



MEMORANDUM
PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Planning Commission

From: Ruedigar Matthes, Policy & Program Manager, Department of Community & Neighborhoods

Date: March 23, 2023

Re: Housing SLC Draft Plan – Briefing #2

This briefing provides a follow-up to the initial briefing on March 8, 2023 on the City's new housing plan, Housing SLC. In this briefing, staff are seeking feedback on the plan, generally, and the items in which Planning Commission will be involved, specifically.

Housing SLC has three goals:

Goal 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability while reducing overall water use and improving air quality.

Metrics:

1. Entitle 10,000 new housing units throughout the city.
 - a. Minimum 2,000 units deeply affordable (30% AMI or below).
 - b. Minimum 2,000 units affordable (31% - 80% AMI).

Goal 2: Increase housing stability throughout the city.

Metrics:

1. Track, analyze, and monitor factors that impact housing stability in the City.
2. Increase programs that provide stability in housing to at least 10,000 low-income individuals annually through housing stability programs funded by the City.
3. Dedicate targeted funding to:
 - a. mitigate displacement;
 - b. serve renter households;
 - c. serve family households; and
 - d. increase geographic equity.

Goal 3: Increase opportunities for homeownership and other wealth and equity building opportunities for low to moderate income households.

Metrics:

1. Provide affordable homeownership and wealth and equity building opportunities to 1,000 low-income households.

To accomplish these goals, the Administration is seeking input specifically on the following items:

Community Benefits Policy

- Intent: Establish certain community benefits offered in exchange for increased development capacity
- Timeline: Adopt policy **(2024)**

Affordable Housing Incentives

- Intent: Increase density and affordable housing stock in context-appropriate ways
- Timeline: Adopt ordinance **(2024)**

Adaptive Reuse Ordinance

- Intent: Preserve historic structures while increasing housing stock
- Timeline: Adopt ordinance **(2024)**

Conversion of hotels/motels/other buildings to deeply affordable & transitional housing

- Intent: Increase stock of deeply affordable/transitional housing
- Timeline: Develop funding/incentives strategy, select priority sites, identify land use barriers **(2024)**; Purchase/conversion of properties **(2025, 2027)**

Facilitate construction of tiny homes as a form of deeply affordable & transitional housing

- Intent: Increase stock of deeply affordable/transitional housing
- Timeline: Convene working group to identify building code & land use barriers **(2023)**; Draft policy recommendations **(2024)**; Implement recommendations **(2027)**

Explore program to transfer development rights for affordable housing

- Intent: Preserve existing affordable housing while increasing development capacity elsewhere in city
- Timeline: Research best practices **(2025)**; Develop policy framework **(2026)**; Adopt TDR program **(2028)**

Increase density limits in areas where higher density development is compatible

- Intent: Increase density along transit and other amenity-rich areas, allowing for increased affordability for households
- Timeline: Transmit zoning ordinance changes to City Council **(2024)**; Monitor response to zoning changes **(2025, ongoing)**

The Administration welcomes any feedback that the Planning Commission has on the draft plan and will return for a public hearing on April 26, after the public comment period has closed.

The 45-day public comment period commenced on March 2, 2023, and will end on April 16, 2023.

The project website with a full draft plan and opportunity for public comment:

www.slc.gov/housingSLC

A direct link to the full plan:

<https://www.slc.gov/can/wp-content/uploads/sites/8/2023/03/2023-Housing-SLC-Plan-Spread-Appendices.pdf>