather than its land uses, is its most intrinsic and enduring characteristic"** (Katiz), **a better tool than the current AHO needs to be created.**

Respectfully,
Lynn K. Pershing, Ph.D.
President
KEEPYalecrest

tel:

email:

From: [LYNN Pershing](#)
To: [Javoronok, Sara](#); [Dugan, Dan](#); [Oktay, Michaela](#); planning.commission@slcgov.com
Subject: (EXTERNAL) Objections to the AHO
Date: Tuesday, May 3, 2022 12:34:22 PM
Attachments: [AHO in Yalecrest.png](#)

I understand the need for affordable housing. I do NOT believe the current AHO proposal is the right tool to accomplish that need. As it is written, it destroys successful neighborhoods. Lessons from the 1970's insertion of row apartments into mid block faces in the Lower Avenues need to be studied and heeded by the current administration. It should never be allowed again. Those actions destroyed a lovely neighborhood with a grand identity and devalued property for over 50 years. Read, understand and appreciate history, lest the "bad" lessons of the past repeat itself.

1. As a City we have the ADU Ordinances to address "affordable housing" for under-resourced persons needing housing with specific regulations. Those ADUs are readily approved as both internal (attached or basement) and external (unattached ADU garages and independent buildings). But they are most frequently used as AirBnB, and VRBOs without any consequence. How does this activity "jive" with the City Planning policy that promoted ADU's as affordable housing? The City needs to address the inappropriate use of approved ADUs as short-term rentals before embarking on more density zoning increases.
2. In its current form, the AHO will result in eviction of under-resourced persons from current affordable rental properties allowing demolition of those existing buildings with new construction and a 3x fold increase in rental price. AHO should not progress until the Gentrification Ordinance is finalized. The AHO could result in more homeless persons.
3. Incentivizing the renovation of Naturally Occurring Affordable Housing (NOAH) is another alternative to demolition of houses and new more expensive construction. Investment into NOAH with CITY and County tax credits would provide family housing for much less cost than new higher cost construction.
4. As a City, we have a Planning Department that lately has approved "everything and anything" allowing minimal mitigation from impacted property owners. The current AHO removes all public input from density zoning except in Local Historic District. So why do we have a Planning Department? There seems nothing for them to do-just approve "everything and anything"
5. When persons buy a single family-zoned residence, they anticipate that what they see is what they get in terms of the property itself and its surrounding environs. They understand that the City has zoning that regulates what can and can't be done with the property, when permits are needed to alter that property, etc. They don't anticipate that their City government will change the use of their property or their neighbors property that impacts them. Would they choose to live next door to a multifamily building that is 1-2' away from their house? Most would say NO, but they will have no ability to submit comments on the issue in the AHO. There is NO mitigation allowed. How is this equal

representation to both all parties impacted (under-resourced, developers/builders/property owners)? Transparency and dialogue amongst the impacted parties is needed

6. As a City we have Master Plans and a Preservation Plan (2012) but continually ignore them. Mass, scale and design compatibility is cited in most Master Plans, but the AHO obviates that except for Local Historic Districts. Streets listed on the National Register of Historic Places have NO protection against demolitions of historic homes and new construction of 3-4 unit Multifamily housing. Heed the Master Plans. Insure mass, scale and material compatibility with design review, allow public input on multifamily housing development on their street

7. Insertion of a 25' (and likely will be higher) Row house of 3-4 units midblock in R1-5000 neighborhoods destroys block face cohesion, continuity and identity in terms of design, scale and massing of most single family residential areas. Put MF housing on the corners. Better yet increase the use of single story duplexes on corners of blocks (like in Yalecrest) which are better accepted by single family residential neighborhoods.

8. Many blocks in Yalecrest have low roofline Bungalows and English Cottages, which together represent more than 72% of housing styles. The majority of housing in Yalecrest (66%) is 1 story under 25' that is used in the AHO. Given the propensity of the Planning Commission and Planning Dept to grant taller heights despite the ordinance standards, there is little public trust that the 25' height at the roof ridge will be enforced for approval of developments.

9. The AHO states that multifamily housing will be approved for installation along arterials and streets that are within ¼ mile of high frequency public and mass transit. High frequency public transportation is defined as "every 15 minutes" The Map of affected areas in the Yalecrest neighborhood (Boundaries: NS-Sunnyside Ave to 1300 South and E-W 1300 East to 1900 East) identify all streets from 1300 East to 1500 East between Sunnyside Ave to 1300 South as well as all of Sunnyside Ave, vast majority of 900 S, Homes along the Miller Bird Reserve and Nature Park and all streets north of that to 900 S. While 1300 S carries considerable car traffic and Sunnyside Ave is an arterial—there is NO public transportation on those streets. Further, and most importantly, the bus route #213 frequency is only every "30 minutes". No other bus route in the area comes close to "every 15 minutes" The provided map is inaccurate for the stated conditions of AHO and should be redrawn.

10. It is not clear which Overlays will take precedence. Yalecrest has the Yalecrest Compatible Infill Overlay (YCIO) It stipulates a variety of issues, but importantly, a maximum height of residential buildings. Will the AHO or YCIO height restrictions take precedence in current and new construction?

11. The City's rapid changes in increasing zoning density and the lack and speed of enforcement is resulting in a generalized public distrust of their elected and nonelected City Officials to represent their interests. Single-family residential property owners are feeling "under siege". While we all understand the need for Affordable housing, the

proposed AHO isn't the right tool to insure it.

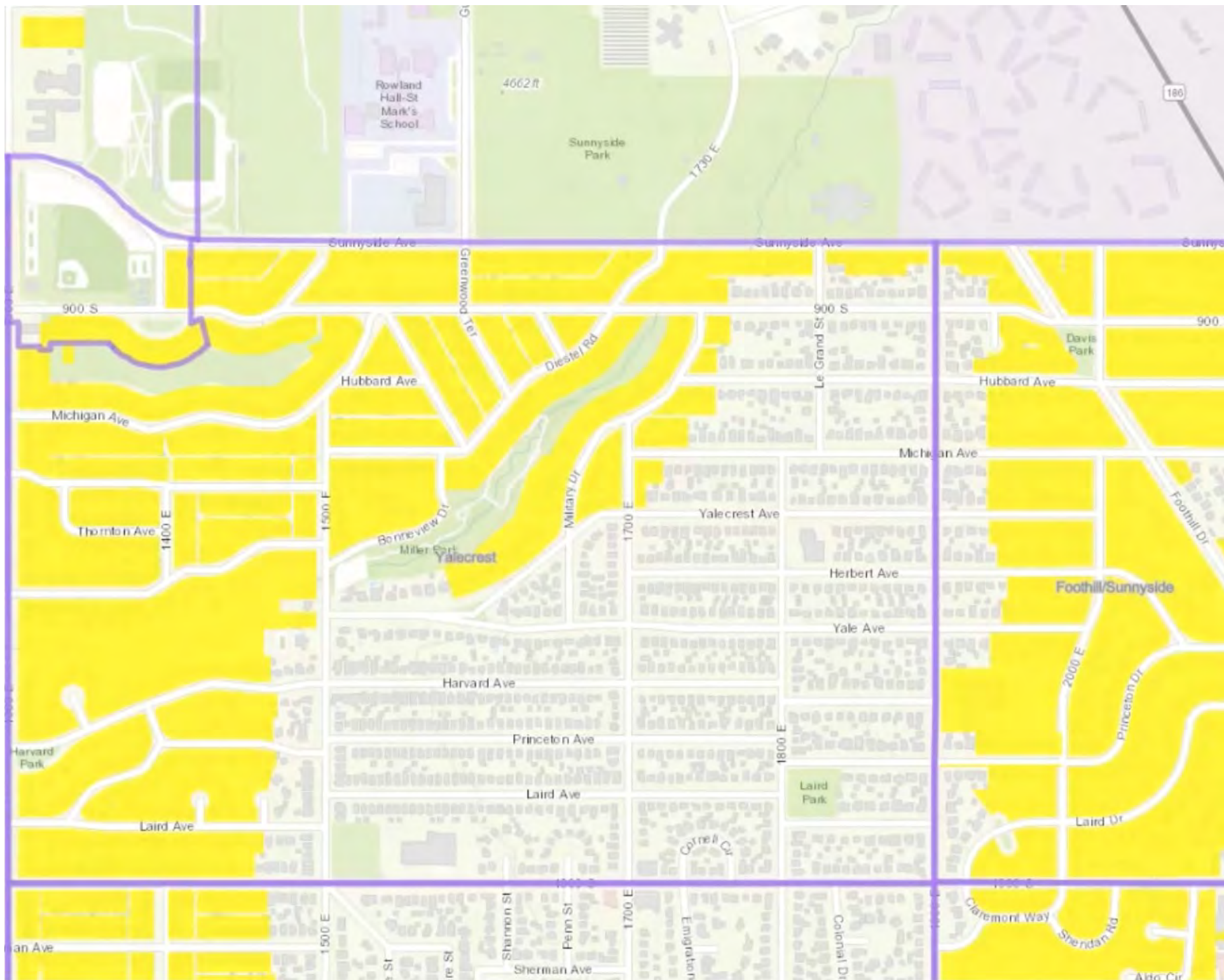
Respectfully

Lynn K. Pershing, Ph.d.

Yalecrest

tel:

email:



From: [Clark, Aubrey](#)
To: [LYNN Pershing](#)
Cc: [Javoronok, Sara](#); [Planning Public Comments](#)
Subject: RE: (EXTERNAL) Objections to AHO
Date: Wednesday, May 4, 2022 4:57:40 PM

Lynn,

Thank you for your comments. They will be forwarded to the Commission.

Thanks,

Aubrey Clark
Administrative Assistant
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

DIRECT (801) 535-7759
CELL (385) 499-3402
EMAIL aubrey.clark@slcgov.com

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www.slc.gov/planning/
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From: LYNN Pershing [REDACTED]
Sent: Wednesday, May 4, 2022 4:50 PM
To: Clark, Aubrey <Aubrey.Clark@slcgov.com>
Subject: (EXTERNAL) Objections to AHO

Please distribute to all Planning Commissioners

Thank you

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Respectfully,

Lynn K. Pershing, Ph.D.

President

KEEPYalecrest

tel:

email:

--

Lynn K. Pershing, Ph.D.

tel:

email:

From: [Clark, Aubrey](#)
To: [LYNN Pershing](#)
Cc: [Javoronok, Sara](#); [Planning Public Comments](#)
Subject: RE: (EXTERNAL) Vote No on AHO
Date: Wednesday, May 4, 2022 4:59:25 PM

Lynn,

Thank you for your comments. They will be forwarded to the Commission.

Thanks,

Aubrey Clark
Administrative Assistant
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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From: LYNN Pershing [REDACTED]
Sent: Wednesday, May 4, 2022 4:56 PM
To: Clark, Aubrey <Aubrey.Clark@slcgov.com>
Cc: David Amott <[REDACTED]>
Subject: (EXTERNAL) Vote No on AHO

Please distribute to all Planning Commissioners
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3. Incentivizing the renovation of Naturally Occurring Affordable Housing (NOAH) is another alternative to demolition of houses and new more expensive construction. Investment into NOAH with CITY and County tax credits would provide family housing for much less cost than new higher cost construction.
4. As a City, we have a Planning Department that lately has approved “everything and anything” allowing minimal mitigation from impacted property owners. The current AHO removes all public input from density zoning except in Local Historic District. So why do we have a Planning Department? There seems nothing for them to do-just approve “everything and anything”
5. When persons buy a single family-zoned residence, they anticipate that what they see is what they get in terms of the property itself and its surrounding environs. They understand that the City has zoning that regulates what can and can’t be done with the property, when permits are needed to alter that property, etc. They don’t anticipate that their City government will change the use of their property or their neighbors property that impacts them. Would they choose to live next door to a multifamily building that is 1-2’ away from their house? Most would say NO, but they will have no ability to submit comments on the issue in the AHO. There is NO mitigation allowed. How is this equal representation to both all parties impacted (under-resourced, developers/builders/property owners)? Transparency and dialogue amongst the impacted parties is needed
6. As a City we have Master Plans and a Preservation Plan (2012) but continually ignore them. Mass, scale and design compatibility is cited in most Master Plans, but the AHO obviates that except for Local Historic Districts. Streets listed on the Natonal Register of

Historic Places have NO protection against demolitions of historic homes and new construction of 3-4 unit Multifamily housing. Heed the Master Plans. Insure mass, scale and material compatibility with design review, allow public input on multifamily housing development on their street

7. Insertion of a 25' (and likely will be higher) Row house of 3-4 units midblock in R1-5000 neighborhoods destroys block face cohesion, continuity and identity in terms of design, scale and massing of most single family residential areas. Put MF housing on the corners. Better yet increase the use of single story duplexes on corners of blocks (like in Yalecrest) which are better accepted by single family residential neighborhoods.

8. Many blocks in Yalecrest have low roofline Bungalows and English Cottages, which together represent more than 72% of housing styles. The majority of housing in Yalecrest (66%) is 1 story under 25' that is used in the AHO. Given the propensity of the Planning Commission and Planning Dept to grant taller heights despite the ordinance standards, there is little public trust that the 25' height at the roof ridge will be enforced for approval of developments.

9. The AHO states that multifamily housing will be approved for installation along arterials and streets that are within ¼ mile of high frequency public and mass transit. High frequency public transportation is defined as "every 15 minutes" The Map of affected areas in the Yalecrest neighborhood (Boundaries: NS-Sunnyside Ave to 1300 South and E-W 1300 East to 1900 East) identify all streets from 1300 East to 1500 East between Sunnyside Ave to 1300 South as well as all of Sunnyside Ave, vast majority of 900 S, Homes along the Miller Bird Reserve and Nature Park and all streets north of that to 900 S. While 1300 S carries considerable car traffic and Sunnyside Ave is an arterial—there is NO public transportation on those streets. Further, and most importantly, the bus route #213 frequency is only every "30 minutes". No other bus route in the area comes close to "every 15 minutes" The provided map is inaccurate for the stated conditions of AHO and should be redrawn.

10. It is not clear which Overlays will take precedence. Yalecrest has the Yalecrest Compatible Infill Overlay (YCIO) It stipulates a variety of issues, but importantly, a maximum height of residential buildings. Will the AHO or YCIO height restrictions take precedence in current and new construction?

11. The City's rapid changes in increasing zoning density and the lack and speed of enforcement is resulting in a generalized public distrust of their elected and nonelected City Officials to represent their interests. Single-family residential property owners are feeling "under siege". While we all understand the need for Affordable housing, the proposed AHO isn't the right tool to insure it.

Respectfully

Lynn K. Pershing, Ph.d.

Yalecrest

email:



--

Lynn K. Pershing, Ph.D.

tel:

email:

From: [Mark Leone](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Affordable housing question
Date: Tuesday, April 19, 2022 2:30:33 PM

Hi Sara, I was pleased to hear about the proposed affordable housing initiatives in the notes of the Yalecrest neighborhood council meeting.

The notes indicate new zoning rules, including deed restrictions. Would such deed restrictions be mandatory or voluntary, e.g. incentivized by grants?

Thanks,
Mark Leone
904 S. Diestel Rd.

From: [CenturyLink Customer](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Proposal
Date: Monday, May 2, 2022 2:33:04 PM

I have been a long time resident of the Harvard Yale historic district. Since 1990 there have been over 50 teardowns in our area, an area that is known for it's pre-depression brick tudor homes. It is appalling to learn that developers will be given incentives to tear down homes and place fourplexes and the like in our area. We already have dulpexes in our area as well as a group of fourplexes on 800 South. At least they are for the most part brick. Many of us are concerned that instead of being owner occupied they will become ARBS. I think developers should consider middle housing when they are building in a new area but please don't shove them in an existing area.

MD Campbell

From: [Javoronok, Sara](#)
To: ["Meghann Kopecky"](#)
Cc: [Judi Short](#); [Sugar House](#); [Lynn Schwarz](#); [Anderson, John](#)
Subject: RE: (EXTERNAL) Re: Affordable Housing Overlay - meeting?
Date: Wednesday, February 16, 2022 4:13:50 PM

Hi Meghann,

Thanks for watching and participating this morning. Here are some answers to your questions:

- The petition for the zoning amendments was initiated by the Mayor's office in 2019 (Biskupski). Planning staff drafted the proposal.
- The yellow areas on the map on page 35 are those in the affected zoning districts that are adjacent to or within ¼ mile of high-frequency transit. There's a frequent bus route on 1300 East, so the incentives would apply to houses that are within ¼ mile (drawn as a straight line) of it. It's not related to when the houses were built or their architecture.
- One of the questions during the Q&A related to the size of a fourplex or other building that could be built using the incentives. I'd like to clarify that and how it may apply on a property like yours that is zoned R-1/7,000 and is 6,350 sq. ft. – approximately 50 ft. wide and 127 ft. deep. (Generally, new lots must be 7,000 square feet, but that doesn't mean that properties that were developed earlier and later had this zoning district apply are necessarily 7,000 sq. ft.).
 - Deed restricted: Half of any units developed would need to be deed restricted to those with incomes/rents at or below 80% AMI.
 - Yards/setbacks: The zoning district generally requires the following yards/setbacks:
 - Front/Corner side yard: 20 ft.
 - Interior: 6 ft. on one and 10 ft. on the other
 - Rear: 25 ft.

These create the buildable area for the lot. There are some minor changes to this that could be allowed.

- Building coverage is limited to 40%. For this example, this would be 2,450 sq. ft. So, the footprint of the building could not exceed this square footage. This could result in a house that has a larger footprint than those that are existing, but based on a 50 ft wide lot, the width of the building would not be much wider than current buildings, so if a larger building is proposed, this area would be to the rear. There are also some minor changes to this that could be allowed.
- Height: There are some exceptions, but for a gabled roof, the maximum height permitted is 28', which allows for 2.5 stories. The proposal does not change that height.

Any building using the incentives would need to meet these requirements or use the minor modifications that are permitted. This means that it could be a building larger than those existing, but it's likely much of this massing would be to the rear, and it couldn't be more than 28 ft. in height. Likely, a new building would have individual units that are smaller than the existing residences.

Additionally, prior to 1995, most residential zones permitted duplexes in addition to single-family homes. Many of these still exist and have been legalized, but this would allow for

others to legalize or create these units – provided they met the requirements, including requiring a deed restriction so that half of the units were affordable.

Let me know if you have questions.

Sara

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From: Meghann Kopecky [REDACTED] >
Sent: Tuesday, February 15, 2022 4:24 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Judi Short [REDACTED] >; Sugar House [REDACTED]; Lynn Schwarz [REDACTED] >; Anderson, John <John.Anderson@slcgov.com>
Subject: Re: (EXTERNAL) Re: Affordable Housing Overlay - meeting?

That is fine. I will be attending tomorrow and hope to answer some questions as well. We are able to use our neighborhood church and can do a hybrid (zoom/in person) when/if we set the meeting. Just a heads up.

I did think of a few more questions for you Sara. Can you please tell me who drafted the proposal? Did this idea come from a developer, the city, the Mayor's office? That will be helpful to understand. Also, on the map it is really difficult to tell the areas that are impacted. It does look like it doesn't impact any of the neighborhood East of 1500 E and part of the East side of Dearborn? Am I looking at the map correctly? Just want to make sure as Alden, Beverly, Chadwick and Dearborn have a lot of homes that were built before the 1920/30s and would be impacted by this (read: a lot of character and charm) and the homes east of 1500 E were built after WWII and won't be affected (read: a little less character and very similar look to the homes)?

Thanks again for being so responsive. I really appreciate it!

Meghann Kopecky

On Mon, Feb 14, 2022 at 3:08 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Hi Judi and Meghann,

Can we wait a few days, then work on setting a date for a meeting? Meghann – I'm hoping that the Facebook event/recording may answer some questions. Judi – That may give you some time to read through the proposal and see what else may be set for the March 21st meeting. If it works for Sugar House and the Land Use Committee, I think an online meeting with them would likely be able to include the most people. If the dates or timing don't work well for that, we can set up something separately. We'll likely be talking about this more internally in the next few weeks, but right now we're holding our meetings virtually – I'll let you know if this will be changing.

I understand what Judi's saying about comments, but my preference for public comments is for them to be submitted on the project page with the form. It's the easiest way for me to review and organize them. Emails are fine as well. The earlier I know about comments and concerns that people have, the easier it is for me to respond to them. We're accepting comments now and don't have a deadline. We will likely send a 45-day notice in the next month, so there is plenty of time to learn more and provide comments. I'll look into whether there's a way we can share comments.

Let me know what you think and if you have questions.

Thanks.
Sara

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From: Judi Short [REDACTED]
Sent: Saturday, February 12, 2022 4:50 PM
To: Meghann Kopecky [REDACTED]
Cc: Javoronok, Sara <Sara.Javoronok@slcgov.com>; Sugar House <[REDACTED]>; Lynn Schwarz <[REDACTED]>; Anderson, John <John.Anderson@slcgov.com>
Subject: Re: (EXTERNAL) Re: Affordable Housing Overlay - meeting?

Meghann, Sara is the planner. If you want to set something up that is fine. It would be nice if it is on a day that works with my schedule.

On Sat, Feb 12, 2022 at 10:15 AM Meghann Kopecky <[REDACTED]> wrote:

Ok, wonderful. This makes sense.

From everything else on your plate, it seems like it would be beneficial to go ahead and schedule a stand alone meeting, maybe the beginning of March? Sara, if you could get a link when we set a date, that would be wonderful- though in speaking with some neighbors yesterday the sentiment was they'd like in person. Maybe we could do a hybrid...

Do we know when public comments will be accepted for this proposal? And, I'm more than happy to set up a Google Form to collect responses and then send to you Judi and to the planner... that way you'll have all the comments in an easy-to-digest format for your letter of recommendation.

Thank you everyone. Hope you all are enjoying this beautiful weather this weekend.

Meghann Kopecky
[REDACTED]

On Fri, Feb 11, 2022, 4:49 PM Judi Short <[REDACTED]> wrote:

There is a land-use meeting on the 21st of March, and we could schedule this. However, we never know how many other projects the city might send between now and then, that we HAVE to review because they have a 45 day time window to respond. So am hesitant to schedule this yet. We already have the Feb 14 land use (LUZ) meeting set up to cover the Kum and Go proposal. I haven't read this whole proposal yet, but it is a big proposal and could be far-reaching. Not the sort of thing we could handle in 15 minutes. Probably needs an hour meeting. If you have a separate meeting with Sara, I'd like to be invited and then have a copy of the zoom recording and the comments. If I am going to write a letter eventually to the city representing Sugar HOUse, if the planner gets all the comments I don't get to see those. By the time they are in the staff report, the names and emails are blacked out so I can't contact residents to notify them of future meetings.

I suppose you could have a member from the Mayor's office, and invite Amy Fowler, and SHCC members, and just hope they are free on the night you pick. Landon and I are thinking we might be able to set aside some time in a SHCC meeting for this, but still it is a very big topic and may take more than one meeting. No easy answer. If we don't get anything from the city as far as other projects, we could probably schedule arch 21 Land Use for this. Just won't know for a while. Judi

On Fri, Feb 11, 2022 at 4:16 PM Meghann Kopecky <[REDACTED]> wrote:

Hi all,

Thank you so much for being so responsive! Yes, I think it would be beneficial if we can discuss separately. I have a big group in my neighborhood that would like to learn more and make sure our comments land with the correct contact/committee. Just so I am following, I will try to recap what I understand here:

- There is a Land Use Committee meeting on March 21, but the agenda is tight and will not allow for enough discussion around this issue. However, it may be helpful for neighbors to attend?
- There is an opportunity for neighbors in my neighborhood to have a separate discussion with you Sara, correct? I want to make sure I invite the appropriate stakeholders as well. I assume that includes Sugarhouse Council, Land Use Council, Amy Fowler (our representative) and a representative from the Mayor's office?
- Judi, if I understood you correctly you would appreciate it if comments were emailed to you vs going through the planner's office so that you can be sure you understand the resident's sentiment?

Thank you all for your help and guidance on this. My goal and intention is to get neighbors aware of this proposal and make sure we understand the facts so that we can give appropriate feedback.

Best,
Meghann Kopecky
Highland Park Neighborhood Resident

On Fri, Feb 11, 2022 at 3:20 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Judi – Thanks, that sounds good. Let me know. Also, let me know if you have specific questions or want to chat about it.

Meghann – Let me know if you and your neighbors want to talk separately. If so, I think a Microsoft Teams/Zoom style meeting would be easiest. If you'd like I can set one up.

Sara

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From: Judi Short <[REDACTED]>
Sent: Friday, February 11, 2022 11:37 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Sugar House [REDACTED]; Lynn Schwarz <[REDACTED]>; Anderson, John <John.Anderson@slcgov.com>
Subject: Re: (EXTERNAL) Re: Affordable Housing Overlay - meeting?

Let me read the proposal, and talk among us and I will let you know. Thanks! Judi

On Fri, Feb 11, 2022 at 11:01 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Judi,

Thanks for message. At this point, there is not an end date for public input. It looks like March 21 works for me, but if you think there will be a number of other items on the agenda, a separate discussion where there would be more time may make more sense. This is the project page: <https://www.slc.gov/planning/2022/01/26/affordable-housing/>.

Let me know what works for you and we can set up a date and time.

Sara

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From: Judi Short [REDACTED] >
Sent: Friday, February 11, 2022 10:27 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Sugar House <[REDACTED]>; Lynn Schwarz <[REDACTED]>
Subject: (EXTERNAL) Re: Affordable Housing Overlay - meeting?

I saw this on the website and wondered what the plan is. Is there an end date for public input? Land use this month is consumed with the Kum and Go proposal at the Sizzler site, and this will take more than the 10-15 minutes we could allow at a SHCC meeting. We could potentially do it March 21 at LUZ at 6 p.m. Something between Feb 14 and March 21 for an extra LUZ meeting, but if that is too far out and we would only have an hour, I have a commitment at 7 pm March 21. I suppose we could figure something else out. This is NOT a simple discussion, I view this as a BIG DEAL although I confess I have not read the new proposal to see if some of the problematic issues have changed or not. Can you send me a link to it, and I will try to work it into my very long list of things to do and read.

If I knew more about the timeline, I could post something in our SHCC newsletter, and the deadline for the March issue which will come out about February 24 is **TODAY**. Maybe just post a link to the proposal and start to gather comments. It isn't helpful when comments come to the planner because I can't incorporate those comments into the overall sense of things when I write my letter that tries to reflect the sentiment of the community.

On Fri, Feb 11, 2022 at 9:55 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Hi Landon and Judi,

I'm the project manager for the Affordable Housing Overlay and Meghann Kopecky, who is copied on this message, contacted me this morning with some questions that she and others in her neighborhood (Highland Park) have about it. The city has a Facebook Live event scheduled for next Wednesday that will provide an overview of the project, but it seems like another discussion at the Community Council or with the Land Use Committee may be helpful.

Let me know if you think this would be helpful and if there's a date that would work for you. Please contact me if you have questions.

Thanks.
Sara

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--
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Meghann Kopecky](#)
To: [Mayor](#); [Javoronok, Sara](#); [Fowler, Amy](#)
Cc: [Judi Short](#); [Sugar House](#)
Subject: (EXTERNAL) Affordable Housing Overlay Proposal
Date: Wednesday, March 9, 2022 3:26:23 PM
Attachments: [Affordable Housing Overlay Feedback](#) [Highland Park Neighbors.pdf](#)

Dear all,

I wanted to provide you with feedback that I gathered from my neighbors in Highland Park regarding the Affordable Housing Overlay Proposal. I will keep you updated with any additional feedback as more neighbors complete the google form (you can see the form here: <https://forms.gle/kzz7c2brR5wtPRMu6>) but thought it wise to share the first round. Please see attached PDF that shares an overview of the responses as well as a link to the google sheet that shares the details and more in depth feedback (link is at the bottom of the PDF). If you have any questions or problems accessing the information, please don't hesitate to contact me.

Thank you,
Meghann Kopecky
Highland Park Resident

Affordable Housing Overlay



Highland Park Neighborhood
Feedback

Dear Mayor Mendenhall, City Council, City Planning and Sugarhouse Community Council,

On March 3rd, 2022, I organized a meeting with neighbors to discuss the Affordable Housing Overlay Proposal. With over 80 neighbors in attendance, I presented the city's proposal.

Overwhelmingly, the sentiment was *against* the proposal, citing infrastructure concerns, parking, density, crime, an unproven plan, and an irrevocable change to the charm and character of our neighborhood. As you will see with the responses below, we are a community of long established neighbors. We are a community of families, committed to the health and well being of our neighborhood and it is reflected in the care and pride we take in our homes.

After reading the proposal in full, it is clear to me that this is a wolf in sheep's clothing. This isn't a proposal to benefit our neighborhood, to maintain the vitality and character that we have long established (my home was built in 1928). It is a guise to allow a developer to build rental properties, which certainly won't benefit the neighbors or families wanting the same safe neighborhood we have created. A four-plex on our lot sizes equates to 4 one-bedroom units, of which families won't fill. It will be renters, who have little vested interest in our community. This proposal will create unintended consequences, of which the biggest is the loss of a solid, friendly, cohesive neighborhood.

What is Salt Lake City interested in becoming? Are we wanting to become a community of 4-plexes, high rise apartment buildings, or do we want to keep the health and well-being of established neighborhoods, with long-term residents, protected? I ask that you abandon the Affordable Housing Overlay Proposal. The lack of nuance within the proposal, the lack of understanding of what this proposal will destroy and the lack of careful consideration of historic buildings and homes is something I nor my neighbors support.

Best,

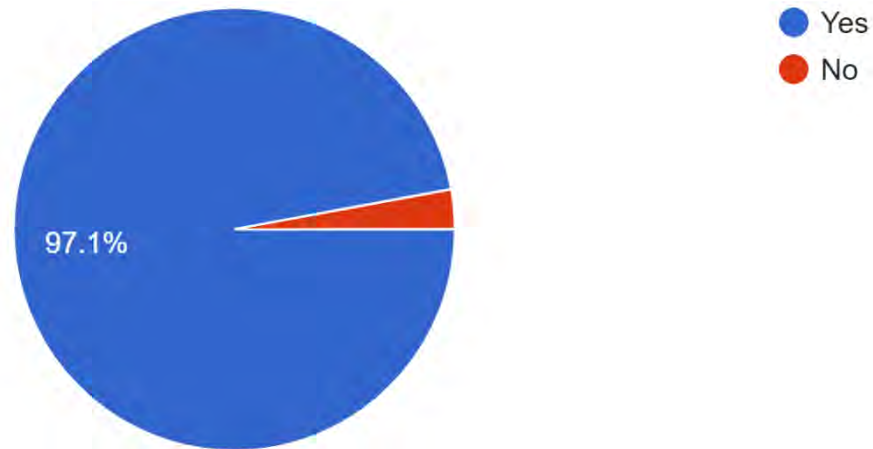
Meghann Kopecky
Highland Park Resident

Mar 9, 2022

Below, is a summary of responses to questions regarding the Affordable Housing Overlay Proposal. The full breadth of comments can be viewed via this Google Sheet

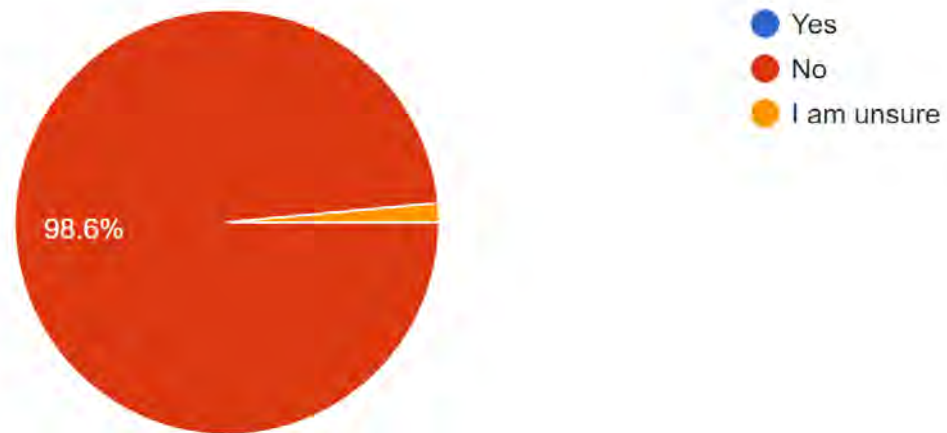
Have you read the city's plan for the Affordable Housing Overlay Proposal?

69 responses



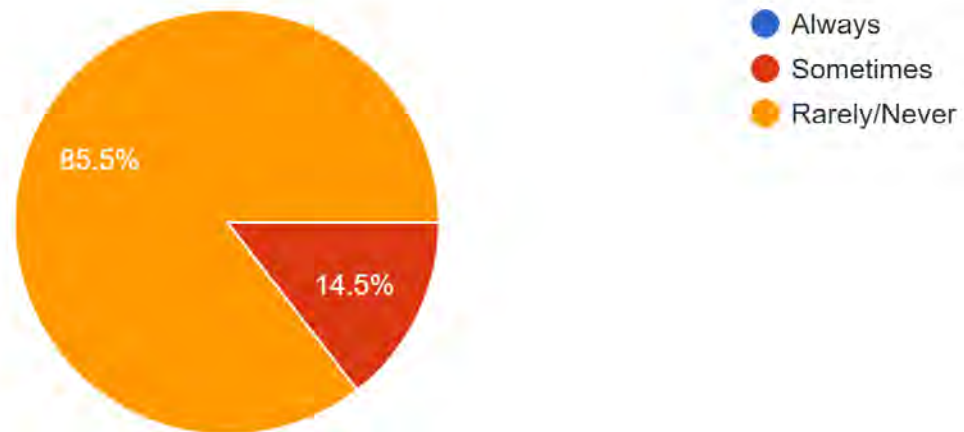
Do you support the Affordable Housing Overlay Proposal for your neighborhood?

69 responses



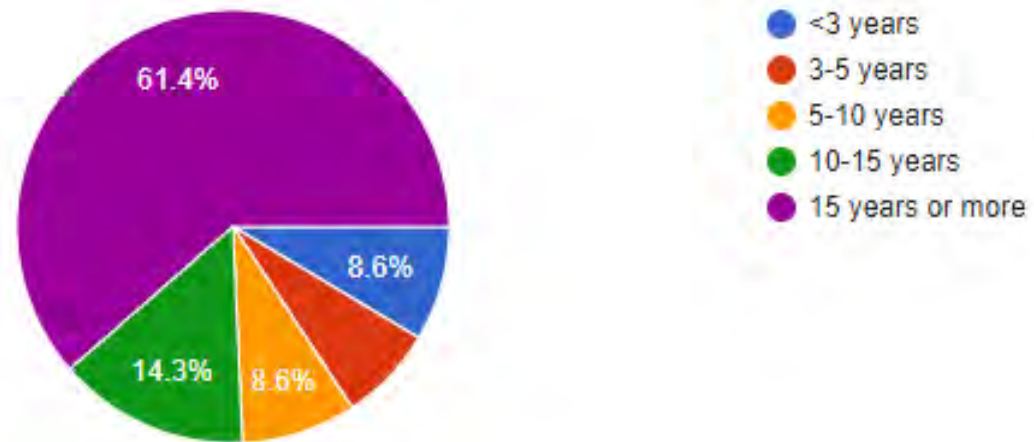
In the last 5 years, how often did you use mass transit as your primary means of transportation?

69 responses



How long have you lived in your neighborhood?

70 responses



If no, please indicate why (select all that apply):

- ☐ It will permanently change the character of my neighborhood **(67 selected)**
- ☐ It will bring renters to an established neighborhood **(40 selected)**
- ☐ It will raise property taxes **(20 selected)**
- ☐ It will make parking on the street a necessity, further clogging our streets **(66 selected)**
- ☐ It will lower my property value **(45 selected)**
- ☐ It will create congestion on the roadways **(64 selected)**
- ☐ It would be a disincentive for me to stay, as I don't want to be surrounded by rentals **(41 selected)**
- ☐ It will reduce the number of trees in the neighborhood to make space for larger buildings **(52 selected)**
- ☐ It will destroy the charm of my historic neighborhood **(68 selected)**
- ☐ It is a not well thought out plan **(47 selected)**
- ☐ I don't want to be part of an experiment **(45 selected)**
- ☐ The one-size plan does not fit all **(47 selected)**
- ☐ The city does not have a transit system that meets most people needs, so 1 car per dwelling unit isn't enough **(55 selected)**
- ☐ A 20% rent reduction isn't enough public benefit for these changes, it needs to be a larger rent reduction **(30 selected)**
- ☐ Other **(1 person selected each)**
 - ☐ Please don't destroy this neighborhood and force middle class families to move
 - ☐ The water system is already being redone to accommodate all the growth in sugarhouse already. Also the traffic getting on the freeway Hass to be addressed before anymore building is done.
 - ☐ Our neighborhood already has plenty of legal and illegal duplexes. We also have triplexes and apartment buildings. As it is there is plenty of diversity. As it is we already have excessive cars parked on the street because our transit system is completely inadequate for most people living in the suburbs with houses and families to take care of
 - ☐ I bought into this neighborhood for a reason and it wasn't congestion.
 - ☐ We have already had teo dozen apartment buildings built in the Sugarhouse area
 - ☐ This is a horrible idea. It needs to be abolished immediately
 - ☐ This city does not need more affordable housing. How many high rise housing buildings is enough?
 - ☐ Sugar House is losing everything that made it great. Stop jamming more housing in. The congestion is bad enough.
 - ☐ 1-family homes are the character of our neighborhoods, NOT New-York-City-style High-rises!

- ☐ The population density is already too high
- ☐ I'm partially in favor of the plan. I would like to see 3-4 unit dwellings and townhomes restricted to parcels adjacent to major roadways and transit lines, rather than 1/4 mile. I'm supportive of ADUs and 2 family units in all parcels. I think that presents a fair compromise.
- ☐ Zoning laws in Salt Lake are haphazard and do not follow the wishes of established neighborhoods. 4plexes will absolutely change the neighborhood for the worse creating congestion and making it a dangerous area for walkers, children, etc.
- ☐ This will only benefit the developers who don't live in the neighborhood
- ☐ 50% affordable housing is not enough, it should be 75% or more affordable
- ☐ I would want to see a cap on the number of units allowed in total and also strict building codes to fit the lot size properly.
- ☐ What about our aging infrastructure? It is already at full capacity and barely doing the job. Keep the density in the commercial area not into our neighborhood. Renters won't care what happens and will come and go and bring problems like crime drugs extreme traffic and noise.. Also other types of bldgs that would be allowed would contribute to the same problems ie building a 2nd home on a property.
- ☐ It will not be used for affordable housing
- ☐ concerns about additional sewer and other infrastructure demands
- ☐ DEVELOPER FRAUD, TERRIBLE PLAN
- ☐ STOP DESTROYING SUGAR HOUSE. BUILD ON OPEN SPACE.THERE IS PLENTY AROUND.STOP ROLLING OVER TO DEVELOPERS
- ☐ The rentals could be subsidized by the county to allow transient housing.
- ☐ In my neighborhood we all ready have 1,750 2-4 dwelling units per the planning report! Why do we need more!
- ☐ Safety issue with increased traffic

For the comprehensive set of responses, including contact information, please visit:

https://docs.google.com/spreadsheets/d/1_E5XUtExofl6a0CGO-0FA3EUiLLZHTgZ5-MoQZ1xuvw/edit?usp=sharing

From: [Meghann Kopecky](#)
To: [Javoronok, Sara](#)
Cc: [Judi Short](#); [Sugar House](#); [Lynn Schwarz](#); [Anderson, John](#)
Subject: (EXTERNAL) Re: Questions related to Affordable Housing Overlay | Highland Park Neighborhood Specific
Date: Tuesday, March 1, 2022 4:49:21 PM

Hi Sara,

I am hoping you can provide me with answers before March 3rd, 7pm. Please let me know and thank you in advance.

Best,
Meghann

On Thu, Feb 24, 2022 at 8:20 PM Meghann Kopecky <[REDACTED]> wrote:
Hi Sara,

As promised, I have gathered questions from neighbors. Please see below the questions that we'd love for you to answer. Thank you!

1.
Is the overall thrust of the proposal to provide more # of units or is it to provide more families access to certain areas? Please provide a bit of clarity.
2.
Is the goal to get families/individuals owning these apartments or will it largely be renters?
3.
If this proposal is approved, is it fair to say that a developer could purchase a home, tear it down and build a 4-plex as long as it meets the new code?
4.
What kind of units would be built? One-bedroom? Two-bedroom? How many of the 4 units would need to fall into the "affordable" category?
5.
Right now, the neighborhood in which I live isn't zoned for duplexes (we have a few scattered throughout, which I my understanding that they were grandfathered in). If this proposal is approved, then the zoning restrictions would be altered so that a 4-plex could be built. Correct?
6.
How would the current parking requirements for the neighborhood be altered?
7.
I would like more details on the following:
- 8.

More granularity of what this exactly looks like. Please provide an example of a 4-plex on our lot sizes with the required parking stall per unit? How will the city be monitoring that this is following requirements? What are the current tax structures that are already in place that are being utilized to support this program? Are there test cases where a program like this has worked? If yes, please provide data and documentation.

9.
This proposal seems to rely on proximity to transit, but our transit system doesn't meet most people's daily needs, how do you intend to resolve this disconnect?
10.
This proposal seems to be predicated on a lack of residential zoned land in the city yet there seems to be open land west of I15 and underutilized industrial areas, couldn't those zones be opened up to the option of residential before increasing density in established neighborhoods?
11.
Why aren't all national and local historic neighborhoods excluded at least for the time being until we see how this proposal works? Surely there is some value in keeping historic neighborhoods intact?
12.
Won't this proposal raise land values because developers can get more yield from properties, and then won't those increased land prices drive up the cost of providing housing which will be passed on to consumers, negating the intent of the proposal?
13.
Won't this proposal allow more building coverage, thus decreasing the amount of planted greenspace in our city? Isn't it important to have as much landscaped area and tree coverage as possible? Why not focus rezoning and density incentives in industrial and commercial areas that don't have existing greenspace?
14.
Why the focus on just increasing units, instead of the type of units? Shouldn't we be incentivizing units that are built for families and homeowners that will reinforce long term involvement and investment in our community (and more invested voters)?
15.
The number of respondents to the surveys was tiny and the questions asked seemed to be vague compared to the specificity of this proposal, does Planning feel that residents of the neighborhoods impacted by this proposal are represented in those surveys and that the surveys were well linked to this proposal?
16.
Why is "redlining" mentioned in the draft, how is that relevant to this proposal?

From: [Meghann Kopecky](#)
To: [Mayor](#); [Javoronok, Sara](#); [Fowler, Amy](#)
Cc: [Judi Short](#); [Sugar House](#)
Subject: (EXTERNAL) Re: Affordable Housing Overlay Proposal
Date: Wednesday, April 20, 2022 2:31:38 PM
Attachments: [Affordable Housing Overlay Feedback - Highland Park Neighbors \(1\).pdf](#)

Dear all,

As promised, I am sending more feedback regarding the Affordable Housing Overlay Proposal. As a neighborhood, we are very concerned and strongly oppose this proposal. We have gathered almost 100 neighbor responses for our 4 street area of Highland Park. Please see updated feedback attached.

Thank you,
Meghann Kopecky

On Wed, Mar 9, 2022 at 3:26 PM Meghann Kopecky <> wrote:

Dear all,

I wanted to provide you with feedback that I gathered from my neighbors in Highland Park regarding the Affordable Housing Overlay Proposal. I will keep you updated with any additional feedback as more neighbors complete the google form (you can see the form here: <https://forms.gle/kzz7c2brR5wtPRMu6>) but thought it wise to share the first round. Please see attached PDF that shares an overview of the responses as well as a link to the google sheet that shares the details and more in depth feedback (link is at the bottom of the PDF). If you have any questions or problems accessing the information, please don't hesitate to contact me.

Thank you,
Meghann Kopecky
Highland Park Resident

Affordable Housing Overlay

Highland Park Neighborhood Feedback

March 9, 2022

Dear Mayor Mendenhall, City Council, City Planning and Sugarhouse Community Council,

On March 3rd, 2022, I organized a meeting with neighbors to discuss the Affordable Housing Overlay Proposal. With over 80 neighbors in attendance, I presented the city's proposal.

Overwhelmingly, the sentiment was *against* the proposal, citing infrastructure concerns, parking, density, crime, an unproven plan, and an irrevocable change to the charm and character of our neighborhood. As you will see with the responses below, we are a community of long established neighbors. We are a community of families, committed to the health and well being of our neighborhood and it is reflected in the care and pride we take in our homes.

After reading the proposal in full, it is clear to me that this is a wolf in sheep's clothing. This isn't a proposal to benefit our neighborhood, to maintain the vitality and character that we have long established (my home was built in 1928). It is a guise to allow a developer to build rental properties, which certainly won't benefit the neighbors or families wanting the same safe neighborhood we have created. A four-plex on our lot sizes equates to 4 one-bedroom units, of which families won't fill. It will be renters, who have little vested interest in our community. This proposal will create unintended consequences, of which the biggest is the loss of a solid, friendly, cohesive neighborhood.

What is Salt Lake City interested in becoming? Are we wanting to become a community of 4-plexes, high rise apartment buildings, or do we want to keep the health and well-being of established neighborhoods, with long-term residents, protected? I ask that you abandon the Affordable Housing Overlay Proposal. The lack of nuance within the proposal, the lack of understanding of what this proposal will destroy and the lack of careful consideration of historic buildings and homes is something I nor my neighbors support.

Best,

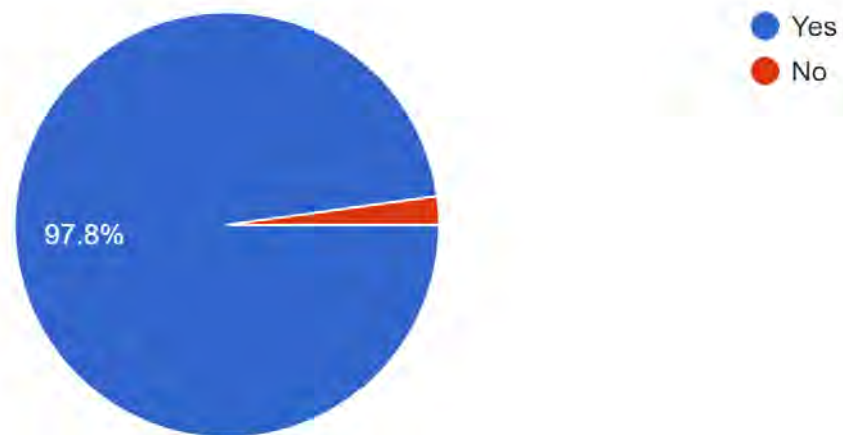
Meghann Kopecky
Highland Park Resident

Apr 20, 2022

Below, is a summary of responses to questions regarding the Affordable Housing Overlay Proposal. The full breadth of comments can be viewed via this [Google Sheet](#)

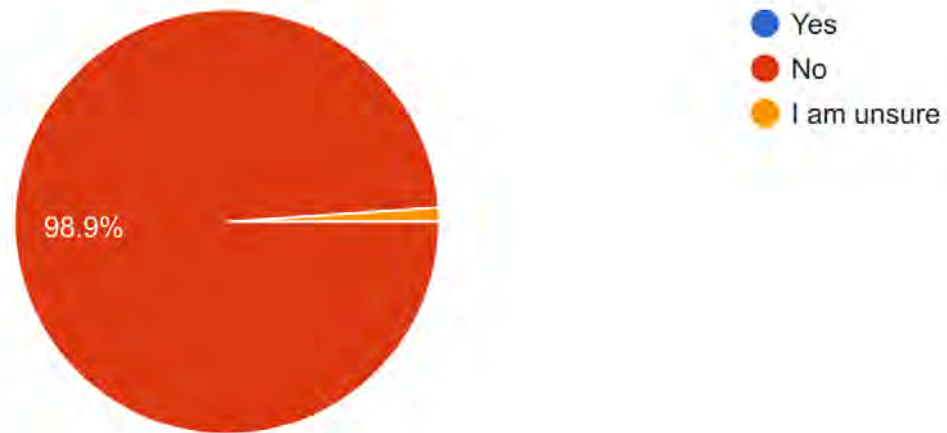
Have you read the city's plan for the Affordable Housing Overlay Proposal?

93 responses



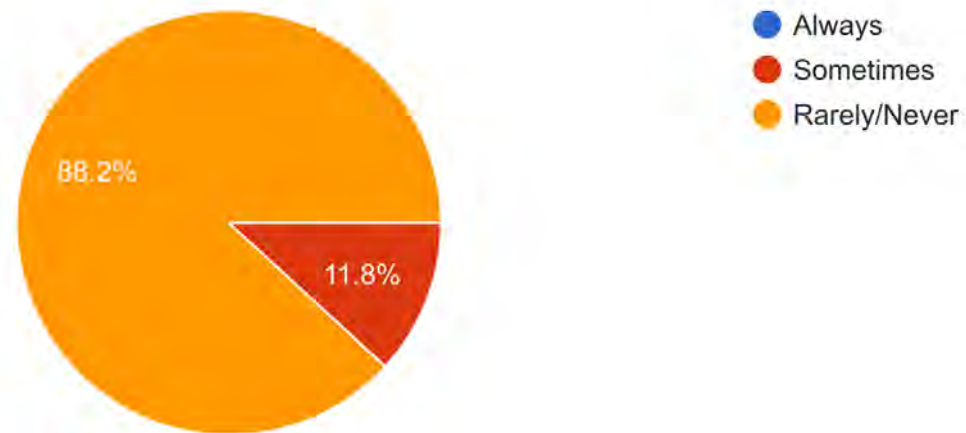
Do you support the Affordable Housing Overlay Proposal for your neighborhood?

93 responses



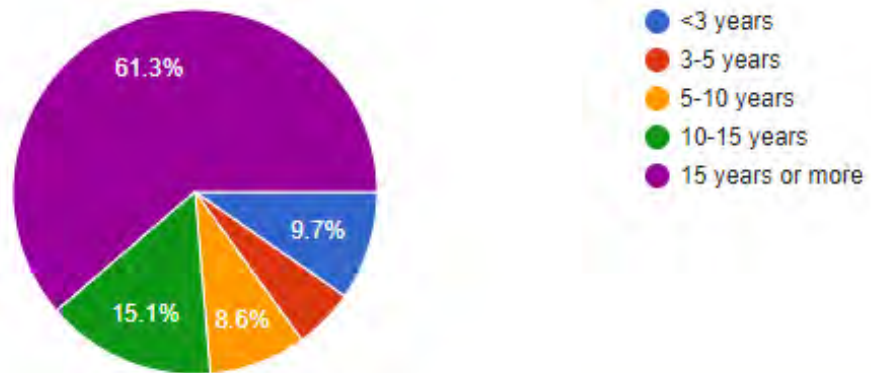
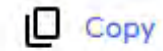
In the last 5 years, how often did you use mass transit as your primary means of transportation?

93 responses



How long have you lived in your neighborhood?

93 responses



If no, please indicate why (select all that apply):

Apr 20, 2022

- ☐ It will permanently change the character of my neighborhood **(90 selected)**
- ☐ It will bring renters to an established neighborhood **(53 selected)**
- ☐ It will raise property taxes **(29 selected)**
- ☐ It will make parking on the street a necessity, further clogging our streets **(88 selected)**
- ☐ It will lower my property value **(64 selected)**
- ☐ It will create congestion on the roadways **(84 selected)**
- ☐ It would be a disincentive for me to stay, as I don't want to be surrounded by rentals **(59 selected)**
- ☐ It will reduce the number of trees in the neighborhood to make space for larger buildings **(69 selected)**
- ☐ It will destroy the charm of my historic neighborhood **(90 selected)**
- ☐ It is a not well thought out plan **(64 selected)**
- ☐ I don't want to be part of an experiment **(61 selected)**
- ☐ The one-size plan does not fit all **(65 selected)**
- ☐ The city does not have a transit system that meets most people needs, so 1 car per dwelling unit isn't enough **(70 selected)**
- ☐ A 20% rent reduction isn't enough public benefit for these changes, it needs to be a larger rent reduction **(38 selected)**
- ☐ Other **(1 person selected each)**
 - ☐ Please don't destroy this neighborhood and force middle class families to move
 - ☐ The water system is already being redone to accommodate all the growth in sugarhouse already. Also the traffic getting on the freeway Hass to be addressed before anymore building is done.
 - ☐ Our neighborhood already has plenty of legal and illegal duplexes. We also have triplexes and apartment buildings. As it is there is plenty of diversity. As it is we already have excessive cars parked on the street because our transit system is completely inadequate for most people living in the suburbs with houses and families to take care of
 - ☐ I bought into this neighborhood for a reason and it wasn't congestion.
 - ☐ We have already had two dozen apartment buildings built in the Sugarhouse area
 - ☐ This is a horrible idea. It needs to be abolished immediately
 - ☐ This city does not need more affordable housing. How many high rise housing buildings is enough?
 - ☐ Sugar House is losing everything that made it great. Stop jamming more housing in. The congestion is bad enough.
 - ☐ 1-family homes are the character of our neighborhoods, NOT New-York-City-style High-rises!
 - ☐ The population density is already too high

- ☐ I'm partially in favor of the plan. I would like to see 3-4 unit dwellings and townhomes restricted to parcels adjacent to major roadways and transit lines, rather than 1/4 mile. I'm supportive of ADUs and 2 family units in all parcels. I think that presents a fair compromise.
- ☐ Zoning laws in Salt Lake are haphazard and do not follow the wishes of established neighborhoods. 4plexes will absolutely change the neighborhood for the worse creating congestion and making it a dangerous area for walkers, children, etc.
- ☐ This will only benefit the developers who don't live in the neighborhood
- ☐ 50% affordable housing is not enough, it should be 75% or more affordable
- ☐ I would want to see a cap on the number of units allowed in total and also strict building codes to fit the lot size properly.
- ☐ What about our aging infrastructure? It is already at full capacity and barely doing the job. Keep the density in the commercial area not into our neighborhood. Renters won't care what happens and will come and go and bring problems like crime drugs extreme traffic and noise.. Also other types of bldgs that would be allowed would contribute to the same problems ie building a 2nd home on a property.
- ☐ It will not be used for affordable housing
- ☐ concerns about additional sewer and other infrastructure demands
- ☐ DEVELOPER FRAUD, TERRIBLE PLAN
- ☐ STOP DESTROYING SUGAR HOUSE. BUILD ON OPEN SPACE.THERE IS PLENTY AROUND.STOP ROLLING OVER TO DEVELOPERS
- ☐ The rentals could be subsidized by the county to allow transient housing.
- ☐ In my neighborhood we all ready have 1,750 2-4 dwelling units per the planning report! Why do we need more!
- ☐ Safety issue with increased traffic

For the comprehensive set of responses, including contact information, please visit:

https://docs.google.com/spreadsheets/d/1_E5XUtExofl6a0CGO-0FA3EUiLLZHTgZ5-MoQZ1xuvw/edit?usp=sharing

From: [Meghann Kopecky](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) Re: Affordable Housing Overlay Proposal
Date: Monday, April 25, 2022 1:11:25 PM

Thank you Sara. I would love for you to come and see our neighborhood so that you can see what we have here and why it is so important to us. I know you are slammed, but if you are willing, I would love to show you around.

Best,
Meghann Kopecky

On Thu, Apr 21, 2022 at 4:19 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Meghann,

Thank you for your comments. I will add them to the file for the project.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

WWW.SLC.GOV/CAN

www.ourneighborhoodscan.com

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written feedback do so at their own risk and do not vest any property with development rights.

From: Meghann Kopecky <[REDACTED]>
Sent: Wednesday, April 20, 2022 2:31 PM
To: Mayor <Mayor@slcgov.com>; Javoronok, Sara <Sara.Javoronok@slcgov.com>; Fowler, Amy <Amy.Fowler@slcgov.com>
Cc: Judi Short <[REDACTED]>; Sugar House <[REDACTED]>
Subject: (EXTERNAL) Re: Affordable Housing Overlay Proposal

Dear all,

As promised, I am sending more feedback regarding the Affordable Housing Overlay Proposal. As a neighborhood, we are very concerned and strongly oppose this proposal. We have gathered almost 100 neighbor responses for our 4 street area of Highland Park. Please see updated feedback attached.

Thank you,

Meghann Kopecky

On Wed, Mar 9, 2022 at 3:26 PM Meghann Kopecky <[REDACTED]> wrote:

Dear all,

I wanted to provide you with feedback that I gathered from my neighbors in Highland Park regarding the Affordable Housing Overlay Proposal. I will keep you updated with any additional feedback as more neighbors complete the google form (you can see the form here: <https://forms.gle/kzz7c2brR5wtPRMu6>) but thought it wise to share the first round. Please see attached PDF that shares an overview of the responses as well as a link to the google sheet that shares the details and more in depth feedback (link is at the bottom of the PDF). If you have any questions or problems accessing the information, please don't hesitate to contact me.

Thank you,

Meghann Kopecky

Highland Park Resident

From: [Javoronok, Sara](#)
To: ["Peter Corroon"](#)
Subject: RE: (EXTERNAL) Affordable Housing Incentives
Date: Thursday, April 21, 2022 11:52:43 AM

Hi Peter,

Thanks for your message. I'll include it with the public comment for the project. The items you identified are important considerations. However, this project is limited to modifying the city's zoning regulations and can't change public utilities requirements or building permit review processes.

The proposal does provide for some waivers or streamlining of planning processes and makes some changes to the height and/or density permitted in various zoning districts. For example, I believe the Cleveland Court property was zoned RMF-35 and rezoned to FB-UN1. If affordable units are provided, the proposal would remove the RMF-35 density limits to allow for more units. Also, for the 144 S 500 E project, if affordable units are provided, the proposal would allow an additional three stories in the RMU zoning district with administrative design review.

Let me know if you have additional comments or any questions.

Sara

SARA JAVORONOK, AICP
Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7625
EMAIL sara.javoronok@slcgov.com

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From: Peter Corroon [REDACTED]
Sent: Tuesday, April 19, 2022 5:44 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Affordable Housing Incentives

Sara,

As I am going through the approval process for building affordable housing, the following are a

couple of roadblocks that I have experienced on all our affordable housing projects:

1. Upgraded City Water Mains: Salt Lake City requires that new developments pay for upgraded City water mains. These costs are usually about \$150,000. The city also requires that the developer put up a bond for the improvements before the City will provide a building permit. The bond needs to be the cost of the improvements, so another \$150,000, which the City sits on for a year after the improvements are completed, which are usually in the middle of the project. So, in essence, the developer must put up \$300,000 to build the water main. This water main and especially the bond have created real problems for our projects.
2. City Plan Approval Process: This process is lengthy and very difficult. The City really needs an expeditor for developers to help get the projects approved. Projects get lost in a maze of city departments. Some departments are pretty good in responding, others take months to respond. Someone really needs to bird dog the process to get departments to complete their reviews. We have already had to turn back affordable housing loans because of delays in the approval process.

I am not sure if these are helpful, but they are a couple of the roadblocks to building affordable housing.

Sincerely,

Peter Corroon

Real Estate Division



201 S. Main St. Suite 1400
Salt Lake City, Utah 84111



www.sentry.financial

[linkedin.com/in/peter-corroon](https://www.linkedin.com/in/peter-corroon)

From: [Peter Corroon](#)
To: [Javoronok, Sara](#)
Subject: RE: (EXTERNAL) Affordable Housing Incentives
Date: Thursday, April 21, 2022 12:36:04 PM

Sara,

The recommended changes are great. I had already commented but thought you might want to know some of the other challenges.

BTW, on the 144 South project, you indicated that part of the wood fence was not included. I think the latest set of plans should show them. I just wanted to make sure you knew the plans had come back into ProjectDox.

Sincerely,
Peter Corroon
Real Estate Division



201 S. Main St. Suite 1400
Salt Lake City, Utah 84111



www.sentry.financial
linkedin.com/in/peter-corroon

From: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Sent: Thursday, April 21, 2022 11:53 AM
To: Peter Corroon [REDACTED] >
Subject: RE: (EXTERNAL) Affordable Housing Incentives

Hi Peter,

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The proposal does provide for some waivers or streamlining of planning processes and makes some changes to the height and/or density permitted in various zoning districts. For example, I believe the Cleveland Court property was zoned RMF-35 and rezoned to FB-UN1. If affordable units are provided, the proposal would remove the RMF-35 density limits to allow for more units. Also, for the 144 S 500 E project, if affordable units are provided, the proposal would allow an additional three stories in the RMU zoning district with administrative design review.

Let me know if you have additional comments or any questions.

Sara

SARA JAVORONOK, AICP
Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
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TEL 801-535-7625
EMAIL sara.javoronok@slcgov.com

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From: Peter Corroon [REDACTED]
Sent: Tuesday, April 19, 2022 5:44 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Affordable Housing Incentives

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2. City Plan Approval Process: This process is lengthy and very difficult. The City really needs an expediter for developers to help get the projects approved. Projects get lost in a maze of city departments. Some departments are pretty good in responding, others take months to respond. Someone really needs to bird dog the process to get departments to complete their reviews. We have already had to turn back affordable housing loans because of delays in the approval process.

I am not sure if these are helpful, but they are a couple of the roadblocks to building affordable housing.

Sincerely,
Peter Corroon
Real Estate Division



201 S. Main St. Suite 1400
Salt Lake City, Utah 84111



www.sentry.financial
linkedin.com/in/peter-corroon

From: [Clark, Aubrey](#)
To: [Javoronok, Sara](#)
Subject: FW: (EXTERNAL) Affordable Housing Incentives Proposal
Date: Thursday, April 21, 2022 5:08:04 PM

Aubrey Clark
Administrative Assistant
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

DIRECT (801) 535-7759
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EMAIL aubrey.clark@slcgov.com

www.OurNeighborhoods.CAN.com
www.slc.gov/planning/
www.slc.gov/historic-preservation/

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-----Original Message-----

From: Council Comments <Comments.Council@slcgov.com>
Sent: Thursday, April 21, 2022 4:54 PM
To: City Council Liaisons <City.Council.Liaisons@slcgov.com>
Cc: Clark, Aubrey <Aubrey.Clark@slcgov.com>
Subject: FW: (EXTERNAL) Affordable Housing Incentives Proposal

Hello,

The below constituent is having trouble accessing the website listed on the flyer they received in the mail.

- T. Hill

-----Original Message-----

From: Richard Moffat [REDACTED]
Sent: Thursday, April 21, 2022 12:36 PM
To: Council Comments <Comments.Council@slcgov.com>
Cc: Dugan, Dan <Daniel.Dugan@slcgov.com>
Subject: (EXTERNAL) Affordable Housing Incentives Proposal

I received a flyer in today's mail inviting input on the upcoming public hearing on Affordable Housing Incentive Proposal. None of the websites listed on the flyer would connect when I tried to access them, so I am writing to the Council.

The non-working websites is indicative of Salt Lake City government - much of it doesn't work and doesn't usually represent the citizens desires.

As 48 year residents. We strongly oppose the proposed zone changes specifically shared housing, changes to RMF-30 zoning and reducing off-street parking requirements. Each of these proposals will increase the number of residents and impact the already crowded streets for driving and parking. Under the current parking ordinance our city streets allow parking on both sides of the street which does not allow for two lanes of vehicular travel. One vehicle has to find an open spot and pull over so the vehicle traveling in the opposite direction can pass. It also presents a safety issue when children are present either playing or walking to and from the nearby schools.

Moreover we bought our home in a single family resident and if the proposed shared housing ordinance is passed we will move from Salt Lake City, as many of our neighbors have said they would.

Sincerely,

Richard Moffat

From: [Sean A. Hannon](#)
To: [Javoronok, Sara](#)
Cc: [Mayor: Fowler, Amy](#)
Subject: (EXTERNAL) Salt Lake City affordable housing overlay zone amendment
Date: Wednesday, March 16, 2022 4:57:26 PM

To whom this may concern,

With the cost of housing continually on the rise and local news stations reporting on the situation, we're all very aware of the shortage of housing in the Salt Lake valley. Now, the city of Salt Lake wants to create more "affordable" housing by rezoning specific streets in Highland Park. This proposal by the city of Salt Lake is based upon cramming as many people into one area as possible and should not go forward. This foolish plan would allow developers to outbid potential families so that they can tear down these historic, smaller, single-family homes to build as many multi-family structures as possible for this neighborhood. All in the name of "affordable housing". This imprudent plan would increase from two vehicles for a single home to a minimum of four (or even more) vehicles for just one lot. Quadrupling the load of vehicles and parking for an already existing traffic nightmare. Where would all these additional vehicles park? There's already limited space now and the extra vehicles created due to the new multi-family homes, would only worsen our current street issues. I doubt that the city has even considered the safety of the current residents when contemplating this rezoning amendment? I've lived on Chadwick Street since 2003, and the street parking here is so overloaded now that only one vehicle can pass down the street at a time. With the increase of apartments and affordable housing in the downtown Sugar House area, that amount of traffic continues to increase. I also wanted to make you aware of Salt Lake City fire code Chapter 18 .44 Section 020 – Which states that the current width of the street needs to be 26 feet wide. But currently, Chadwick falls short of that requirement and is only 25 feet wide – putting the city of Salt Lake in violation of current fire codes. You may also be unaware that the city is also still in violation of tripping hazards that currently exist from the numerous city controlled sidewalks that are still not up to code for Americans with disabilities act.

When we moved to Sugar House, the area was much more quaint and less congested. Now, it has lost any of that identity by becoming too densely populated. The Sugar House that drew in so many current residents, is now just a distant memory. But it's not too late for you to save just a small portion of the historic value that continues to make up the soul of this area.

One other thought is that If space for more affordable housing is needed, we suggest turning Forest Dale Golf course into more home sites or apartments. Fairmont Park would also make a great location, as it is close to the "S" TRAX line. Plus, getting rid of Fairmont Park would hinder the drug trade that is currently so prevalent at that park.

As indicated on SHCC website, the intent of this proposed zoning amendment, would be to give incentives to potential developers. However, your mission statement also clearly states that you are "identifying projects that enhance the beauty, safety and vibrancy of Sugar House neighborhoods." This proposed amendment does none of these things... It only threatens to deteriorate the beauty of this neighborhood, while overloading the streets and exposing residents to more danger from the current violation of the city's fire codes.

It's not too late to do right by the citizens of Highland Park. Stop tearing away at the heart of this community. Please do the right thing and put an end to this rezoning amendment.

We appreciate your cooperation on curtailing this life-altering project

Thank you!

Cheryl & Sean A. Hannon
2488 Chadwick Street
Salt Lake City

From: [Sean A. Hannon](#)
To: [Mayor](#); [Javoronok, Sara](#); [Fowler, Amy](#)
Cc: [cesmith](#); [REDACTED]; [Meghann Kopecky](#)
Subject: (EXTERNAL) "affordable" housing overlay
Date: Wednesday, April 20, 2022 4:04:27 PM

To whom this may concern,

We and most of our neighbors have written to you previously about the numerous concerns regarding the new rezoning of the Highland Park subdivision - Including the addition of vehicle in already strained street parking, even more street traffic congestion, the destruction of our historical neighborhoods, and the effect it will have on our property values and the county's tax burden. Please stop using "Affordable housing" as a guise to give developers the ability to alter our historic neighborhoods around the area.

You want to put more people within an already overfilled area and you're not even considering the effect it will have on available safe drinking water in the future. I'm sure you've heard that many portions of Utah are currently in an extreme drought. According to drought.gov, 2022 is the 4th driest year to date in Utah in the last 128 years! Knowing where we are currently in this drought and where it is headed into the future, continually adding more people to this area and the Wasatch front is not only irresponsible on your part, but it will also create a dramatic burden on our water supply.

I've mentioned previously that if space for affordable housing is so desperately needed as you're suggesting, Fairmont park and Forest Dale Golf course would be great options. They are both closer to the "S" TRAX line and the bus route on 900 east.

Please act appropriately by putting an end to this rezoning amendment.
We appreciate your cooperation.

Thank you!

Cheryl & Sean A. Hannon
2488 Chadwick Street
Salt Lake City

From: [Shane Franz](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Survey Comments
Date: Saturday, April 23, 2022 8:40:35 AM

Hi,

I went to take the survey for the affordable housing, but could not find a submit button. Below are my comments:

I am opposed to the plans as proposed. SLC has done a terrible job of moderating growth - we literally have thousands of new, poor quality apartments everywhere without the systemic community support needed for such apartments. We used to have interesting, walkable streets, cozy restaurants and bars, theatres, etc. Now everywhere you look, there is another high rise apartment, and no quaint corner markets, or all the other things that could make our City amazing. Recommend a complete moratorium on any more building, or any more adjustment to housing or zoning rules until we can get a handle on what we have. We definitely don't need more traffic and squalor. There are plenty of surrounding Cities where people can go to live more reasonably than right in SLC.


Thank you,

Shane Franz
212 N Canyon Road
Salt Lake City.



May 2, 2022

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair 

RE: Affordable Housing Incentives

Sugar House has been discussing this issue for at least several years. We have discussed it in Land Use meetings, had various experts talk to us at the Sugar House Community Council meetings, and collected comments. You changed the name from Overlay Zone to Incentives, but still, it is pretty much the same conversation.

This is a big sweeping change, and we fear you are plowing ahead before you have some basic controls in place. This is a town where the developers reign, and this feels like they get free reign. What is at stake here is the quality of our neighborhoods, which is why most of us live in Salt Lake City. You need to throw away your broad brush, and proceed carefully. The goal is to increase deed restricted affordable housing units for those with incomes at or below 80% of the area median income. This is commendable. However, you need to remember that when you lose owners, you lose stability in the neighborhoods.

You have taken a number of things that are very problematic for us, and made them by-right projects with over-the-counter permits. Everyone in this room knows they can drive down the street and identify the newer projects that were done without community input, and through an over-the-counter permit. Generally, they stick out and are not very attractive, they don't fit well into the neighborhood. Who is going to train and supervise the Permits Counter staff? Do you already have a budget for these people? You are going to need more of them, this is already very well known that our permit counter is slower than any other city. You are going to have to improve that, for this to succeed. Otherwise, the developers will be building their projects in other cities. (They already are).

Staff need to monitor, review, and inspect parcels, who is living there, are they renting or owning, no Air BnB should be allowed, and if discovered the owner should be banished from living or owning property in the city limits. You need to have money budgeted to hire a lot of new staff to deal with these issues.

Are you going to maintain the alleys, finally? And what about the private streets? If these are going to be affordable projects, the people living in these homes will probably not have extra money to maintain the streets. Have you thought about that?

Who will monitor that there are no inappropriate uses in these buildings? You aren't doing a very good job of that now. What is to keep developers from using cheaper materials to keep costs down? These housing units need to be built to last 50 plus years, since the deed restriction is going to last that long.

What is the difference between a row house, a sideways row house, a condo or a town home? You should get the Housing Mitigation Ordinance in place before you start opening the floodgates for development. Look at page 31 in your report, there are many buildings in Salt Lake City that have small, affordable units, that should not be torn down to put something new in. If they come down, the developer or owner needs to pay a hefty fine to do that, these buildings serve a big purpose in our community and they are disappearing every day.

How are you going to keep UTA from changing which streets get high-frequency bus lines running? If they change it, does that change the status of all the newly approved deed-restricted homes that have been built?

When you remove all the setbacks, that removes all the green space, who will grow the vegetables and where will the children play? In the streets? Where will you add local parks. What about the heat island effect when you lose grass or ground. What will be tree requirements be. You must leave room for a park strip with trees.

It is clear to us that either you haven't thought about these things, or you haven't take the time to articulate them carefully to the residents of Salt Lake City, or we wouldn't be hearing people talk about these all the time. We love our city, and don't want all the good qualities to disappear. You need to make a list of these incentives I have listed, for the neighbors to get behind this project, and get a budget and training set up **before** this is approved

If you can't do that, we are not in favor of having this conversation with you.

Enclosure:

Comments from the public

COMMENTS - AFFORDABLE HOUSING OVERLAY ZONE

Here are my thoughts.

The Affordable Housing Overlay Districts proposal is a misguided effort to incentivize affordable housing in established single family neighborhoods, along with other areas. Instead of attempting to shoe-horn these units into settled areas, SLC's efforts would be better spent incentivizing development of underutilized areas begging for improvement such as State Street.

SLC's efforts to make ADUs an affordable housing asset has been an abject failure as all units in Sugar House are market rate and, if neighbors are to be believed, are used in some cases by owners who already have tenants to add an additional rental unit. This total failure to produce desired results does not inspire confidence in further experiments. You can be sure developers will make full use of any loopholes in the zoning- yes there will be loopholes, there always are.

My specific objections are as follows:

1.Reduction of parking requirements based on the unproven theory that residents in affordable units do not have cars and will use the exorbitantly priced public transit is a tired joke that even SLC cannot sustain. We are still waiting for data showing this idea works. The S Line has shown an increase in ridership. Neighborhoods with large developments are overwhelmed with street parking from their residents, even within 1/4 mile of transit.

2. Increasing lot coverage and reducing setbacks " if compatible " by using an average of the block face on ONE SIDE OF THE BLOCK - not even using the whole street or 50% of the lot, whichever is greater, is absurd even for SLC. We have seen what SLC believes is compatible with the Station 13 Firehouse. It is clearly a sore thumb in a neighborhood of single family bungalows. This concept is a clear way to have the inconvenience of increased density borne by adjoining neighbors by shoving the units as close as possible to adjoining lots. Increased density should be limited to at least double lots.

3. Even the biased survey presented by SLC shows some support ONLY for ADUs, duplexes and townhouses. I could reduce no support for larger developments , which are really the only viable type that a developer could make money on.

4. The increased infrastructure for water and sewer usage, especially for the tiny house cluster development of up to 8 units, is not addressed.

5. The really horrendous parts of this misbegotten idea are the allowance of a 50% increase in height essentially by right, adding 1-3 stories in Sugar House within 1/4 mile of transit, ADUs by right and allowing housing on public lands.

6. If you are going to give examples of other cities, tell us their results!

The worst part of all this is that it will set people against all affordable housing initiatives. You have to be smarter. Lynn Schwarz

Judi,

I have been pretty vocal about my thoughts on ADU developments. Do not think that ANY of the proposed plans for ADU presented at our council meetings are creating "affordable housing" for anybody other than extra income for the owners of the property. I have asked the "affordable" question each time and answers may reflect more rental options in area but not at an affordable price. And, was not impressed with the massive apartment building projects in Sugar House either as when asked the question, did not appear to be affordable options either. Just see this new proposal for an "easy in" to create more density housing within the city and no restrictions on parking or safety restrictions. Was appalled when getting the proposed tax increase notice from the city on a duplex that Bob and I are purchasing where we are planning to keep rent at \$750 per month for one bedroom and \$850 per. On the for 2 bedroom but tax increase may require us to increase the rent.....maybe request that city will require lower property taxes on apartments that are rented in desirable neighborhoods at lower than market prices instead of building more obnoxious ADU options.

Land Owners seem to find loopholes. The houses on both sides of us are now rentals, actually 4 of the 6 houses on our street are now rentals. People are snatching up affordable houses and turning them into multiple dwelling units for students where they can rent rooms to make better profits.....yes, at a glance looks affordable because rent is for a room and not the entire house.....A cute family moved into the house next to us a couple of years ago and landlord raised the rent by \$300 per month (landlord just completed upgrading basement windows so they can rent rooms to students.....and a bunch more noisy college party kids will then reside on Both sides of us. House on the corner is now an air b&b that is rented out most weekends for big parties....yes, illegal for our area but nobody is monitoring this and when neighbors complained the "out of state" owners somehow are able to continue. We do not live by light rail and only bus stop nearby

is the student housing shuttle to the university. I truly think that affordable housing units should be multi unit dwellings and NOT ADU or single family dwellings turned into monthly rooms for rent. Rooms for rent does not help provide affordable housing for families and are a menace to the neighbors living nearby. ADUs are a nightmare.
Sue Walton

From: Wanda Gayle [REDACTED] <1565 East Garfield Ave>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

I do not support the proposed Affordable Homes overlay. It's a false dichotomy to suggest that people should accept fewer zoning regulations to gain more affordable housing. The two are not mutually exclusive. This proposal sounds like a way to break all the zoning rules and throw a few hopeful crumbs to lower-income families along the way. The proposal doesn't include any guidance for monitoring or enforcing the low-income housing promises. I think it's OK for SLC to concentrate multi-family housing in urban districts and conserve what's left of R1 and FR districts. I would like the city to be creative in solving low-income housing deficiencies but this is not the way to do it.

Judi,
Here is my feedback on the Affordable Housing Overlay District. I'd love to know your thoughts on this.

With single-family and middle residential neighborhoods I support adaptive reuse, the proposed modification of density limits, and generally support the lot modifications that are discussed. That said I am concerned about the idea of significant changes to setbacks. We've seen the problems with that first hand.

As far as the proposal to allow more housing types in single-family neighborhoods I am not supportive. Primarily I'm concerned about the townhouses and cottage homes. I'm generally not opposed to more housing types on high frequency transit routes, but when you extend the ¼ mile perimeter cited in the proposal it becomes problematic. An example is the area between 900 east and Highland Drive, essentially the City would create a zoning free for all in these neighborhoods that would eventually result in a confusing mixture of four or five housing types.

I am supportive of all process modifications, lot modifications, and additional housing types in multi-family and mixed use neighborhoods.

I completely agree that there are plenty of areas zoned for multi-family. It would be fantastic to see State Street developed and improved. I'd support a requirement for affordable housing on all projects in these areas. I think the percentage could be on a sliding scale based on how deeply they are discounted, so if they build 6 units they could do 1 at 50% AMI, 2 at 80% AMI, or 3 at AMI. That might help with middle income housing.

Thanks, Will Kocher
to Landon, me, Sally, Larry

I am concerned about the survey since the survey questions include gauging support for higher density, ADUs without hearings, duplexes (if one unit is affordable), reduced parking requirements, townhomes with just one parking space per two family townhouse units (within a ¼ mile of frequent bus routes), tiny homes, reduced lot size and setbacks, alleyway housing and adaptive reuse of schools, churches and large houses (with deed restricted affordable housing), all in single-family zoned areas. It also asks about interest in more density on high traffic arterials that would result in more congestion, backup and air pollution, in my opinion.

I would like to see a large number of SLC citizens take the survey and comment before the end of the week deadline. The survey is at: <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay>

Sara Javoronok, Senior Planner at sara.javoronok@slcgov.com or 801.535.7625 has more information but the survey results will have the most impact.

I also had an oped last week in the sltrib.com. I have more information on my blog at [REDACTED] Please consider letting as many people as possible know about the survey and hopefully they will give their opinion.

Judi,

While I recognize a need for affordable housing, the proposed modifications to the existing zoning code without any process to evaluate them on case by case basis is not a solution. We're all witnessing the impact of reduced parking requirements on our neighborhoods. These changes would have a much more significant impact in comparison. I filled out the survey and am anxious to hear about next steps. I will encourage our neighbors to do the same. Perhaps some

of the approval process should be deferred to neighborhoods and community councils in a much more limited capacity than currently proposed.

Thanks again! Emir

I am for affordable housing, but this survey and the changes in zoning and permitting appear to have been written by developers. I don't think affordable should be 80% of Aver. min. salary. The person has 20% of their salary to live on. This is not directed at the single earners in a family with one income. This is not designed for the most needy.

Planning is essential and there is a reason we have planning commissions with knowledge, city master plans, mechanisms of neighborhood inputs. We should keep these and use these. Waiting another 4 months should not hurt that much. Pay more planners.

Before any of this should be approved, we need data on the current results of the affordable housing we do have. We have given developers tax breaks. What accounting do we have? how do we know what rent they are charging and what the income of those renters is? This is not an invasion of privacy; if you are in or build affordable housing your income tax return should be available

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA
Telephone 801-488-8888; Skype: [REDACTED]
email: [REDACTED]

i Judi,

I'm supportive of this new direction in Salt Lake City, especially in regard to what has been happening on a grander scale (i.e. racial inequity topics that have been put at the forefront of our community's minds, and in order to help combat this adding more affordable housing will create a more inclusive community). If there is Code in place that has restrictions (parking, maximum height allowance, etc.) that the City can compare the proposal to, I don't see a concern with doing these permits over the counter. This is especially true as final determinations can be appealed by the public.

Two possible ideas -

1) A helpful tool would be design guidelines for affordable housing in order to prevent materials that aren't complimentary of Salt Lake (i.e. reflect the history and character of Salt Lake and not just be plain boxes, made of materials that are low quality, that people don't actually want to live in). Neighborhoods have a hard time allowing affordable housing to come in already, so in order to lessen that impact, design standards that give precedence to sustainable materials and materials that reflect Salt Lake's character could be implemented. A design board made of community members and design professionals could be formed in order to create the standards, and the City permit application will need to require that the applicant show how the project meets said standards. Good materials and design don't necessarily need to mean a substantially higher cost, and neighborhoods would have an easier time accepting more affordable housing if they can't be semi-assured the housing will be an asset to the neighborhood. I've heard from many people that they don't like how recently built apartments don't reflect the bricks, metals, and woods of Salt Lake.

2) Burden of public notice could be placed upon the applicant (either 10 or 14 days prior to the application submittal to the City) to notify adjacent properties that a project is going to be reviewed by the City and the applicant will need to provide that public input at the time of permit. If there is no input, then the applicant will sign a form (this could be a check box on the application) stating that there has been no public input.

I fully understand that the intention of lessening restrictions is to promote more affordable housing, and that includes incentivizing developers to build this housing by giving them an easier process. These two suggestions above could ease the neighbors concerns, while still giving the developer/applicant the ease of an over the counter permit.

Thanks!

Liz

Judi, the simplistic nature of this survey is unfortunate. Limiting duplexes, ADUs, townhomes, and tiny houses to "up to 80% AMI" is not good enough—you must have an equal number at 50% AMI. Same for lot requirement. Flag lots should only hold cottages or tiny houses. On the question of density, no requirement for <30%AMI is asking for ugly. There is no definition of "limited" frontage. The question re adaptive reuse is pointless, as there is no specification of "a percentage" or "affordable." There is a huge difference between 30%, 50% and 80%AMI. Qualifying the by right options as long as they meet all other zoning requirements is a pig in a poke, as most of us don't know what those are. Generally, I am in favor of all of these options, but am very wary of the vague wording in this survey. There is a big difference in worry and stress between those earning 30 or 50% AMI and those earning 80%. You cannot lump them together. And one parking space per duplex is most unrealistic.

I would have written more, but was limited to 1000 characters. I didn't answer any of the actual questions because they assumed you agreed with all the percentages and details laid out. I didn't. The devil is always in the details, isn't it?

I recall a state senator telling me that developers (of which he is one) want to get a 15% profit. I suggested they could make do with less, but of course that didn't go over. Can't think of his name—at least he is fighting for state \$ for affordable housing, which I'm sure he plans to access! I am so cynical...

From: Brandon H <[REDACTED]><1306 S. McClelland St.>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

I am very much in favor of increasing affordable housing options. I think it would be best if the city worked on requiring the numerous developments to up the number of units rather than removing the review process of ADU's etc. The reality remains that parking is and will be an issue. Cramming cottages, ADU's, etc into neighborhoods whose infrastructure cannot handle the added pressure, is asinine. We will be LA in no time at all. I know the city's hope is that it will force people to use public transportation, but as in LA, it simply won't be majority of people. Most will still need parking spots. Focus the high density and affordable housing in areas that can support them rather than opening the wild west of small pocket construction through SLC's neighborhoods.

to me

From: A Concerned Neighbor <[REDACTED]><84108>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

Hi,

I've shared my comment on the website as well but wanted you, my council members, to hear my thoughts.

I understand our city is experiencing significant changes. I am sad that it seems we are being more reactive than proactive to our situation. Of course developers and builders want the city to waive the process requirements and modify zoning to allow for dense housing. It is to their benefit to pack it in and reduce the amount of money and time spent doing just that. But their ability to make money quickly should not come at the expense of our community and our green space.

I am a neighborhood helper, community is important to me. We moved to our neighborhood because it was near work, near family, and my favorite part, we found a small house with a small lot. We chose to move to a neighborhood. We didn't chose to move to a dense, urban environment.

In all of these proposed changes, I haven't heard of the plan for management and enforcement of basic community rules. Our Civic Enforcement Officers cannot even enforce what we currently deal with in our city! Our neighborhood has been inundated with couch surfing, Air BnB, more than 5 unrelated adults living in a household, houses with 13+ cars using our street as car storage, using their house for illegal, large scale filming (adult), using a house as a car repair shop (unlicensed business), neighbors on all sides have acquired multiple, large dogs that are vocal at all hours, and many other issues.

I personally worked with civic enforcement for more than three years, through two different officers, and the most that ever happened was warnings were given (not heeded). We are still living with these issues 9 years in and now, we have see applications for ADUs popping up around us. I appreciate my neighbors but they are already physically on top of us. Our

neighbor behind us can see directly into my bedroom. If they were allowed a second story or an ADU within the minimum distance from our fence, we would have zero privacy.

I love that downtown is changing and the urban center is being utilized but recognize that in Sugar House, multi-use, high-density housing and public transportation was not what the original planners nor the current residents expect. And before we discuss Affordable housing, let's clarify that 'affordable housing' will not solve a housing shortage and it really isn't affordable. Affordable doesn't reach the single mom of 4 quoted on the overlay website. Roughly \$1,750 (based on the AMI) for a family of four doesn't even crack the surface of our most needy. Landlords charge the most that they can. That is not affordable for the families that need help. Please do not wrap this up as a kindness. That's inaccurate. This is about making money not about making anything more accessible.

Thanks for allowing comment. I don't have any good answers even though I have lived in and understand the impact of dire poverty. I just know that right now, process matters. Applications, reviews, and taking time does not hurt our community. We need conversations that include more than the builders that benefit from the project. If all these changes are going to happen do it right. Don't alienate the current residents. Thoughtful planning leads to successful projects.

Thank you.

Judi, I think I have previously expressed most of my concerns in my last communication with you, but for the purposes of your need to respond to the city, I will give it another try.

My major concern with some of these proposed changes to accommodate low income housing is what appears to be utter disregard for homeowners in our single family residential neighborhoods. It seems to demonstrate catering to developers in order to achieve the desired low income housing by sacrificing homeowners/ neighborhoods. Owning a home is the largest investment a family makes while developers receive perks, pocket their profit after completion of a project and leave the area.

Granting waivers and deleting community review denies the rights of homeowners to express their concerns regarding new construction. Reducing apartment parking to one space /unit would exacerbate the street parking issue in residential neighborhoods. It is a constant concern of residents who have limited parking in these older neighborhoods and must use street parking as their guest parking. When apartment dwellers opt not to pay the extra amount to acquire a parking space, they instead confiscate that street parking and negatively impact homeowners. There are two possible solutions: 1. Require apartments to automatically include parking in the rental agreement (if the tenant does not own a car he could lease the space to another renter who perhaps has two cars). 2. Require developers or the city to provide "resident only permits" when apartment, duplexes, ADU's, etc. are approved. The parking issue needs to be addressed to the satisfaction of residents.

In Sugar House the density of apartments has overwhelmed our area of the city. I would like to see a moratorium enacted ASAP; there is already too much in the pipeline. The lack of parking (always a problem in S.H.) harms our businesses and therefore a reduction in tax revenue, which should concern city officials. Many people have reported that they don't like to visit S.H. because of lack of convenient parking. New apartment construction should be required to include some reasonably priced public parking.

The concept of locating low income housing near transit is a fine idea. However, it is unwise to consider the S-Line a positive transportation feature. It is not utilized in any significant manner by those currently living in the area. Most complain it is too slow; busses and autos are a much better alternative. Unfortunately the S-Line is an expensive boondoggle....So it was definitely not a viable solution for decreasing automobile traffic.

Can't think of anything more to add, except I really don't like the no set back rule--a bit of green space back from the sidewalk would be more pleasing and restful especially for pedestrians this time year in the Heat.

Stay cool and well,
P.

to me

From: Alan Morris <[REDACTED]><1839 E Westminster>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

Honestly, I find these continued proposals for ADU/etc to be disingenuous. The proposals are always postured to be about "affordable" housing or "low income" housing. I'm surprised that \$1750/month is considered "low income" rent by the definition. ($\$70,300 * 0.30 / 12 = \$1,757.50$). The testimonials discuss a family of 4 (single mom with 3 kids), that can't find affordable housing in the area. Does this family of 4 really want to live in a 400 square foot shipping container style ADU for \$1750/month?

In reality these proposals are always being pushed by those with financial interests in the projects. These are either on the development side, or residents looking to make extra money by installing an ADU. Everyone else, the vast majority of residents, have no interest in the make-up of their neighborhoods being drastically changed and their quality of reduced.

It seems that the developers are tired of being blocked by the existing permit processes. Rather than follow the rules and make their case in a fair traditional process, they are going to try to change the rules so that there is little to no process so that residents and neighbors to their projects have no say and they can do whatever they want. This is simply shameful.

From: Darlene M Miller <[REDACTED]><851 E Harrison>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

The city has apartments going up on every empty lot of tearing down a building and putting up apartments . They need to make those be more low income housing instead of making the big bucks

to me

From: David Fernandez <[REDACTED]><2685 S Hartford>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

I'm not sure where the solution to all our problems in SLC devolved into established doctrine where contractors could be "free" from all these established ordinances and granted their right to put high density developments unimpeded throughout the city. I guess the goal is to increase the population to an unknown number (a million people?). Very Trump like in a Bernie sort of way. What is most disturbing is that if you read this slick piece of advertising, this plan has widespread support in Sugarhouse.

I am not Mormon, but when Brigham established this city he understood that this was neither New York nor California, this was some place different. In order for a city to survive here on the high desert would require a balance of open spaces and suburban living. This is not the current plan. Putting High density housing on every square inch of this valley floor will allow Salt Lake City to take the crown of least sustainable city from Tucson.

From: T. Richards <[REDACTED]><1367 E 3000 S>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

I am against the Affordable Housing Overlay Ordinance. I live in Sugar house and I doubt many of my neighbors are aware of this proposed ordinance. The amount of high density housing that has already been added to sugar house is obscene and unsupported by local residents. Traffic and parking is already terrible and these buildings don't have residents yet. There is no infrastructure to support the incoming population.

to me

From: Alyce Brannan <[REDACTED]><1344 E Stratford Ave SLC 84106>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

My concern is the narrow streets in Highland Park like Alden. In winter parking is a nightmare especially with snow removal. Emergency vehicles have not been able to get down the street at times. Add more cars and I just want to get out!

From: Jane Buirgy <[REDACTED]><2535 Chadwick Street. 84106>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

There needs to be input, planning and review. There needs to be controls on density and attention paid to Parking, Traffic, etc that so severely affects living the Highland Park area of Sugarhouse. We haven't even felt the impact of all the dense new housing in the old Granite furniture area and how it will affect traffic, etc. there needs to be denser housing in the areas east of 20th East.

to me

From: Jeanne Allen <[REDACTED]><2735 Beverly Street>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

Terrible idea to have inadequate parking for hi density housing. People drive cars because public transportation is not at all reliable or convenient in sugarhouse. In the days of our pandemic public transportation isn't safe if you are in a high risk groups. Streets can't accommodate such a large group of new residents. The priority is for new housing and no regard for those that purchased their homes for quiet single family dwelling neighborhoods. Not everybody wants to ride a bike and drive across town at 15 miles an hour. Clearly long time homeowners are no longer valued.

to me

From: Jess <[REDACTED]><2722 S Yuma St>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

yet again, when provided an opportunity to build infrastructure and effect substantive change, Salt Lake City declines to take such a considered path. In the first instance, land developers and contractors require more, not less, oversight. The construction quality in Salt Lake is horrific - and the lack of accountability is even worse. It's as though quality and standards are offensive words. Secondly, public comment is the essence of a civilized society. Disenfranchising those who live in the area sought to be developed guarantees resentment and hostility - at neighbors, at local representatives, at contractors, at developers - it does not end. Next, allowing contractors and developers to bypass any review process reinforces Salt Lake's commitment to old (white, male, religious) relationships at the expense of (rigorous) others, at the expense of accountability, and at the expense of oversight. Moreover, mere proximity to questionable public transportation will not alleviate parking problems. Even within the city, public transportation is hardly useful for getting around. Utah is designed for individual modes of transportation (cars) and not for public transit. The pandemic has further weakened trust/faith and usage of public transportation and it is unlikely that demand for public transit will return any time soon. So proximity is meaningless. Indeed, not only is proximity almost irrelevant, but there will be no mechanism by which enforcing a single car per unit is possible. Demand for parking will further increase hostilities amongst current residents, future residents, developers, contractors, and city officials. Perhaps slowing down and making more informed decisions, in light of drastically changed circumstances, is a "better" choice. Why should governance be as slipshod as the quality (lack thereof) of construction in SLC?

From: Ann Wall <[REDACTED]><2205 Country Club Dr.>
Subject: Affordable Housing Overlay Website Feedback

Message Body:

I believe that building affordable housing along the Trac Line, makes the most sense and I see it is being done. And I feel that is where the developments should stay. I am very much against building "affordable housing" in existing high end neighborhoods.

COMMENTS SUGAR HOUSE ON AFFORDABLE HOUSING OVERLAY ZONE.

I think everyone is behind on this. It's a big document that takes some time and effort to analyze. This is concerning because it is essentially a sweeping upzone that includes a large percentage of Salt Lake City's land area, the document is calling for implementation this fall, so if they are sticking to that we should see it come up to the planning commission soon.

They are taking comments now, but I don't think the outreach has been good, most people are unaware of the proposal or what it does.

I have not seen anything official yet, but I have spoken to East Central, Yalecrest, Highland Park and other residents who follow planning and are in the know like Jack Davis, Jen Colby, Cindy Cromer. Highland Park is having a town hall tonight.

So far the sentiment is 100% overwhelmingly against the plan as it is written, the reasons vary depending on neighborhood, but here is the list of concerns that have been voiced:

- FB zones are already suffering from dense planning with zero parking and no green space – the tiny fraction of 80% AMI units required is of little appreciable public benefit compared to the negative consequences
- SR zones – these are the little courtyard streets, are already dense with little parking, this will make things worse and destroy existing neighborhood charm and livability
- Historic neighborhoods are included in the overlay and for those that only have national historic status, there are no protections against teardowns and losing neighborhood character.
- The reductions in setback and lot coverage are unwelcome in that they reduce privacy and change the established neighborhood pattern in all single family zones
- In general, the amount of affordability required is too small of a public benefit to justify the upzone – it looks like a zoning code written by investors and developers to unlock development potential through increased density - one person called it "affordability washing" like greenwashing.
- The plan relies on transit to work, but we don't have a transit system that serves enough of peoples everyday needs for them to give up their cars.
- The plan doesn't favor affordable ownership over renting, so it will undoubtedly lean heavily towards more rentals which doesn't help to stabilize neighborhoods, increase social bonds, increase participation in local elections, etc.
- There is no emphasis on family housing, which doesn't help ameliorate the lack of family housing in Salt Lake City, so we will probably see more families choosing to leave, school closure, etc.
- It feels like an experiment that is being applied too broadly and too quickly.

Vice Chair, Central 9th Community Council



J Petty

12:11 PM (3 hours ago)

to me

Judy,

I live at 1361 East Stratford Avenue and am totally against rezoning our neighborhood to inquire fourplexes on a single house dwelling lot. All of my neighbors agree. My husband is immunocompromised and I'm unable to view the meeting due to my employment. Please do not re zone our beautiful neighborhood. We have thousands of apartments that have been built or, are being presently built just across 1300 East around 21st South. THOUSANDS., which are MOSTLY uninhabited presently it's enough.

WE WORKED OUR WHOLE LIFE FOR WHAT WE HAVE. DONT DEGRADE WHAT IS RIGHTFULLY OURS.

Jan S Petty
[REDACTED]

From: Mrs. Nancy L. Day <[REDACTED]><2681 S Hartford Street>
Subject: Affordalbe Housing Overlay Website Feedback

Message Body:

I am strongly opposed to the proposed changes in the Sugar House housing area. We have been overwhelmed with multiple-level housing in Sugar House area! And I don't believe that any significant number of the units will be for low-cost housing. Please leave the unique nature of our neighborhood to remain without such damaging intrusion of multi-unit apartment dwellings. I repeat: I am STRONGLY OPPOSED to the proposed project.

Affordable housing overlay for the single- and Two-family zoning Districts

Although currently, the need for affordable housing is high due to a housing shortage, will it continue to the point we need to modify residential districts to allow additional housing types?

Let's start by saying there are enough rental properties for the businesses in the area. It seems that putting affordable properties in areas where the workforce is needed would be the best move.

In the proposal it would reduce the off-street parking to 1 car per unit. For the most part, this would make the narrow streets more crowded and dangerous. This is an issue with many completed housing projects. Everywhere these larger projects exist, their excess cars are parked along adjacent roads, even in projects with attached two-car garages. Many of the streets along the proposed ¼ miles transit line are not up to today's width requirements for residential single-family homes. Many single-family homes have multiple drivers; many have 3+ cars, and the available parking will become a daily fight.

Other issues:

Room for plows and places to move snow

Room for trash containers and collection trucks

Emergency services

Two cars are trying to pass on the small streets or even back out of driveways.

The first is that the setback reduction would reduce existing homes' visibility; a person sitting on their front porch can see the entire block and any activities. Reducing setbacks could extend properties out 510 additional feet.

A 40% reduction in lot size makes it almost impossible to build anything livable without going up several stories unless these are parking spaces with small living spaces above. Then we run into the demolition of existing properties and the lack of oversight

Pre-Demolition process:

Salt Lake Valley Health Department is only involved if the homeowner or contractor hires an inspector to check hazards. (They do not go out and check)

The State Division of Air Quality does inspect properties. Still, it has limited staff to review any predemolition properties, all demolitions (statewide) must be submitted to them. They will go out if a resident is concerned about a site.

Only asbestos is a concern for the state.

Other possible demolition Hazards:

Lead-Based Paint

Mold

Mercury

Refrigerant

Notification to neighbors is not required. The dust from demolition can be hazardous to children and vulnerable people.

The other unintended issue is the restrictions imposed on property owners that take part in this opportunity. If I read correctly, it says the appreciation on owner-occupied homes would be limited. If sold, the new owner would be subject to the existing deed restrictions for the remainder of the time requirement, making the properties harder to sell.

Unknown issues:

Impact on utilities not meant for higher usage.

Impact on connecting arterial roads.

Impact on more affordable single-family homes.

Increased traffic and speeds on residential streets.

What if a developer has their own money and doesn't want to use the city's incentives to take advantage of the city's new reduced restrictions to build apartments? Will they be able to rent them for the maximum possible?

Adding rentals to an area will cause blight; we see it with existing rentals. Sure, the places are more affordable, but it comes with a cost to neighbors in the way of neglected properties,

In the '40s, the avenues allowed the big mansions to be converted into multi-family properties. These, for the most part, became rundown, neglected properties. These are being restored into single-family homes over the last ten years, and care is being given to them.

The bottom line is that I live in this area because I want the neighborhood feel. I worked hard to get here, as have most of my neighbors. I don't want this to have the big city feel.

What will happen is if and when multi-family box properties start to invade the area, people will start moving. The developers will continue to build, and this will become just another blighted area of Salt Lake City.

This overlay does not just affect the few streets near the transit lines; it will impact all other streets in the area.

I understand the transit lines and how you are hoping people will start using them, but I don't see it. Utah commuters are just not ready to commit to long waiting periods and slow rides on public transportation.

I use it when I can. It seems to me there is a higher ratio of transient people getting out of the cold or heat by riding.

My main questions are:

Who is this program likely to benefit?

What demographic is expected to benefit from this proposal?

How affordable would these properties be at the cost of real estate in the city?

If these properties are built, will there be a requirement to use energy-saving systems to assist tenants?

Why is the city not using property already owned by the city to combat the problem instead of dismantling established neighborhoods?

Redevelopment agency's 86 properties.

Salt Lake City's 400+ properties

Salt Lake City Corps 500+ properties

Salt Lake City Corporations 1300+ properties

If the city controls the properties, It would be assured the properties would stay affordable. If they have to hire staff to oversee the current proposal, then the same staff could manage city-owned properties.

The city could benefit from Property appreciation.

The survey Results posted on the planning website:

Who did you ask? I know I never heard about it and it would affect my neighborhood.

Why was the question ask back before thousands of new apartments were built reliving some of the pressure? Almost all of the new apartment construction meets the ¼ mile criteria.

Is there a current survey for the affected areas?

Mike Kener mike.kener@gmail.com

Highland Park home owner

From: Rebecca Wing Davis <[REDACTED]><1564 E BLAINE AVE>

Subject: Affordable Housing Overlay Website Feedback

Message Body:

I have concerns about the affordable housing overlay proposal. This seems like a big change for neighborhoods zoned for single family homes and duplexes. I live in this type of neighborhood. I don't want to see "modifications or reductions to lot area, lot width, setbacks/yards, and building coverage in the single- and two-family zoning districts to enable or simplify the development of property" without having an opportunity to see how this would actually affect my property.

I would like to see a pilot project competed before this becomes a large, city-wide project. Then I would have a better understanding of whether this will actually help solve the affordable housing problem and how it will actually impact neighborhoods such as mine.

Home and apartment costs/rents have increased so dramatically over the last few years, is this the best way to insure that this proposal will keep the new dwellings truly affordable?

To whom this may concern,

We and most of our neighbors have written to you previously about the numerous concerns regarding the new rezoning of the Highland Park subdivision - Including the addition of vehicle in already strained street parking, even more street traffic congestion, the destruction of our historical neighborhoods, and the effect it will have on our property values and the county's tax burden. Please stop using "Affordable housing" as a guise to give developers the ability to alter our historic neighborhoods around the area. You want to put more people within an already overfilled area and you're not even considering the effect it will have on available safe drinking water in the future. I'm sure you've heard that many portions of Utah are currently in an extreme drought. According to drought.gov, 2022 is the 4th driest year to date in Utah in the last 128 years! Knowing where we are currently in this drought and where it is headed into the future, continually adding more people to this area and the Wasatch front is not only irresponsible on your part, but it will also create a dramatic burden on our water supply.

I've mentioned previously that if space for affordable housing is so desperately needed as you're suggesting, Fairmont park and Forest Dale Golf course would be great options. They are both closer to the "S" TRAX line and the bus route on 900 east.

Please act appropriately by putting an end to this rezoning amendment.
We appreciate your cooperation.

Thank you!

Cheryl & Sean A. Hannon
2488 Chadwick Street
Salt Lake City

Apr 21, 2022, 10:45 PM (21
hours ago)

to Meghann, me

Hi Meghann and Judi,
Thank you for all you are doing on this issue.

I got a flier in the mail today about this and other planning proposals in the works regarding housing.

The one I find the most worrisome, that really feels like an unintentional race to the bottom for SLC is the idea to bring back SRO's – these are the buildings that eventually devolved into flea bag hotels and were closed in our downtown. I think it's a specious argument that these will offer affordability and choice, instead I believe it's a way to exploit the most desperate people while fattening the profit margins of developers who care little about their tenants or our city.

From what I have seen and heard, I think our City Council is on board with this idea along with the Affordable Overlay. Is SHCC taking a position on this?

Jesse J Hulse

Principal, Atlas Architects Inc

[REDACTED]

www.atlasarchitects.com

I don't see any specific incentives or requirements for developers to include affordable housing. It won't happen unless planning commission imposes specific requirements . Patsy McNamara

Lynn Schwarz via server.aqusagtechnologies.com

2:27 PM (5
hours ago)

to me

From: Lynn Schwarz <[REDACTED]><2023 East Crystal Ave Salt Lake City Utah 84109>
Subject: Affordalbe Housing Overlay Website Feedback

Message Body:

While the concept of increasing affordable housing opportunities in SLC is a laudable one, this proposed ordinance is not the way to do it. Increasing density in single family zones should be done incrementally, while respecting the character and stability of existing neighborhoods.

1. The type of housing used to increase density should be limited to allowing 2 family or duplex homes in single family zones.
2. Shoe-horning 3-4 unit sideways row houses/townhomes and " cottage " developments will

fundamentally change single family areas.

3. You all but guarantee that older houses will be demolished and as much lot coverage as possible will be utilized, due to decreased setbacks, further exacerbating the already increasing heat island effect that already exists in SLC.

4. There is no guarantee that bus routes/frequency will continue at present levels, thereby removing one of the conditions that allow increased density. There is no provision for this very possible occurrence.

5. When bus routes change what happens to the fantasy of less car use in these areas when required parking is reduced and how will the damage of increased street parking be mitigated?

6. How will enforcement of rental limits be accomplished as it, as you yourselves admit, rests on presently non-existent increased staffing?

7. How will the 50% affordability requirement be handled in a 3 unit project?

8. How will outside investors, who will undoubtedly be the primary users and beneficiaries of the 3-4 unit projects be held accountable for proper upkeep as you cannot keep up with this issue now? They will have absolutely no interest in neighborhood stability and character as long as they continue to get their rents.

Until these issues can be proven to be successfully addressed the ordinance should not go forward as it is presently proposed. Haste will definitely make waste of neighborhoods in this case.

<https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

Transit Stops – A bus stop can be added or removed almost at will. It happens every day. To permit affordable housing units because they are located ¼ mile from a bus stop is an artificial and temporary infrastructure support system that has permanent, long term impacts to neighborhoods. Affordable housing should only be built within ¼ mile of fixed mass transit.

Multi-family developments - You report that Park City has a deed restriction requiring affordable units within a development to remain affordable units for 40 years. Why didn't you report that Park City also requires a developer to build affordable units within their project equal to 15% of their approved density. That is, if they are approved for 125 units, Park City will require an additional 18.75 units ($125 \times .15 = 18.75$ units) be built as affordable housing. Park City also requires developers of commercial properties to build affordable units for 20% of their project's anticipated number of employees. Salt Lake City needs to grow a backbone when dealing with developers. Do you think they won't build if you require affordable housing? Park City has clearly dispelled that fear. I read that there are 125 new MF units proposed on excess Masonic Temple land along South Temple Street. **ALL AT MARKET RATE.** You just passed up an opportunity for 18.75 desperately needed affordable units at a near downtown location.

Single-family Neighborhoods – Because Salt Lake City is afraid of developers and perhaps backlash from the Utah Legislature, they won't require developers to provide affordable housing as part of the development approval process. So because you have not done your job, you are going to foist responsibility for affordable housing onto single-family home owners. And you are going to do it without any kind of conditional use process (that is, without informing surrounding neighbors) that the house next door (or behind or across the street) is going to be expanded to three homes. And all of them could be rentals. You are taking home owner's largest financial investment, their quiet enjoyment, security, property values, etc., because you, the city, are afraid to require multi-family and commercial developers to do their part in providing affordable housing. Shame on you.

From: [Tom Z](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) 1583 Stratford Proposal
Date: Wednesday, April 20, 2022 6:17:23 PM

Dear Sara Javoronok, et. Al.,

Regarding the 1583 Stratford Proposal, many that live in Sugarhouse have responded to your survey about your desire to add multifamily dwellings to the Sugarhouse community. It appears that everybody that replied to the survey said they DO NOT like the proposal. I imagine you WILL NOT listen and will approve the plan no matter what our desires. That is what our legislators do. We've had referendums on gerrymandering and other issues and our representatives have not listened to us. People holding office throughout the state seem to think they are smarter than we are and they can do whatever they want. Maybe that is true and maybe it isn't. Our votes are the only leverage we have.

I hope you all surprise me.

Thomas Zeal
2546 S Chadwick Street
SLC, UT. 84106

From: [Wasatch Tenants United](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Re: Salt Lake City - Affordable Housing Incentives
Date: Thursday, February 24, 2022 3:14:16 PM

60% AMI is in no way affordable enough to justify tax dollars being spent to subsidize the growth of that market range, 50 percent is reasonable. However we are happy that you are acknowledging the city's ability to independently tweak and restrict incentives distribution. We have submitted our requests in regards to this threshold and intend to rally support for our demands and oppose any proposal that doesn't meet these parameters. We are willing to talk about these demands but understand that us and the organizations we work with will not settle for a plan that allows tax incentives to go towards apartments or housing that is unaffordable to those making the living wage (roughly 40% of AMI or ~11.85 hourly according to the State.) We would rather see 15% of housing set aside at 40% than 100% set aside at 60%, since the 60% parameter does almost nothing for those hardest hit by the housing crisis in this city, and, who are also roughly 30-40% of the population of renters.

what we want is outlined here:

"The city currently spends millions of our taxpayer dollars to subsidize the construction of luxury apartments. This must stop.

City leadership must change their definition of 'affordable' to mean 'affordable, after utilities, to individuals and families earning 40% AMI in Salt Lake.' As of March 2021 This would limit 'affordable' apartments to \$616 for a one bedroom. This threshold is to be used when determining the allocation of any and all city funds, including RDA and TIF funding. Existing developments must fall in line with this new definition to continue receiving incentives from the City. The current limit sits at around \$1250 before utilities and other fees."

On Thu, Feb 24, 2022 at 11:31 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Hi –

I'm a planner with Salt Lake City and the city is working on several initiatives to increase affordable housing in the community. Among other projects, planning staff is working on zoning ordinance amendments to provide incentives for affordable housing. We have a draft of the amendments online on the project page:

<https://www.slc.gov/planning/2022/01/26/affordable-housing/>. The first link has a two-page summary and the second has a document describing the proposal and a draft of the amendments in an appendix. We also hosted a Facebook Live Q&A event online last week on the [Salt Lake City Government](#) page that is posted on [YouTube](#).

We are in the beginning of our public outreach on the proposed amendments and would like to get your feedback on it. We're happy to meet, likely virtually, or talk about this. You can also submit any comments through the form or email us directly.

Let us know if you have questions, comments, or would like to discuss this with us.

Thanks.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

WWW.SLC.GOV/CAN

www.ourneighborhoodscan.com

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

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Logo



Wasatch Tenants United

Street by street, block by block



From: [Wasatch Tenants United](#)
To: [undisclosed recipients](#)
Subject: (EXTERNAL) The City's "Affordable Housing" proposal.
Date: Monday, April 25, 2022 2:32:08 PM
Attachments: [1.png](#)
[2.png](#)
[3.png](#)
[4.png](#)
[5.png](#)
[6.png](#)
[7.png](#)
[8.png](#)
[9.png](#)

Hello to our Salt Lake City community!

The city is making a lot of noise about their 'Affordable housing Overlay.' To summarize our position on this, we are very disappointed. The proposal is focused on allowing developers to charge full price for apartments with no private kitchens or bathrooms in the hope that this will lower the cost of housing. On the other hand what they consider 'affordable' in this proposal is as high as \$1450 for a studio apartment. We think this 'affordable housing' proposal will in actuality accelerate gentrification, and lead to worse (not cheaper) housing standards.

We are attaching a slideshow we shared on instagram. The link to leave a comment and hearing information is here. <https://www.slc.gov/planning/2022/01/26/affordable-housing/>



What this is and what it would mean.

The city is proposing deregulating its zoning code in most of the city. They claim that these changes would provide construction incentives if some of the units built are affordable.

Translation:

The city is proposing changes that would allow for the creation of SROs (Micro-apartments with no private kitchen or bathroom) if a small percentage of those apartments are classified as 'affordable.' 'Affordable' meaning anything under ~\$1450**.

*<https://slco.org/housing-community-development/applicant-and-provider-portal/income-guidelines/>

** Their meager 'affordable housing' requirements could be fulfilled with 20% of their units being 250 square feet and costing 1449 a month.

Underhanded and sneaky.

Working class communities turned out en-masse to oppose SROs/'Shared living' proposals.' The city is cynically dressing up a proposal to allow for that kind of housing to be built in nearly the whole city as a proposal for 'affordable housing.'

We need the city to require the construction of affordable housing. In this proposal they are admitting they have the tools to do so, specifically inclusionary zoning.

How we should define Affordable Housing

The city likes to claim that making housing affordable for people making 80% of the Average Median Income is sufficient. In other words, the city thinks that \$1450 per month for rent is affordable!*

*<https://slco.org/housing-community-development/applicant-and-provider-portal/income-guidelines/>

WTU asserts that truly affordable housing would be closer to \$500 per month, corresponding to a 30% AMI.

What About Density?

Another big thing these changes would do is to increase the housing density in SLC. To be clear, WTU is ok with new housing, and more dense housing, as long as the new housing is truly affordable.

There is no evidence allowing developers to build whatever they want will lower rent.*

*Vacancy rates have stayed steady for the last 5 years give or take half a %, but rent has increased roughly 10% a year.

<https://fred.stlouisfed.org/series/UTRVAC>

<https://www.ksl.com/article/50248953/how-much-is-rent-in-salt-lake-county-its-up-12-from-last-year>

WTU's Revisions to the City's Proposal

- 1. Change language to close loopholes that would allow for SROs (micro apartments with no private kitchen or bathroom.)**
- 2. Make affordable housing a requirement for all new construction.**
- 3. Define affordable housing as \$500 per month for one person (or using the 30% AMI limits).**

TAKE ACTION!

- 1. Share this post, follow our page, and contact us to be involved in organizing actions.**
- 2. Leave a comment for the city (link in description, script/talking points in next slides.)**
- 3. Attend the public hearing! (link in description, script/talking points in next slides.)**

Script

**"My name is _____ and I am
against this proposed overlay
because it makes no real provisions
for affordable housing, but allows
for developers to exploit housing
shortages to force working people
to live in undignified conditions
such as "shared living"
arrangements."
Bare talking points in next slide.**

Talking points

- This proposal, despite its name, provides no real provision for affordable housing.
- This proposal is just a sneaky way of allowing the construction of 'shared living' by developers at luxury prices (\$4-\$5 per square foot a month.)
- The city needs to actually use their tools to require affordable housing gets built.

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Logo



Wasatch Tenants United

Street by street, block by block



From: [Wasatch Tenants United](#)
To: [Javoronok, Sara](#)
Subject: Re: (EXTERNAL) Re: Salt Lake City - Affordable Housing Incentives
Date: Tuesday, April 5, 2022 3:33:40 PM

To summarize; these changes touch directly on some demands we have made. We are deeply in favor of densification, and growing the housing stock, on the condition that affordability is expanded. We do not believe that the forces of the free market ever have, or ever will prove to reduce rent and make it affordable in a sustainable manner. Rather, we think the city holds a good deal of leverage in setting terms for developers who want to get rich in Salt Lake. The mechanisms outlined below were initially proposed to Councilperson Mano and Wharton by our organization, Mano said they sounded 'interesting' and Wharton said this kind of zoning restriction would be entirely impossible and impractical. We are heartened to see the city very seriously explore inclusionary zoning in this way. We however see some errors in this proposal, and in other ways think it doesn't go far enough.

With some tweaking of numbers, our organization is ready to support this plan and view it as meeting our specific demands and requests. The proposals below offers what we consider to be the minimum basis for compatibility with our goals. We are willing to have dialogue with the team that wrote this section. We are more willing to negotiate the % of units than the AMI %. In terms of AMI restrictions we view 50% as the ceiling on what the city should be encouraging.

We don't need to tell you that there are a lot of people in the city who are going to take immediate issue with parts of this plan. However, if we can come to an agreement soon, we will enter the public hearing process in support. The general attitude in our group and among building officers I have spoken to is that if we need to commit serious resources and manpower to these hearings we are going to demand what we actually want. This would mean we are apart of the chorus of NIMBY voices rather than those pushing for progress.

In our opinion, if this proposal goes forward unchanged, nothing significant is changing about housing and development and we will need to simply force revisions when we have the momentum to do so. We would be thrilled if rather than being a political photo-op for the city, this proposal could actually benefit people.

"Residential Multifamily Zoning Districts

- Remove the density requirements in the RMF zoning districts, if the proposal met one of the three categories below:
 - *A minimum of 40% of units shall be affordable to those with incomes at or below 60% AMI;*
 - *A minimum of 20% of units shall be affordable to those with incomes at or below 50% AMI; or*
 - *A minimum of 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.*
- Allow for up to a 25% reduction in side and rear yards.
- Only 25% of the units could be 500 square feet or smaller.
 - Add development and design standards for rowhouse, sideways rowhouse, cottage, and other building forms. "

Our revisions:

Residential Multifamily Zoning Districts

- Remove the density requirements in the RMF zoning districts, if the proposal met one of the three categories below:
 - A minimum of 30% of units shall be affordable to those with incomes at or below 50% AMI;
 - A minimum of 20% of units shall be affordable to those with incomes averaging no more than 40% AMI and these units shall not be occupied by those with an income greater than 60% AMI.
- Allow for up to a 25% reduction in side and rear yards.
- No units may be smaller than 350 square feet
 - Add development and design standards for rowhouse, sideways rowhouse, cottage, and other building forms.

Our logic behind these changes is

- People would rather have actually affordable units being built, but less of them, than any amount of almost affordable units. Landlords evict you if you 'almost' pay the rent. 50% is a demand based in raw survival numbers. Any % higher and the city may as well be doing nothing.
- We fear a situation where a developer will choose option 2, build twenty 200 sq foot units to meet the quota, charge 900 dollars for them, and still receive this incentive. We believe that allowing developers to create 'poor floors' or 'poor units' in their buildings will inherently lead to uneven maintenance and living conditions. If developers want to get rich in our city they need to also give us affordable, dignified housing. Close this loophole

"Multi-family and Mixed-Use Zoning Districts

- Permit additional height – generally between 1-3 stories (approximately 10' per story), depending on the zone in various zoning districts that permit multifamily housing.
- Rental proposals that wanted to use this incentive would require affordable units that met the following characteristics:
 - 20% of units are restricted to those with an income at or below 80% AMI;
 - 10% of units are restricted to those with an income at or below 60% AMI; or
 - 10% of units are restricted to those with an income at or below 80% AMI when the affordable units have two or more bedrooms. "

Our revisions:

Multi-family and Mixed-Use Zoning Districts

- Permit additional height – generally between 1-3 stories (approximately 10' per story), depending on the

zone in various zoning districts that permit multifamily housing.

- Rental proposals that wanted to use this incentive would require affordable units that met the following characteristics:

- A minimum of 30% of units shall be affordable to those with incomes at or below 50% AMI;
- A minimum of 20% of units shall be affordable to those with incomes averaging no more than 40% AMI and these units shall not be occupied by those with an income greater than 60% AMI.

Our logic behind these changes is

- **Mixed-Use zoning areas are some of the most profitable and most developed in the city. Developers can still get very wealthy with these stipulations in place.**
- **We fear a situation where developers simply seek to rezone block by block from RMF to Multi-family and Mixed-Use as a means of avoiding the more amicable and beneficial RMF income restrictions. This overlay should work towards settling block-by-block zoning fights over the subject of affordable housing, not incentivizing them. If left unchanged, this loophole will further divide measures to densify and diversify housing from measures to make housing more affordable. Close this loophole.**

On Fri, Feb 25, 2022 at 2:43 PM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Thank you for your comments, we will continue to keep you updated on the proposal as it progresses.

Please let us know if you have additional comments or questions.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

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From: Wasatch Tenants United <[REDACTED]>
Sent: Thursday, February 24, 2022 3:14 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Re: Salt Lake City - Affordable Housing Incentives

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what we want is outlined here:

"The city currently spends millions of our taxpayer dollars to subsidize the construction of luxury apartments. This must stop.

City leadership must change their definition of 'affordable' to mean 'affordable, after utilities, to individuals and families earning 40% AMI in Salt Lake.' As of March 2021 This would limit 'affordable' apartments to \$616 for a one bedroom. This threshold is to be used when determining the allocation of any and all city funds, including RDA and TIF funding. Existing developments must fall in line with this new definition to continue receiving incentives from the City. The current limit sits at around \$1250 before utilities and other fees."

On Thu, Feb 24, 2022 at 11:31 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Hi –

I'm a planner with Salt Lake City and the city is working on several initiatives to increase affordable housing in the community. Among other projects, planning staff is working on zoning ordinance amendments to provide incentives for affordable housing. We have a draft of the amendments online on the project page:

<https://www.slc.gov/planning/2022/01/26/affordable-housing/>. The first link has a two-page summary and the second has a document describing the proposal and a draft of the amendments in an appendix. We also hosted a Facebook Live Q&A event online last week on the [Salt Lake City Government](#) page that is posted on [YouTube](#).

We are in the beginning of our public outreach on the proposed amendments and would like to get your feedback on it. We're happy to meet, likely virtually, or talk about this. You can also submit any comments through the form or email us directly.

Let us know if you have questions, comments, or would like to discuss this with us.

Thanks.

Sara

SARA JAVORONOK, AICP

Senior Planner

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7625

EMAIL sara.javoronok@slcgov.com

www.SLC.GOV/CAN

www.ourneighborhoodscan.com

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

--



Wasatch Tenants United

Street by street, block by block



--



Wasatch Tenants United

Street by street, block by block





Open House Public Sign-in Sheet

Name:

Landen Farmer

Address:

2680 Alden St

Email:

[REDACTED]

Name:

LYNN SCHWARZ

Address:

2023 E. CRYSTAL AVE 84109

Email:

[REDACTED]

Name:

Kris Heitkamp

Address:

504 E. Wilmington Av 84106

Email:

[REDACTED]

Name:

Brandon Stewart

Address:

504 E. Wilmington Av 84106

Email:

Name:

Yvonne Martinez

Address:

1983 S. View St.
SLC 84105

Email:

[REDACTED]



Open House Public Sign-in Sheet

Name: Jeremy Martinez

Address: 1493 E. 400 St

SLC UT 84105

Email: [REDACTED]

Name: Brian Yoho

Address: 2692 Dearborn St

SLC UT 84106

Email: [REDACTED]

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____



Unity Center

PLANNING
DIVISION



Open House Public Sign-in Sheet

Name: RANSOM SMITH

Address: 316 E 700 S

Email: [REDACTED]

Name: J.R. Hardman

Address: 1057 E 2nd Ave

Email: [REDACTED]

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____



Open House Public Sign-in Sheet

Name: BRIAN W BURNETT

Address: 2022 EAST PRINCETON

SUITE 100 84108

Email: [REDACTED]

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____

Name: _____

Address: _____

Email: _____

Facebook

Posts and Comments - March 30th-April 18th

CONTENT	LIKES_AND_VOTES	ENGAGEMENT	UNIQUE_COMMENTERS	COMMENT_COUNT
Salt Lake City recognizes that there is a need for more affordable housing. The City,Ãs Planning Division developed draft zoning amendments to allow and incentivize more affordable housing throughout the community. Share your feedback! Join us at events this week to learn more about the project. Project leaders will be on hand to share details and answer your questions. http://bit.ly/slc-AHI	5	1	1	1
Salt Lake City recognizes that there is a need for more affordable housing. The City,Ãs Planning Division developed draft zoning amendments to incentivize more affordable housing throughout the community and is seeking feedback on the proposal. Join us at the Unity Center on Tuesday, April 12, 6 - 8 p.m. or virtually on Thursday, April 14, 3 - 5 p.m. to learn more about the project. Project leaders will be on hand to share details and answer your questions. http://bit.ly/slc-AHI	13	1	2	2

Facebook

Public Comments - March 30th-April 18th

HEADLINE	AUTHOR	CONTENT	LIKES_AND_VOTES	ENGAGEMENT	UNIQUE_COMMENTERS	COMMENT_COUNT
Comment Frd	SCOTT ATKINSON	What's the definition of a fordable? 800k	0	0	0	0
Comment Frd	MATT JOHNSON	Ban AirBnBs and all commercial ownership of residential properties. Problem solved	0	0	0	0
Comment Frd	ERIN MICHAEL FINNEY	Incentives are just bullshit political cover for your developer buddies to keep building cheap ugly towers for rich ugly people. It's ironic that Mayor Mendenhall was first elected to the City Council because of the SugarHole development fiasco. #NewBoss #OldBoss	0	0	0	0

Instagram

Post with Comments

AUTHOR	CONTENT	LIKES_AND_VOTES	ENGAGEMENT	UNIQUE_COMMENTERS	COMMENT_COUNT
SLCGOV	Salt Lake City recognizes that there is a need for more affordable housing. The City,Äôs Planning Division developed draft zoning amendments to incentivize more affordable housing throughout the community and is seeking feedback on the proposal. Review the draft and find out more on the project web page. Please submit your feedback and comments using the online form. http://bit.ly/slc-AHO	69	3	7	9

Instagram

Public Comments

HEADLINE	AUTHOR	CONTENT	LIKES_AND_VOTES	ENGAGEMENT	UNIQUE_COMMENTERS	COMMENT_COUNT
Comment from dyepretty666	DYEPRETTY666	,ÄúAIT lAkE cItY rEcOgNiZeS tHaT tHeRe Is A nEeD fOr MoRe AffoRdAbLe HoUsInG,Äú @slcgov is an absolute joke and so is @slcmayor we need government with an iota of common sense, decency, empathy, and one that doesn,Äôt lie through its teeth. @slcgov @slcmayor are falling severely short.	0	0	0	0
Comment from dyepretty666	DYEPRETTY666	aFfOrDaBlE	0	0	0	0
Comment from avenuesslc	AVENUESSLC	Until you redefine your criteria for affordable housing to actually reflect what is affordable in reality, you are going to keep going in circles. Housing costs should be no more than 30% of a person,Äôs income (or household) and should be a decent size for their income (a family of 4, for example, should be able to afford a 2-3 bedroom apartment on 30% of their income - not a studio apartment or dorm style accommodations) and should be affordable at the average and even a bit below average of what Utah employers are paying. It cannot be based on what transplants from wealthier states who are either working remotely with much higher wages from their stars or coming with lots of cash from selling higher priced homes in their states can afford. The city must also reign in buying up properties by hedge funds (Wall Street owns 1 in 7 homes nationwide) and Air b-n-b properties that take up available housing and drive up rents. And as the rents and properties go up the city should resist raising property taxes on landlords that pass it on to their tenants making even affordable places unaffordable. Make up for lost revenue by raising the taxes on uninhabited properties will also help prevent housing hoarding by investors and encourage more affordable rents by landlords who want to avoid vacancies to avoid the higher rates.	0	0	0	0

Comment from avenuesslc	AVENUESSLC	Until you redefine your criteria for affordable housing to actually reflect what is affordable in reality, you are going to keep going in circles. Housing costs should be no more than 30% of a person's income (or household) and should be a decent size for their income (a family of 4, for example, should be able to afford a 2-3 bedroom apartment on 30% of their income - not a studio apartment or dorm style accommodations) and should be affordable at the average and even a bit below average of what Utah employers are paying. It cannot be based on what transplants from wealthier states who are either working remotely with much higher wages from their stars or coming with lots of cash from selling higher priced homes in their states can afford. The city must also reign in buying up properties by hedge funds (Wall Street owns 1 in 7 homes nationwide) and Air b-n-b properties that take up available housing and drive up rents. And as the rents and properties go up the city should resist raising property taxes on landlords that pass it on to their tenants making even affordable places unaffordable. Make up for lost revenue by raising the taxes on uninhabited properties will also help prevent housing hoarding by investors and encourage more affordable rents by landlords who want to avoid vacancies to avoid the higher rates.	0	0	0	0
Comment from bellacherrine	BELLACHERRINE	They need to stop allowing people who own property(a home) in Mexico be able to live in housing like the apartments shown claiming they are low income with no assets to qualify for these apartments..that seems very much like it should be against the rules..but I know a couple living in the apartments pictured doing just that. They are getting reduced rate apartment living and not revealing on app they own Property in Mexico..if they are getting by with it how many others?	0	0	0	0
Comment from street__play	STREET__PLAY	What is your idea of ,Áúaffordable,Äù? In months of looking I can,Äôt find a single place I can afford. This city has become a joke	0	0	0	0
Comment from street__play	STREET__PLAY	We want it to look like all the stuff that,Äôs been torn down not all the stuff that,Äôs been put up	0	0	0	0
Comment from swnslc	SWNSLC	What about more residential properties for purchase? Some of us would like to put down roots but cannot.	0	0	0	0
Comment from calling.them.out	CALLING.THEM.OUT	I have an idea let,Äôs tear down small businesses and give tax subsidies to developers to build ,Áúlow income,Äô apartments instead of giving tax subsidies to residents to buy homes. Y,Äôall are a joke over there.	0	0	0	0



Affordable Housing Incentives Proposal

Salt Lake City is working on a proposal to encourage the building of more affordable housing. The changes would provide incentives to developers who include affordable homes in their projects. It includes zoning changes that may result in multi-unit housing and taller buildings in some neighborhoods.

On Wednesday, May 11 at 5:30 p.m., the City's Planning Commission will hold a public hearing on the proposal. Learn more and provide your input to the Planning Commission at tinyurl.com/AHIproposal.

This proposal will come to the City Council for consideration after the Planning Commission makes a recommendation. Sign up to receive an email when this item comes to the Council at mailchi.mp/slcgov/council.

Winter/
Spring 2022
Public Outreach



Spring/
Summer 2022
Public Hearings



Fall 2022
Tentative
Adoption



Salt Lake City Council Office
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www.slccouncil.com
council.comments@slcgov.com



451 South State Street, Room 304
P.O. Box 145476
Salt Lake City, UT 84114-5476

**CITY
COUNCIL**

**It's your City,
it's your business!**

**¡Es su Ciudad, y es
importante estar informado!**

**HOUSING
VIVIENDAS**



Propuesta de Incentivos para Viviendas Económicas

La Ciudad de Salt Lake está trabajando en una propuesta para impulsar el desarrollo de más viviendas económicas. Los cambios proporcionarán incentivos a los desarrolladores inmobiliarios que incluyen viviendas económicas en sus proyectos. La propuesta incluye cambios de zonificaciones que pueden llevar a viviendas de usos múltiples y a edificios más altos en algunos vecindarios.

El miércoles 11 de mayo a las 5:30 p.m. la Comisión de Planeación de la Ciudad llevará a cabo una audiencia pública sobre la propuesta. Puede leer más y compartir sus comentarios con la Comisión de Planeación en tinyurl.com/AHIproposal

Esta propuesta llegará a la consideración del Concejo Municipal después de que la Comisión de Planeación de su recomendación. Suscríbase para recibir un correo electrónico cuando esta propuesta esté ante el Concejo aquí: mailchi.mp/slcgov/council.

Invierno/
Primavera 2022
Comunicación Pública



Primavera/
Verano 2022
Audiencias Públicas



Otoño 2022
Adopción
Tentativa



Oficina del Concejo de Salt Lake City
801-535-7600
www.slccouncil.com
council.comments@slcgov.com

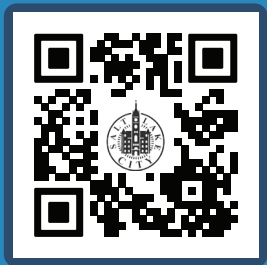
Salt Lake City wants to hear from you on a few housing-related topics. The City is working on ways to increase different types of housing in our communities.

La Ciudad de Salt Lake quiere escuchar sus opiniones sobre algunos temas relacionados con las viviendas. La Ciudad está trabajando en algunas maneras de incrementar los diferentes tipos de viviendas en nuestras comunidades.

To learn more about these efforts and stay updated, please visit:

Para leer más sobre estos proyectos y mantenerse informados, por favor visiten:

tinyurl.com/SLChousingproposals



SCAN ME

ESCANÉAME



Shared Housing

Shared housing is a dorm-style apartment where tenants have a private living space but share a kitchen or bathroom with other tenants. Currently, shared housing is only allowed in a few areas of SLC, usually near transit. The City is considering expanding where shared housing is allowed, which may include more neighborhoods. This proposal is currently up for Council discussion. Learn more at tinyurl.com/sharedhousingproposal.

Changes to RMF-30 Zoning

The Council is considering changes to the City's RMF-30 zoning district. This zoning district generally allows single-family homes to smaller apartment buildings. Proposed changes could make it easier to develop multi-family housing - three or more living units - in these areas. This proposal is currently up for Council discussion. Learn more at tinyurl.com/RMF30zoning.

Viviendas Compartidas

Una vivienda compartida es un apartamento estilo dormitorio, donde los inquilinos pueden tener un espacio privado de vivienda, pero donde comparten un cocina o baño con otros inquilinos. Actualmente, las viviendas compartidas solo están permitidas en ciertas zonas de SLC, normalmente cerca de transporte público. La Ciudad está considerando ampliar estas zonas de permiso, posiblemente incluyendo más vecindarios. Actualmente, la propuesta está siendo examinada por el Concejo. Leer más: tinyurl.com/sharedhousingproposal.

Cambios a la Zonificación RMF-30

El Concejo está considerando cambios al distrito de zonificación RMF-30 de la Ciudad. Este distrito de zonificación generalmente permite viviendas unifamiliares y apartamentos más pequeños. Los cambios recomendados podrían facilitar el desarrollo de viviendas multifamiliares - tres o más unidades de vivienda - en estas áreas. Actualmente, la propuesta está siendo examinada por el Concejo. Leer más: tinyurl.com/RMF30zoning

Thriving in Place Study

Salt Lake City, like many areas, is experiencing record growth, development, and increased housing prices forcing many to move out of the city. SLC is currently studying how it can help people stay and thrive in their communities. This study is currently in early stages. Learn more and provide your input at www.thrivinginplaceslc.org.

Proposal to Update Off-street Parking Regulations

The City is considering changing how many off-street parking stalls are required for new development. Off-street parking is for vehicles located on private property, such as a parking lot or parking garage. Requiring fewer parking stalls could lower the cost of new development, including housing; but fewer off-street parking stalls could increase parking challenges in some neighborhoods. This proposal is currently up for Council discussion. Learn more and provide your input at tinyurl.com/OffStreetParkingSLC.

Estudio “Thriving in Place” | Prosperando Aquí

La Ciudad de Salt Lake, como muchas otras, está viendo crecimiento, desarrollo, y aumento en el precio de viviendas a niveles récord, lo que está obligando a muchos a irse de la ciudad. Actualmente, SLC está estudiando cómo puede ayudar a las personas a permanecer y prosperar en sus comunidades. El estudio está en sus primeras etapas. Puede leer más y compartir sus comentarios en: www.thrivinginplaceslc.org

Propuesta para Actualizar las Normas de Estacionamiento Fuera de la Vía Pública

El Concejo está considerando cambiar los requisitos de estacionamiento fuera de la vía pública para nuevos desarrollos inmobiliarios. El estacionamiento fuera de la vía pública es para los vehículos en propiedad privada, como en un estacionamiento o garaje. Reducir la cantidad de espacios de estacionamiento requeridos podría disminuir el precio de nuevos desarrollos inmobiliarios, como viviendas; pero menos espacios también podrían aumentar los problemas de estacionamiento en los vecindarios. La propuesta está siendo examinada por el Concejo. Puede leer más y compartir sus comentarios en: tinyurl.com/OffStreetParkingSLC.

Date/Time Opened	Popular Topic	Contact Name	Description
4/20/2022 19:27	Proposed Changes to RMF-30 Zoning District	Justin Beach	I support the listed changes. Furthermore, I would support simplification of the zoning map in general. I do not think the city should have any zones that only allow for single-family homes. Also, I do not think basic commercial services should be excluded from any zone. It should not take rezoning to build a small multiuse building or basic services (doctors/dentists offices, restaurants, etc.) in a primarily residential area. I hope this zoning types does not and if it does I hope you remove them. The only to address traffic is to reduce the number of cars. Thank you for reading my comment.
4/21/2022 13:17	Zoning	Joan OGDEN	I find myself increasingly concerned with what appears to be a move to reduce the livability of Salt Lake City. An individual purchases a home considering not only the home itself but the surrounds, including neighboring properties, uncrowded streets, and ambiance including views. Changes to zoning, which provide for higher density, higher structures, inadequate off-street parking, or the like, after the homeowner has purchased/lived in the property frankly conveys a certain contempt for the property owner on behalf of those governing. I am trying to not conflate the actions of those governing to some sort of greed, but I am struggling. With regard to requiring fewer parking stalls -- that would only mean more on-street parking (and unauthorized parking in the lots of nearby businesses), with the associated issues of providing for adequate snow removal, street cleaning, and access for emergency vehicles. Do you really want to drive away those of us with the means to move away from the results of such zoning and regulation changes?
4/21/2022 16:54	Affordable Housing	Richard Moffat	I received a flyer in today's mail inviting input on the upcoming public hearing on Affordable Housing Incentive Proposal. None of the websites listed on the flyer would connect when I tried to access them, so I am writing to the Council. The non-working websites is indicative of Salt Lake City government - much of it doesn't work and doesn't usually represent the citizens desires. As 48 year residents. We strongly oppose the proposed zone changes specifically shared housing, changes to RMF-30 zoning and reducing off-street parking requirements. Each of these proposals will increase the number of residents and impact the already crowded streets for driving and parking. Under the current parking ordinance our city streets allow parking on both sides of the street which does not allow for two lanes of vehicular travel. One vehicle has to find an open spot and pull over so the vehicle traveling in the opposite direction can pass. It also presents a safety issue when children are present either playing or walking to and from the nearby schools. Moreover we bought our home in a single family resident and if the proposed shared housing ordinance is passed we will move from Salt Lake City, as many of our neighbors have said they would. Sincerely, Richard Moffat
4/21/2022 17:27	Affordable Housing	Nick Newman	We support an increase in affordable housing, but are opposed to these structures being placed surreptitiously in the middle of neighborhoods (particularly Sugarhouse) where traffic is becoming increasingly dense and parking more difficult. There are many areas of the city, particularly near downtown, that are unoccupied and essentially rotting. These areas should be revitalized and could be good locations for affordable housing. Focusing on areas that are already developed and struggling to manage high volumes of traffic, parking issues, and unnecessarily large vehicles, will only make matters worse. Specifically, the Sugarhouse area is bursting at the seams with multiple vehicles for each dwelling. Placing high density housing in this area is a bad idea. Please take advantage of areas within our city that need serious redevelopment and could be utilized to house lower income individuals as well as the remaining continued rising population. Thank you.
4/21/2022 17:42	Affordable Housing	Bernice Chavez	I don't want tri or four plexes in my neighborhood. We have narrow streets and parking gets crowded already on the side streets. I don't want the over crowding. big buildings belong in the business districts or new areas. DON't destroy our quiet peaceful neighborhood. I was an apt manager for 10 years. I know what comes with apts. drugs, crime, prostitution rowdiness. We fought these things and we are so happy to be in a residential neighborhood. Please don't pass this. Thank you
4/22/2022 14:35	Zoning	Jeff Pague	i strongly disagree with this if you simply wait for 6 months you will start to see what the fed has started. a major slow down in the Economy. you see it today with the market down 1000 points with more to come. it will fix itself. no need to rezone. just warch
4/22/2022 15:52	Affordable Housing	Anonymous Constituent	Hi, I'm concerned about the City has passed the senate to build more tall apartment buildings that are too many capacities on top of each other in one apartment. They will bring more issues such as noise and crimes that may happen etc. and I am concerned about the price that more than people can afford to live. This need to be stop!!
4/22/2022 15:58	Affordable Housing	Anonymous Constituent	Hi, I want to comment and give you feedback on your sharing housing project that will not work. for myself and I believe everyone needs their own room, kitchen, bathroom, and private spaces. I do not believe that sharing housing will fix any problem but I would love to see and I think instead of doing sharing housing, the city should have offers more affordable housing and every apartment should have the affordable options available. these apartments are too expensive. why is the city doing this to their own Utahns residents ?

Date/Time Opened	Popular Topic	Contact Name	Description
4/22/2022 16:23	Affordable Housing	Michelle McGallen	Hello, this is Angelina Beaslin, I lived at 809 E Harrison Ave, SLC. 8015775054. I am absolutely against this rezoning in my neighborhood because I moved here about 20 years ago because I wanted a nice neighborhood and single home living. I don't want apartment building around that's why I bought a house here. There's absolutely no reason why these people can't just go and live somewhere else outside of the salt lake city. If you want an affordable housing then make it some place else not on my back yard that's what I'm saying. This is a single home living situation and as far as parking. there's no any parkings in this area right now. this is rediculous! You'll have these parking build with no parking so they have to park on the street this is absolutely insane. I'm sorry but they don't have to live in SLC they can live outside of the SLC. People buy these homes for a reason. It's a sweet neiborhood. I don't it with a bunch of these high-rise buildings that are supposed to be low income and there's half of the time they're not low income. I think you should leave the zoning the way it is. I do Vote!!!!
4/25/2022 19:58	Proposed Changes to RMF-30 Zoning District	Akiva E Toren	Hello! I just got the mailer from city council about the various initiatives in the works on affordable housing, including shared housing, RMF-30 Zoning, and changes to off-street parking. I am encouraged by these changes and I support all of them. Specifically, regarding the zone changes, we need to get creative in providing affordable housing options. I know many in my Rose Park neighborhood bemoan changes that would make it "the next Sugar House," but I think the only way to prevent the displacement of families and to provide long-term opportunities for diverse citizens, families, immigrants, and more, is to provide a variety of housing options. The single family home only zoning increases housing costs, causes more pollution because of the need to commute, and exacerbates the inevitable ill affects of gentrification. Also, we don't have to become the Sugar House with this change. It could be something in between! I know the last public hearing already happened, but I am excited about this direction.
4/26/2022 17:59	Affordable Housing	Emir Mulaosmanovic	April 12th. . and we got that reported on April 24th! It will not happen.. ever in Millcreek area 3300 S 1100 E! We will fight for it! We paid our condominium so high prices and now to have affrodble housing around? We dont thik so! Will not happen ever!
4/26/2022 18:16	Affordable Housing	Zack Heath	Hello SLC Council, We need to ban private companies owning more than x single family homes. I know that is hard in a right leaning state but this is a case where unbridled capitalism is having a huge impact on young people and lower income people. Citizens who could once afford homes and start building real wealth are being priced out. Please, do something. I received your mailer about affordable living incentives and shared housing. Yes those things can help but we need more wholesale changes to go along with these smaller impact items. I am aware the majority of the state legislature are realtors and land developers. Let's show other states that even though there is an appearance of conflict of interest on housing market related matters, here in Utah we are not corrupt and we give everyone a fair shake. Take bigger action than what you have planned, please. Sincerely, Michael Heath Rose Park
4/26/2022 18:22	Affordable Housing	Ben Lariviere	I wanted to email in support of the affordable housing initiatives under consideration by the city council. I am working on my master's degree in public policy and I have done several projects on housing policy. With a few classmates, I wrote the following: https://medium.com/p/14dd126432a1 Allowing shared housing is a good idea. Reducing parking requirements is a great idea, I think you should eliminate parking minimums, and let developers decide how much parking to build. (I would go so far as to say there should be parking maximums, and fees on surface parking lots to encourage more development). Any changes to zoning laws that allow more density are positive steps and I support these moves fully. I imagine you will get angry opposition from some, but SLC residents understand the need for affordable housing so these steps are the right steps to take.
4/26/2022 18:30	Affordable Housing	Mike Caisse	Dear Salt Lake City Council, The Growing Salt Lake Housing Plan seems like an initiative without consideration for those who own homes in Salt Lake. As a homeowner on the east bench I've already witnessed how low income housing, or "affordable housing" as the council calls it, brings with it all sorts of nonsense that we simply do not want to deal with. Please, stop with this stuff. We want peace here, not problems. If the council incentivizes builders to put multi-family housing near my home or neighborhood, then we will surely leave Utah. It cuts both ways you see. We have worked extremely hard our entire lives in order to get where we are, however, we will move out of state if you destroy the peace in St Mary's. Kind regards, Mike Caisse
4/26/2022 21:06	Shared Housing Proposal	Anonymous Constituent	Hi, I am opposed to changing zoning allowing single-family homes to smaller apartment buildings. This is a horrible idea. Who would want their neighbors home to be turned into an apartment building!?! Please put a quick end to this dumb idea and preserve our beautiful neighborhoods!!!

Date/Time Opened	Popular Topic	Contact Name	Description
4/27/2022 17:01	Affordable Housing	Saed Sadeghi	Hi folks at SLC Council; Thank you for finally coming to this conclusion, it should have been done 30 years ago, though better late than never. I suggest and highly recommend that the council implement not only shared housing, but also all sorts of other subsidized housing options as well, especially for the homeless and low income folks. Thank you for your consideration. Sa'ed Sadeghi
4/29/2022 16:50	Affordable Housing	Anonymous Constituent	Ms. Smith is frustrated by the amount of growth occurring downtown, particularly along Main Street and State Street. She believes the homeless situation is getting worse and there is not enough affordable housing to house those in need. She is frustrated that only "luxury" housing is being built and that it is unattainable for many people. Ms. Smith is additionally frustrated by the new units because of the amount of water they will require. She believes that while other residents are being asked to ration and cut back on water, a large amount of water is being used at these new buildings by new residents. Last, she believes new luxury housing is contributing to poor air quality in SLC.
5/1/2022 11:51	Proposed Changes to RMF-30 Zoning District	Jill Stephenson	The proposed changes for RMF-30 Zoning is a very bad idea for the city and especially its citizens. I'm a 30 year resident of Salt Lake (in the same house) and have seen many changes in the city. I'm very concerned that these proposed changes will have a lasting and irreversible damages to our neighborhoods. I understand increased density in Salt Lake, 400 South (with light rail), and even sugarhouse but changing single family homes to small apartment and mutli- family housing (up to 3 or more units - are you kidding me!) will destroy the communities that surround these dense areas. I've seen the damage first-hand when the city decided to allow the zoning conversion of single family dwelling units to duplexes if the owner could provide evidence that the unit was rented (illegally by the way) consistently. I still don't understand rewarding individuals for breaking the law but with this change came more cars, parking issues, unmaintained properties, and a transient population that is not invested in our community. It's our communities that make Salt Lake a safe and desirable location. I also don't see any consideration for the spillover effect these zoning changes have onto streets and neighborhoods that aren't aware of the changes. I'm very disappointed in the city council as it seems that many of these housing proposals are meant to benefit developers instead of Sat Lake City citizens and residents. It is your duty to protect our citizen, residents, communities and neighborhoods instead of those who aim to profit from these zoning changes and are not invested in our communities long-term.
5/2/2022 11:30	Proposed Changes to RMF-30 Zoning District	Dan Love	keep the integrity of our communities. using affordable housing as a means to strip protections in the master plan is a poor choice to solve a problem.
5/2/2022 16:48	Affordable Housing	Anonymous Constituent	This proposal is not actually aiding in the lack of affordable housing. Under \$1450 is NOT AFFORDABLE. SRO's are absolutely not a solution for widespread aid. This is not a dignified way of living for most people. SLC had the tools to address this in a way where people can afford to live in dignified spaces, not in glorified dorms. 30% of the average median income should be low income. This proposal seems to only be benefitting developers and people exploiting and rejecting the needs of low income people. Developers do not have people's best interest in mind. Dignified living spaces at affordable prices must be a part of a mandate on developers. We elected you all to represent us. Don't make us have to live in insufficient spaces or leave the city we love. You all can do better.
5/2/2022 16:49	Affordable Housing	Anonymous Constituent	Dear Salt Lake City Planning Commission, As a resident and homeowner in downtown Salt Lake City, I oppose proposals to implement shared housing and reduce off-street parking. While I recognize a need for affordable housing in Salt Lake City, I don't support these measures as acceptable solutions. Current restrictions serve a purpose! Please keep dormitory buildings, characterized by sub-standard living conditions out of in my neighborhood. They diminish property value and negatively affect quality of life for dorm residents and their neighbors. Retain off-street parking requirements. More cars vying for on-street parking isn't only a nuisance; it risks increasing already high rates of vehicle theft and vandalism in my area. I support altering RMF-30 zoning laws to allow small townhouse or condo projects in residential areas, provided that building heights do not exceed more than three stories, and each unit has a private kitchen and bathroom. Regards, Jesse Steele
5/2/2022 16:50	Affordable Housing	Anonymous Constituent	Why can't the city require developers to include a certain percentage of affordable housing units with every construction project? Park City / Summit County has been doing that for decades. Developers will always follow the money. Nothing will change until they are heavily incentivized or government regulations require them to do so. Also, do we really need more "McMansions" in the Salt Lake valley? There ought to be limits to the number of oversized homes being built. I am strongly in favor of Requirements and Restrictions for developers to include affordable housing and limit the number of large developments. It works where it's been implemented. Incentives alone will not help the housing crisis we are facing in Salt Lake City. Middle class hard-working families can't afford a simple house in the Salt Lake area any more, and this is a very recent development. Our local governments have the power to help.
5/2/2022 16:51	Affordable Housing	Anonymous Constituent	This page should be updated with the 2022 income limits. The AMI just increased by 10%+ which significantly impacts rent limits.

Date/Time Opened	Popular Topic	Contact Name	Description
5/2/2022 16:52	Affordable Housing	Anonymous Constituent	I was born in Salt Lake, and have lived in Utah my entire life. I love it here, and don't want to leave. However, I feel I'm being forced out of the state I love due to the absurd rise in living costs. It is insulting that those in office think "shared dorm style housing" is what full grown adults with careers want. We want an apartment or a house of our own. We want independence, and to pay rent without taking out a loan. There is plenty of housing, trust me, I've scoured for housing on every housing platform. What there isn't, is affordable housing. The amount of housing is not the issue, it's the cost. Rent control is what we want and what we need. My parents bought their first home in sugar house in the 90's for roughly 60k on a 29k salary. That house is now worth nearly 700k. I would have to be making 3 figures in order to buy that house. A very low percentage of Utahns make 3 figures. Rent control, regulations over the real estate regulations in the state. -Amy
5/2/2022 17:00	Affordable Housing	Anonymous Constituent	We need more housing for people who actually have high incomes coming into the state. I make too much for affordable housing so this is not it.
5/2/2022 17:02	Affordable Housing	Anonymous Constituent	Please please please require affordable housing. They won't do it unless it's required and it's near impossible to live here on even a six figure salary because there's so little affordable housing.
5/2/2022 17:03	Affordable Housing	Anonymous Constituent	Shared Housing - horrible, will encourage San Francisco-like nightmare dorms as more people are priced out of decent housing and privacy becomes another commodity only for the rich; don't uncork this bottle. RMF - 30 Zoning Changes - really really good, we need denser buildings with good Quality of Life to meet housing demand and keep prices down lest we deprive the next generation of housing in their home towns. Thriving in Place Study - great, we need more ideas to prevent community destruction. Off-Street Parking Regs - EXTREMELY bad. I used to live in NYC before moving back to Utah. Reducing parking spots makes it a luxury commodity that only the rich can afford and makes middle - lower class people suffer immensely + makes life hell for disabled people who can't walk very far. The amount of gas wasted searching for spots is insane AND on street parking makes owning an electric car impossible as it cannot be charged.
5/2/2022 17:06	Affordable Housing	Anonymous Constituent	I support all of the initiatives for the augmentation of affordable housing across the entire city landscape.
5/2/2022 17:12	Affordable Housing	Anonymous Constituent	I would be saddened to see a city already overrun with parking issues add even more people and more parking issues by adding housing that does not accommodate for its residents parking needs. If the only way the housing can be made affordably is in this manner, then it should be placed far outside the Salt Lake City and South Salt Lake City limits. Adding more parking issues to already overcrowded downtown, which has now made nearby communities even harder to visit, is nonsensical.
5/2/2022 17:13	Affordable Housing	Anonymous Constituent	I am absolutely opposed to this plan. I am sick and tired of this city abusing its hard working citizens. You spend your entire life working and trying to take care of your family and the city comes along with a plan that will decrease the value of your property, increase traffic congestion, increase crime and diminish our quality of life. It appears the city has it out for residents who live above 9th East. I am deeply saddened that the current mayor and city council have no respect for residents on the eastside of this city. We pay significant taxes and this is what we get in return.
5/2/2022 17:14	Affordable Housing	Anonymous Constituent	In general a good idea to get more house, but moving into the SINGLE FAMILY home areas is not the answer; if this happens families like mine will move away to the suburbs -- schools will suffer and young families with kids will not live in SLC. Why have only 1 parking spot... not realistic for the R-5/7000 areas... if you are so confident on people using mass transit and only 1 car then fine and write into the code that the property can only have 1 car. Why not take areas along 300 West, Main Street and State street and redevelop with Row homes? The City did nix proposed apartments at the SE corner of State and 1300 East... why? Have 4 plexes moving to the single Family areas will only bring more traffic and ruin the character of the neighborhoods. Why is SLC trying to be everything for everyone??? Not everyone can live in SLC and they may need to live elsewhere (fact of life). Housing is going up everywhere in the US... why is SLC fighting this.... fact is SLC is out of land.
5/2/2022 17:15	Affordable Housing	Anonymous Constituent	I understand the need for affordable housing but we need to ensure the policy and changes benefit the citizens and residents of Salt Lake instead of the developers. If developers build large units to accommodate affordable housing, there should be a percentage dedicated to affordable housing and not just for those that meet poverty levels. Many of these units should offer a sliding scale based on income (single person with limited income should be able to rent a unit based on a reasonable percentage of their income). I VERY concerned that most of these proposed housing changes are benefitting developers and not the Salt Lake residents and citizens they are being framed to serve. It is the Salt Lake City Council's responsibility to represent the best interest of its citizens and not the real estate developers. We also need to consider the long-term effects of these policies and how they may need to be adapted as the population, economy, and housing options change.

Date/Time Opened	Popular Topic	Contact Name	Description
5/2/2022 17:16	Affordable Housing	Anonymous Constituent	Housing prices in SLC are driven by market forces, such as rent escalation resulting from decreased relative supply, increased construction costs, and management practices increasing profit/convenience for landlords. The proposal seeks to offset the last by incentivising changing management practices. Major developers are unlikely to accept the increased administrative burden. Minor developers will be active mainly in established residential where their efforts will be opposed by residents. The City would be better advised to seek partnership in a non-profit entity dedicated to the construction or management of developments that meet the proposed criteria.
5/3/2022 9:18	Affordable Housing	Kristen Peko	Dear Council, I am as worried as anyone about affordable housing, I am a single, divorced mother of two who had to sell the home I owned years ago because of that divorce and is now renting at almost 50 years old, trying to make ends meet and raise my kids in the neighborhoods in which I grew up. I do not understand why you are not pushing back (at the Legislature) regarding low hanging fruit for preserving existing housing, short term rentals. I understand that the Legislature has tied hands, but someone has to fight back. I have six full homes within three blocks of me being rented as Airbnb/Vrbo in a established residential area in east sugar house surrounded by 3 schools. Many more are in the Harvard Yale and Avenues areas. We are going to lose more and more properties to investors if we do not limit this right now. I do think density is one answer, but why are we allowing our communities to become transient tourist neighborhoods without calling attention to that issue? I would like a response. I am considering building a coalition and doing something on the grass roots level. Santa Fe recently stepped up to limit this, why are you not trying? Please help us. Please help us preserve the existing housing we have, while also incorporating higher density options mixed in. I am not against any intervention we do, but my children and I are at risk of being homeless if we lose our current rental due to the unsustainable raise in housing costs, even though I make over \$80,000/year. Not everyone owns, not everyone is able to come up with a down payment, and if we can there is no way to compete with all cash offers from investors often out of state. And low income housing is not affordable housing. I make too much to get help, but not enough to pay over \$2000/month for a home. This is the most pressing issue we have, next to water issues. This is not only an issue in Salt Lake City, but that is OUR city. I've lived here for almost 50 years and my ancestors helped settle the area. What is happening is not right. Please help us.
5/3/2022 10:02	Affordable Housing	Aline Devaud	Hello Council members, I live in the upper Sugarhouse area and am fortunate enough to be a homeowner. These are some of the issues I would like to have addressed by the upcoming budget determination. 1. Affordable housing for everyone, but mostly for the middle-class person who I understand is being beaten out of the market by investors who snap up the lower priced homes and turn them into rentals. Please do what you can to allow the average person to own a home. This may be more a legislation issue than a budget issue. 2. Environmental concerns a. Support public transportation that can actually get people places in not much more time than it would take to drive. Make neighborhoods more walkable and by that I mean facilitate small businesses within walking distance in new developments. b. With the need to conserve water, make sure people know to water their trees. Let's not lose our shade along with our lawns. c. Keep up the work in addressing air pollution. d. I'm really not sure what use the street cleaners serve as they move around neighborhoods putting a small amount of water on the road and kicking up dust. e. Keep educating people about little things they can do to reduce use of resources, for example, putting their waste and recycling cans out of the curb only when they are full so the trucks make less stops. Get real with people about what really is recyclable. I see the SLC recycling police out once in a while making a cursory look inside the cans. Maybe they could look a little deeper or maybe walk the neighborhoods and talk to people. f. Trash. I walk around my neighborhood and pick up trash as I go, made easier by the few people that leave their trash and recycling cans close to the curb. The Jordan Parkway has so much trash that I don't pick up much of because I'm on my bike. Is there a way to make these homeless encampments more sanitary with trash containers and toilets near by? 3. Support and enforce SLC staff working efficiently. I don't claim to know everyone's job but when I walk the neighborhood, it's more often I see public employees on their phones or just watching others work. When I see private company employees, for example, landscaping or building, it appears that they are more focused on their work. So the issues I am bringing up are home affordability for the middle income persons and protecting them from the investor's advantage which makes more rentals and prevents people from achieving home ownership. Also, as a home owner, I prefer to have other home owners in my neighborhood rather than more rentals and more cars parked on the curb. Keep working on environmental issues and use your budget dollars to get the most done in the areas of most need. Thank you.

Date/Time Opened	Popular Topic	Contact Name	Description
5/3/2022 15:29	Proposed Changes to RMF-30 Zoning District	Holly Christmas	Dear Council Members, I am contacting you today about concerns I have with the proposed rezone of the property at 1902 South 400 East. The proposal for 1902 South 400 East is especially problematic considering recent changes to requirements for setback and green space. The change in setback, in particular means that a new project zoned at R35 cannot be compared to an older R35 zoned property. The lack of setback completely changes the height perception and presence in the neighborhood. Additionally, I see the following issues: 1 – Lack of setback creates a visibility issue for traffic in the middle of a neighborhood. The new apartments at the corner of 2100 S and 400 E are a great example of how this causes problems for traffic and increases the risk for pedestrians and cyclists. 2 – Increased hard-space in a city increases noise pollution. This is true for a single-family dwelling, but even more so for a higher-density dwelling. 3 – Decreased green space heats up our city, can increase our water use, and makes the city less sustainable long-term by increasing energy requirements for temperature regulation. A decrease in green space also increases noise pollution, which is detrimental to residents' health and well-being. There is a wonderful development on 300 E and Ramona that is a great example of how an apartment complex can fit in a neighborhood. It includes green space - primarily water-wise trees and bushes - and the apartments are secluded and set back from the sidewalk. There are methods to moderately increase housing while still being true to the characteristics and sustainability of a neighborhood. This proposal is not one of those methods. Thank you for your consideration,
5/3/2022 15:47	Off-street Parking Regulations	Stephen Snow	it is a bad idea to alter long serving regulations to assist a temp. situation. It is a bad idea to reduce the requirement for off street parking in new development. There are already too many cars on the street in residential neighborhoods. Reducing the off street regs. will make parking lot in front of neighbor's homes. causing conflict and dischord. Bad idea.
5/3/2022 16:03	Affordable Housing	Lois Mcdonald	I strongly disagree with the three proposals. Utah is a desert state with a water shortage. Salt Lake City often has the highest level of pollution in the country and last year it had days with the highest in the world. Utah has the highest birthrate in the country. Those families are not buying condominiums for \$400,000 and up. People living in the highrise buildings are not using public transportation. Few residents of Salt Lake City use it. Students at the university are the main users. The free zone for Tracs are used some, but still 25% at most. City streets are narrow and already overcrowded with parked vehicles. We were told years ago low income housing was part of the plan for housing development. We elected people to the city council and other offices based on this promise. What we got are boxes of expensive, view blocking, energy and water depleting eyesores. But only in our neighborhoods. If you stop building high cost housing you can discourage overpopulation and spend our tax dollars on helping the people who live here. I have not found one person out of the many I've talked to who approve of what is happening in regard to housing. Please consider our concerns and stop the proposed ruin of our city and state. Lois McDonald
5/3/2022 16:12	Affordable Housing	Anonymous Constituent	I am concerned about the push to make so many multi family homes in the City and in my area. We already have a Air BNB 2 doors down and the place is a disaster. The parking is also a disaster. I have a new home owner next to me and they are attempting to put a duplex in there but these are single family homes. We have parking issues with them parking in out area and blocking other cars. We purchased a 1 family unit home and that is what we should receive. We make our payments and property taxes for 28 yrs. We deserve the single familv homes. not hotels or rentals. Thank you
5/3/2022 16:18	Off-street Parking Regulations	Anonymous Constituent	I am sick of seeing all these high rise apartments going up with parking structures placed right against the sidewalks. I feel that they should have kept a further distance from the sidewalk and left that for walking and bicycling. I am very upset with what is going on in Sugarhouse. There is 1 little park, Fairmount park. I really strongly feel that the buildings going in should have native plants and buffers, plus walking scapes. Also if possible another park and along with more patrolling of the parks. I am sympathetic with the homeless but they litter and camp around the park which deters the community from using the park for family. I would like to see more parks that are secure from homeless and also more buffered spaces around all the buildings with native vegetation.

ATTACHMENT F: Analysis of Standards

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Plan Salt Lake

Plan Salt Lake is the adopted City vision document. It establishes citywide values, principles, and initiatives that are intended to guide the decision-making process for a number of different topics, including the manner in which the City addresses growth. The following guiding principles and initiatives are related to and consistent with the proposed zoning amendments:

Growth:

Guiding Principle: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

Initiatives:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.
- Work with regional partners and stakeholders to address growth collaboratively.

Housing

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics."

Initiatives

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium density housing types and options.
- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Promote energy efficient housing and rehabilitation of existing housing stock.
- Promote high-density residential in areas served by transit.

Transportation and Mobility

Guiding Principle: A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

Initiatives

- Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:
 - Having a public transit stop within 1/4 mile of all residents.
- Encourage transit-oriented development (TOD).

Growing SLC

Growing SLC is the city's housing plan. It outlines strategies for long-term affordability and preservation that continues to enhance neighborhoods while balancing their unique needs. It includes policies to address the city's need for affordable housing.

This proposal is consistent with several goals, objectives, and policies in Growing SLC:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.

- Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.
 - Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
 - 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.
 - 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.
- Objective 2: Remove impediments in City processes to encourage housing development.
 - 1.2.1 Create an expedited processing system to increase City access for those developers constructing new affordable units.

Goal 2: Affordable Housing: Increase Housing Opportunities and Stability for Cost-Burdened Households

- 2.1.2 Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments.

Goal 3: Equitable & Fair Housing: Build a More Equitable City

- Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity
 - Make strategic affordable housing investments in high opportunity neighborhoods.
 - Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

The proposed changes are consistent with City purposes, goals, and policies. See detailed responses in Key Consideration 1.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

21A.02.030 Purpose and Intent

The purpose of the zoning ordinance “is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes.”

The purposes of the zoning ordinance also states the title is intended to:

- Lessen congestion in the streets or roads
- Classify land uses and distribute land development and utilization
- Foster the City's industrial, business and residential development

The proposed amendments to incentivize affordable housing meet the purpose and intent of the zoning ordinance as excerpted.

The proposed amendments implement the adopted master plans listed above in 1, which furthers a purpose of the zoning ordinance.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

The proposed text amendment creates a Zoning Incentives chapter. The Affordable Housing Incentives are proposed for this chapter and additional incentives may be added. Many overlay districts apply in zoning districts affected by this proposal. This includes the following overlay districts:

- 21A.34.020: H Historic Preservation Overlay District
- 21A.34.030: T Transitional Overlay District
- 21A.34.040: AFPP Airport Flight Path Protection Overlay District (primarily Zones C and H)
- 21A.34.060: Groundwater Source Protection Overlay District
- 21A.34.080: CHPA Capitol Hill Protective Area Overlay District
- 21A.34.090: SSSC South State Street Corridor Overlay District
- 21A.34.110: DMSC Downtown Main Street Core Overlay District
- 21A.34.120: YCI Yalecrest Compatible Infill Overlay District
- 21A.34.130: RCO Riparian Corridor Overlay District
- 21A.34.150: IP Inland Port Overlay District (limited to CG properties on 5600 W)

The proposed amendments would be limited by additional standards in many of these overlay zoning districts. The base and overlay districts may provide additional standards and restrictions than provided for in these incentives.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

The proposed text amendments support Sustainability, Equity, Growth, and Opportunity. In recent years, lack of affordable housing and increasing housing prices have become an issue in Salt Lake City, throughout the Wasatch Front and across the country. Increasing prices for rental and ownership housing, historically low number of days on market in for sale housing, and historically low vacancy rates in rental housing indicate that additional housing is needed in Salt Lake City and beyond. See pages 6-7 in Attachment D for more information on these issues and trends.

In October 2021 [Salt Lake County](#) and partners hosted a Regional Solutions Event with Daniel Parolek, of Opticos Design, who created the concept of “Missing Middle Housing” to discuss the concept and how it could address Utah’s housing needs. “Missing Middle Housing” is “a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.” ([MissingMiddleHousing.com](#)) Many aspects of the proposed text amendments permit and incentivize middle housing types and options. The County also prepared reports on housing highlighting the gap between new households and new homes, suggesting middle housing as an opportunity to fill the gap.

The Kem C. Gardner Institute issued a paper in December 2020 entitled, “[Housing Affordability: What Are Best Practices and Why Are They Important?](#)” that included making changes to zoning as a best practice. It identified that zoning can “Provide a Powerful Policy Tool to Increase the Supply of Housing” and that through higher density housing or upzoning communities could add more housing and respond to changing market preferences for housing types other than single-family homes. This could also reduce spatial concentrations of moderate- and low-income households of color and provide greater economic efficiencies for households and government. It also references the initial “Affordable Housing Overlay” approach initiated with this project. The name change reflects the location of the proposed provisions in the city’s zoning code, but the substance of the proposal is similar. The differences have been outlined in the staff report and are further detailed in Attachment D, with the specific language in Appendix B.

Of the five recommendations in the March 2022 article in *Planning*, the magazine for the American Planning Association, entitled “[5 Practical Zoning Hacks for Missing Middle Housing](#)”, the affordable housing incentives proposal includes aspects of all five, plus includes requirements for affordable units. The five recommendations are as follows:

- Reduce minimum lot size

- Allow for more housing types and revisit structure sizes
- Level the playing field for smaller units (more density doesn't always mean bigger buildings)
- Reduce or eliminate parking minimums
- Allow missing middle housing everywhere (if possible)